# SYRACUSE CITY

**Syracuse City Council Work Session Notice**
May 8, 2012 – 6:00 p.m.
Large Conference Room
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, May 8, 2012, 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. Meeting agenda for the Regular Council Meeting to begin at 7:00 pm. (5 min.)

b. Request to be on the agenda: Kathy Avery to discuss the American Cancer Society's Relay for Life. (10 min.)

c. Presentation from the North Davis Sewer District Director Kevin Cowan. (15 min.)

d. Review City Council Rules of Order and Procedure. (10 min.)

e. Review of agenda item #'s 9 and 10 regarding Proposed Ordinance No. 12-09 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Flex Development Zone; and Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs. (5 min.)

f. Review of agenda item #8 regarding Proposed Ordinance No. 12-08 affirming Title Two of the Syracuse City Code as currently drafted; or Proposed Ordinance No. 12-11 affirming Title Two with amendment. (10 min.)

g. 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 4th day of May, 2012 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 May 4, 2012.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER
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# COUNCIL AGENDA
May 8, 2012

**Agenda Item "B"** **Request to be on the agenda: Kathy Avery to discuss the American Cancer Society's Relay for Life. (10 min.)**

***Factual Summation***

- Any questions regarding this item may be directed at City Manager Bob Rice or North Davis Relay for Life Co-Chair Kathy Avery
- Please see below for the email requesting to be placed on the agenda.

**From:** "Avery, Kathleen" <Kathleen.Avery@slcgov.com>
**Date:** May 1, 2012 10:41:09 AM MDT
**To:** Robert Rice <rrice@syracuseut.com>
**Subject: Syracuse City Council Agenda request**

To Whom it May Concern,
I am with the American Cancer Society's North Davis Relay for Life and I am requesting that we be placed on the agenda for your next City Council Meeting (May 8th). We would like to discuss what Relay for Life is and how we would like to find a way for Syracuse City to participate.
We have done this meeting in years past, with a great response. Please advise if we are able to make this meeting.
Sincerely,
Kathy Avery
Team Development/Co-Chair
2012 North Davis Relay for Life
801-499-3843
Kathleen.avery@slcgov.com

# COUNCIL AGENDA

May 8, 2012

**Agenda Item "C"** **Presentation from the North Davis Sewer District Director Kevin Cowan. (15 min.)**

***Factual Summation***

- Any questions regarding this item may be directed at Kevin Cowan.

# COUNCIL AGENDA

May 8, 2012

Agenda Item # D  Review City Council Rules of Order and Procedure

***Factual Summation***

- Any questions regarding this item may be directed at Councilmember Karianne Lisonbee and City Attorney William Carlson.

***Memorandum***

- Attached are two drafts of rules of order and procedure. The first draft is based on recommended changes by Councilmember Lisonbee. Where the City Attorney made differing recommendations, an endnote has been added.
- The second draft is based on City Council's direction to the City Attorney to draft a version that would be only one to one and one half pages in length. After several attempts, the City Attorney was able to create a draft that is two pages long, or one page front and back.

**REVISED RULES OF ORDER AND PROCEDURE TO GOVERN PUBLIC MEETINGS OF THE LEGISLATIVE BODY**

**1. PURPOSE.**
These policies and procedures are designed and adopted for the purpose of providing guidelines for the members of the Syracuse City Council and supporting staff in the performance of their duties and conducting Council meetings. The City Council shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these rules.[i] Nothing in these rules shall be interpreted to provide independent basis for invalidating or in any way altering a final decision of the Council unless otherwise provided by City ordinance, or State Law. Nor shall anything herein be construed so as to provide or create an independent cause of action for any person or action.

**2. SUMMARY:**
The form of government for Syracuse is a six-member council form. See Utah Code 10-3b-104, 10-3b-105, 10-3b-303, 10-3b-304.[ii]

A. **Mayor.** The Mayor is the Chief Executive and Administrative Officer of the City, except as provided in Utah Code.[iii] The duties of the Mayor include:
   i. To preside at all meetings of the Council and shall provide general direction for the meetings;
   ii. To call the Council to order, and proceed with the order of business;
   iii. To announce the business before the Council in the order in which it is to be acted upon;
   iv. To receive and submit in the proper manner all motions and propositions presented by the members of the Council;
   v. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
   vi. To authenticate by signature, when necessary, or when directed by the Council, all acts, orders, and proceedings of the Council'
   vii. To maintain order at meetings of the Council;
   viii. To move the agenda along, hold down redundancy, reference handouts and procedures in a sensitive way during meetings;
   ix. Recognize speakers and Councilmembers prior to receiving comments and presentation of physical evidence, i.e., plans and pictures; and
   x. The Mayor will not participate in the voting procedures unless authorized to do so by provisions of State law or City Ordinance.

B. **Mayor Pro Tem.** In the absence of the Mayor, a Mayor pro tem is appointed. This appointment is made via resolution adopted by the Council at the beginning of each calendar year. The Mayor pro tem, during the absence of the Mayor, shall have and perform all the duties and function of the Mayor.

C. **City Recorder**. The City Recorder shall serve as the secretary of the Council. The City Recorder shall have the following duties:
   i. To give notice of all City Council meetings;
   ii. To keep and record the minutes of the proceedings of the City Council;
   iii. To keep and maintain a permanent record file of all vital documents and papers pertaining to the work of the Council;
   iv. Is authorized to sign the meeting minutes after said minutes have been approved by the City Council; and
   v. To perform such other duties as may be required.

D. **City Council.**
The City Council is the municipal legislative body and may pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by Utah law and local ordinance, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city. The powers and duties of the city council may be found in Title 2 and Utah Code 10-3b-105.[iv]

i. Meeting Attendance. Every member of the Council shall attend the sessions of the Council unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the City Recorder. The City Recorder shall call the same to the attention of the Mayor.

ii. [v]The duties of the council in a 6 member form of government:

a. is the legislative body of the municipality and exercises the legislative powers and performs the legislative duties and functions of the municipality; and

b. may:

i. adopt rules and regulations, not inconsistent with statute, for the efficient administration, organization, operation, conduct, and business of the municipality;

ii. prescribe by resolution additional duties, powers, and responsibilities for any elected or appointed municipal official, unless prohibited by statute;

iii. require by ordinance that any or all appointed officers reside in the municipality;

iv. create any office that the council considers necessary for the government of the municipality;

v. provide for filling a vacancy in an elective or appointive office;

vi. take any action allowed under Section **3B of this document.**

vii. perform any function specifically provided for by statute or necessarily implied by law.

iii. Conflict of Interest.

a. The requirements of Section 10-3-1301 et. Seq. of the Utah Code, known as the "Municipal Officers' and Employees' Ethics Act" and Section 67-16-1 et Seq. of the Utah Code known as the "Utah Public Officers' and Employees' Ethics Act", hereafter "the Ethics Acts", shall be adhered to by all council members.[vi]

b. Council members who experience, in their opinion, a conflict that could constitute a violation of the Ethics Acts, shall declare that conflict publicly, abstain from voting on the matter, and be excused from the room during consideration of the matter. Under such circumstances, a recused council member shall not discuss the matter privately with any other council members.

c. Any complaint that a council member has violated the Ethics Acts shall be filed with the mayor or city manager. The mayor or city manager shall investigate the complaint and shall give the council member an opportunity to be heard. A written report of the findings and the recommendation of the mayor or city manager shall be filed with the City Council. If a majority of the City Council finds that the council member has violated any part of the Ethics Acts, it may dismiss, suspend, or take such other appropriate action with respect to the council member. Accused council members shall not vote on whether they have violated any part of the Ethics Acts. Any action taken by the City Council under this part does not preclude other remedies available by law.

iv. Elected Official Removal From Meetings. Any elected official may be fined or expelled from a meeting for disorderly conduct upon a two-thirds (2/3) vote of all members.

v. Treatment of Information. To discriminate between Council information that belongs to the public and Council information that does not, the City Council follows these guidelines:

a. Generally, final reports and official records of City Departments must be open on an equal basis to all inquiries.

b. Information considered private, controlled, or protected that is learned in the course of performing Council duties must be treated in confidence if specifically requested by the applicant, or as dictated by State law. Such information becomes public when an application for official action is submitted.

c. Information contained in studies that are in progress should not be divulged except in accordance with established City policies on the release of its studies.

vi. Decorum.

a. Council members shall not engage in personal attacks and shall restrict comments to issues before the body. Violations of decorum or conduct of council members shall be

addressed by the Mayor or by a two-thirds (2/3) vote of all members who may declare a council member out of order.[vii]

b. Governing Body members should avoid engaging in private discourse or committing any other act, such as text messaging, which may tend to distract the attention of the Council or the audience from business before the Council, or which might interfere with any person's right to be heard after recognition by the Mayor.

**3. MEETINGS.**

**A. Place**. All meetings of the City Council shall be held in the City Council Chambers of City Hall, 1979 W. 1900 S., Syracuse, Utah, or at such other place as the Syracuse City Council may designate.

**B. Business Meetings.** Business meetings of the City Council shall be held on the second Tuesday of each month beginning at 7:00 p.m.

**C. Work Sessions.** Work sessions may be held on the second and fourth Tuesdays of each month beginning at 6:00 p.m. The work session held on the fourth Tuesday of each month is generally referred to as an "extended work session", since there is no regularly scheduled business meeting following the work session.

**D. Special Meetings.** Special meetings may be ordered by the Mayor or by any two (2) members of the Council if the business of the City requires it. Special Council meetings shall be properly noticed at least 24 hours in advance of the meeting. When a special meeting is ordered, if the business of the city requires it, by two members of the council or by the mayor, the city recorder shall provide public notice 24 hours in advance of the meeting. The notice shall include the date, time and place of the meeting and the agenda item(s) to be discussed.[viii]

**E. Emergency Meetings.** Emergency meetings may be called by the Mayor or by two (2) members of the Council for urgent matters. An attempt will be made to notify all Councilmembers of the meeting. In accordance with 10-3-502 et. Seq. of the Utah Code, a majority of the Council must vote to hold the Emergency Meeting. When an emergency public meeting is ordered, for urgent matters, by two council members or the mayor and approved by a majority of the governing body, the city recorder shall provide public notice as best practicable, at least 3 hours in advance of the meeting. The notice shall include the date, time and place of the meeting and the agenda item(s) to be discussed.[ix]

**F. Closed Meetings.** Closed meetings may be held to consider certain sensitive matters as allowed by 52-4-205 et. Seq. of the Utah Code. A majority of the Council must vote to convene a closed meeting.

**G. Electronic Meetings.** The procedures to be followed at the electronic meeting shall be the same as those followed by the City Council in a nonelectronic open and public meeting of the City Council. The Mayor, or Mayor Pro-tempore, shall conduct the meeting and the meeting shall be held pursuant to the agenda posted for that meeting. Prior to commencing the electronic meeting, an electronic link shall be established with all participants and the anchor location. Minutes shall be kept for the meeting in accordance with the requirements of the Open Meetings Law. Following passage of a motion to adjourn, the electronic link shall be terminated and the meeting shall be deemed concluded.

**H. Public Hearings.** Public hearings are generally part of a scheduled and noticed business meeting agenda and shall consist of those items for which the Council is legally required to hold a hearing or for those items for which the Council would like to receive public input. Public hearings will be held after providing proper notice as required by state law or City ordinance for the particular subject matter to be addressed. Such hearings shall include, but not be limited to, those matters for which a public hearing is required by state law or City ordinance. Matters for which state law or City ordinance requires a public hearing will be automatically scheduled by City administration. By majority vote, the Council can direct City administration to schedule a public hearing on any other topic.

i. When a public hearing is held, a member of the City staff having knowledge about the issue will first present information on the issue and answer questions.

ii. The Mayor will then declare the public hearing as opened or convened.

iii. At that point, all parties interested in addressing the issue are invited to speak before any discussion is held by the Council or before any motion is made. The Mayor may provide a time limit for those addressing the Council during a public hearing.
iv. Each individual who speaks will state his or her name and address before proceeding.
v. After all individuals who desire to speak have spoken, or after an amount of time determined to be sufficient, the Mayor will announce the potential closure of a public hearing two times before declaring the public hearing closed.
vi. The Council may vote to continue a public hearing to a future specified date, time, and location if there is insufficient time to take all public comment during a particular Council meeting.
vii. A public hearing can be reopened only upon a showing of exceptional circumstances or[x] a two-thirds vote of the Council.
viii. After the public hearing is closed the Council may proceed with discussion on the matter at hand. When discussion by the Council is finished, a motion and second may occur concerning the item and the Council will subsequently vote.

**I. Quorum**. Three (3) members of the City Council- according to title 2[xi] shall constitute a quorum thereof for the transaction of all business except where otherwise required.

**J. Content.** Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentation by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Mayor may impose a time limit on those desiring to address the Council. Individuals addressing the Council during the public comment period of the meeting or during a public hearing shall be given a time limit of not less than three minutes. Groups desiring to address the Council will be asked to select a spokesperson for this purpose and the Mayor may also impose a time limit on said spokesperson. A group shall be defined as an assembly of five or more people in attendance with similar viewpoints on a give issue. The names of each member of the group shall be provided to the City Recorder as well as the name of the spokesperson of the group. This information must be provided prior to the spokesperson being allowed to address the Governing Body for a minimum of five minutes.

**K.** Any person may be removed for disorderly conduct by a two-thirds (2/3) vote by the Governing Body.[xii]

**L. Additional Guidelines.** In addition to these policies and procedures, the Council may invoke additional guidelines as necessary to address issues as they arise so long as they are consistent with the nature and intent with content herein.

## 4. MOTIONS.

**A. Making of Motions**. Any Councilmember except for the Mayor may make or second a motion. Motions should state findings for denial or approval within the motion:
i. Findings should be included in the beginning of the motion.
ii. Staff reports should be in sufficient enough detail to assist the Council in stating findings.
iii. All motions should be repeated at the direction of the Mayor.

**B. Second Required.** Each motion of the City Council must be seconded by a member of the Governing Body; the Mayor is not allowed to second a motion. A motion that is not seconded is considered failed or dead.

**C. Withdrawing a Motion.** After a motion is stated by the Mayor or read by the City Recorder, it shall be deemed in the possession of the Council, but may be withdrawn at any time before decision or amendment by the unanimous consent of the Council.

**D. Motion to Table.** A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and, whenever possible, a specific date to rehear the matter should be scheduled.

**E. Amending Motions.** When a motion is pending before the Council any member may suggest an amendment; the amendment requires a second with a voice vote on the proposed amendment. After voting upon the amendment motion the Council will vote on the initial motion, if necessary.

**F. Amending Amendments to Motions.** An amendment to a motion may be amended, no second required, at any time prior to the Mayor calling for a vote on the motion. The amendment to the

amendment must be accepted by the author and the member making the second in order for the stated motion to be amended. The author and the member making the second may choose not to accept the additional amendment.

G. **Substitute Motions.** A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.
H. **To Reconsider a Motion.** To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Councilmember who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Council. Motions to reconsider a previous motion must take place during the same meeting the motion was made, or at the next business meeting if added as an agenda item.[xiii]
I. **Motion to Recess.** A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.
J. **Motion to Adjourn.** A motion to adjourn the meeting shall be made at the end of each City Council meeting. The motion requires a second and is not debatable.
K. **Discussion.** All motions that require discussion according to Robert's Rules of Order will be opened up for discussion by the mayor.[xiv]

**5. VOTING.**

Except as otherwise specifically provided in these rules, a majority vote of the Council shall be required and shall be sufficient to transact any business before the City Council.

A. **Changing a Vote.** No member shall be permitted to change his/her vote after the decision is announced by the Mayor.
B. **Tie Votes.** Tie votes shall be broken by the Mayor casting a vote.
C. **Conflict of Interest/Disqualification.** Any member declaring a conflict of interest shall be disqualified and shall leave the bench and sit in the audience and shall not participate in the discussion and vote pertaining to that particular matter.
D. **Minimum Votes Required.** Unless otherwise provided herein, a minimum of three (3) affirmative votes are required to make a determination on any item presented to the City Council.
E. **Method of Voting.** For all ordinances, resolutions, and actions that would create liability for the City, or at the request of any Councilmember, a roll call vote shall be taken with either a "yes" or "no" vote. All votes shall be recorded. Voting on all other actions may be done by voice vote or other effective method. The result of those votes shall also be recorded.

**6. AMENDMENTS.**

These rules may be amended at any business meeting of the City Council by an affirmative vote of the Council, provided that such amendment has been presented in writing to each member of the Council at least 48 hours preceding the meeting at which the vote is taken. Proposals to amend said rules shall also be properly advertised on the business meeting agenda.

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[i] Council Member Lisonbee recommends adding "Unless otherwise provided by law, these rules will be followed by Council and staff." The City Attorney recommends against adding this language, indicating it is unnecessary because any conflicting ordinance or statute would automatically take precedence over these rules.

[ii] The City Attorney recommends against adding a summary of the type of government and against changing the subject heading to "Summary" from "Organization." A summary for this document would be a summary of the rules of procedure, not a summary of the city's form of government.

[iii] The City Attorney recommends against adding the "except" language here because state code states the mayor is the executive director of the City, so to say the Mayor is the executive director except as indicated in state code really just means the Mayor is the executive director.

[iv] Much of Council member Lisonbee's recommended language to start this section goes into substantially more depth than the introduction to the other organizational branches do. Specifically, it addresses the vision and mission of the Council more than the rules and

procedure of the body. In the interests of consistency with the previous sections, the City Attorney recommends a less extensive addition. Alternative language could be "The City Council is the municipal legislative body of Syracuse and may pass and amend ordinances, rules, and regulations for the city. It is also the body to address appeals of decisions by the Land Use Authority as outlined in city ordinances. The duties of the council include:"

[v]Council member Lisonbee's proposed language is legally correct, but does not address rules of order or procedure for City Council meetings. Accordingly, it may not be a good fit for this document.

[vi] The City Attorney generally discourages specific references to code, as the numbers can and do change over time. Nevertheless, if one of the ethics acts is going to be included here, both probably should.

[vii] The reason I changed this from Lisonbee's recommended majority to 2/3 is that while a majority vote could be used to declare someone out of order, it requires 2/3 to eject a person from the meeting for disorderly conduct (acting out of order). By keeping the requirement at the same level, this would streamline the process to a single vote requirement.

[viii] The City Attorney recommends against this addition. Section 2C already requires the Recorder to give notice of all meetings. Additionally, adding details of notice requirements for special and emergency meetings without doing so for business meetings, work sessions, closed meetings, electronic meetings, or public hearings would make these sections inconsistent with the other sections. Finally, state code and city ordinance already detail notice requirements, and those details do not affect the order and procedure of Council meetings, which this document addresses.

[ix] See endnote viii.

[x] Changing this "and" to "or" means any public hearing can be reopened for any reason by a 2/3 vote. Additionally, by severing the vote from exceptional circumstances, a vote is no longer relevant as long as there's "a showing of exceptional circumstances". As a hypothetical, if the City Attorney determines that there has been a showing of exceptional circumstances, the public hearing is reopened without a vote. This is a substantive change that I advise against.

[xi] The City Attorney generally recommends against referencing specific code sections and titles.

[xii] Although Council member Lisonbee's stated objective of this amendment is to remove subjectivity, this change allows two thirds of the council to declare any action of a member of the public, including discussing irrelevant issues, disorderly conduct.

[xiii] This change would substantially restrict the authority of the Council to reconsider.

[xiv] Of the motions outlined in these rules, the motions that are open for debate according to Roberts Rules of Order include amending motions, and amending amendments. Sometimes a motion to reconsider is debatable, sometimes it is not. Motions to table, recess, and adjourn are not open for debate.

# RULES OF ORDER AND PROCEDURE

Pursuant to Utah Code §10-3-606 the City hereby adopts the following rules of order and procedure to govern all public meetings of the Syracuse City Council.

## 1. PARLIAMENTARY ORDER AND PROCEDURE[i]

**A.** **Mayor to Conduct Meetings**. The Mayor conducts all meetings. In the Mayor's absence, meetings are conducted by the Mayor Pro Tem as outlined in city code. The Mayor shall:

1. Call meetings to order and maintains order at meetings;
2. Present items in the order on the agenda or otherwise as the Mayor deems prudent; and
3. Recognize speakers and motions appropriately before the Council.

**B.** **Agenda**. Each meeting will have an agenda. Issues to be discussed at each meeting are limited to items listed on the agenda and reasonably related issues. An item may be added to a future meeting's agenda by the Mayor or by two members of the City Council.

**C.** **Public Comment/Public Hearings**. The City welcomes public input. Those interested in addressing the Council during meetings are invited to speak during public comment and public hearings.

1. Each person who speaks at a meeting should give their name and address.
2. To maintain order, time limits may be imposed.
3. For public comment, comments are welcome if they are reasonably related to items before the Council or to the needs of the City. If the comment is not related to an item on the agenda, the Mayor has discretion to add the item for Council discussion, but no final action can be taken on an issue that was not previously on the agenda.
4. For public hearings, comments should be limited to the item currently being considered by the Council. If there is insufficient time to hear from all interested parties who are present, the Council may vote to continue the hearing to a specified date, time, and location.
5. After everyone desiring to speak has spoken, or after an amount of time determined to be sufficient, the Mayor will announce the closure of public comment/public hearing.

**D.** **Order of Operation.** As each item is presented to the Council, for items which are not self-explanatory, the Mayor will recognize a member of the staff, Council, or public to introduce the issue by presenting information and answering questions. No introduction is necessary for self-explanatory items. If the item includes a public hearing, all parties interested in addressing the Council are then invited to speak. After any introduction and public hearing is complete, Council may discuss the item. When discussion by the Council is finished, motions may be offered by the Council, debatable motions may be discussed, and votes may occur.

**E.** **Voting.** Except as otherwise specifically provided by law, a majority vote of the Council shall be required and shall be sufficient to transact any business before the City Council.

1. **Changing a Vote.** Except by a motion to reconsider, no member can change their vote after the decision is announced by the Mayor.
2. **Ties.** The Mayor shall cast a vote to break a tie.
3. **Three Votes Required.** Unless otherwise provided by law or procedure, a minimum of three (3) affirmative votes are required to take action on any item presented to the City Council.

4. **Method.** For all resolutions and ordinances, for actions creating liability for the City, or at the request of any Councilmember, a roll call vote with either a "yes" or "no" vote shall be recorded.

**F. Motions**. Any Council member except the Mayor may make a motion. Motions to approve, authorize, or deny should include reasons for approval/authorization/denial. Motions should be in accordance with the following chart:

**Motion Chart for City Council**
(In the chart, motions are listed in descending order of precedence;
that is, motions lower on the list can't be made if anything higher is pending.)

| MOTION | Requires Second | Debatable | Amendable | Vote Required | Can Reconsider |
|---|---|---|---|---|---|
| **Fix time to adjourn** | 2nd required | | Amendable | Majority | Reconsider |
| **Adjourn** | 2nd required | | | Majority | |
| **Recess** | 2nd required | | Amendable | Majority | |
| **Previous Question** | 2nd required | | | 2/3 | Reconsider |
| **Limit debate time or extend time** | 2nd required | | Amendable | 2/3 | Reconsider |
| **Table (Postpone Definitely)** | 2nd required | Debatable | Amendable | Majority | |
| **Refer** | 2nd required | Debatable | Amendable | Majority | Reconsider |
| **Amend** | 2nd required | Debatable | Amendable | Majority | Reconsider |
| **Postpone Indefinitely** | 2nd required | Debatable | | Majority | Reconsider |
| **Approve/Authorize/Deny** | 2nd required | Debatable | Amendable | Majority | Reconsider |

**2. ETHICAL BEHAVIOR.** On all issues before the Council, elected officials and staff are expected to comply with the Municipal Officers' and Employees' Ethics Act, the Utah Public Officers' and Employees' Ethics Act, and any sections of city code that address ethics.

**A. Self Perceived Conflict.** For issues that staff or elected officials believe, in their opinion, present a conflict that could constitute a violation of ethics laws, they shall declare that conflict publicly, abstain from voting on the matter, and, upon a majority vote of the council, be excused from the room during consideration of the matter. Under such circumstances, an elected official shall not discuss the matter privately with any other elected official.

**B. Complaint of Conflict.** If anyone believes that staff or elected officials have violated ethics laws, they are encouraged to file a complaint as outlined by law.

**3. CIVIL DISCOURSE**

The Mayor and other Council Members shall treat each other with respect and act at all times during the meeting in a civil and courteous manner to each other and the public. If the item is one that requires discussion, Council Members can consider the item in a polite, civil, free-for-all type exchange of ideas for as long as they feel necessary. The Mayor may or may not allow members of the public or staff to participate in the discussion.

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[i] UCA §10-3-606 requires the Rules of Order and Procedure to address 1- parliamentary order and procedure, 2- ethical behavior, and 3- civil discourse.

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "E"**

**Review of agenda item #'s 9 and 10 regarding Proposed Ordinance No. 12-09 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Flex Development Zone; and Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs. (5 min.)**

***Factual Summation***

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett and City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Mike Eggett

**Mayor**
Jamie Nagle

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

**City Manager**
Robert D. Rice

***Factual Summation***

- Any questions regarding this items may be directed at Community and Economic Development Director Mike Eggett and City Planner Kent Andersen
- See the attached proposed option(s) for Title Ten – Flex Development Zone Draft A, B, & C
- See the attached Ordinance No. 12-09
- See the attached letters and comments regarding the Flex Development Zone

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 8, 2012

**Subject:** Proposed change to Title Ten – new Flex Development Zone

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**Background**

In response to requests from The Ninigret Group and City leadership, City staff has developed a proposed Flex Development Zone document that could meet the needs and intent of Ninigret to develop a portion of northeast Syracuse City, as well as allow the potential use of this zone in other locations within the City where it may be appropriate. City staff believes that this zone may have application elsewhere in the City, and therefore zoning language is included to make it transferable to other parts of Syracuse.

The purpose of the Flex Development Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project that meets the changing needs of the market—this could include uses such as: manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city. The goal of such a zone would be to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, and to improve the design quality of similar uses.

**Consideration of an Amendment to Title Ten – Flex Development Zone**

On February 21, 2012, the Syracuse City Planning Commission received their first draft of the Flex Development Zone. Since that first review, three separate drafts have been developed through Planning Commission discussions (see attached Flex Development Zone Draft A, B, & C). Draft A is language staff initially prepared for this zone that has since been refined. Draft B is a more highly restrictive version, developed through working with the Planning Commission. Draft C reflects the final comments staff received during the Planning Commission Work Session on April 17, 2012, and is the most restrictive of the three drafts. In addition to this and prior to presenting the documentation to City Council, the Syracuse City Attorney has reviewed the language and provided suggested minor amendments to the document.

On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Flex Development Zone, in which multiple comments were received (submitted letters and emails pertaining to Flex Development are attached; Planning Commission minutes are also available upon request). On April 17, 2012, the Syracuse City Planning Commission voted to deny the proposed Flex Development Zone (which included all variants of the proposed zoning document) for inclusion into the Land Use Ordinance. The motion to deny was prefaced with the reasoning that industrial uses listed in the proposed Flex Development zoning document do not belong in Syracuse.

**Recommendation(s)**

1. The Community & Economic Development Department hereby recommends that the Mayor and City Council discuss the inclusion of a new Flex Development Zone in Title Ten within the Syracuse City Code to reflect attached Ordinance No. 12-09.

and/or

2. The Community & Economic Development Department hereby recommends that the Mayor and City Council amend Title Ten, to include a new Flex Development Zone within the Syracuse City Code to reflect attached Ordinance No. 12-09.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft A

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (G) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

5. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City

ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft B

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (G) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Uses: The following uses are not permitted within one hundred fifty (150) feet of a residential or institutional zone:

(a) Animal Clinics

(b) Animal Hospitals

(c) Automotive and Engine Repair Services (excluding body repair)

(d) Automotive Body Repair

(e) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(f) Building Materials Distribution

(g) Cabinet Making / Woodworking

(h) Chemical Manufacturing and Storage

(i) Contract Construction Services

(j) Food Processing

(k) Industrial (other than light industrial)

(l) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(m) Packaging Operations/Delivery Facility

(n) Paint Manufacturing

(o) Recycling Collection Station

(p) Sign Painting and Fabrication

(q) Storage Facilities, Industrial Warehouse

(r) Truck Freight Terminal

(s) Welding or Machine Shop

(t) Wholesale/Bulk Distribution and Trade

5. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the residential zone. No vehicle accessways shall be developed between the building and the residential zone, however parking lots shall be allowed.

6. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not

less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the points of measurement specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft C

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture Business

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Building Materials Distribution

(E) Business Services and Professional Offices

(F) Call Center

(G) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(H) Churches, Synagogues, and Temples

(I) Communication Services

(J) Contract Construction Services

(K) Convenience Store

(L) Data Processing Services

(M) Equipment Rental, Sales, Service and Repair

(N) Heavy Equipment Rental, Sales, Service and Repair

(O) Hotels and Motels

(P) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(Q) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(R) Packaging Operations/Delivery Facility

(S) Precision Equipment Repair

(T) Professional Non-Retail Services

(U) Professional Offices (for lawyers, engineers, and architects)

(V) Public and Quasi-Public Buildings

(W) Public Parks

(X) Restaurants and Fast Food Services

(Y) Retail Building Materials, Hardware, and Farm Equipment

(Z) Retail Trade

(AA) Schools, Professional and Vocational

(BB) Storage Facilities

(CC) Truck Freight Terminal

(DD) Uses Considered Similar and Compatible by the Land Use Administrator

(EE) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances [Major]

(F) Cabinet Making / Woodworking [Major]

(G) Commercial Bakery [Major]

(H) Day-Care Centers, as an accessory use to a facility [Major]

(I) Food Processing [Major]

(J) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(K) Medical and Other Health Facilities [Major]

(L) Non-Hazardous Environmental and Educational Research Facilities [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review, minimum fifteen (15) feet |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Size: | Maximum one hundred fifty thousand (150,000) square feet |
| (G) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (H) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(I) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Building Size: Maximum forty thousand (40,000) square feet

5. Building Height: Maximum thirty five (35) feet

6. Uses: The following uses are not permitted within one hundred fifty (150) feet of a residential or institutional zone:

(a) Animal Clinics

(b) Animal Hospitals

(c) Automotive and Engine Repair Services (excluding body repair)

(d) Automotive Body Repair

(e) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(f) Building Materials Distribution

(g) Cabinet Making / Woodworking

(h) Chemical Manufacturing and Storage

(i) Contract Construction Services

(j) Food Processing

(k) Industrial (other than light industrial)

(l) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(m) Packaging Operations/Delivery Facility

(n) Recycling Collection Station

(o) Sign Painting and Fabrication

(p) Storage Facilities, Industrial Warehouse

(q) Truck Freight Terminal

(r) Welding or Machine Shop

(s) Wholesale/Bulk Distribution and Trade

7. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

8. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

9. Architectural: An increase in the quality of the architectural standards that define buildings in the flex development zone shall apply.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the points of measurement specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter,

in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

**ORDINANCE NO. 12-09**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE, RELATING TO A NEW FLEX DEVELOPMENT ZONE.**

**WHEREAS,** the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

**WHEREAS,** the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

**WHEREAS,** the City Council hereby further finds that the City Land Use Ordinance requires amendment to increase the flexibility of the City and landowners to respond to market demands, anticipate changing needs, and provide further zoning options;

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

**Section 1.** **Amendment.** Section 10-21 of the Syracuse City Code is hereby amended to read in its entirety as follows:

## CHAPTER 21

## FD - FLEX DEVELOPMENT

**10-21-010: Purpose**

**10-21-020: Permitted Uses**

**10-21-030: Conditional Uses**

**10-21-040: Minimum Lot Standards**

**10-21-050: Off-Street Parking and Loading**

**10-21-060: Signs**

**10-21-070: Special Provisions**

**10-21-080: Development Plan and Agreement Requirements**

**10-21-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-21-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-21-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter 25 of this Title) [Major]

**10-21-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

(A) Lot Area: No minimum requirement

(B) Lot Width: As required by site plan review

(C) Front Yard: Twenty (20) feet

(D) Side Yards: As required by site plan review

(E) Rear Yard: As required by site plan review

(F) Building Height: Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary.

(G) Adjacent Zones: When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

5. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-21-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-21-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-21-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-21-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments specified in Subsection 10-21-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-21-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be

provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-21-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-21-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-

established association/committee, governed by enforceable and duly recorded CC&Rs.

**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 upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

# THE NINIGRET GROUP, L.C.

May 1, 2012

Syracuse City Council
Syracuse City
1979 West 1900 South
Syracuse, Utah 84075

Ladies and Gentlemen:

Please know that we have had a chance to review the alternative draft Flex Development Zone language, and we are in favor of only Draft A. We have serious objections to each of the Drafts B and C.

Thank you for your consideration of the above.

Very truly yours,

Randolph G. Abood

Randolph G. Abood

1700 South 4650 West
Salt Lake City, Utah 84104
801-973-9090
Fax 801-973-0070

50 Christopher Columbus Drive
Suite 3406
Jersey City, N.J. 07302
201-721-6971

PARCEL 2
PROPOSED FLEX
DEVELOPMENT

# THE NINIGRET GROUP, L.C.

March 6, 2012

Syracuse City Planning Commission and City Council
Syracuse City
1979 West South
Syracuse, Utah 84075

Ladies and Gentlemen:

The Ninigret Group, L.C. wishes to defer at this time its discussion concerning a higher density residential zoning designation, both with respect to single family and multi-family housing. However, it wishes to continue to pursue its Flex Development zoning request, as previously indicated in Parcel 2 of its proposed development.

The Ninigret Group is in support of Syracuse City's efforts to discuss zoning types that allow for a variety of housing options within the community. As part of the current General Plan update, Ninigret Group would like to see the establishment of the Planned Residential Development zone on the most westerly parcel of the Ninigret property. Ninigret intends to pursue its higher density housing options on this site at a date in the near future. However, the primary focus of the Ninigret Group is currently to continue working towards the establishment of the Flex Development zone on the Ninigret property.

Very truly yours,

Randolph G. Abood

1700 South 4650 West
Salt Lake City, Utah 84104
801-973-9090
Fax 801-973-0070

50 Christopher Columbus Drive
Suite 3406
Jersey City, N.J. 07302
201-721-6971

# DAVIS COUNTY COUNCIL OF GOVERNMENTS

*Support Economic Development in Davis County*

The bylaws of the Davis County Council of Governments (COG) allow support and coordination of economic development within Davis County. Purposes of the Council shall be to provide an association "*to counsel together, plan comprehensively and act in concert regarding municipal government, master planning, transportation, economic development, open-space planning, public safety, water resource planning, air pollution control, governmental operation and such other problems and areas in which there is a joint interest.*"

There exists joint interest to counsel together and to encourage economic projects to occur throughout Davis County. Projects revolving around economic growth and development come with support from the Governor's Office of Economic Development (GOED), from the Economic Development Corporation of Utah (EDCUtah), from the local State Senators, State Representatives, and Davis County Community and Economic Development.

- Economic development projects bring employment with family sustaining jobs to the region and helps to generate new tax revenues including corporate taxes, sales taxes, income taxes and property taxes

- Projects in one community impact and affect the surrounding communities as *"a multiplier-effect rises all tides"* in creating other businesses and developments within the region

- Jobs created in our communities will enhance the quality of life and give back commute time and resources to family budgets

- Projects provide enhanced educational partnerships as Weber State University and Davis Applied Technology College provide educated students seeking employment opportunities

COG, therefore, seeks opportunities to expand economically and to enhance and facilitate growth of more jobs through-out the County. This is done through partnership development, encouragement, support and counsel together as the highest and best land uses are developed.

The Davis County Community and Economic Development Office strives to support and work closely with local Cities to promote a robust economy, to encourage project development and subsequent job growth by encouraging unity in action while still recognizing the uniqueness and sovereignty of each City.

COG feels strongly that economic development projects will serve as regional assets to the entire County and therefore appeal to each of our cities to anticipate and seize our economic opportunities.

DAVIS COUNTY COUNCIL OF GOVERNMENTS

Mayor Steve Hiatt – COG Chair

May 1, 2012
Date:

SYRACUSE BUSINESS ORGANIZATION
FOR
STRATEGIC SYNERGY

March 26, 2012

Mayor Jamie Nagel
Syracuse City
1979 W. 1900 S.
Syracuse, Utah 84075

Re: Ninigret Business Park

Dear Mayor Nagel:

When SBOSS [Syracuse Business Organization for Strategic Synergy] was organized two years ago, concern existed among those original business owners forming the league regarding the name of the organization. After much examination it was determined by those business leaders that a synergistic relationship between SBOSS and the community, its residents and municipal leaders was desirable above all else.

We know of some opinion surfacing in our community that the proposed Ninigret Business Park should be disallowed by the City through zoning. After careful examination of the concerns of this group we can understand their immediate fears. We are of the opinion, however, that such denial would not be wise long term for business and the community as a whole.

Please find enclosed a copy of our resolution supporting the development of the Ninigret Business Park. We ask that municipal leaders do all that is possible within the law and good moral judgment to mitigate the concerns of those in immediate proximity to this development by holding the developer responsible for promises made, both during development and into futurity.

As we look at current and future needs of our community as a whole, we are of the opinion that with municipal leaders guiding Ninigret into our community, such action will have a synergist benefit for all residents and business alike.

We are most grateful for your selfless service to our community.

On behalf of the Board,

Sheldon Peck, Managing Director

# RESOLUTION
# 3.13.2012
# Syracuse Business Organization for Strategic Synergy

*Resolution supporting Ninigret North Business Park*

**WHEREAS**, the Syracuse Business Organization for Strategic Synergy (SBOSS) is an organization that formally supports Syracuse City in economic development; and

**WHEREAS,** a large tract of land in Syracuse City has been placed under contract to the Ninigret Group; who is a well-known developer with a presence of over 20 years in the State of Utah developing business parks along the Wasatch Front and comes with strong positive referrals from others; and

**WHEREAS**, this project comes with wide support including letters from the Governor's Office of Economic Development (GOED), from the Economic Development Corporation of Utah (EDCUtah), and letters written from the local State Senators and State Representatives from this area as well as Davis County Community and Economic Development; and

**WHEREAS**, this type of development is projected to bring over 1,300 family-sustaining jobs to the local community; and

**WHEREAS**, this project will generate millions of dollars in new tax revenues including corporate taxes, sales taxes, income taxes and property taxes; and

**WHEREAS**, these types of projects bring an enhanced value in the quality of life to an area in the form of a positive flow of funds into the local economy and community as a whole; and

**WHEREAS**, SR 193 is expanding to 2000 West in Syracuse along the northern portion of this large parcel of land, such improved infrastructure encourages the economic opportunity to develop this business park at this location; and

**WHEREAS**, this type of project builds the community as well as creates a multiplier-effect to benefit businesses and other developments in Syracuse City; and

**WHEREAS**, a project like Ninigret Park will play an integral role in attracting families and encouraging additional growth in the Community; and

**WHEREAS,** Syracuse City recognizes its duty to cultivate an environment that encourages future employment and business development in the private sector creating initiatives that stimulate economic development in the City; and

**WHEREAS**, the Syracuse Business Organization for Strategic Synergy desires to foster continued focus in Syracuse City facilitating sound economic initiatives for business attraction and retention, along with subsequent job growth; and

**NOW THEREFORE BE IT RESOLVED** that the Syracuse Business Organization for Strategic Synergy assembled this 13th day of March, 2012, advocates that local policy makers maintain their commitment to economic development in Syracuse City by approving the Ninigret North Business Park; and

**BE IT FURTHER RESOLVED** that Syracuse Business Organization for Strategic Synergy encourages Community residents to not only learn about, but also support the Ninigret North Business Park request for development in Syracuse City; and

**BE IT FURTHER RESOLVED** that City officials be encouraged in working with the Ninigret Group to provide significant buffer spaces, and other landscaping features along with their maintenance into futurity to mitigate sound, visual and light pollution in the development.

SYRACUSE BUSINESS ORGANIZATION FOR
STRATEGIC SYNERGY

MANAGING DIRECTORS AND BOARD

MARCH 13, 2012

RENTMEISTER
TOTAL HOME SERVICE

***1956 West 2250 South***
***Syracuse, UT 84075***
***Phone 801-773-6900***
***Website: www.rentmeister.com***
***Email: sales@rentmeister.com***

April 13, 2012

Syracuse City Council & Planning Commission

As a long-time business owner in Syracuse, I wish to express my support for the proposed project, Ninigret Business Park. I feel that previous Syracuse committees overseeing development in the city – planning commissions, city councils and mayors—were not business-oriented, and made decisions to discourage rather than encourage businesses to locate or even to function, placing many restrictions on them.

I believe that the current council, mayor and planning commission have a better view of the city, and recognize the importance of a balance between residential and commercial concerns in a progressive city. Unfortunately, a lot of damage has been done, and chances were lost that cannot be regained. Businesses chose to locate in the surrounding communities of Clinton and Layton because of their business-friendly requirements, and many of those same businesses will not open locations in Syracuse because of its proximity to those cities; their research shows that there are not enough residents in Syracuse to support a store when Clinton & Layton have the exact store, already.

Well-established cities recognize the need for balance in the community: residential, commercial, parks, public services, etc. Since previous growth opportunities cannot be regained, Syracuse needs to find its own niche, and I believe the Ninigret Business Park can be beneficial to the city. As I worked with SBOSS the past year, I met with many companies and business members in Syracuse that are wary because of past dealings with councils, mayors and commissions. Will they give in to complaints of a few residents even if business growth is stifled and residents have to subsequently pay more for utilities, roads and taxes? There may be a few residents who do not like the Ninigret proposal, but for the betterment of the city—residents, business owners and other players—this project should move forward by your vote.

Sincerely,

Russell Rentmeister

**From:** jgibsoninc@aol.com [mailto:jgibsoninc@aol.com]
**Sent:** Monday, March 19, 2012 7:03 PM
**To:** Kent Andersen
**Subject:** The Ninigret Project

March 17, 2012

Mr. Kent Andersen
Syracuse City Offices
Syracuse, Utah 84075

Dear Mr. Andersen

As a property and business owner of Syracuse, Utah, I would like to voice my feelings in favor of the Ninigret Group's development of a light industrial park.

In every lifetime, windows of opportunity open and close. Often, when these windows close, the opportunity is gone and lost forever. It is our responsibility to be people of courage and not allow history to judge us for choosing poorly. This is a choice of grave importance that will ensure the relevancy and prosperity of not only our beautiful city of Syracuse, but also in many ways, our state of Utah.

It is easy to think that, after I move in and am established, all development should stop and force the progress to happen somewhere else. As much as we would like, we cannot stop time or change. It takes bold and courageous citizens to plan for and greet the future. As the economy changes and our children grow, where will our security and their future be?
Will we allow another community. or state, or even a different nation take away our jobs, our income and rob us of our opportunities? Today, if we move united and with reasonable quickness, we can take charge and plan for an organized future that we all need and will all be proud of.

I have my life's savings and hopes of a future invested in Syracuse. This is a beautiful community filled with wonderful hard working people with talented children. I have chosen well to be here. I trust that your actions on this important matter will enable all of us to have a future here in Syracuse, Utah.

Sincerely,

Jeff Gibson
Owner/Operator
Wendy's Old Fashioned Hambergers
Syracuse, Utah

From: <ryan@iasign.com<mailto:ryan@iasign.com>>
Date: Thu, Mar 15, 2012 at 11:19 PM
Subject: Zoning Concerns for Syracuse
To: Gary Pratt <gpratt8@msn.com<mailto:gpratt8@msn.com>>,
braxton.schenk@yahoo.com<mailto:braxton.schenk@yahoo.com>,
tjjensen@mrtoast.com<mailto:tjjensen@mrtoast.com>,
khellewell@yahoo.com<mailto:khellewell@yahoo.com>,
gregoryb81@gmail.com<mailto:gregoryb81@gmail.com>,
D.Rackham@yahoo.com<mailto:D.Rackham@yahoo.com>,
Tyler@pacecmgc.com<mailto:Tyler@pacecmgc.com>
Cc: crjohnson@syracuseut.com<mailto:crjohnson@syracuseut.com>,
lshingleton@syracuseut.com<mailto:lshingleton@syracuseut.com>,
klisonbee@syracuseut.com<mailto:klisonbee@syracuseut.com>

To the Planning Commission,

I am sending you all this correspondence with the understanding that there will be discussion this Tuesday around the various zoning definitions for Syracuse. Concerning the proposed development from Ninigret, I am sending you a request from the concerned citizens who are not in favor of this proposal, we are asking you to prevent this development from happening. It is obvious that the vocal majority opposes this development, and the simple truth is that this decision will come down to a decision on "zoning". We are NOT in favor of either the FLEX Development Zoning or the Light Industrial Zoning. The Flex zoning simply allows nearly all of what we don't want from the Ninigret proposal. We do NOT see this as the right kind of compromise that will please the residents you have been hearing from at public meetings and by other methods of correspondence. The FLEX zone simply does not offer enough distinction between the residential areas and the school from the Ninigret proposal. It will not protect us enough. We do not currently have anything formally in place for Syracuse to allow for a Flex Zone, and it's far better to have CLEARLY defined zones that differentiate. It concerns me that the Flex-Hybrid type of zoning will highly complicate of our city's development process with too many gray areas that only leave us with more questions and make your jobs more difficult. The whole purpose for our resistance to this was so we could express to you as our Planning Commission our desire for you to vote against zoning the land for something that would allow the Ninigret development, as it is currently defined, and the FLEX zoning would provide them the ability to proceed. The option for a Business Park zoning, however, is more along the lines of a true compromise that pleases everyone. Many of us have spent exhausting amounts of personal time and have even conducted press conferences in our homes to see that we are doing everything within our means to grow our city properly. Recently, I reviewed our city document entitled "The Syracuse General Plan". This was prepared in 2009 with the intent that the document remain our guidelines for at least 5 years. I have highlighted several sections in the document. Please read what is there, and let's remember what we are trying to accomplish here in Syracuse. The proposal from Ninigret is contrary to what the document describes as what is envisioned for this town. Syracuse does have higher standards than its neighbors, and we are the place people want to be in Davis County. Let's keep it that way. The Syracuse General Plan is attached, please read what is highlighted before this Tuesday's meeting. I would ask you to keep the General Plan in mind when deciding on any zones.

Respectfully, Ryan Chandler

# Syracuse City General Plan

MISSION STATEMENT:

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

**Updated 05/26/09**

# ORDINANCE 09-08

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 Master Plan was again amended in February 1996 to incorporate transportation guidelines recommended by a Master Transportation Plan prepared in September 1996; and

**WHEREAS**, Utah State Code requirements for moderate income housing were incorporated in the General Plan in 1999, along with other minor amendments; and

**WHEREAS**, The General Plan was amended in February 2003 to incorporate changes needed in response to explosive residential growth and to adopt a Town Center Master Plan; and

**WHEREAS**, The last update to the General Plan was made on August 22nd 2006; and

**WHEREAS,** the City has chosen to undertake a comprehensive review and update of the City's General Plan understanding that the nature of residential and commercial growth in the City requires such changes from time to time; and

**WHEREAS**, public hearings have been held by the Planning Commission to receive public input regarding proposed changes and the Planning Commission held discussions of the Plan in joint work meetings with the City Council; and

**WHEREAS**, the Planning Commission has proposed 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 enacted and ordained by the City Council of Syracuse Davis County, State of Utah, as follows:

SECTION 1: That the Syracuse City General Plan, 2009 revision, attached hereto as Exhibit A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 2: There being no newspaper published in the City of Syracuse, Utah, the City Recorder is hereby authorized and directed to post a copy of this ordinance in three public places within the City.

SECTION 3: In the opinion of the City Council it is necessary to the peace, health, and safety of the inhabitants of the City that this ordinance take affect immediately upon its adoption and posting, and that no further notice need be given.

ADOPTED unanimously by the City Council and approve by the Mayor this _26th__ day of __May____, _2009____.

_____
..Mayor

_____
..Recorder

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# SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08
May 26th, 2009

## GENERAL PLAN HISTORY AND PROCESS

In 1976 the first Syracuse City Master plan was developed by the Syracuse Planning Commission using professional consultants for data gathering, analysis, conducting citizen participation sessions, and preparing maps and the text. This Master Plan was updated in 1989 after many changes had been experienced in Syracuse and it became clear that the old plan was obsolete. Upon reviewing the 1988 Plan and conditions in the City, the Planning Commission and City Council felt it had become necessary to update 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 crossed the 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 plan land 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 document reflects the general growth and development goals and policies for Syracuse City at 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 Syracuse City 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 Syracuse City 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 Syracuse City so 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 Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is 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 Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains 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 Syracuse City 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 Syracuse City 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 this ongoing 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 Syracuse City will 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 that Syracuse City 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 of growth, 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 Syracuse City population is structured such that it will most likely continue to grown despite regional or national economic conditions.

Given the estimated population projections Syracuse City 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 Syracuse City.

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 for having moved to this community. While this remains one of the most important community attributes to Syracuse 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 growth that 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<br>A cluster subdivision as a conditioned use in this zone allows up 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, other public 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. Syracuse City 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 Syracuse City 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 updated Code 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 Syracuse Museum. The City has also improved open space amenities with the creation of the Jensen Nature Park and associated trail systems. The City has developed a master plan for the Town Center area. 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 New City Hall campus 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 traditional uses . 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. Syracuse City will always honor 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 the historical nature and character of 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 City must 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 center or 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 USE ELEMENTS & 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 Syracuse City is 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 thereby hinder 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 development should 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 complex structure to four.

5. Syracuse City 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. Syracuse City should consider adopting a Rental Licensing Discount Program, also known as a “Good Landlord” program that would include requirements for multi-family housing owners in order to 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, Syracuse City 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 to 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 Syracuse City to determine how many of them fall within 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 Syracuse City 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 Syracuse City 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 Syracuse City 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 has a 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 development is contrary to other stated goals of this plan. Moderate lot density is the one stated goal of this plan that the City should strive to reach at build out status.

## Zoning

Syracuse City's residential zoning ordinance is density driven and offers developers clear direction concerning all potential housing options. For instance, agriculture areas may receive bonus densities with 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 been planned 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 is a 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 | 819 Acres |
| 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 Syracuse City. 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 Syracuse City continues to grow, the residents will need more access to a variety of services within their community.. Such services mayinclude grocery, 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 to elementary, 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 commercial and 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 order to 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 for similar successes, the City continually works 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 Town Center

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the Town Center 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 Town Center 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 Antelope Island. As 1700 South is improved and widened to the west of 2000 West, this corridor will evolve as a major commercial corridor in the City, eventually connecting the Town Center 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 Antelope Island via Legacy Parkway at Bluff and 1700 South.

**Intersection of the Future North Legacy Parkway & 1700 South**

Syracuse City identifies itself as the gateway to Antelope Island 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 opportunities may expand to include a hotel or other specific auto-traveler related amenities. These types of commercial and tourist services 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 Syracuse between 1000 West and the future North Legacy Parkway (approximately Bluff 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 C-2 Commercial land 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 Weber County, thus making this intersection a highly attractive location for future commercial activity.

Commercial development is also proposed along the city's shared boundary with Clearfield City 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 Freeport Center. 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.

Syracuse City is also aware of the planned commercial development in neighboring communities along this corridor. Syracuse City 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. Syracuse City 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 Weber County 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, both General Commercial and C-2 Commercial. 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 West and 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 between Syracuse City and Layton City 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

Syracuse City recognizes 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 Clearfield City, 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.

## 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.

Professional offices are also a permitted use in the C-2 Commercial zone and should be considered when plans are developed for C-2 zones in the city. The purpose of C-2 zones is to provide for a wide range of development opportunities that introduce a mixed-use concept.

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 Syracuse City, 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 the anticipated traffic generated within Syracuse City and surrounding area. The City should model the overall traffic patterns as well as traffic 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.

The City should continue to work closely with the Wasatch Front Regional Council (WFRC) which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the regional transportation plan (RTP). The RTP serves as the template for transportation development for both 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 order to promote the development of improved 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 should be 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 Farmington City 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 in Davis and Weber Counties 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, Syracuse City did 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. Syracuse has 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 Syracuse City 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 with UDOT 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 Antelope Island, 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 Syracuse City to 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 of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

**Bluff Road**

The extension of Bluff Road in 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. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue.

**200 South**

With all of the growth that has occurred in north west Davis County 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 Syracuse City 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 Syracuse High 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 south end 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, Syracuse in 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.

## Trails

The City supports the Davis County cross-country bicycle route by designating the portion of the route within its influence as such. This runs along Gentile Street and Bluff Road from Gentile to 2700 South; it then runs west along 2700 South to 4000 West, then north along 4000 West to 1700 South, then west along 1700 South. The path extends to the Great Salt Lake on 1700 South and on to Antelope Island along the causeway. It also continues north on 4500 West from 1700 South into West Point city. Bike lanes should be clearly identified by pavement markings.

The City has developed a trail system parallel to Bluff Road linking several of the City's parks. The City should work to connect nearby commercial and residential neighborhoods to these parks and the trail system. The City Recreation Department and Planning Department should identify and implement innovative funding mechanisms for property acquisition, development and maintenance of trails, facility construction and program development.

It is recommended that the City employ the services of a professional traffic engineer to further study the existing and projected traffic routes and volumes and make recommendations for refining the Master Transportation Plan as necessary.

In general, whenever possible the Master Transportation Plan Map portion of the Syracuse General Plan should be adhered to as closely as possible.

## 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 Equestrian Park and related equestrian use facilities in Syracuse.

6. The City should continue to pursue the development of Jensen Nature Park 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 Syracuse City 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 Davis County 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.

Syracuse City 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 healthy exercise 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 of the 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 Syracuse City.

## Secondary Water

The City's pressurized secondary water system has recently been upgraded with a major expansion of storage capacity with the construction of Jensen Nature Park 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. Davis County 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 upsize City 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 Syracuse City 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 City Cemetery. 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 Clearfield City for the eventual annexation of this land into Syracuse City.

## 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 western boundary of the district is 2000 West. As shown on the accompanying map, this district has deliberately included a portion of Clearfield City. As Syracuse was 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 Clearfield City. 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 Clearfield City for the eventual annexation of this land into Syracuse City.

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 land in District 1 is currently identified for residential development. primarily R-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 Syracuse High School on 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 C-2 (Mixed-Use) Commercial.

#### 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 C-2 (Mixed Use) Commercial zone. There are more than 200 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 mixed-use development including, housing, retail, commercial and professional office uses. Planning

tools such as commercial or mixed-use 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 Professional Office development. This particular corridor represents the gateway to Syracuse City and ultimately leads to the Syracuse Town Center.

The northwest corner of 1700 South and 1000 West represents part of what can be considered the "gateway" to Syracuse City. 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 with improvements 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.

Founders Park, a City owned and operated park, is located in this district immediately east of the Syracuse Elementary 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 Town Center. The northeast corner of 1700 South and 2000 West should be considered as part of the Town Center 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 Road.

**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 West should continue to develop as planned with R-1 residential. The eastern half of the district, east of 2500 West should continue to develop primarily as R-2 residential use with other uses as shown on the Syracuse future Land Use Map.

**200 South Corridor 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. While the 200 South corridor east of 2000 West is planned for primarily mixed-use, commercial development should 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 200 South in 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 Syracuse City 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 an extension of the C-2 mixed-use commercial 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 Syracuse Elementary School should be anticipated and prevented where possible.

**1700 South & Town Center 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 continue to be upheld by the City in order to ensure that a unique, attractive Town Center identity continues to evolve.

Both sides of the road along the 1700 South corridor 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 Point City 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 uses surrounding 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 Antelope Island 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 the west 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 Layton Canal 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 Syracuse City 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. 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 Point City 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 sewage byproducts.

### R-1 Residential

District four is primarily comprised of agricultural land uses with some R-1 and future Planned Residential Development uses in 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.

**Sewer District Research Park**

Syracuse City and the North Davis Sewer District have partnered in planning a joint land use in this district. The land use is a planned academic Research Park 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 Southnear 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 Antelope Island 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**

Fremont Park is located just south of 1700 South and east of 3000 West. The City has planned for the development of Fremont Park as a regional park that will be used to serve the community as a recreational park and tournament caliber soccer complex. This park will be connected to other parks in the 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 Road and 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 Town Center. 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**

More than ninety-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. Of the land identified for R-1 residential land use, nearly all of that land has already been developed with R-2 residential communities. 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. Most of the R-3 land use parcels have already been developed.

**1700 South Commercial Corridor**

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the Town Center. See “1700 South & Town Center Commercial Area” as described in District 2 and “1700 South Commercial Corridor” as described in District 1 above 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 Davis County library are all located within the Town Center 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 two 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 South. The other commercial zone is 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 North

Legacy Parkway 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 North Legacy Parkway interchange near the southeast corner of the City must be preserved as a simple and conspicuous access.

**Professional Office**

The intersection 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-2 mixed-use commercial.

**Planned Residential Development**

This District contains 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. It extends from 2700 South Street on the north to the Great Salt Lake on the south and from Bluff Road on the east to the shore of the Great Salt Lake on the west.

**Agriculture & Open Space**

This district is predominately agricultural land uses, most of which lie outside the incorporated boundaries of Syracuse City. 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.

**Equestrian Park & Syracuse City Public Works**

This district contains the City's Equestrian Park 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 Jensen Nature Park 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 Equestrian Park. 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 Layton Canal 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 Syracuse City 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 Syracuse City. 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 Syracuse City. Furthermore, the purpose of the 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 Syracuse City;

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 Syracuse City;

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 ordinances should 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 of land 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 General Plan periodically as mentioned in the introduction of this plan and Title II Chapter 1 of the Syracuse City ordinance. 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 the involvement 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 of time to allow the adopted policies to effectively work in the community.

From: Ray Zaugg <rfzaugg@gmail.com<mailto:rfzaugg@gmail.com>>
Date: Mon, Mar 19, 2012 at 9:56 PM
Subject: Zoning Meeting of Planning Commission
To: Gary Pratt <gpratt8@msn.com<mailto:gpratt8@msn.com>>,
braxton.schenk@yahoo.com<mailto:braxton.schenk@yahoo.com>,
gregoryb81@gmail.com<mailto:gregoryb81@gmail.com>,
tjjensen@mrtoast.com<mailto:tjjensen@mrtoast.com>,
tyler@pacecmgc.com<mailto:tyler@pacecmgc.com>,
d.rackham@yahoo.com<mailto:d.rackham@yahoo.com>,
12bsapper@comcast.net<mailto:12bsapper@comcast.net>

Planning Commissioners:

I encourage you to review the attached document that I have written about the problems with Industrial and Flex zoning. I don't think they have been reviewed thoroughly enough to add them to our city plan. I am very concerned as to what they will do to our city's image if they are allowed to be used around the high school. You have heard from many people concerning the property around the high school. All want it left as is in the city maps. If you need to adjust the definition of C2 a bit then review that zone. All of the planning of past decades are for not if you just go in and make it to match what a particular developer wants. I still think that we will see that land increase in value once SR-193 is in and then we will have better choices for how we want to accommodate future suitors. The first one is not always the best fit as is the case here. That is why it has been so difficult to make decisions. Think of all the planning that has gone into the general plan and zoning maps from others.

Thanks,

Ray Zaugg

First of all, change is inevitable. But, over the course of years, the residents of Syracuse have guided what they wanted in our community. They elected leaders that had the same vision and represented them well. They started out with a preliminary plan in 1967 that has been amended over the years. It was decided some time ago what the look, feel, aspirations and values of our fair community would be. From that position in time, the attitudes and actions of the residents reflected what was important to them and as a result others have come to the community adopting these values as their own. They have become a part of the history that has made up Syracuse. It was never meant to be a city that would compete with other communities that have devoted a great percentage of their land to commercial, industrial, dense housing, and other uses of that land. By nature of being off the beaten path, Syracuse developed into a unique community maintained by the rural atmosphere evident in its wanting to keep 'small town' values. Sprawl as seen in other neighboring communities has been kept at a minimum here because city leaders knew of the values set forth from the great heritage that makes Syracuse what it is today.

Before you go to the next city meeting, please read the general plan goals and objectives found in the headings of:

**MASTER GOAL**
**POPULATION DENSITY**
**COMMUNITY PRIDE/IDENTITY**
**AGRICULTURAL CHARACTER**

I have attached them at the bottom of this document for your convenience.

In Title 10 Chapter 1 of the city ordinances, it states among other things:

**Prevent the overcrowding of land and the undue concentration of population**
**Stabilize and improve property values**
**Encourage the development of an attractive and beautiful community (1991)**

It has become evident to me that setbacks and buffers between industrial types of uses and residential are insufficient in our city land use ordinances. Not only are

they insufficient but it appears that it is impossible to alleviate noise, light and other pollutions if zoning next to residential becomes industrial-like in nature. The existing zoning map has the elements in it that previous planning commissions and city councils felt was right for our community. The plan does not include an industrial element anywhere close to residential. As I have discussed this with residents of other cities, I have found out some interesting perspective. The people I talked to live near warehouses, not by choice but because it was allowed to come. With the warehousing and manufacturing come noise, light pollution, and traffic which all have a tremendous impact on their surrounding neighborhoods. Encroachment happens when cities allow ordinances to change after the city has been established and has some synergy. The city's inability to restrict the use puts the resident at a disadvantage with declining property values and increased commotion due to allowing adverse development. People have actually gone to the Syracuse website to review the general plan before they have purchased or built homes here. They want to know what we know, and that is: this is a great place to raise our families and we don't want it to change.

So, looking at development of property contrary to the set plan and after others have built creates a bad formula for cohesion in the community. It appears that no amount of screening, fencing, distance setbacks or other restrictions adequately mitigate the negative aspect of industrial types of use. Even 200 feet is not sufficient to alleviate the noise and other effects of industrial parks.

With industrial uses allowed in near residential zones, residents are subject to many of the following:

Noise from forklifts outside with backup signals
Semi-trucks and trailers hooking and unhooking
Semi-trailer refrigerated units constantly running
Horn honking and other signals that are normal in shipping processes
Vibrations and odors are common with normal business operation
Some facilities are 24 hour operations
Increased traffic during shift changes which usually coincides with school

I saw a resident of Clearfield at the store last week and he asked me about all the changes taking place across from him. He lives on 700 South and across from the pallet place. He told me that he was so upset with all the noise of forklifts and saws and machinery and trucks coming and going from that facility that is at least 200 feet away. That coupled with the noise from the Utility trailer parking, assembly and traffic really upsets him but having no choice but to live with it. Utility trailer is farther away from his home than the pallet place. There is also a problem of their lights shining in the windows of residents close by. These are just a few of what we can expect if we allow this industrial or flex zone to come west of the power line corridor.

Here is an excerpt from the city website:

# Syracuse City General Plan

MISSION STATEMENT:

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

**Updated 05/26/09**

## 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 Syracuse City so 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 Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is 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 Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains 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 Syracuse City 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 Syracuse City 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 this ongoing 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.

**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 for having moved to this community. While this remains one of the most important community attributes to Syracuse 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 growth that 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.

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:

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.

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.

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

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. Syracuse City 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 Syracuse City 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.

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 traditional uses. 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….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…

**Mayor**
Jamie Nagle

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

**City Manager**
Robert D. Rice

***Factual Summation***

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached City cul-de-sac examples
- See the attached proposed amendment for Title Eight, Chapter Three, Public Improvements – Cul-de-sacs
- See the attached Ordinance No. 12-10

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 8, 2012

**Subject:** Proposed amendments to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs

---

**Background**

Cul-de-sac length deficiencies were first brought forward to Planning staff from the City Engineer, who noticed multiple examples throughout the City where cul-de-sacs were well in excess of the current Title Eight standard of 400 feet. Examples include cul-de-sacs in excess of 800 feet (see attached City cul-de-sac examples). To assist in curing some of the existing deficiencies, expand development flexibility, and provide a mechanism that encourages creative design while also meeting City needs, amendments to the cul-de-sac ordinance are proposed as attached. Police, Fire, Public Works, and the City Attorney have all reviewed, commented, and accepted the proposed changes.

**Consideration of an Amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs**

On May 1, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the cul-de-sac language, in which one comment was received. On May 1, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City

Council the attached amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code.

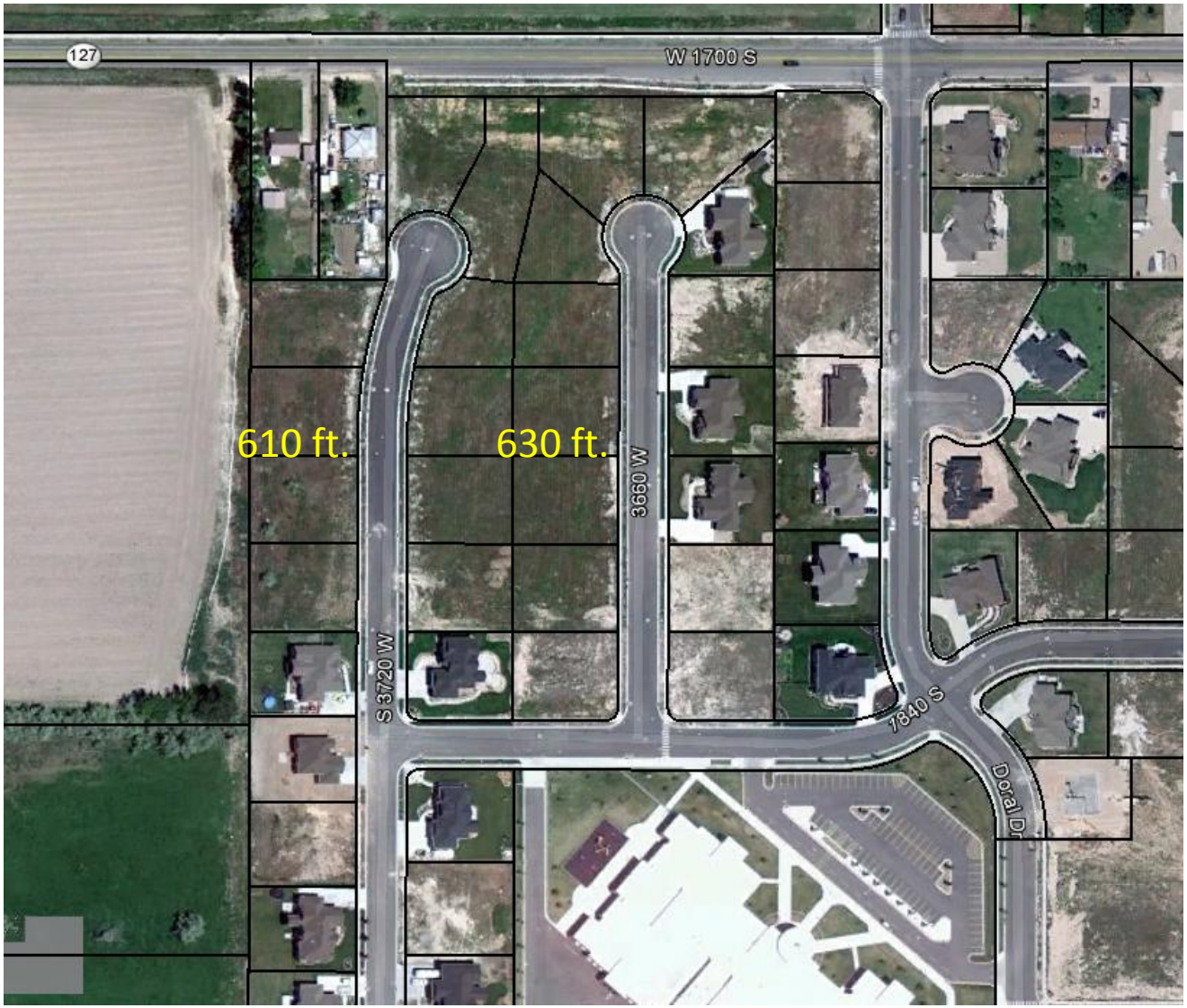
Proposed changes include the increase of the standard cul-de-sac length from 400 feet to 500 feet with the ability to apply for an exception up to the length if specific provisions (as listed in the attached ordinance language) are met.

**Recommendation**

The Community & Economic Development Department hereby recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code to reflect attached Ordinance No. 12-10.

# 1390 South (Approved 1999)

# Miller Springs (Approved 2007)



# Eagles Nest (Approved 1997)

# Walnut Grove (Approved 1999)

# Kings Court (Approved 2004)

# TITLE VIII

# SUBDIVISION ORDINANCE

## CHAPTER 3

## PUBLIC IMPROVEMENTS

**8-3-1:** **DESIGN STANDARDS.** The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

L. Cul-de-sacs (~~dead-end streets designed to be permanently closed to through traffic~~a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than ~~four hundred (400) feet~~ five hundred (500) feet ~~to the beginning~~from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, ~~upon finding that the topography or other physical conditions of the development site make it impossible to develop the property any other way~~ and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant must provide, but is not limited to, the following: (Ord.03-10)

(1) Written approval from Syracuse Police, Fire, and Public Works Departments.

(2) Looped water main providing a two-way feed.

(3) “Not a Through Street” or “Dead End” signage.

(4) Street light at the end of the cul-de-sac.

(5) Secondary emergency access as required by Fire Department.

(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

**ORDINANCE NO. 12-10**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING VARIOUS PROVISIONS OF TITLE 8, THE SUBDIVISION ORDINANCE, RELATING TO CUL-DE-SACS.**

**WHEREAS,** the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

**WHEREAS,** the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

**WHEREAS,** the City Council hereby further finds that the City Subdivision Ordinance and the City Land Use Ordinance requires amendment to cure deficiencies, expand flexibility, and encourage creative design;

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

**Section 1.** **Amendment.** Section 8-3-1 of the Syracuse City Code is hereby amended to read in its entirety as follows:

**8-3-1:** **DESIGN STANDARDS.** The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

L. Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant must provide, but is not limited to, the following: (Ord.03-10)

(1) Written approval from Syracuse Police, Fire, and Public Works Departments.

(2) Looped water main providing a two-way feed.

(3) “Not a Through Street” or “Dead End” signage.

(4) Street light at the end of the cul-de-sac.

(5) Secondary emergency access as required by Fire Department.

(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

**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 upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "F"** **Review agenda item #8 regarding Proposed Ordinance No. 12-08 affirming Title Two of the Syracuse City Code as currently drafted; or Proposed Ordinance No. 12-11 affirming Title Two with amendment.**

### *Factual Summation*

- Any questions regarding this item may be directed at City Attorney William Carlson
- Please see the following information provided by William Carlson
- Please see the attached Proposed Ordinance No. 12-08 and Proposed Ordinance No. 12-11

### *Background*

On April 24, 2012 the City Attorney reported to the City Council that the Council's majority vote to recodify Title II was in error because four adjustments to mayoral power in the recodification required either a unanimous vote of the Council without the Mayor or a majority vote with the Mayor. In response, the Mayor and City Council directed the City Attorney to draft revisions to Title II that would eliminate these adjustments. The drafted revisions are attached.

### *Memorandum/Recommendation*

- The City Attorney recommends that the Mayor and Council vote in favor of Proposed Ordinance No. 12-08, affirming Title II as currently drafted. While this would adjust mayoral powers from the powers granted by the old title, the adjustments are minor and the lost powers are unlikely to be exercised by present and future mayors. This Ordinance requires either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor.
- Should the Mayor and Council decline to adopt Title II as currently drafted, the City Attorney recommends adopting First Substitute to Ordinance No. 12-11, affirming Title II with the attached revisions. This would keep the statutorily identified mayoral powers the same between the old and new versions of Title II. This vote would originally have required just a majority vote of the City Council, but because the argument could be made that these mayoral powers were removed by the first vote on Title II, the City Attorney recommends that the Mayor vote on this as well as a reinstatement of statutory mayoral powers. *See* Utah Code Ann. §10-3b-303(2).
- Should the Mayor and Council decide to make further or different revisions to Title II passing that new version of Title II would require either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the

Mayor. This would be to resolve the discrepancies in mayoral power between the old title and the version of Title II which was voted on in January of 2011.

# ORDINANCE NO. 12-08

## AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AFFIRMING TITLE II AS CURRENTLY DRAFTED.

**WHEREAS**, on January 11, 2011 a 3-2 majority of the City Council voted to adopt Ordinance No. 11-03 recodifying Title II; and

**WHEREAS**, Ordinance No. 11-03 adjusted enumerated powers of the Mayor that statutorily required the vote of the Mayor or a unanimous vote of the City Council; and

**WHEREAS**, an error was made in that the Mayor did not vote on the recodification.

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

**Section 1. Affirmation.** Title II as previously voted on in Ordinance 11-03 is hereby adopted in its entirety by the Mayor and City Council.

**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 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

By: _____

_____
Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor

# ORDINANCE NO. 12-11, First Substitute

## AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AFFIRMING TITLE II WITH AMENDMENT.

**WHEREAS**, on January 11, 2011 a 3-2 majority of the City Council voted to adopt Ordinance No. 11-03 recodifying Title II; and

**WHEREAS**, Ordinance No. 11-03 adjusted enumerated powers of the Mayor that statutorily required the vote of the Mayor or a unanimous vote of the City Council; and

**WHEREAS**, an error was made in that the Mayor did not vote on the recodification.

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

**Section 1. Affirmation.** The City's Title II as previously voted on in Ordinance No. 11-03 is hereby adopted in its entirety by the Mayor and City Council.

**Section 2. Amendment.** The City's Title II is further amended in section 2.03.010 as follows:

**2.03.010: FUNCTIONS AND DUTIES**

In accordance with *Utah Code 10-3b-104*, the Mayor shall be the Chief Executive and Administrative Officer of the city. He shall have the power and duty to:

1. Enforce the laws and ordinances of the city;

2. Execute the policies adopted by the City Council;

3. Appoint and remove the City Manager, department heads, commission, board and committee members with the advice and consent of the City Council, except as may otherwise be specifically limited by law;

4. Attend all meetings of the City Council with the right to take part in all discussions and the responsibility to inform the City Council of the condition and needs of the municipality, and make recommendations and freely give advice to the City Council;

5. Appoint or act as the budget officer for the purpose of fulfilling the requirements of the Uniform Municipal Fiscal Procedures Act for Utah cities;

6. Appoint, with the advice and consent of the City Council, a qualified person to each appointed office deemed necessary for good government;

7. Furnish, or cause to be furnished, the City Council with a report, periodically or as determined by ordinance, setting forth the amounts of all budget appropriations, the total disbursements to date from these appropriations, and the amount of indebtedness incurred or contracted against each appropriation (including disbursements and indebtedness incurred and not paid) and the percentage of the appropriations encumbered to date, which reports shall be made available for public inspections;

8. Execute agreements within certified budget appropriations on behalf of the city, or delegate by written executive order the power to execute such agreements to executive officials, subject to the procedure described in *Utah Code Annotated, section 10-6-138*;

9. When necessary, call on the male residents of the city over the age of twenty one (21) years to assist in enforcing the laws of the state and ordinances of the city; ~~and~~

10. Perform such other duties as may be prescribed by this title, or by state statute, or may be required by ordinance consistent with a six member council~~.~~;

11. Remit fines and forfeitures imposed by the city and/or release a person imprisoned for a violation of a municipal ordinance, however if the Mayor remits a fine or forfeiture, or releases an imprisoned person, he shall report the remission or release to the Council at the next Council meeting; and

12. Exercise within the city limits the power to suppress disorder and keep the peace.

**Section 3. Amendment.** The City's Title II is further amended in section 2.04.050 as follows:

**2.04.050: Duties**

1. The powers, duties, and functions of the office of City Manager shall be subject to the control of the Governing Body, but such Manager shall report to the Mayor pursuant to provisions of Section 10-3b-104(1)(a), *Utah Code Annotated,* or its successor section.

2. Appoint and Remove Employees. Except as set forth in Chapter 3, above, regarding the Mayor's duties, the City Manager shall have the authority to appoint, employ and remove employees as provided herein. The City Manager shall also be responsible for reviewing the status and performance of any personnel being considered for discharge, transfer, or demotion from appointment or employment with the City. In addition, the Manager shall exercise control of all departments, divisions and bureaus within the city government;

3. Supervise Department Heads. The City Manager shall provide direct supervision of and have direct responsibility over each Department Head.

4. Personnel Policies. The City Manager shall be responsible for implementing and enforcing the personnel policies and procedures of the City.

5. Inventory Property. The City Manager shall keep or cause to be kept a current inventory showing all real and personal property of the City and its location. The City Manager shall be responsible for the care and custody of all such property, including equipment, buildings, parks and all other City property which is not by law assigned to some other officer or body for care and control.

6. Purchasing and Claims. The City Manager shall implement and enforce all provisions of the ordinances of the City relating to purchasing.

7. Council Meetings. The City Manager shall attend meetings of the City Council and may take part in the discussion and recommend to the City Council adoption of such measures as the City Manager may deem necessary or expedient.

8. Review Contracts. In Accordance with adopted City polices and procedures of the City, the Manager shall review, where appropriate, make recommendations, and where within his authority, execute, proposed contracts of the City.

9. Propose Plans and Programs. The City Manager shall propose plans and programs concerning the development, operation and needs of the City and submit such plans to the City Council to be approved and developed as policy.

10. Implement Policy. The City Manager shall implement all policy changes and directives of the Mayor and the City Council.

11. Management Controls. The City Manager shall set performance standards and exercise managerial control to ensure that the City government is functioning in the most efficient and effective manner.

12. Organization. The City Manager shall recommend the creation and organization of all necessary departments, divisions, and bureaus necessary for the government of the City to the City Council for its approval prior to implementation.

13. Records. The City Manager shall, as needed, examine the books, records, and official papers of the City's departments and offices. The Mayor, or any member of the Council, may, at any reasonable time, examine and inspect the books, records, and official papers of the City's departments and offices.

14. Legislative Mandates. The City Manager shall be responsible to keep abreast of and advise the Governing Body regarding legislative changes and issues that affect the City.

15. Additional Duties. The City Manager shall have such other powers and shall perform such other duties and obligations as may be required of him by State law or by ordinance, resolution, or policy of the City Council.

**Section 4. 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 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

By: _____

_____
Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor

# SYRACUSE CITY

**Syracuse City Council Regular Meeting Agenda**
**May 8, 2012 - 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 Cameron Bezzant and Valerie Harker.
3. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
4. Public Hearing – Proposed Ordinance 12-06 declaring the annexation of 20.66 acres of property located at approximately 3700 S. 1500 W. into the City of Syracuse, Davis County, Utah, and establishing zoning for property.
5. Authorize Administration to execute settlement agreement with Robinson Waste pertaining to fuel surcharges.
6. Adopt Tentative Fiscal Year 2012-2013 Budget and set public hearing for June 12, 2012 to consider adoption of Final Budget
7. Public Hearing - Proposed Ordinance No. 12-07 adopting Title Four rewrite of the Syracuse City Municipal Code pertaining to Public Property and Utilities.
8. Proposed Ordinance No. 12-08 affirming Title Two of the Syracuse City Code as currently drafted; or Proposed Ordinance No. 12-11 affirming Title Two with amendment.
9. Proposed Ordinance No. 12-09 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Flex Development Zone.
10. Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs.
11. Authorize Administration to execute agreement for the 1350 South and 1475 South projects.
12. Councilmember Reports.
13. Mayor Report.
14. City Manager Report.
15. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical of mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (roll call vote).
16. Adjourn

~~~~~

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 4th day of May, 2012 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 May 4, 2012

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
May 8, 2012

**Agenda Item "2"** **Presentation of the Syracuse City & Wendy's Award for Excellence to Cameron Bezzant and Valerie Harker**

***Factual Summation***

- Any questions regarding this item may be directed at Community Development Director Mike Eggett.
- Please see attached memorandum provided by the Community and Economic Development Department.

**Mayor**
Jamie Nagle

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

**City Manager**
Robert D. Rice

# MEMORANDUM

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 8, 2012

**Subject:** Presentation of the Syracuse City & Wendy's Award for Excellence to Cameron Bezzant and Valerie Harker

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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. Both students were selected from Syracuse Elementary School. The following are the individuals selected for the award and the reasoning for their selection:

Cameron Bezzant

"Cameron demonstrates high motivation, initiative, integrity, intellectual depth, leadership qualities and exceptional judgment. He is always cheerful and is willing to help his classmates and teachers. Whenever he is presented with a problem, he works through it and helps his classmates to work through it too. Cameron is very compassionate and understanding with his peers."

Valerie Harker

"Valerie is not afraid of a challenge and is willing to tackle any problem she faces. She is very responsible and helpful to her classmates and teachers. When she is around our

Special Needs students, she is very helpful and kind. Valerie is successful in and out of the classroom excelling in soccer and academics."

Both Cameron and Valerie 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 Cameron Bezzant and Valerie Harker.

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "4"** **Public Hearing- Proposed Ordinance No. 12-06 declaring the annexation of 20.66 acres of property located at approximately 3700 S. 1500 W. into the City of Syracuse, Davis County, Utah, and establishing zoning for property.**

***Factual Summation***

- Any questions regarding this item may be directed at City Recorder Cassie Brown.
- Please see the following memo re: Annexation Petition 2012-01 provided by Cassie Brown.
- Please see the attached Proposed Ordinance No. 12-06.

***Memorandum***

On March 12, 2012 Michael J. Thayne (Irben Development) filed a petition to annex into Syracuse City 20.66 acres of property located at approximately 3700 South 1500 West. The City Engineer reviewed the annexation petition and his comments have been addressed by the petitioner.

On March 27, 2012 the Council voted to accept the annexation petition and I immediately began the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated. On March 28, 2012 I sent the Council a memo declaring the certification of petition 2012-01. In that memo I explained that a notice of certification would be published in the Standard-Examiner for three consecutive weeks; the notice was meant to outline the annexation protest process. The same notice was also sent to all affected entities. The protest period expired April 30, 2012 and no valid protests were filed.

It is now appropriate to move to the next step in the process, which is to hold a public hearing to consider adopting an ordinance approving the annexation petition. A draft ordinance has been prepared for your consideration and all relevant materials have been attached hereto.

I will be available to answer any questions regarding the annexation process.

**ORDINANCE 12-06**

**AN ORDINANCE DECLARING THE ANNEXATION OF 20.66 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3700 S. 1500 W. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY**

**WHEREAS** a majority of the owners of real property and the owners of not less than one-third of the real property as shown on the last assessment rolls in territory lying contiguous to Syracuse City have petitioned the City for annexation; and

**WHEREAS** the petition was accompanied by an accurate plat or map of the territory to be annexed, prepared under the supervision of Syracuse City Engineer or a competent surveyor and certified by the Engineer or surveyor; and

**WHEREAS** the petition and plat map have been filed in the office of the Syracuse City Recorder; and

**WHEREAS** notice of intent was advertised as provided by state law with no protests having been received within the 30-day protest period; and

**WHEREAS** the City Council held a public hearing with notice provided to the residents of the affected territory and adjacent property owners;

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

**Section 1.** **Annexation.** The property described in Exhibit "A" is hereby declared annexed into the City of Syracuse, Utah.

**Section 2.** **Zoning.** The property being annexed into Syracuse is hereby zoned as Residential R-1.

**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 Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 4.** **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 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Jamie Nagle

Voting by the City Council:

| | "AYE" | "NAY" |
|---|---|---|
| Councilmember Duncan | _____ | _____ |
| Councilmember Johnson | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Peterson | _____ | _____ |
| Councilmember Shingleton | _____ | _____ |

# EXHIBIT "A"

Legal Description of property located at approximately 2200 South 3000 West.

A part of the Northeast Quarter of Section 17, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the Existing Corporate Limits of Syracuse City, said point is 1070.00 feet North 0º09'27" East along the Section line and 33.00 North 89º50'33" West from the Southeast corner of said Quarter Section; and running thence North 89º50'33" West 479.50 feet; thence North 0º09'27" East 440.75 feet; thence South 89º50'33" East 479.50 feet to said Existing Corporate Limits; thence South 0º09'27" West 440.75 feet along said Existing Corporate Limits to the point of beginning.

Contains 4.852 acres.

**PETITION FOR**
**ANNEXATION OF TERRITORY**
**TO**
**SYRACUSE CITY, UTAH**

1979 West 1900 South
Syracuse, Utah 84075
Phone: 825-1477
FAX: 825-3001

Petition No. 2012-1
Filed in the Office of the City Recorder
By Michael J. Thayne (Irben Development LLC)
Date 12 March 2012
Fee $3,379.42 Check # 81030376

TO THE SYRACUSE CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Davis County, Utah, attached hereto as Exhibit A, be immediately annexed to Syracuse City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Syracuse City, a Municipal Corporation of Utah.

| Signature | Printed Name | Address |
|---|---|---|
| | Michael J. Thayne<br>Contact Sponsor | 1768 N. 4850 W.<br>Plain City, UT 84404 |
| | | |
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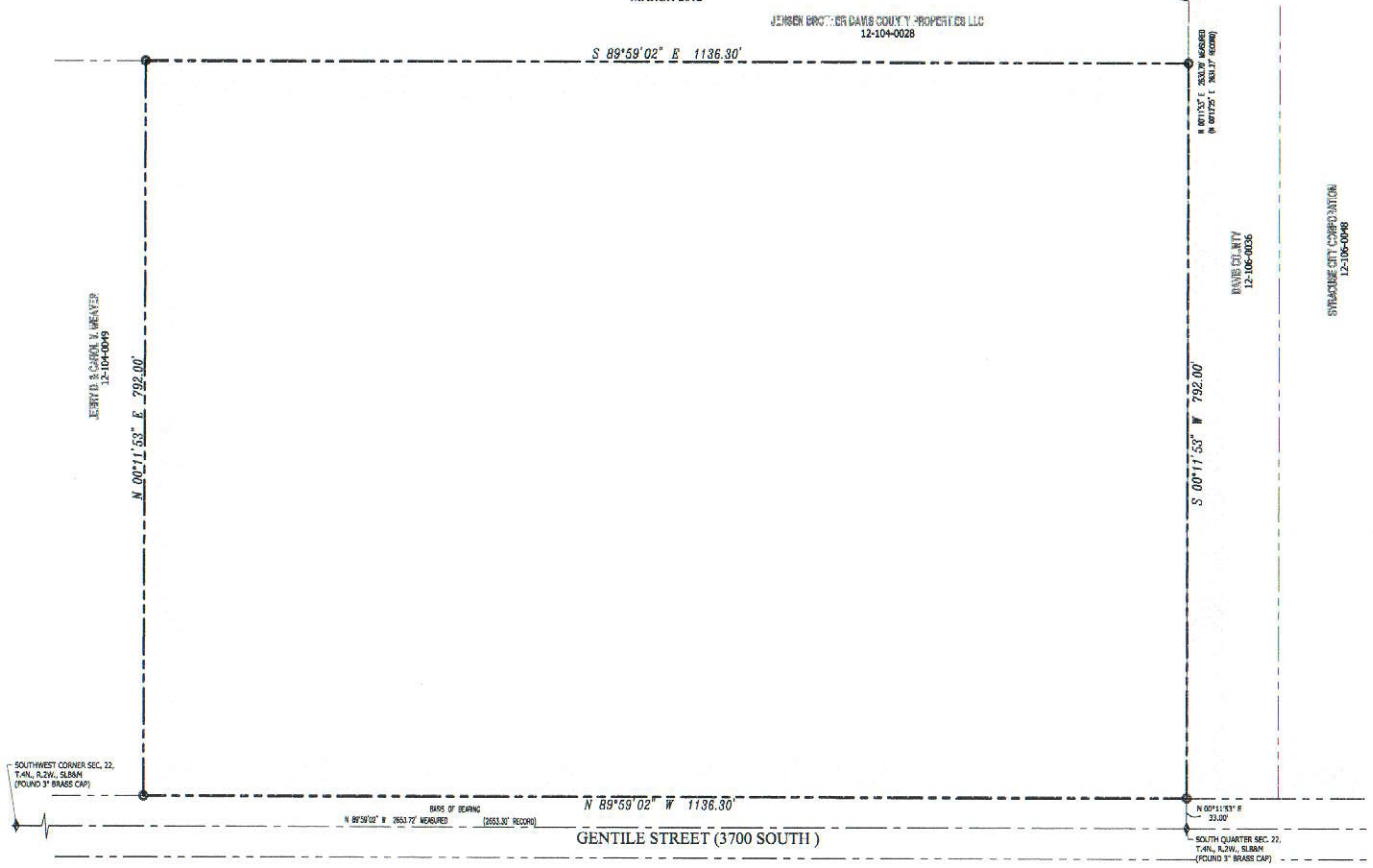
| | | |

(A copy of this petition is to be submitted by the petitioner to the Davis County Clerk the same day it is filed with Syracuse City.)

ANNEXATION PLAT TO

# SYRACUSE CITY 2012-1

PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN, DAVIS COUNTY, UTAH
MARCH 2012




## SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah, Title 58, Chapter 22. I further certify that this annexation plat for Bona Vista Water Improvement District in DAVIS County, Utah has been drawn to the designated scale and is a true and correct representation of the following description of lands based on data compiled from records in the DAVIS County Recorders office.

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 00°11'53" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89°59'02" WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1136.30 FEET; THENCE NORTH 00°11'53" EAST 792.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°59'02" EAST 1136.30 FEET TO QUARTER SECTION LINE; AND THENCE SOUTH 00°11'53" WEST 792.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

CONTAINING: 899,845 SQ.FT. (20.66 ACRES)

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DESCRIBE THE BOUNDARY OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN FOR ANNEXATION INTO SYRACUSE CITY. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°59'02" EAST 2653.72 FEET MEASURED BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 22.

THE SOUTHERLY BOUNDARY WAS RETRACED 33 FEET OFFSET NORTHERLY FROM AND PARALLEL WITH THE SOUTHWEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FOR THE DEED DISTANCE. THE WESTERLY LINE WAS RETRACED PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FOR THE DEED DISTANCE. THE NORTHERLY LINE WAS RETRACED PARALLEL WITH SAID SOUTHER LINE FOR THE DEED DISTANCE, AND THE EASTERLY LINE WAS RETRACED ALONG THE SAID EASTERLY LINE FOR THE DEED DISTANCE.

## LEGEND

- BOUNDARY LINE
- CENTERLINE/SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ADJACENT PROPERTY
- SECTION CORNER
- PROPOSED BOUNDARY OF SYRACUSE CITY
- EXISTING BOUNDARY OF SYRACUSE CITY

0 60 120 240
SCALE: 1"=60'

## DAVIS COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT AS REQUIRED BY UTAH CODE 17-23-20.

APPROVED THIS _____ DAY OF _____, 2012.

DAVIS COUNTY SURVEYOR

ANNEXATION PLAT TO
SYRACUSE CITY 2012-1
PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH
MARCH 2012

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mt. Pleasant
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

## CITY COUNCIL APPROVAL

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

ATTEST:

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

## DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

09-044

# Annexation Plat 2012-1 Review

*Completed by Brian Bloemen on March 14, 2012*

Below are the Plat corrections for the annexation plat 2012-1:

1. Under the surveyor's certificate Bona Vista Water Improvement District should be changed to Syracuse City Corporation.

2. It would be helpful to know what kind of property pins were set at the property corners.

3. The final plat should be stamped and signed by the LS.

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

Sincerely,

Brian Bloemen
City Engineer

**NOTICE OF PROPOSED ANNEXATION**

Notice is hereby given that a petition has been filed with Syracuse City, Utah, to annex 20.66 acres of property located at approximately 3700 S. 1500 W.; and more particularly described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 0^12'25" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89^53'47" WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1136.30 FEET; THENCE NORTH 0^12'25" EAST 792 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89^53'47" EAST 1136.30 FEET TO THE QUARTER SECTION LINE; AND THENCE SOUTH 0^12'25" WEST 792.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

Petition was certified by the Syracuse City Recorder and notice of certification received by the Syracuse City Council on March 28, 2012. A copy of the complete annexation petition is available for inspection and copying at Syracuse City Office, 1979 West 1900 South, Syracuse, UT 84075, between the hours of 8:00 a.m. - 5:00 p.m. Monday through Friday, except holidays.

Syracuse City may grant the petition and annex the area described in the petition unless, within 30 days after the date of the City Council receipt of the notice of certification, a written protest to the annexation petition is filed with the Davis County Boundary Commission, P.O. Box 618, Farmington, Utah, 84025, and a copy of the protest delivered to the Syracuse City Recorder. The protest period will end April 30, 2012. Written protests may be filed by the legislative body or governing board of an affected entity with the Davis County Boundary Commission between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Dated this 28th day of March 2012.

Cassie Z. Brown, CMC
Syracuse City Recorder

PUBLISH THREE TIMES: APRIL 1, APRIL 8, AND APRIL 15, 2012.

# COUNCIL AGENDA

May 8, 2012

**Agenda Item "5"** **Authorize Administration to execute settlement agreement with Robinson Waste pertaining to fuel surcharges.**

***Factual Summation***

- Any questions regarding this item may be directed at City Attorney William Carlson
- Please see the attached memo provided by William Carlson
- Please see the attached settlement agreement

**Mayor**
Jamie Nagle

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

# MEMORANDUM

**To:** Mayor and City Council
**From:** City Attorney, William J. Carlson
**Date**: May 8, 2012
**Subject**: Settlement with Robinson Waste Management

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## Background

Robinson Waste Management has been collecting garbage for Syracuse City for over a decade. Most recently, the City and Robinson entered into a Garbage Collection Contract ("Contract") dated April 1, 2009. In the contract, the City agreed to pay Robinson a fuel allowance per household per month of .33% of the price of the price of diesel over $3.00 per gallon ("Fuel Surcharge").

Since April 1, 2009, Robinson has charged the City 33% of the price of diesel over $3.00 per gallon rather than .33% of the price of diesel over $3.00 per gallon. This has resulted in a $33,072.36 overcharge to the City. In early March the City discovered the discrepancy between the contract and the bill. On March 7, 2012 the City notified Robinson Waste of a breach of contract and made a demand on Robinson for repayment of the overpaid Fuel Surcharges.

Robinson denies that it over charged the City and disputes any liability for the alleged overpayment. Robinson alleges the City agreed to pay Robinson a fuel allowance of 33% and that the Contract contains a typographical error. Nevertheless, Robinson has agreed to the attached settlement agreement in an effort to resolve the dispute.

The settlement agreement is that in exchange for payment of $33,072.36, all claims regarding the Fuel Surcharge will be waived by both parties up through the date of the agreement. Should Robinson continue to charge 33% in the future before new terms are agreed upon, each bill could raise another claim of breach for the City.

## Recommendation

The City Attorney recommends that the City Council approve the Settlement Agreement.

# SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement") is made and entered into this _____ day of May, 2012, by Syracuse City ("City") and Robinson Waste Services, Inc. ("Robinson").

## RECITALS

A. The City and Robinson entered into a Garbage Collection Contract ("Contract") dated effective April 1, 2009.

B. In Section 6A of the Contract, the City agreed to pay Robinson a fuel allowance per household per month of .33% of the price of the price of diesel over $3.00 per gallon ("Fuel Surcharge").

C. Robinson alleges the City agreed to pay Robinson a fuel allowance of 33% and that the Contract contains a typographical error.

D. Since April 1, 2009, Robinson has charged the City 33% of the price of diesel over $3.00 per gallon rather than .33% of the price of diesel over $3.00 per gallon.

E. On March 7, 2012 the City notified Robinson of Robinson's alleged breach and made a demand on Robinson for overpayment of the Fuel Surcharge. Robinson denies that it over charged the City and disputes any liability for the alleged overpayment.

F. The City and Robinson desire to resolve and settle the dispute.

## AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

1.0 **Release and Discharge**

1.1 In consideration of the payment set forth in Section 2 of this Agreement, the City hereby completely releases and forever discharges Robinson, from any and all past, and present claims, demands, obligations, actions, and causes of action, which the City now has on account of, or in any way growing out of its claims relating to the Fuel Surcharge as recited herein up through the date of this agreement. In consideration of the release by the City, Robinson hereby completely releases and forever discharges the City, from any and all past, present and future claims, demands, obligations, actions, and causes of action, which Robinson now has on account of, or in any way growing out of claims relating to the Fuel Surcharge.

1.2 It is understood and agreed to by the parties that this settlement is a compromise of a disputed claim, and the payments are not to be construed as an admission of liability on the part of Robinson, by whom liability is expressly denied.

## 2.0 Payments

In consideration of the release set forth above, Robinson agrees to pay to the City the sum of $33,072.36(thirty three thousand seventy two dollars and thirty six cents).

## 3.0 Warranty of Capacity to Execute Agreement

The City represents and warrants that no other person or entity has, or has had, any interest in the claims referred to in this Agreement, that the City has the sole right and exclusive authority to execute this Agreement and receive the sums specified in it, and that the City has not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims in this Agreement.

## 4.0 Additional Documents

All parties agree to cooperate fully and execute any and all supplementary documents and to take all additional actions, which may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.

## 5.0 Entire Agreement and Successors in Interest

This Agreement contains the entire agreement between the City, and Robinson with regard to the matters set forth in it and shall be binding upon and inure to the benefit of the personal representatives, heirs, successors and assigns of each.

EXECUTED as of the day and year indicated below:

**Syracuse City**

Date _____ By _____

Its _____

**Robinson Waste Services, Inc.**

Date _____ By _____

Its _____

# COUNCIL AGENDA

May 8, 2012

Agenda Item **#6** Adopt FY2012-2013 Tentative Budget and set public hearing for June 12, 2012 to consider adoption of Final Budget.

***Factual Summation***

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.
- Please see the following memo provided by Stephen Marshall
- Please see the attached FY2012 – 2013 tentative budget proposal.

***Memorandum***

- As required by Utah Code Annotated 10-6-111, the City Budget Officer is required to prepare and file with the governing body a tentative budget for consideration. Each tentative budget shall be reviewed and tentatively adopted during any regular City Council meeting on or before the last meeting in May.

- As required by Utah Code Annotated 10-6-112, each tentative budget adopted by the governing body and all supporting schedules and data shall be a public record in the office of the city auditor or the city recorder, available for public inspection for a period of at least 10 days prior to the adoption of a final budget.

- As required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. The City Council could set a public hearing for June 12, 2012 to consider adoption of the final budget.

***Staff Recommendation***

- ***Adopt tentative Fiscal Year 2012-2013 Budget and set public hearing for June 12, 2012 to consider adoption of Final Budget.***

**Changes made to budget since budget retreat:**

Here is a list of changes that were made from the budget retreat:

**General Fund**

- Planning Commission wages increased from $25 per meeting to $50 per meeting – total increase cost of $4,200.
- HUD grant revenues and expenses changes – net of zero
- Employee benefit changes to include the 6.8% for medical and -14.55% for dental.
- Remove $12,000 transfer from general fund to capital projects fund.
- Added $10,000 in police budget for merit increases
- Increased property taxes, ambulance revenues and decreased court fines to balance the budget in general fund.

**Secondary Fund (including impact fund)**

- Removed Radio Read Capital Project.
- Added Bluff line and 1000 West line capital improvement projects.

**Culinary Fund (including impact fund)**

- Added 4 new capital improvement projects to take advantage of our drinking water grant.
    1. Water line replacement on David Street from Marilyn to Dallas.
    2. Smedly Acres water line replacement.
    3. 1000 West later transfers from old transmission line to new.
    4. 1000 West water line replacement from 2700 South to Bluff.
- Added an intern to help engineer with mapping and inventory of our infrastructure systems.
- Added $10,000 for new meter reader equipment and software. Our current equipment is old and outdated.

**Garbage Fund**

- Changed all assumptions back to current practices.

**Capital Improvement Fund**

- Increased franchise tax revenue to cover $12,000 transfer from general fund that was removed.

# SYRACUSE CITY CORPORATION

## FY 2013
## Tentative Annual Budget

July 1, 2012 through June 30, 2013

Prepared by
Stephen Marshall
Finance Director

# SYRACUSE CITY BUDGET

Fiscal Year Ending June 30, 2013

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## SYRACUSE CITY GOVERNMENT

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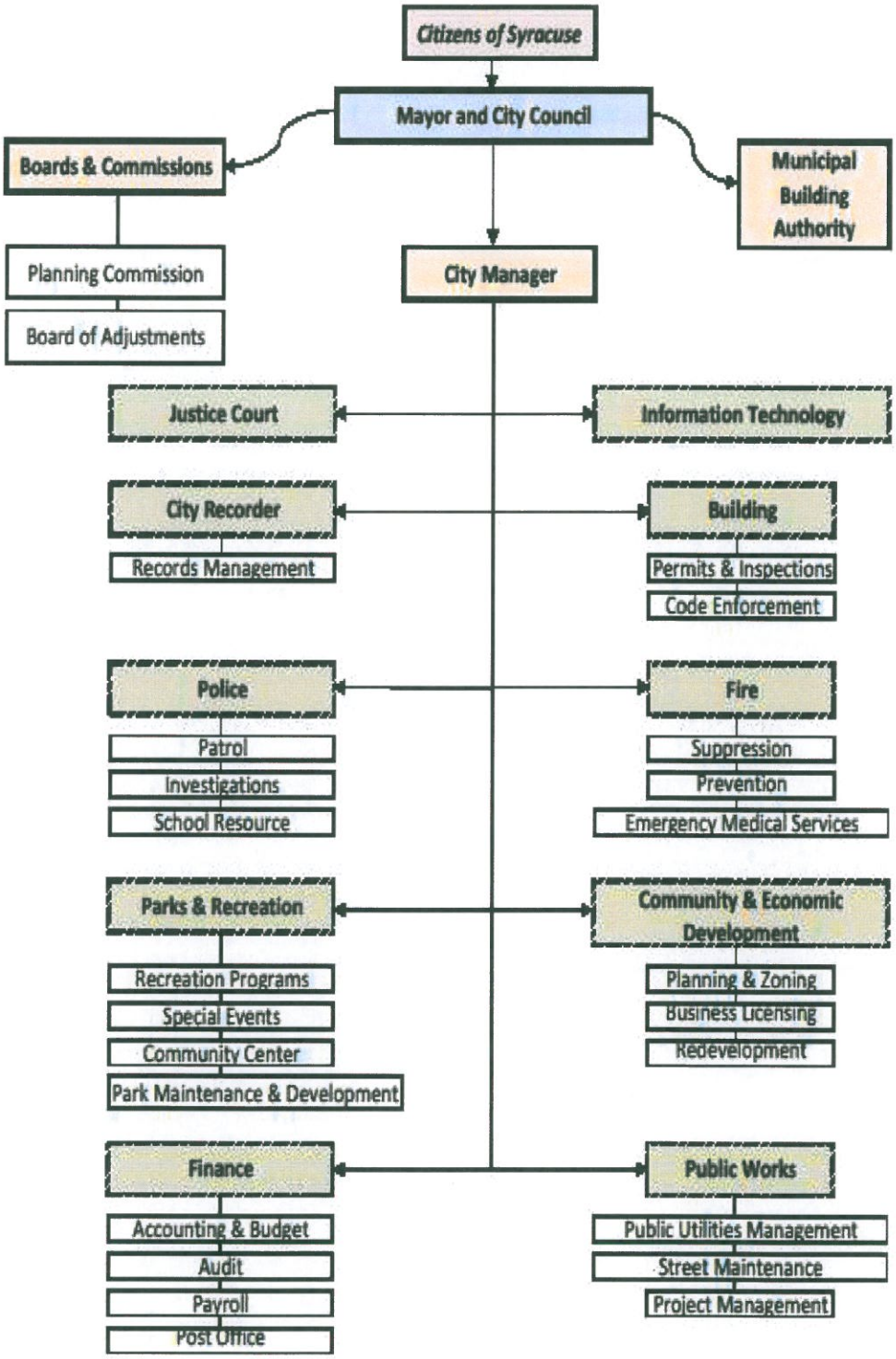
*Elected Officials*

Jamie Nagle ---------- Mayor
Brian Duncan ---------- City Councilmember
Craig Johnson ---------- City Councilmember
Karianne Lisonbee ---------- City Councilmember
Douglas Peterson ---------- City Councilmember
Larry D. Shingleton ---------- City Councilmember

*Administrative Personnel*

Robert D. Rice ---------- City Manager
Eric Froerer ---------- Fire Chief
Brian Wallace ---------- Police Chief
Michael A. Eggett ---------- Community & Economic Development Director
Stephen Marshall ---------- Finance Director
T.J. Peace ---------- Information Technology Director
Kresta Robinson ---------- Parks & Recreation Director
Robert Whiteley ---------- Public Works Director
Cassie Brown ---------- City Recorder
Will Carlson ---------- City Attorney

**SYRACUSE CITY CORPORATION**
**Organizational Chart**



# BUDGET MESSAGE

***To the Honorable Mayor and City Council of Syracuse City:***

The City Administration is pleased to present the Fiscal Year 2013 budget for your consideration. The budget begins July 1, 2012 and ends June 30, 2013. This document reflects the efforts of the City Manager, department directors, their staffs and each of you.

This year's budget proposal does not include any increases in taxes. It does include a fee increase from the North Davis Sewer District of $1 per month. The monthly rate will increase from $12.30 to $13.30 per month. The most significant change in this budget proposal is to permanently remove salaries & wages from the Class C fund and move them to the general fund. These salaries and wages will be funded through the increase in sales tax revenue and other revenues in the general fund. This will free up $337,000 of ongoing money that will be used to fund street projects in the City.

Administration believes that the economic recession is over. This is evidenced by the 6.6% increase in sales tax revenues over the past 12 months. Another key indicator of economic recovery is the increase in building permits. Building permits issued in the first 4 months of the calendar year are up approximately 10% over last year and new development plans within the city suggest that this increase will continue in the future.

The number one issue facing the City is maintenance, repair, and upkeep of our infrastructure systems within the city. These include our roads, culinary water system, secondary water system, storm water system, sewer system, buildings, and street lighting system. It is important to note that during the recent economic recession, significant cut backs were made in capital improvement projects in order to balance the budget and maintain operational stability.

Administation recognizes that postponing infrastructure repairs and improvments to balance the budget is not a sustainable solution and will only create more costly repairs in the future. Therefore, with the economic recovery, Administration is recommending to move ahead with several capital improvement projects. It is important to note that the City would not incur any long-term debt to fund these projects. The projects would be funded with existing revenues, user fees, impact fees, and cash reserves. These projects include:

| Capital Improvement Projects - Roads | Estimated Cost | Funding Source |
|---|---|---|
| Overlay/Reconstruct 3300 South at 1000 West | $ 90,000 | Class C Road Allotment |
| Recon 800 W - 2700 S to 2820 S | 114,300 | Class C Road Allotment |
| Villa Vista/Marilyn Dr. area Remove/Replace - phase 1 | 259,480 | Class C Road Allotment |
| Overlay /Recon 2525 S- 1000 W to Bluff Ridge. | 189,700 | Class C Road Allotment |
| Surface Treatments on Fair roads | 180,000 | Class C Road Allotment |
| Widening 700 South from 2000 West to 2500 West | 453,242 | Road Impact Fees |
| **Total** | **1,286,722** | |

| Capital Improvement Projects - Secondary Water | Estimated Cost | Funding Source |
|---|---|---|
| Bluff Road transmission line from Jensen Park | $ 432,569 | Secondary Water Fund |
| Widening 700 South from 2000 West to 2500 West | 40,000 | Secondary Water Fund |
| 1000 West 16" Transmission line from Jensen Park | 430,000 | Sec. Water Impact Fees |
| **Total** | **902,569** | |

| Capital Improvement Projects - Storm Water | Estimated Cost | Funding Source |
|---|---|---|
| 3000 West Stone Haven | $ 100,000 | Storm Water Fund |
| 1000 West Storm Drain | 100,000 | Storm Water Fund |
| Widening 700 South from 2000 West to 2500 West | 230,000 | Storm Impact Fees |
| **Total** | **430,000** | |

| Capital Improvement Projects - Culinary Water | Estimated Cost | Funding Source |
|---|---|---|
| 1000 West (200 South to 1200 South) | $ 500,000 | Culinary Water Fund |
| Replace David (Marilyn to Dallas) utility | 195,000 | Culinary Water Fund |
| Widening 700 South from 2000 West to 2500 West | $ 115,000 | Culinary Water Fund |
| Smedly Acres | 77,000 | Culinary Water Fund |
| 1000 W. Lateral Transfers | $ 15,600 | Culinary Water Fund |
| 1000 West (2700 S. to Bluff) - upsize line to 10" | 339,700 | Cul Water Impact Fees |
| **Total** | **1,242,300** | |

| Capital Improvement Projects - Parks | Estimated Cost | Funding Source |
|---|---|---|
| Park Improvements at Ranchettes/ Rock Creek | $ 73,470 | Park Maintenance Fund |
| **Total** | **73,470** | |
| | | |
| **Total Proposed Capital Improvement Projects** | **3,935,061** | |

## General Fund Analysis

Administration's philosophy is to budget conservative on revenues and liberal on expenses. This philosophy has resulted in our general fund balance increasing from a low of 5% in FY2009 to a 14.5% at the end of FY2011. It has also allowed the City to fund an additional $315,000 to road projects which is included in this budget proposal. State statute mandates that our general fund balance remain between 5 and 18%. It is important to have a healthy fund balance that acts as a "rainy" day fund in case of any unforseen circumstances such as economic downturns, etc. Administration with the concent of the governing body has earmarked any excess fund balance reserves to be used for future roads projects.

General Fund expenses are estimated to be $6,941,891 or an increase from prior year of $512,490 or 8%. The largest increase is due to moving the Class "C" road fund salaries to the general fund totaling $337,000. Benefit increases including health insurance increases, URS retirement increases, and workers compensation increases, make up the majority of the remaining increase of $175,490.

The following table shows a summary of budgets for governmental funds for FY2013:

| | Governmental Funds | | |
|---|---|---|---|
| | General Including Parks Fee, Street Lighting Fee & Class C Roads | Capital Improvement | Impact Fees |
| Financing sources: | | | |
| Taxes and assessments | $ 4,477,336 | $ 1,242,000 | $ - |
| Licenses and permits | 350,500 | | 461,350 |
| Intergovernmental | 901,805 | 75,000 | |
| Charges for services | 1,130,400 | | |
| Fines and forfeitures | 350,000 | | |
| Interest / miscellaneous | 74,900 | 65,000 | 3,200 |
| Other sources | 12,000 | | 1,950,000 |
| Contributions, Allocations, & Transfers | 676,650 | | 186,983 |
| Use of fund balance | 322,430 | | 327,350 |
| Total financing sources | 8,296,021 | 1,382,000 | 2,928,883 |
| Financing uses: | | | |
| General government | 2,073,649 | | |
| Public safety | 3,682,267 | | 10,000 |
| Public works | 1,471,763 | | 500,000 |
| Parks & Recreation | 995,942 | 75,000 | 20,000 |
| Debt service | | 1,307,000 | 191,983 |
| Internal Services Allocations | 72,400 | | |
| Increase in fund balance | | | 2,206,900 |
| Total financing uses | 8,296,021 | 1,382,000 | 2,928,883 |
| Excess (deficiency) of financing sources over financing uses | $ - | $ - | $ - |

The following table shows a summary of budgets for the enterprise and internal service funds for FY2013:

| | Utility Enterprise Funds | | | | | Internal Service |
|---|---|---|---|---|---|---|
| | Secondary Water | Culinary Water | Sewer | Storm Water | Garbage | Information Technology |
| Financing sources: | | | | | | |
| Charges for services | $ 1,367,000 | $ 1,518,250 | $ 1,100,000 | $ 288,000 | $ 1,217,160 | $ 181,602 |
| Impact Fees | 120,000 | 144,900 | - | 180,000 | - | |
| Federal Grants | | 312168 | - | | - | |
| Interest / miscellaneous | 5,700 | 94,000 | 4,000 | 4,000 | 500 | 50 |
| Use of fund balance | 547,134 | 33,450 | 67,041 | 452,141 | - | |
| Total financing sources | 2,039,834 | 2,102,768 | 1,171,041 | 924,141 | 1,217,660 | 181,652 |
| Financing uses: | | | | | | |
| General government | - | | | | | 166,913 |
| Public works | 2,039,834 | 2,042,292 | 1,171,041 | 924,141 | 1,215,928 | |
| Increase in fund balance | | 60,476 | | | 1,732 | 14,739 |
| Total financing uses | 2,039,834 | 2,102,768 | 1,171,041 | 924,141 | 1,217,660 | 181,652 |
| Excess (deficiency) of financing sources over financing uses | $ - | $ - | $ - | $ - | $ - | $ - |

## Short-Term Initiatives

Department Directors have been given the task of searching out revenue generating opportunities as well as streamlining their operations with other departments to achieve a more efficient government overall. Some of these initiatives have been included in this budget presentation while others are still in the works and hope to achieve results within the budget year. Examples of these tasks include electronic billing, contract services, etc.

The east side of City Hall was vacated and staff moved to the west side of the building. Approximately 3,500 square feet is now available to lease out to a new tenant. Administration will continue to actively pursue a tenant to fill the vacancy in hopes that it will increase our revenues. These revenues could be used to help pay down the existing debt on city hall.

## Long-Term Initiatives

The City is stategically looking long-term at implementing a metering system for our culinary water system. Utah is the second dryest state in the U.S. As demand for water rises the cost of water will also rise. A metering system would help conserve water and reduce costs to the City by reducing the number of additional water shares the City would need as the City continues to grow. It would also allow the City to read water usage year round and provide up-to-date information to the City and its citizens. This could help detect such problems as water leaks, pipe breakage, etc on a real time basis which would save lost

water. It is estimated on average that 10% of our water supply is lost due to water line breaks and aging infrastructure.

## Long-Term Debt

The following is a summary of outstanding bonds and payoff detail during FY2012:

| Long-term Liabilities | | | | |
|---|---|---|---|---|
| | Balance July 1, 2012 | Payments - Principal | Balance June 30, 2013 | Payoff |
| Governmental activities | | | | |
| 2005 Park Development Bond | $ 1,260,000 | $ 135,000 | $ 1,125,000 | 2020 |
| 2006 MBA Facilities Bond | 8,030,000 | 365,000 | 7,665,000 | 2028 |
| 2012 MBA Fire Station Bond | 5,572,000 | 305,000 | 5,267,000 | 2028 |
| Total Governmental activities | 14,862,000 | 805,000 | 14,057,000 | |
| | | | | |
| Business-type activities | | | | |
| Water Revenue Note 1992A | 55,000 | 55,000 | - | 2013 |
| Water Revenue Note 1992B | 58,000 | 58,000 | - | 2013 |
| Total busness-type activities | 113,000 | 113,000 | - | |
| | | | | |
| Total long-term liabilities | $ 14,975,000 | $ 918,000 | $ 14,057,000 | |

This fiscal year, the City will reduce its outstanding debt by $918,000. The proposed budget includes $1,454,049 for principal and interest payments on the above bonds. The bonds were secured at low interest rates ranging from 3-5%. A good news story is that our 1992A and 1992B water bonds are scheduled to paid on in this upcoming budget year. The city has no plans to issue any new debt in this budget proposal.

The City has been challenged for the last few years by reduced revenues and the need to meet citizen demands to maintain and expand city services. This budget identifies the financial operations of each of the City's departments and gives direction to the Department Directors in coordinating the services their departments are providing with the goals of the City Council. The administration is pleased to submit a budget in these difficult economic times that retains all employees and continues to maintain a sense of community for which we all can be proud.

Respectfully submitted,

Robert D. Rice
City Manager

Stephen Marshall
Finance Director

## GENERAL FUND

---

## REVENUE

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **TAXES** | | | | | | | |
| 10-31-10 | PROPERTY TAXES - CURRENT | 1,515,515.86 | 1,577,796.60 | 1,597,885.74 | 1,565,000.00 | 1,582,336.00 | |
| 10-31-20 | DELINQUENT PRIOR YEAR'S TAXES | 53,035.42 | 27,934.08 | 31,073.19 | 25,000.00 | 25,000.00 | |
| 10-31-30 | SALES & USE TAXES | 2,428,516.78 | 2,551,143.38 | 1,852,054.63 | 2,700,000.00 | 2,700,000.00 | |
| 10-31-70 | FEE IN LIEU OF TAXES | 202,112.40 | 176,529.18 | 116,716.02 | 170,000.00 | 170,000.00 | |
| Total TAXES: | | 4,199,180.46 | 4,333,403.24 | 3,597,729.58 | 4,460,000.00 | 4,477,336.00 | |
| **LICENSES & PERMITS** | | | | | | | |
| 10-32-10 | BUSINESS LICENSES | 51,652.00 | 50,714.50 | 51,397.00 | 50,000.00 | 50,000.00 | |
| 10-32-21 | BUILDING PERMITS | 255,102.01 | 177,858.36 | 194,987.20 | 200,000.00 | 300,000.00 | |
| 10-32-22 | STATE TRAINING SURCHARGE - 1% | .00 | 370.74 | 315.38 | 300.00 | 500.00 | |
| Total LICENSES & PERMITS: | | 306,754.01 | 228,943.60 | 246,699.58 | 250,300.00 | 350,500.00 | |
| **INTERGOVERNMENTAL REVENUE** | | | | | | | |
| 10-33-10 | FEDERAL GRANTS | .00 | 39,275.00 | 38,245.50 | 170,400.00 | 103,700.00 | |
| 10-33-20 | PRIVATE GRANTS | .00 | .00 | .00 | .00 | 1,605.00 | |
| 10-33-40 | STATE GRANTS AND ALLOTMENTS | 9,701.10 | 8,491.36 | 4,628.00 | 7,444.00 | 16,000.00 | |
| 10-33-43 | MISC POLICE GRANTS | .00 | 15,334.94 | 13,191.90 | 14,500.00 | 3,500.00 | |
| 10-33-45 | D.C. POLICE HIRING SUPPLEMENT | 56,996.00 | 56,996.00 | 56,996.00 | 57,000.00 | 57,000.00 | |
| 10-33-58 | LIQUOR FUND ALLOTMENT | 21,701.92 | 18,910.56 | 22,494.87 | 22,400.00 | 20,000.00 | |
| Total INTERGOVERNMENTAL REVENUE: | | 88,399.02 | 139,007.86 | 135,556.27 | 271,744.00 | 201,805.00 | |
| **CHARGE FOR SERVICES** | | | | | | | |
| 10-34-10 | COMMISSION ON POSTAGE SALES | 51,342.01 | 44,121.89 | 32,838.76 | 40,000.00 | 40,000.00 | |
| 10-34-15 | SALE OF MAPS & PUBLICATIONS | .00 | .00 | .00 | .00 | .00 | |
| 10-34-20 | RECREATION FEES | 169,946.93 | .00 | .00 | .00 | .00 | |
| 10-34-21 | COMMUNITY CENTER USER FEES | 29,234.63 | 34,631.93 | 27,967.62 | 30,000.00 | 30,000.00 | |
| 10-34-22 | COMMUNITY CENTER RENTAL | 4,364.00 | 7,073.40 | 5,683.30 | 6,000.00 | 6,000.00 | |
| 10-34-23 | SENIOR PROGRAMS | 2,607.13 | .00 | .00 | .00 | .00 | |
| 10-34-25 | BUILDING INSPECTION FEES | 1,974.20 | 959.80 | 56.40 | 100.00 | .00 | |
| 10-34-26 | FIRE PROTECTION FEES | 17,226.94 | 21,402.51 | 24,561.73 | 24,500.00 | 24,000.00 | |
| 10-34-30 | PLAN CHECK & DEV. REVIEW FEES | 117,959.33 | 81,145.79 | 103,192.82 | 100,000.00 | 150,000.00 | |
| 10-34-35 | AMBULANCE REVENUE | 189,022.43 | 273,895.39 | 234,725.84 | 300,000.00 | 300,000.00 | |
| 10-34-40 | SALE OF CEMETERY LOTS | 15,900.00 | 27,920.00 | 25,685.00 | 25,000.00 | 30,000.00 | |
| 10-34-41 | BURIAL FEES | 14,900.00 | 16,650.00 | 21,250.00 | 20,000.00 | 25,000.00 | |
| 10-34-50 | POLICE REPORTS & FINGERPRINTS | 7,231.84 | 7,522.40 | 5,424.50 | 6,000.00 | 5,900.00 | |
| 10-34-51 | TRAFFIC SCHOOL FEES | 8,802.11 | 9,522.36 | 6,800.00 | 8,500.00 | 8,500.00 | |
| 10-34-58 | CODE ENFORCEMENT FINES | .00 | 5,374.88 | 5,245.29 | 4,900.00 | 5,000.00 | |
| 10-34-61 | RECREATION - FOOTBALL | .00 | 39,204.75 | 39,625.50 | 39,000.00 | 51,000.00 | |
| 10-34-62 | RECREATION - BASKETBALL | .00 | 53,999.50 | 53,764.04 | 54,000.00 | 54,000.00 | |
| 10-34-63 | RECREATION - SOCCER | .00 | 37,594.00 | 29,305.50 | 30,000.00 | 25,000.00 | |
| 10-34-64 | RECREATION - BASEBALL | .00 | 47,666.00 | 46,326.00 | 40,000.00 | 40,000.00 | |
| 10-34-65 | RECREATION - TENNIS | .00 | 2,090.00 | 210.00 | 5,000.00 | 2,000.00 | |
| 10-34-66 | RECREATION - MISC. PROGRAMS | .00 | 12,678.64 | 7,150.41 | 10,000.00 | 5,000.00 | |
| Total CHARGE FOR SERVICES: | | 630,511.55 | 723,453.24 | 669,812.71 | 743,000.00 | 801,400.00 | |
| **FINES AND FORFEITURES** | | | | | | | |
| 10-35-11 | COURT FINES | 295,248.27 | 331,246.32 | 302,085.75 | 350,000.00 | 350,000.00 | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| | Total FINES AND FORFEITURES: | 295,248.27 | 331,246.32 | 302,085.75 | 350,000.00 | 350,000.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 10-36-10 | INTEREST INCOME | 1,480.11 | 2,737.62 | 4,316.92 | 2,500.00 | 4,000.00 | |
| 10-36-20 | 1% Cash Back Savings - CC | .00 | .00 | 8,705.75 | 10,000.00 | 12,000.00 | |
| 10-36-40 | SALE OF CAPITAL ASSETS | 29,440.00 | .00 | 156,408.00 | 150,000.00 | .00 | |
| 10-36-50 | SALE OF MATERIALS & SUPPLIES | 977.15 | 5,148.75 | .00 | .00 | .00 | |
| 10-36-51 | SALE OF POST OFFICE SUPPLIES | .00 | 641.88 | 915.58 | 500.00 | .00 | |
| 10-36-88 | POLICE DEPT MISCELLANEOUS | 58,120.90 | .00 | 1,950.00 | 1,950.00 | .00 | |
| 10-36-89 | FIRE DEPARTMENT MISCELLANEOUS | 1,477.48 | 2,852.31 | 7,322.99 | 51,000.00 | 51,500.00 | |
| 10-36-90 | SUNDRY REVENUES | 2,577.45 | 25,100.70 | 9,821.34 | 10,000.00 | 5,000.00 | |
| 10-36-91 | Credit Card CONVENIENCE FEE | .00 | 268.18 | 205.72 | .00 | 200.00 | |
| 10-36-92 | ADVERTISING REVENUES | .00 | .00 | .00 | .00 | 1,500.00 | |
| 10-36-99 | MUSEUM SUNDRY REVENUES | .00 | .00 | .00 | .00 | .00 | |
| | Total MISCELLANEOUS REVENUE: | 94,073.09 | 36,749.44 | 189,646.30 | 225,950.00 | 74,200.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 10-37-20 | STREET LIGHTING FEE | .00 | .00 | .00 | .00 | .00 | |
| 10-37-60 | RENT INCOME | 5,555.00 | 12,085.00 | 3,686.50 | 10,000.00 | 5,000.00 | |
| 10-37-70 | PARK RESERVATIONS | 4,497.50 | 4,290.00 | 9,886.00 | 5,000.00 | 5,000.00 | |
| | Total OPERATING REVENUE: | 10,052.50 | 16,375.00 | 13,572.50 | 15,000.00 | 10,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 10-38-20 | TRANSFER FROM OTHER FUNDS | 100,000.00 | .00 | .00 | .00 | .00 | |
| 10-38-30 | INTERNAL SERVICE | .00 | 579,000.00 | 379,531.44 | 506,042.00 | 600,000.00 | |
| 10-38-31 | RDA MANAGEMENT FEE | .00 | 63,000.00 | 66,809.55 | 63,000.00 | 66,750.00 | |
| 10-38-32 | RDA REPAYMENT TO FINANCERS | .00 | .00 | 40,173.00 | 40,173.00 | 9,900.00 | |
| 10-38-70 | CONTR GENERAL FUND SURPLUS | .00 | .00 | .00 | 131,367.00 | .00 | |
| 10-38-85 | CONTRIBUTIONS | .00 | .00 | .00 | .00 | .00 | |
| 10-38-99 | PARKS MAINTENANCE FEE | .00 | .00 | .00 | .00 | .00 | |
| | Total CONTRIBUTIONS AND TRANSFERS: | 100,000.00 | 642,000.00 | 486,513.99 | 740,582.00 | 676,650.00 | |
| | GENERAL FUND Revenue Total: | 5,724,218.90 | 6,451,178.70 | 5,641,616.68 | 7,056,576.00 | 6,941,891.00 | |
| | GENERAL FUND Expenditure Total: | .00 | .00 | .00 | .00 | .00 | |
| | Net Total GENERAL FUND: | 5,724,218.90 | 6,451,178.70 | 5,641,616.68 | 7,056,576.00 | 6,941,891.00 | |
| | Net Grand Totals: | 5,724,218.90 | 6,451,178.70 | 5,641,616.68 | 7,056,576.00 | 6,941,891.00 | |

## GENERAL FUND

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### EXPENDITURES

City Council

Justice Court

Administration

Building Maintenance

Community & Economic Development

Police

Fire

Streets

Parks &Recreation

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **CITY COUNCIL** | | | | | | | |
| 10-41-11 | PERMANENT EMPLOYEE WAGES | 32,994.00 | 32,652.22 | 27,257.59 | 32,994.00 | 32,994.00 | |
| 10-41-13 | EMPLOYEE BENEFITS | 12,046.54 | 3,122.51 | 2,636.25 | 3,421.00 | 3,247.00 | |
| 10-41-20 | ELECTION EXPENSE | .00 | .00 | .00 | .00 | .00 | |
| 10-41-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 8,137.26 | 8,717.26 | 9,852.31 | 11,500.00 | 13,500.00 | |
| 10-41-22 | PUBLIC NOTICES | .00 | .00 | .00 | .00 | .00 | |
| 10-41-23 | TRAVEL & TRAINING | 1,111.74 | 5,539.67 | 1,798.20 | 6,000.00 | 6,000.00 | |
| 10-41-24 | OFFICE SUPPLIES | 92.91 | 495.49 | 453.27 | 600.00 | 600.00 | |
| 10-41-25 | EQUIPMENT SUPPLIES & MAINT | .00 | .00 | .00 | .00 | .00 | |
| 10-41-29 | ORDINANCES & PUBLICATIONS | .00 | .00 | .00 | .00 | .00 | |
| 10-41-59 | SUNDRY | 211.86 | 1,259.76 | 556.22 | 1,000.00 | 3,000.00 | |
| 10-41-60 | YOUTH COUNCIL | .00 | .00 | .00 | .00 | .00 | |
| 10-41-61 | CITY NEWSLETTER | .00 | .00 | .00 | .00 | .00 | |
| 10-41-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| Total CITY COUNCIL: | | 54,594.31 | 51,786.91 | 42,553.84 | 55,515.00 | 59,341.00 | |
| Net Grand Totals: | | 54,594.31- | 51,786.91- | 42,553.84- | 55,515.00- | 59,341.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **JUSTICE COURT** | | | | | | | |
| 10-42-10 | OVERTIME | .00 | 104.17 | 35.19 | .00 | .00 | |
| 10-42-11 | PERMANENT EMPLOYEE WAGES | 99,402.52 | 107,099.82 | 105,751.42 | 131,164.00 | 127,152.00 | |
| 10-42-12 | PART-TIME WAGES | .00 | .00 | 1,519.70 | 3,000.00 | .00 | |
| 10-42-13 | EMPLOYEE BENEFITS | 41,356.94 | 67,543.26 | 43,431.44 | 54,777.00 | 56,549.00 | |
| 10-42-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 1,286.34 | 1,347.34 | 1,523.31 | 1,500.00 | 1,500.00 | |
| 10-42-22 | PUBLIC NOTICES | .00 | .00 | .00 | .00 | .00 | |
| 10-42-23 | TRAVEL & TRAINING | 1,107.01 | 935.97 | 395.00 | 3,000.00 | 3,000.00 | |
| 10-42-24 | OFFICE SUPPLIES | 2,996.04 | 2,505.53 | 1,460.90 | 3,000.00 | 3,000.00 | |
| 10-42-37 | PROFESSIONAL & TECH SERVICES | 30,289.97 | 29,732.00 | 23,291.30 | 27,000.00 | 6,000.00 | |
| 10-42-39 | LEGAL FEES | .00 | .00 | .00 | .00 | .00 | |
| 10-42-50 | JUROR & WITNESS COSTS | 328.96 | 662.69 | 1,423.65 | 2,000.00 | 2,000.00 | |
| 10-42-60 | YOUTH COURT | .00 | .00 | .00 | .00 | .00 | |
| 10-42-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| Total JUSTICE COURT: | | 176,767.78 | 209,930.78 | 178,831.91 | 225,441.00 | 199,201.00 | |
| Net Grand Totals: | | 176,767.78- | 209,930.78- | 178,831.91- | 225,441.00- | 199,201.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **ADMINISTRATION** | | | | | | | |
| 10-44-10 | OVERTIME | .00 | 34.74 | 523.93 | .00 | .00 | |
| 10-44-11 | PERMANENT EMPLOYEE WAGES | 407,980.59 | 297,962.67 | 290,282.40 | 367,672.00 | 420,015.00 | |
| 10-44-12 | PART-TIME WAGES | .00 | 31,975.09 | 19,295.75 | 25,400.00 | 25,000.00 | |
| 10-44-13 | EMPLOYEE BENEFITS | 131,068.94 | 113,136.04 | 110,651.77 | 138,870.00 | 167,586.00 | |
| 10-44-19 | TRANSPORTATION ALLOWANCE | .00 | 1,650.00 | .00 | .00 | .00 | |
| 10-44-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 990.00 | 2,361.28 | 2,398.76 | 6,950.00 | 7,900.00 | |
| 10-44-22 | PUBLIC NOTICES | .00 | 4,052.38 | 5,166.63 | 9,000.00 | 9,000.00 | |
| 10-44-23 | TRAVEL & TRAINING | 4,092.50 | 4,598.31 | 6,740.12 | 11,300.00 | 13,500.00 | |
| 10-44-24 | OFFICE SUPPLIES | 817.35 | 13,269.60 | 10,402.14 | 11,365.00 | 12,000.00 | |
| 10-44-25 | EQUIPMENT SUPPLIES & MAINT | .00 | .00 | .00 | .00 | .00 | |
| 10-44-26 | VEHICLE EXPENSE | .00 | .00 | 2,008.83 | 1,620.00 | 3,200.00 | |
| 10-44-28 | COMMUNICATIONS | .00 | .00 | .00 | .00 | .00 | |
| 10-44-37 | PROFESSIONAL & TECH SERVICES | .00 | 47,413.27 | 35,265.58 | 53,000.00 | 40,100.00 | |
| 10-44-38 | LEGAL FEES | .00 | 51,463.50 | 18,612.00 | 21,000.00 | .00 | |
| 10-44-39 | ELECTION EXPENSES | .00 | .00 | 20,812.16 | 20,000.00 | .00 | |
| 10-44-42 | PROFESSIONAL & TECH SERVICE | .00 | .00 | .00 | .00 | .00 | |
| 10-44-51 | INSURANCE | .00 | 139,077.37 | 152,506.14 | 150,950.00 | 155,000.00 | |
| 10-44-52 | INSURANCE CONTINGENCY | .00 | 69.00 | .00 | .00 | .00 | |
| 10-44-54 | CONTRIBUTIONS | .00 | 2,000.00 | 3,000.00 | 5,000.00 | 6,000.00 | |
| 10-44-55 | EMPLOYEE INCENTIVE PROGRAM | .00 | .00 | .00 | 30,000.00 | 30,000.00 | |
| 10-44-57 | TUITION ASSISTANCE | .00 | 8,757.28 | 6,158.15 | 10,000.00 | 15,000.00 | |
| 10-44-58 | CITY NEWSLETTER | 457.40 | 17,436.02 | 13,553.44 | 15,000.00 | 18,000.00 | |
| 10-44-59 | CASH OVER/SHORT | 29.37- | 88.20 | 81.71- | 50.00 | 50.00 | |
| 10-44-60 | SUNDRY EXPENSE | 400,000.00- | 46.88 | 2,385.69 | 4,000.00 | 4,000.00 | |
| 10-44-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| Total ADMINISTRATION: | | 145,377.41 | 735,391.63 | 699,681.78 | 881,177.00 | 926,351.00 | |
| Net Grand Totals: | | 145,377.41- | 735,391.63- | 699,681.78- | 881,177.00- | 926,351.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **BUILDING MAINTENANCE** | | | | | | | |
| 10-51-10 | OVERTIME | .00 | .00 | 1,873.97 | 2,000.00 | .00 | |
| 10-51-11 | PERMANENT EMPLOYEE WAGES | 12,034.79 | .00 | 23,872.86 | 29,557.00 | 29,557.00 | |
| 10-51-12 | PART-TIME WAGES | .00 | 5,741.43 | .00 | .00 | .00 | |
| 10-51-13 | EMPLOYEE BENEFITS | 1,751.78 | 659.85 | 18,028.78 | 21,818.00 | 23,287.00 | |
| 10-51-15 | UNIFORMS | .00 | .00 | .00 | .00 | 500.00 | |
| 10-51-23 | TRAVEL & TRAINING | .00 | .00 | .00 | .00 | 1,400.00 | |
| 10-51-26 | VEHICLE MAINTENANCE | .00 | .00 | .00 | .00 | 3,000.00 | |
| 10-51-27 | UTILITIES | 116,973.17 | 132,288.34 | 101,227.90 | 132,000.00 | 142,000.00 | |
| 10-51-28 | COMMUNICATIONS | 37,156.66 | 33,646.00 | 25,389.15 | 30,000.00 | 30,000.00 | |
| 10-51-30 | BUILDING & GROUND MAINTENANCE | 32,927.13 | 46,169.79 | 28,270.47 | 33,000.00 | 51,000.00 | |
| 10-51-37 | PROFESSIONAL & TECH SERVICES | .00 | 5,201.21 | 13,950.00 | 16,740.00 | 16,740.00 | |
| 10-51-60 | SUNDRY | .00 | .00 | .00 | .00 | 500.00 | |
| 10-51-70 | CAPITAL OUTLAY (GENERAL BUILDI | .00 | .00 | .00 | .00 | .00 | |
| Total BUILDING MAINTENANCE: | | 200,843.53 | 223,706.62 | 212,613.13 | 265,115.00 | 297,984.00 | |
| Net Grand Totals: | | 200,843.53- | 223,706.62- | 212,613.13- | 265,115.00- | 297,984.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **COMMUNITY&ECONOMIC DEVELOPMENT** | | | | | | | |
| 10-52-10 | OVERTIME | .00 | 210.56 | 195.21 | .00 | .00 | |
| 10-52-11 | PERMANENT EMPLOYEE WAGES | 156,907.88 | 175,112.78 | 246,438.06 | 321,586.00 | 309,751.00 | |
| 10-52-12 | PART-TIME WAGES | .00 | 2,875.00 | 3,175.00 | 4,575.00 | 26,455.00 | |
| 10-52-13 | EMPLOYEE BENEFITS | 75,689.12 | 92,420.59 | 120,924.76 | 162,070.00 | 169,251.00 | |
| 10-52-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 164.01 | 578.00 | 1,791.96 | 3,560.00 | 3,360.00 | |
| 10-52-22 | PUBLIC NOTICES | 285.20 | 701.43 | 459.31 | 600.00 | 1,200.00 | |
| 10-52-23 | TRAVEL & TRAINING | .00 | 1,670.00 | 1,187.31 | 8,585.00 | 8,785.00 | |
| 10-52-24 | OFFICE SUPPLIES | 2,368.92 | 3,187.58 | 1,912.45 | 3,730.00 | 3,770.00 | |
| 10-52-25 | EQUIPMENT SUPPLIES & MAINT | .00 | .00 | .00 | 400.00 | 600.00 | |
| 10-52-26 | VEHICLE EXPENSES | 2,748.88 | 102.83 | 1,333.02 | 3,565.00 | 2,250.00 | |
| 10-52-28 | COMMUNICATIONS | 1,276.31 | 1,419.25 | 2,138.86 | 2,500.00 | 2,500.00 | |
| 10-52-29 | ORDINANCE ENFORCEMENT | 4,108.00 | 2,906.00 | 1,157.00 | 6,000.00 | 7,000.00 | |
| 10-52-37 | PROFESSIONAL & TECH SERVICES | 21,368.73 | 39,314.71 | 22,329.58 | 24,000.00 | 17,540.00 | |
| 10-52-50 | NON-CAPITAL EQUIPMENT | .00 | .00 | .00 | .00 | .00 | |
| 10-52-60 | SUNDRY | 67.95 | 71.05 | .00 | .00 | 100.00 | |
| 10-52-65 | GRANT FUNDED EXPENSES | .00 | .00 | 50,449.75 | 85,500.00 | 38,210.00 | |
| 10-52-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| | Total COMMUNITY&ECONOMIC DEVELOPMENT: | 264,985.00 | 320,569.78 | 453,492.27 | 626,671.00 | 590,772.00 | |
| | Net Grand Totals: | 264,985.00- | 320,569.78- | 453,492.27- | 626,671.00- | 590,772.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **POLICE DEPARTMENT** | | | | | | | |
| 10-53-09 | EMPLOYEE WAGE REIMBURSEMENT | .00 | 33,845.80- | 32,421.48- | 33,000.00- | 42,500.00- | |
| 10-53-10 | OVERTIME | .00 | 36,562.85 | 42,077.50 | 40,441.00 | 54,857.00 | |
| 10-53-11 | PERMANENT EMPLOYEE WAGES | 1,088,423.72 | 996,383.69 | 809,097.16 | 1,002,982.00 | 999,878.00 | |
| 10-53-12 | PART-TIME WAGES | .00 | 63,250.21 | 53,636.35 | 66,728.00 | 82,103.00 | |
| 10-53-13 | EMPLOYEE BENEFITS | 579,311.66 | 616,401.68 | 518,925.16 | 645,470.00 | 688,889.00 | |
| 10-53-15 | UNIFORMS | 14,606.19 | 17,290.98 | 11,641.33 | 16,380.00 | 17,460.00 | |
| 10-53-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 16,364.39 | 18,140.41 | 22,584.53 | 22,376.00 | 27,452.00 | |
| 10-53-23 | TRAVEL & TRAINING | 17,444.83 | 8,035.35 | 13,607.83 | 16,000.00 | 18,500.00 | |
| 10-53-24 | OFFICE SUPPLIES | 5,439.49 | 9,562.76 | 5,492.36 | 10,600.00 | 9,200.00 | |
| 10-53-25 | EQUIPMENT SUPPLIES & MAINT | 10,272.22 | 11,176.42 | 28,426.83 | 27,000.00 | 13,280.00 | |
| 10-53-26 | VEHICLE MAINTENANCE | 78,608.95 | 85,039.54 | 71,622.54 | 85,000.00 | 57,000.00 | |
| 10-53-27 | UTILITIES | 881.94 | 855.91 | 942.61 | 1,200.00 | .00 | |
| 10-53-28 | COMMUNICATIONS | 31,237.87 | 31,979.39 | 23,549.65 | 36,000.00 | 37,200.00 | |
| 10-53-29 | TRAFFIC SCHOOL EXPENDITURES | .00 | .00 | .00 | .00 | .00 | |
| 10-53-37 | PRO & TECH - ANIMAL CONTROL | 40,647.00 | 42,259.80 | 21,552.90 | 41,690.00 | 43,000.00 | |
| 10-53-38 | PRO & TECH - DISPATCH | 55,809.00 | 57,802.11 | 52,403.40 | 53,032.00 | 54,000.00 | |
| 10-53-61 | SUNDRY | .00 | .00 | .00 | .00 | .00 | |
| 10-53-69 | GRANT FUNDED EXPENDITURES | 26,356.25 | 22,608.38 | 2,288.15 | 3,500.00 | 8,400.00 | |
| 10-53-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| Total POLICE DEPARTMENT: | | 1,965,403.51 | 1,983,503.68 | 1,645,426.82 | 2,035,399.00 | 2,068,719.00 | |
| Net Grand Totals: | | 1,965,403.51- | 1,983,503.68- | 1,645,426.82- | 2,035,399.00- | 2,068,719.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **FIRE EXPENDITURES** | | | | | | | |
| 10-55-09 | EMPLOYEE WAGE REIMBURSEMENT | .00 | .00 | .00 | .00 | .00 | |
| 10-55-10 | OVERTIME | .00 | 97,121.38 | 91,043.48 | 110,000.00 | 110,000.00 | |
| 10-55-11 | PERMANENT EMPLOYEE WAGES | 823,673.86 | 506,753.62 | 413,975.40 | 542,167.00 | 579,038.00 | |
| 10-55-12 | PART-TIME WAGES | .00 | 220,412.42 | 192,877.07 | 211,888.00 | 185,003.00 | |
| 10-55-13 | EMPLOYEE BENEFITS | 270,306.09 | 302,454.18 | 249,820.80 | 315,945.00 | 394,411.00 | |
| 10-55-15 | UNIFORMS | 6,473.75 | 12,031.70 | 8,370.02 | 13,200.00 | 12,800.00 | |
| 10-55-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 2,018.25 | 1,928.04 | 1,341.38 | 3,445.00 | 3,100.00 | |
| 10-55-23 | TRAVEL & TRAINING | 8,424.86 | 14,021.74 | 13,513.63 | 13,300.00 | 14,774.00 | |
| 10-55-24 | OFFICE SUPPLIES | 5,188.96 | 7,166.04 | 3,489.61 | 7,375.00 | 6,573.00 | |
| 10-55-25 | EQUIPMENT SUPPLIES & MAINT | 19,800.04 | 36,498.52 | 32,365.43 | 43,180.00 | 43,857.00 | |
| 10-55-26 | APPARATUS MAINTENANCE | 22,049.55 | 32,472.87 | 33,918.18 | 41,750.00 | 39,016.00 | |
| 10-55-28 | COMMUNICATIONS | 13,339.81 | 19,508.76 | 13,516.70 | 15,571.00 | 18,026.00 | |
| 10-55-29 | FIRE PREVENTION & EDUCATION | 1,733.68 | 8,659.15 | 4,327.64 | 7,800.00 | 7,700.00 | |
| 10-55-37 | PRO & TECH - PARAMEDICS | 18,806.53 | 21,145.68 | 10,432.68 | 21,600.00 | 20,000.00 | |
| 10-55-38 | PRO & TECH - AMBULANCE BILLING | 17,105.82 | 21,761.88 | 18,561.52 | 30,000.00 | 29,000.00 | |
| 10-55-39 | PRO & TECH - DISPATCH | .00 | .00 | 3,204.60 | 7,000.00 | 8,300.00 | |
| 10-55-40 | PRO & TEC - WILDLAND FIRE | .00 | .00 | 7,590.04 | 10,000.00 | .00 | |
| 10-55-43 | MEDICAL SUPPLIES | 34,942.36 | 38,022.11 | 29,071.13 | 37,000.00 | 39,300.00 | |
| 10-55-50 | NON-CAPITAL EQUIPMENT | .00 | .00 | .00 | .00 | .00 | |
| 10-55-60 | SUNDRY | 629.09 | 454.64 | 577.99 | 650.00 | 650.00 | |
| 10-55-61 | GRANT FUNDED EXPENSES | 11,687.00 | 45,637.81 | 33,154.65 | 100,643.00 | 102,000.00 | |
| 10-55-70 | CAPITAL OUTLAY | .00 | .00 | .00 | .00 | .00 | |
| | Total FIRE EXPENDITURES: | 1,256,179.65 | 1,386,050.54 | 1,161,151.95 | 1,532,514.00 | 1,613,548.00 | |
| | Net Grand Totals: | 1,256,179.65- | 1,386,050.54- | 1,161,151.95- | 1,532,514.00- | 1,613,548.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **STREETS** | | | | | | | |
| 10-60-10 | OVERTIME | .00 | .00 | .00 | .00 | 6,000.00 | |
| 10-60-11 | PERMANENT EMPLOYEE WAGES | .00 | .00 | .00 | .00 | 201,281.00 | |
| 10-60-12 | PART-TIME WAGES | .00 | .00 | .00 | .00 | .00 | |
| 10-60-13 | EMPLOYEE BENEFITS | .00 | .00 | .00 | .00 | 126,352.00 | |
| 10-60-15 | UNIFORMS | .00 | .00 | .00 | 850.00 | 2,500.00 | |
| 10-60-23 | TRAVEL & TRAINING | .00 | 1,420.86 | 770.00 | 2,260.00 | 3,150.00 | |
| 10-60-24 | OFFICE SUPPLIES | .00 | 102.17 | 2.38 | 50.00 | 950.00 | |
| 10-60-28 | COMMUNICATIONS | .00 | 2,628.09 | 2,121.77 | 2,600.00 | 2,600.00 | |
| Total STREETS: | | .00 | 4,151.12 | 2,894.15 | 5,760.00 | 342,833.00 | |
| Net Grand Totals: | | .00 | 4,151.12- | 2,894.15- | 5,760.00- | 342,833.00- | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND** | | | | | | | |
| **PARKS &RECREATION EXPENDITURES** | | | | | | | |
| 10-64-10 | OVERTIME | .00 | 231.46 | 1,026.79 | 5,513.00 | 6,000.00 | |
| 10-64-11 | PERMANENT EMPLOYEE WAGES | 260,931.45 | 179,903.12 | 234,778.90 | 304,455.00 | 262,876.00 | |
| 10-64-12 | PART-TIME WAGES | .00 | 94,958.63 | 131,062.38 | 197,434.00 | 200,387.00 | |
| 10-64-13 | EMPLOYEE BENEFITS | 79,397.97 | 90,006.46 | 130,947.10 | 175,065.00 | 153,344.00 | |
| 10-64-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | 19,256.00 | 22,860.27 | 3,830.29 | 22,635.00 | 22,785.00 | |
| 10-64-23 | TRAVEL & TRAINING | 390.00 | 491.58 | 843.97 | 850.00 | 2,050.00 | |
| 10-64-24 | OFFICE SUPPLIES | 3,922.52 | 6,543.06 | 2,822.30 | 6,350.00 | 5,800.00 | |
| 10-64-25 | EQUIPMENT SUPPLIES & MAINT | 47,058.29 | 52,002.33 | 42,620.21 | 58,720.00 | 70,700.00 | |
| 10-64-26 | VEHICLE EXPENSES | 1,244.47 | 1,047.48 | 387.31 | 1,080.00 | 1,080.00 | |
| 10-64-28 | COMMUNICATIONS | 973.66 | 2,331.77 | 1,849.74 | 2,200.00 | 2,200.00 | |
| 10-64-29 | BUILDING MAINTENANCE | .00 | .00 | 10,976.12 | 18,420.00 | 4,320.00 | |
| 10-64-30 | OFFICIALS | 12,332.00 | 13,517.50 | 13,731.00 | 15,750.00 | 18,000.00 | |
| 10-64-31 | CEMETARY MAINTENANCE | .00 | .00 | .00 | .00 | 1,700.00 | |
| 10-64-40 | SPECIAL DEPT. MATERIALS & SUPP | 19,094.65 | 19,614.15 | 7,793.96 | 22,500.00 | 19,500.00 | |
| 10-64-41 | JENSEN PARK OPENING | .00 | .00 | .00 | .00 | .00 | |
| 10-64-42 | SENIOR PROGRAMS | 2,607.13 | .00 | .00 | .00 | .00 | |
| 10-64-60 | SUNDRY | 7.62 | .00 | .00 | .00 | .00 | |
| 10-64-61 | GRANT FUNDED EXPENDITURES | .00 | .00 | .00 | .00 | .00 | |
| 10-64-70 | CAPITAL OUTLAY | .00 | .00 | .00 | 11,000.00 | .00 | |
| | Total PARKS &RECREATION EXPENDITURES: | 447,215.76 | 483,507.81 | 582,670.07 | 841,972.00 | 770,742.00 | |
| | Net Grand Totals: | 447,215.76- | 483,507.81- | 582,670.07- | 841,972.00- | 770,742.00- | |

# PARKS MAINTENANCE FEE FUND

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **PARKS MAINTENANCE FUND** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 17-36-10 | INTEREST EARNINGS | 179.63 | 55.15 | 257.49 | .00 | 200.00 | |
| 17-36-90 | SUNDRY REVENUES | 159.99 | .00 | .00 | .00 | .00 | |
| | Total MISCELLANEOUS REVENUE: | 339.62 | 55.15 | 257.49 | .00 | 200.00 | |
| **OPERATING REVENUES** | | | | | | | |
| 17-37-10 | PARK MAINTENANCE FEE | 222,047.68 | 225,155.57 | 189,793.43 | 220,000.00 | 225,000.00 | |
| | Total OPERATING REVENUES: | 222,047.68 | 225,155.57 | 189,793.43 | 220,000.00 | 225,000.00 | |
| **FUND BALANCE** | | | | | | | |
| 17-39-50 | USE OF FUND BALANCE | .00 | .00 | .00 | 880.00 | .00 | |
| | Total FUND BALANCE: | .00 | .00 | .00 | 880.00 | .00 | |
| **PARK MAINTENANCE FUND** | | | | | | | |
| 17-40-23 | TRAVEL & TRAINING | 336.32 | 729.29 | 974.82 | 2,500.00 | 2,500.00 | |
| 17-40-25 | EQUIPMENT SUPPLIES & MAINT | 12,971.26 | 18,177.26 | 11,516.54 | 15,080.00 | 11,780.00 | |
| 17-40-26 | VEHICLE EXPENSE | 15,930.87 | 23,136.61 | 18,525.68 | 18,900.00 | 21,000.00 | |
| 17-40-27 | UTILITIES | 5,999.09 | 7,412.83 | 4,480.80 | 10,000.00 | 10,750.00 | |
| 17-40-28 | COMMUNICATIONS | 403.92 | 2,786.90 | 1,716.32 | 3,400.00 | 2,500.00 | |
| 17-40-30 | BUILDINGS & GROUNDS MAINTAIN | 143,114.34 | 82,215.77 | 32,109.70 | 81,800.00 | 69,100.00 | |
| 17-40-55 | BAD DEBT | .00 | 43.57 | 37.71 | 100.00 | 100.00 | |
| 17-40-70 | CAPITAL OUTLAY | 44,900.00 | 85,285.16 | 12,106.22 | 89,100.00 | 107,470.00 | |
| 17-40-90 | CONTRIBUTION TO FUND BALANCE | .00 | .00 | .00 | .00 | .00 | |
| | Total PARK MAINTENANCE FUND: | 223,655.80 | 219,787.39 | 81,467.79 | 220,880.00 | 225,200.00 | |
| | Net Grand Totals: | 1,268.50- | 5,423.33 | 108,583.13 | .00 | .00 | |

**PARKS MAINTENANCE FUND**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***17-40-30 Buildings & grounds maintenance*** | | | |
| Prior year budget, as modified | | | $ 81,800 |
| Current estimates: | | | |
| Fertilizer - 3 broadcast applications | $ 21,000 | $ 21,000 | |
| Pesticides/ Broadleaf and weed killer | 3,000 | $ 3,000 | |
| Irrigation repairs | 5,000 | $ 5,000 | |
| Toy Lot Repair | 10,500 | $ 10,500 | |
| Filters for Legacy/Canterbury North/South | 1,100 | $ 1,100 | |
| Ballfield Maintenance Dirt/Chalk/Paint | 6,000 | $ 6,000 | |
| Park restroom supplies and repairs | 3,000 | $ 3,000 | |
| Trees purchase- Bluff Ridge for Arbor Day | 2,000 | $ 2,000 | |
| Jensen Pond algae control | 4,000 | $ 4,000 | |
| Ice melt | 4,000 | $ 4,000 | |
| Misc. repairs, paper goods & cleaning chemicals | 1,500 | $ 1,500 | |
| Bluff, Canterbury, Fremont Crack Seal ad Slurry | 8,000 | $ 8,000 | |
| Total budget for account | $ 69,100 | $ 69,100 | $ - |
| Amount changed from request | | | $ (69,100) |
| Increase/(decrease) from prior year modified budget | $ (12,700) | $ (12,700) | $ (81,800) |
| ***17-40-70 Capital outlay*** | | | |
| Prior year budget, as modified | | | $ 89,100 |
| Current estimates: | | | |
| Pickup truck | $ 19,000 | $ 19,000 | |
| Park Improvements Ranchettes/Rock Creek | 70,000 | 73,470 | |
| 52" Mower | 15,000 | 15,000 | |
| Total budget for account | $ 104,000 | $ 107,470 | $ - |
| Amount changed from request | | | $ (104,000) |
| Increase/(decrease) from prior year modified budget | $ 14,900 | $ 18,370 | $ (89,100) |

# STREET LIGHTING FEE FUND

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **STREET LIGHTING FUND** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 18-36-10 | INTEREST EARNINGS | 91.19 | 250.26 | 292.60 | .00 | .00 | |
| 18-36-90 | Sundry Revenue | .00 | .00 | 2,925.00 | .00 | .00 | |
| | Total MISCELLANEOUS REVENUE: | 91.19 | 250.26 | 3,217.60 | .00 | .00 | |
| **OPERATING REVENUES** | | | | | | | |
| 18-37-10 | STREET LIGHTING FEE | 102,471.79 | 103,975.55 | 87,393.92 | 102,000.00 | 104,000.00 | |
| | Total OPERATING REVENUES: | 102,471.79 | 103,975.55 | 87,393.92 | 102,000.00 | 104,000.00 | |
| **NON-OPERATING REVENUE** | | | | | | | |
| 18-38-10 | CAPITAL LEASE PROCEEDS | .00 | .00 | .00 | 620,268.00 | .00 | |
| 18-38-85 | STREET LIGHT PARTICIPATION | .00 | 12,500.00 | .00 | .00 | .00 | |
| | Total NON-OPERATING REVENUE: | .00 | 12,500.00 | .00 | 620,268.00 | .00 | |
| **FUND BALANCE** | | | | | | | |
| 18-39-50 | USE OF FUND BALANCE | .00 | .00 | .00 | 51,100.00 | .00 | |
| | Total FUND BALANCE: | .00 | .00 | .00 | 51,100.00 | .00 | |
| **STREET LIGHTING FUND** | | | | | | | |
| 18-40-25 | STREET LIGHT MAINTENANCE | .00 | 3,302.20 | 723.49 | 4,000.00 | 500.00 | |
| 18-40-27 | STREET LIGHT UTILITIES | 76,427.62 | 78,716.22 | 53,869.03 | 82,000.00 | 15,000.00 | |
| 18-40-33 | STREET LIGHT INSTALLATION | .00 | 17,985.24 | 6,591.92 | 7,000.00 | .00 | |
| 18-40-40 | CAPITAL LEASE REPAYMENT | .00 | .00 | .00 | .00 | 88,400.00 | |
| 18-40-55 | BAD DEBT | .00 | 34.97 | 17.04 | 100.00 | 100.00 | |
| 18-40-60 | SUNDRY | 9.70 | .00 | .00 | .00 | .00 | |
| 18-40-70 | CAPITAL OUTLAY | .00 | .00 | .00 | 680,268.00 | .00 | |
| 18-40-90 | CONTRIBUTION TO FUND BALANCE | .00 | .00 | .00 | .00 | .00 | |
| | Total STREET LIGHTING FUND: | 76,437.32 | 100,038.63 | 61,201.48 | 773,368.00 | 104,000.00 | |
| | Net Grand Totals: | 26,125.66 | 16,687.18 | 29,410.04 | .00 | .00 | |

## CLASS "C" ROADS FUND

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **CLASS "C" ROAD FUND** | | | | | | | |
| **REVENUE** | | | | | | | |
| 20-33-56 | CLASS "C" ROAD FUND ALLOTMENT | 658,049.62 | 685,242.17 | 457,666.48 | 650,000.00 | 700,000.00 | |
| Total REVENUE: | | 658,049.62 | 685,242.17 | 457,666.48 | 650,000.00 | 700,000.00 | |
| **REVENUE** | | | | | | | |
| 20-34-35 | ROAD CUT PERMITS | 2,772.86 | 2,298.32 | 9,522.92 | 4,500.00 | 2,000.00 | |
| Total REVENUE: | | 2,772.86 | 2,298.32 | 9,522.92 | 4,500.00 | 2,000.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 20-36-10 | INTEREST INCOME | .00 | 231.22 | 1,150.46 | 800.00 | 500.00 | |
| 20-36-90 | SUNDRY REVENUES | .00 | 323.36 | 90.00 | .00 | .00 | |
| Total MISCELLANEOUS REVENUE: | | .00 | 554.58 | 1,240.46 | 800.00 | 500.00 | |
| **OTHER FINANCING SOURCES** | | | | | | | |
| 20-38-10 | CAPITAL LEASE PROCEEDS | .00 | .00 | 183,014.34 | 183,000.00 | .00 | |
| Total OTHER FINANCING SOURCES: | | .00 | .00 | 183,014.34 | 183,000.00 | .00 | |
| **FUND BALANCE** | | | | | | | |
| 20-39-40 | TRANSFERS FROM OTHER FUNDS | .00 | .00 | 315,580.00 | 315,580.00 | .00 | |
| 20-39-50 | USE OF FUND BALANCE | .00 | .00 | .00 | 69,375.00 | 322,430.00 | |
| Total FUND BALANCE: | | .00 | .00 | 315,580.00 | 384,955.00 | 322,430.00 | |
| **EXPENDITURES** | | | | | | | |
| 20-40-10 | OVERTIME | .00 | 3,952.57 | 6,080.79 | 5,513.00 | .00 | |
| 20-40-11 | PERMANENT EMPLOYEE WAGES | 290,788.98 | 171,178.81 | 129,272.09 | 188,198.00 | .00 | |
| 20-40-13 | EMPLOYEE BENEFITS | 132,324.07 | 96,567.60 | 75,606.66 | 112,849.00 | .00 | |
| 20-40-23 | TRAVEL & TRAINING | 1,160.00 | .00 | .00 | .00 | .00 | |
| 20-40-24 | OFFICE SUPPLIES | 226.96 | .00 | .00 | .00 | .00 | |
| 20-40-25 | EQUIPMENT SUPPLIES AND MAINTEN | 7,654.26 | 23,955.07 | 14,418.99 | 31,900.00 | 27,850.00 | |
| 20-40-26 | VEHICLE EXPENSES | 27,583.85 | 34,097.80 | 18,544.21 | 35,950.00 | 40,100.00 | |
| 20-40-28 | COMMUNICATIONS | 3,081.41 | .00 | .00 | .00 | .00 | |
| 20-40-36 | INTERNAL SERVICES ALLOCATION | 80,000.00 | 75,000.00 | .00 | .00 | .00 | |
| 20-40-37 | PROFESSIONAL & TECH SERVICES | 8,004.25 | 6,693.40 | 33,443.77 | 25,000.00 | .00 | |
| 20-40-41 | CAPITAL LEASE PAYMENT | .00 | .00 | 38,948.74 | 40,000.00 | .00 | |
| 20-40-44 | SPECIAL HIGHWAY PROJECTS | 38,058.96 | 202,748.46 | 38,946.73 | 66,000.00 | 59,000.00 | |
| 20-40-50 | NON-CAPITAL EQUIPMENT | 10,000.00 | .00 | .00 | .00 | .00 | |
| 20-40-60 | SUNDRY EXPENDITURES | 14.78 | .00 | .00 | .00 | .00 | |
| 20-40-70 | CAPITAL PROJECTS | .00 | .00 | 23,685.44 | 512,445.00 | 833,480.00 | |
| 20-40-75 | CAPITAL EQUIPMENT | .00 | .00 | 113,213.00 | 205,400.00 | 64,500.00 | |
| Total EXPENDITURES: | | 598,897.52 | 614,193.71 | 492,160.42 | 1,223,255.00 | 1,024,930.00 | |
| Net Grand Totals: | | 61,924.96 | 73,901.36 | 474,863.78 | .00 | .00 | |

**CLASS C ROADS FUND**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***20-40-70 Capital projects*** | | | |
| Prior year budget, as modified | | | $ 512,445 |
| Items in red represent roads with little or no useful life left | | | |
| Current estimates: | | | |
| Overlay/Recon 3300 S- 1000 W-950 W | 90,000 | 90,000 | |
| Recon 800 W - 2700 S to 2820 S | 114,300 | 114,300 | |
| Overlay /Recon 2525 S- 1000 W to Bluff Ridge. | 189,700 | 189,700 | |
| Villa Vista/Marilyn Dr. area Remove/Replace | 1,020,800 | 259,480 | |
| Surface Treatments on Fair roads | 180,000 | 180,000 | |
| Overlay /Reconstruct Bluff Rd - 1700 S - 3000 W | 225,580 | | |
| Reconstruct/Fabric Doral Dr. 1700 S North | 184,900 | | |
| Reconstruct 2700 S - 2809 W to 3000 W | 218,700 | | |
| (5 Year road plan being updated ) | | | - |
| Total budget for account | $ 2,223,980 | $ 833,480 | $ - |
| Amount changed from request | | | $ (2,223,980) |
| Increase/(decrease) from prior year modified budget | $ 1,711,535 | $ 321,035 | $ (512,445) |
| ***20-40-75 Capital equipment*** | | | |
| Prior year budget, as modified | | | $ 205,400 |
| Current estimates: | | | |
| Road management software with training | 13,500 | 13,500 | |
| Replace 1999 Chevy Pick up with new | $ 45,000 | $ - | |
| New Salt Spreader 1994 10 Wheeler (Stainless) | $ 26,000 | 26,000 | |
| 10' Stainless Steel Dump Bed for Bobtail | $ 17,000 | 17,000 | |
| Enclosed Trailer for Pavement Marking Equipment (Changed to 5-year lease) | $ 8,000 | 8,000 | |
| Traffic Counter - move to special highway projects | $ 1,000 | - | |
| Total budget for account | $ 150,500 | $ 64,500 | $ - |
| Amount changed from request | | | $ (150,500) |
| Increase/(decrease) from prior year modified budget | $ (54,900) | $ (140,900) | $ (205,400) |

# CAPITAL IMPROVEMENT FUND

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **CAPITAL IMPROVEMENT FUND** | | | | | | | |
| **TAXES** | | | | | | | |
| 80-31-40 | FRANCHISE TAX | 1,208,895.05 | 1,228,856.50 | 1,014,683.30 | 1,210,000.00 | 1,242,000.00 | |
| Total TAXES: | | 1,208,895.05 | 1,228,856.50 | 1,014,683.30 | 1,210,000.00 | 1,242,000.00 | |
| **INTERGOVERNMENTAL REVENUE** | | | | | | | |
| 80-33-10 | FEDERAL GRANTS | .00 | .00 | .00 | 20,000.00 | .00 | |
| 80-33-15 | STATE GRANTS | .00 | .00 | 45,468.13 | 47,850.00 | 75,000.00 | |
| 80-33-20 | CAPITAL LEASE PROCEEDS | .00 | .00 | 394,718.66 | 395,000.00 | .00 | |
| Total INTERGOVERNMENTAL REVENUE: | | .00 | .00 | 440,186.79 | 462,850.00 | 75,000.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 80-36-10 | INTEREST INCOME | 2,877.41 | 1,494.42 | 157.83- | 2,000.00 | .00 | |
| 80-36-50 | CELL TOWER REVENUE | 61,487.00 | 64,309.14 | 58,584.38 | 65,000.00 | 65,000.00 | |
| 80-36-90 | SUNDRY REVENUE | 2,080.00 | 1,380.00 | 1,340.00 | .00 | .00 | |
| Total MISCELLANEOUS REVENUE: | | 66,444.41 | 67,183.56 | 59,766.55 | 67,000.00 | 65,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 80-39-40 | TRANSFERS FROM OTHER FUNDS | .00 | .00 | 200,000.00 | 200,000.00 | .00 | |
| 80-39-45 | CONTRIBUTIONS | 76,118.75 | 12,011.00 | 5,385.50 | .00 | .00 | |
| 80-39-50 | USE OF FUND BALANCE | .00 | .00 | .00 | 79,000.00 | .00 | |
| Total CONTRIBUTIONS AND TRANSFERS: | | 76,118.75 | 12,011.00 | 205,385.50 | 279,000.00 | .00 | |
| **CAPITAL IMPROVEMENTS FUND** | | | | | | | |
| 80-40-40 | MBA LEASE PAYMENT | 1,082,819.93 | 1,172,920.86 | 1,174,903.56 | 1,174,500.00 | 1,162,000.00 | |
| 80-40-41 | CAPITAL LEASE REPAYMENT | .00 | .00 | 102,657.50 | 115,000.00 | 145,000.00 | |
| 80-40-48 | TRANSFER TO OTHER FUNDS | 216,379.85 | 306,908.64 | .00 | .00 | .00 | |
| 80-40-70 | CAPITAL EQUIPMENT | 152,703.50 | .00 | 650,825.42 | 651,500.00 | .00 | |
| 80-40-71 | CAPITAL PROJECTS | .00 | 32,171.27 | 68,532.21 | 77,850.00 | 75,000.00 | |
| Total CAPITAL IMPROVEMENTS FUND: | | 1,451,903.28 | 1,512,000.77 | 1,996,918.69 | 2,018,850.00 | 1,382,000.00 | |
| Net Grand Totals: | | 100,445.07- | 203,949.71- | 276,896.55- | .00 | .00 | |

**CAPITAL IMPROVEMENT FUND**
**Fiscal Year Ending June 30, 2012**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***80-40-40 MBA Lease payment*** | | | |
| Prior year budget, as modified | | | $ 1,174,500 |
| Current estimates: | | | |
| City buildings lease payment | $ 1,162,000 | $ 1,162,000 | |
| Total budget for account | $ 1,162,000 | $ 1,162,000 | $ - |
| Amount changed from request | | | $ (1,162,000) |
| Increase/(decrease) from prior year modified budget | $ (12,500) | $ (12,500) | $ (1,174,500) |
| ***80-40-41 Capital Lease Payment*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| Police cars lease payment | $ 105,000 | $ 105,000 | |
| 10 Wheeler lease payment | 40,000 | 40,000 | |
| Total budget for account | $ 145,000 | $ 145,000 | $ - |
| Amount changed from request | | | $ (145,000) |
| Increase/(decrease) from prior year modified budget | $ 145,000 | $ 145,000 | $ - |
| ***80-40-71 Capital projects*** | | | |
| Prior year budget, as modified | | | $ 77,850 |
| Current estimates: | | | |
| Chloe Sunshine Park (CCBG Grant money) | 75,000 | 75,000 | |
| Total budget for account | $ 75,000 | $ 75,000 | $ - |
| Amount changed from request | | | $ (75,000) |
| Increase/(decrease) from prior year modified budget | $ (576,500) | $ (576,500) | $ (651,500) |
| ***Total expenditures*** | | | |
| Prior year budget, as modified | | | $ 1,903,850 |
| Total budget for expenditures | $ 585,500 | $ 585,500 | $ (651,500) |
| Amount changed from request | | | $ (1,237,000) |
| Increase/(decrease) from prior year modified budget | $ (1,318,350) | $ (1,318,350) | $ (2,555,350) |

## Utility Enterprise Funds

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Secondary Water Utility Fund

Culinary Water Utility Fund

Sewer Utility Fund

Storm Water Utility Fund

Garbage Utility Fund

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **SECONDARY WATER OPERATING FUND** | | | | | | | |
| **CHARGE FOR SERVICES** | | | | | | | |
| 30-34-25 | SERVICE FEE - SECONDARY WATER | 1,304,751.01 | 1,315,916.41 | 1,103,716.11 | 1,322,000.00 | 1,322,000.00 | |
| Total CHARGE FOR SERVICES: | | 1,304,751.01 | 1,315,916.41 | 1,103,716.11 | 1,322,000.00 | 1,322,000.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 30-36-10 | INTEREST INCOME | 6,227.79 | 3,909.48 | 4,624.43 | 5,000.00 | 5,000.00 | |
| 30-36-40 | SALE OF ASSETS | 276.00 | .00 | .00 | .00 | .00 | |
| 30-36-90 | SUNDRY REVENUE | .00 | .00 | 246.00 | .00 | .00 | |
| Total MISCELLANEOUS REVENUE: | | 6,503.79 | 3,909.48 | 4,870.43 | 5,000.00 | 5,000.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 30-37-60 | CONNECTION FEES, SEC. WATER | 30,107.00 | 15,175.00 | 19,475.00 | 20,000.00 | 45,000.00 | |
| Total OPERATING REVENUE: | | 30,107.00 | 15,175.00 | 19,475.00 | 20,000.00 | 45,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 30-39-45 | CONTRIBUTIONS FROM SUBDIVISION | 437,157.13 | 630,688.02 | .00 | .00 | .00 | |
| 30-39-92 | USE OF RETAINED EARNINGS | .00 | .00 | .00 | 203,179.00 | 227,834.00 | |
| Total CONTRIBUTIONS AND TRANSFERS: | | 437,157.13 | 630,688.02 | .00 | 203,179.00 | 227,834.00 | |
| **SECONDARY WATER OPERATING FUND** | | | | | | | |
| 30-40-08 | SOURCE OF SUPPLY | 273,936.70 | 272,597.53 | 281,882.44 | 280,000.00 | 285,000.00 | |
| 30-40-10 | OVERTIME | .00 | 2,359.58 | 1,796.08 | 4,918.00 | 5,000.00 | |
| 30-40-11 | PERMANENT EMPLOYEE WAGES | 118,518.42 | 119,694.57 | 118,979.03 | 155,989.00 | 135,116.00 | |
| 30-40-12 | PART-TIME WAGES | .00 | 5,292.12 | 5,265.75 | 10,660.00 | 22,703.00 | |
| 30-40-13 | EMPLOYEE BENEFITS | 49,557.53 | 60,806.43 | 42,885.61 | 69,621.00 | 65,692.00 | |
| 30-40-15 | UNIFORMS | .00 | .00 | 24.00 | 600.00 | 600.00 | |
| 30-40-24 | OFFICE SUPPLIES | .00 | .00 | 53.00 | 200.00 | 1,000.00 | |
| 30-40-25 | EQUIPMENT SUPPLIES AND MAINTEN | 4,808.41 | 5,754.28 | 4,205.79 | 9,000.00 | 4,500.00 | |
| 30-40-26 | VEHICLE EXPENSES | 7,970.67 | 18,065.44 | 8,978.12 | 26,100.00 | 34,500.00 | |
| 30-40-27 | UTILITIES | 106,092.81 | 111,908.12 | 87,101.35 | 137,000.00 | 140,000.00 | |
| 30-40-28 | COMMUNICATIONS | 495.48 | 2,628.43 | 1,751.74 | 2,000.00 | 2,000.00 | |
| 30-40-36 | INTERNAL SERVICES ALLOCATION | 80,000.00 | 100,000.00 | 114,973.47 | 153,298.00 | 209,240.00 | |
| 30-40-37 | PROFESSIONAL & TECH SERVICES | 907.25 | 6,891.75 | 940.93 | 26,500.00 | 6,000.00 | |
| 30-40-45 | SECONDARY SYSTEM MAINTENANCE | 69,810.37 | 78,739.76 | 34,345.07 | 70,000.00 | 70,000.00 | |
| 30-40-48 | TRANSFERS TO OTHER FUNDS | 190,480.00 | 186,230.00 | 186,792.50 | 186,793.00 | 186,983.00 | |
| 30-40-50 | DEPRECIATION | 371,163.90 | 372,723.81 | 310,318.63 | 415,000.00 | 430,000.00 | |
| 30-40-55 | BAD DEBT | .00 | 901.78 | 409.63 | 2,000.00 | 1,000.00 | |
| 30-40-60 | SUNDRY | 1,562.37 | .00 | 63.53 | 500.00 | 500.00 | |
| 30-40-70 | CAPITAL OUTLAY | 113,978.02 | .00 | .00 | .00 | 472,569.00 | |
| 30-40-71 | MOVE CAPITAL TO BALANCE SHEET | 113,978.02- | .00 | .00 | .00 | 472,569.00- | |
| Total SECONDARY WATER OPERATING FUND: | | 1,275,303.91 | 1,344,593.60 | 1,200,766.67 | 1,550,179.00 | 1,599,834.00 | |
| Net Grand Totals: | | 503,215.02 | 621,095.31 | 72,705.13- | .00 | .00 | |

**SECONDARY WATER OPERATING FUND**
**Fiscal Year Ending June 30, 2013**
**Capital Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***30-1651 Machinery & equipment*** | | | |
| Prior year budget, as modified | | | $ 56,000 |
| Current estimates: | | | |
| New Fleet Truck (1/2) | $ 22,500 | $ - | |
| Total budget for account | $ 22,500 | $ - | $ - |
| Amount changed from request | | | $ (22,500) |
| Increase/(decrease) from prior year modified budget | $ (33,500) | $ (56,000) | $ (56,000) |
| ***30-1671 Water system*** | | | |
| Prior year budget, as modified | | | $ 432,569 |
| Current estimates: | | | |
| Bluff Road Transmission Line | 432,569 | $ 432,569 | |
| 700 South Project - Water service rec. | - | 40,000 | |
| Total budget for account | $ 1,012,569 | $ 472,569 | $ - |
| Amount changed from request | | | $ (1,012,569) |
| Increase/(decrease) from prior year modified budget | $ 580,000 | $ 40,000 | $ (432,569) |
| ***Total expenditures*** | | | |
| Prior year budget, as modified | | | $ 488,569 |
| Total budget for expenditures | $ 1,035,069 | $ 472,569 | $ - |
| Amount changed from request | | | $ (1,035,069) |
| Increase/(decrease) from prior year modified budget | $ 546,500 | $ (16,000) | $ (488,569) |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **STORM WATER OPERATING FUND** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 40-36-10 | INTEREST INCOME | 1,295.74 | 1,288.73 | 1,489.33 | 1,500.00 | 1,500.00 | |
| Total MISCELLANEOUS REVENUE: | | 1,295.74 | 1,288.73 | 1,489.33 | 1,500.00 | 1,500.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 40-37-10 | STORM WATER USER FEES | 284,340.33 | 285,547.59 | 240,510.16 | 288,000.00 | 288,000.00 | |
| Total OPERATING REVENUE: | | 284,340.33 | 285,547.59 | 240,510.16 | 288,000.00 | 288,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 40-39-40 | TRANSFERS FROM OTHER FUNDS | 5,096,491.87 | .00 | .00 | .00 | .00 | |
| 40-39-43 | USE OF FUND BALANCE | .00 | .00 | .00 | 152,135.00 | 194,641.00 | |
| 40-39-45 | CONTRIBUTIONS FROM SUBDIVISION | 604,748.60 | 532,497.04 | .00 | .00 | .00 | |
| Total CONTRIBUTIONS AND TRANSFERS: | | 5,701,240.47 | 532,497.04 | .00 | 152,135.00 | 194,641.00 | |
| **STORM WATER OPERATING FUND** | | | | | | | |
| 40-40-10 | OVERTIME | .00 | 1,053.95 | 1,672.15 | 2,000.00 | 3,000.00 | |
| 40-40-11 | PERMANENT EMPLOYEE WAGES | 81,651.97 | 69,891.33 | 53,515.54 | 72,962.00 | 71,896.00 | |
| 40-40-12 | PART-TIME WAGES | .00 | 1,992.41 | 7,373.75 | 10,660.00 | 10,660.00 | |
| 40-40-13 | EMPLOYEE BENEFITS | 32,517.68 | 32,347.70 | 37,429.57 | 39,378.00 | 55,305.00 | |
| 40-40-23 | TRAVEL & TRAINING | 40.00 | 365.00 | .00 | 500.00 | 500.00 | |
| 40-40-24 | OFFICE SUPPLIES | 74.25 | 62.70 | .00 | 100.00 | 500.00 | |
| 40-40-25 | EQUIPMENT SUPPLIES AND MAINT | 1,346.91 | 1,242.52 | 332.37 | 1,000.00 | 6,400.00 | |
| 40-40-26 | VEHICLE EXPENSE | 806.27 | 679.87 | .00 | 2,700.00 | 7,500.00 | |
| 40-40-36 | INTERNAL SERVICES ALLOCATION | 80,000.00 | 100,000.00 | 63,626.22 | 84,835.00 | 89,080.00 | |
| 40-40-37 | PROFESSIONAL & TECH SERVICES | .00 | 17,502.74 | .00 | 4,000.00 | 4,000.00 | |
| 40-40-45 | STORM WATER SYSTEM MAINTENAN | 17,600.44 | 15,322.94 | 7,557.58 | 20,000.00 | 25,000.00 | |
| 40-40-47 | PROFESSIONAL & TECHNICAL SERVI | 2,503.50 | .00 | .00 | .00 | .00 | |
| 40-40-50 | DEPRECIATION | 172,596.30 | 185,450.29 | 151,823.18 | 203,000.00 | 210,000.00 | |
| 40-40-55 | BAD DEBT | .00 | 210.84 | 123.40 | 500.00 | 300.00 | |
| 40-40-60 | SUNDRY | 275.01 | .00 | .00 | .00 | .00 | |
| 40-40-70 | CAPITAL PROJECTS | .00 | .00 | .00 | .00 | 200,000.00 | |
| 40-40-71 | MOVE CAPITAL TO BALANCE SHEET | .00 | .00 | .00 | .00 | 200,000.00- | |
| Total STORM WATER OPERATING FUND: | | 389,412.33 | 426,122.29 | 323,453.76 | 441,635.00 | 484,141.00 | |
| Net Grand Totals: | | 5,597,464.21 | 393,211.07 | 81,454.27- | .00 | .00 | |

**STORM WATER OPERATING FUND**
**Fiscal Year Ending June 30, 2013**
**Capital Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***40-1651 Machinery & equipment*** | | | |
| Prior year budget, as modified | | | $ 50,000 |
| Current estimates: | | | |
| Total budget for account | $ - | $ - | $ - |
| Amount changed from request | | | $ - |
| Increase/(decrease) from prior year modified budget | $ (50,000) | $ (50,000) | $ (50,000) |
| ***40-1671 Storm water system*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| 3000 West Stone Haven | $ 100,000 | $ 100,000 | $ - |
| 1000 West Storm Drain | $ 100,000 | $ 100,000 | |
| Total budget for account | $ 200,000 | $ 200,000 | $ - |
| Amount changed from request | | | $ (200,000) |
| Increase/(decrease) from prior year modified budget | $ 200,000 | $ 200,000 | $ - |
| ***Total expenditures*** | | | |
| Prior year budget, as modified | | | $ 50,000 |
| Total budget for expenditures | $ 200,000 | $ 200,000 | $ - |
| Amount changed from request | | | $ (200,000) |
| Increase/(decrease) from prior year modified budget | $ 150,000 | $ 150,000 | $ (50,000) |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **CULINARY WATER OPERATING FUND** | | | | | | | |
| **INTERGOVERNMENTAL REVENUE** | | | | | | | |
| 50-33-10 | FEDERAL GRANTS | .00 | .00 | .00 | .00 | 142,318.00 | |
| | Total INTERGOVERNMENTAL REVENUE: | .00 | .00 | .00 | .00 | 142,318.00 | |
| **CHARGE FOR SERVICES** | | | | | | | |
| 50-34-60 | WATER CONNECTION FEES | 34,369.00 | 21,204.00 | 25,404.00 | 30,000.00 | 48,750.00 | |
| | Total CHARGE FOR SERVICES: | 34,369.00 | 21,204.00 | 25,404.00 | 30,000.00 | 48,750.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 50-36-10 | INTEREST INCOME | 8,456.80 | 8,379.30 | 9,781.77 | 12,000.00 | 12,000.00 | |
| 50-36-40 | SALE OF ASSETS | 276.00 | 20,886.00 | 4,732.00 | 4,700.00 | .00 | |
| 50-36-84 | PENALTIES ON UTILITY BILL | 17,785.00 | 23,017.67 | 41,788.91 | 50,000.00 | 80,000.00 | |
| 50-36-90 | SUNDRY REVENUES | 300.00 | 255.00 | 685.98 | 200.00 | 500.00 | |
| | Total MISCELLANEOUS REVENUE: | 26,817.80 | 52,537.97 | 56,988.66 | 66,900.00 | 92,500.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 50-37-10 | WATER REVENUE | 1,496,483.22 | 1,483,901.88 | 1,254,521.14 | 1,465,000.00 | 1,469,500.00 | |
| | Total OPERATING REVENUE: | 1,496,483.22 | 1,483,901.88 | 1,254,521.14 | 1,465,000.00 | 1,469,500.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 50-39-45 | CONTRIBUTION FROM SUBDIVISIONS | 685,214.73 | 776,719.15 | .00 | .00 | .00 | |
| 50-39-92 | USE OF RETAINED EARNINGS | .00 | .00 | .00 | 104,335.00 | .00 | |
| | Total CONTRIBUTIONS AND TRANSFERS: | 685,214.73 | 776,719.15 | .00 | 104,335.00 | .00 | |
| **CULINARY WATER OPERATIONS** | | | | | | | |
| 50-40-08 | SOURCE OF SUPPLY | 385,229.00 | 393,229.00 | 398,949.75 | 400,000.00 | 413,000.00 | |
| 50-40-09 | POSER & PUMPING | 9,755.20 | .00 | .00 | .00 | .00 | |
| 50-40-10 | OVERTIME | .00 | 2,388.73 | 2,034.06 | 4,042.00 | 5,000.00 | |
| 50-40-11 | PERMANENT EMPLOYEE WAGES | 118,136.41 | 133,123.92 | 113,988.85 | 145,880.00 | 145,058.00 | |
| 50-40-12 | PART-TIME WAGES | .00 | 7,288.60 | 11,650.38 | 23,015.00 | 30,160.00 | |
| 50-40-13 | EMPLOYEE BENEFITS | 48,458.91 | 67,302.28 | 61,547.23 | 80,745.00 | 88,973.00 | |
| 50-40-15 | UNIFORMS | 400.00 | .00 | 865.34 | 1,500.00 | 1,500.00 | |
| 50-40-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | .00 | .00 | .00 | 1,000.00 | 3,500.00 | |
| 50-40-23 | TRAVEL & TRAINING | 3,006.00 | 1,075.43 | 4,031.56 | 5,500.00 | 6,500.00 | |
| 50-40-24 | OFFICE SUPPLIES | 4,612.26 | 1,858.26 | 1,118.24 | 4,500.00 | 4,500.00 | |
| 50-40-25 | EQUIP SUPPLIES & MAINT | 9,191.62 | 11,101.45 | 3,206.24 | 5,500.00 | 500.00 | |
| 50-40-26 | VEHICLE EXPENSES | 21,225.32 | 36,700.85 | 24,367.94 | 30,600.00 | 37,500.00 | |
| 50-40-27 | UTILITIES | 4,715.40 | 13,977.66 | 11,259.77 | 21,000.00 | 21,000.00 | |
| 50-40-28 | COMMUNICATIONS | 1,909.79 | 3,452.90 | 2,097.93 | 3,200.00 | 3,200.00 | |
| 50-40-36 | INTERNAL SERVICES ALLOCATION | 100,000.00 | 224,000.00 | 210,969.72 | 281,293.00 | 304,481.00 | |
| 50-40-37 | PROFESSIONAL & TECH SERVICES | 19,083.76 | 50,893.14 | 45,167.99 | 45,500.00 | 6,000.00 | |
| 50-40-45 | CULINARY SYSTEM MAINTENANCE | 48,856.33 | 32,317.05 | 24,431.03 | 45,000.00 | 45,000.00 | |
| 50-40-50 | DEPRECIATION | 453,508.67 | 443,460.22 | 352,955.10 | 467,000.00 | 475,000.00 | |
| 50-40-55 | BAD DEBT | .00 | 2,859.57 | 722.74 | 3,000.00 | 1,500.00 | |
| 50-40-60 | SUNDRY | 2,127.11 | .00 | 417.51 | 500.00 | 500.00 | |
| 50-40-70 | CAPITAL OUTLAY | 91,878.06 | .00 | .00 | .00 | 912,600.00 | |
| 50-40-71 | MOVE CAPITAL TO BALANCE SHEET | 91,878.06- | .00 | .00 | .00 | 912,600.00- | |
| 50-40-94 | RETAINED EARNINGS | .00 | .00 | .00 | .00 | 60,476.00 | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| Total CULINARY WATER OPERATIONS: | | 1,230,215.78 | 1,425,029.06 | 1,269,781.38 | 1,568,775.00 | 1,653,348.00 | |
| **UTILITIES OFFICE** | | | | | | | |
| 50-41-24 | OFFICE SUPPLIES | 22,046.76 | 29,234.24 | 30,440.66 | 35,000.00 | 41,920.00 | |
| 50-41-25 | EQUIP SUPPLIES & MAINTENANCE | 3,220.33 | 999.50 | 1,236.50 | 2,000.00 | 2,000.00 | |
| 50-41-26 | VEHICLE EXPENSE | 1,171.94 | 699.86 | .00 | 2,860.00 | .00 | |
| 50-41-28 | COMMUNICATIONS | 279.00 | 186.00 | 139.50 | 600.00 | 600.00 | |
| 50-41-37 | PROFESSIONAL & TECH SERVICES | 34,755.95 | 47,942.46 | 42,682.56 | 57,000.00 | 55,200.00 | |
| Total UTILITIES OFFICE: | | 61,473.98 | 79,062.06 | 74,499.22 | 97,460.00 | 99,720.00 | |
| Net Grand Totals: | | 951,194.99 | 830,271.88 | 7,366.80- | .00 | .00 | |

**CULINARY WATER OPERATING FUND**
**Fiscal Year Ending June 30, 2013**
**Capital Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***50-1651 Machinery & equpment*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Meter Reader - new software & equipment | $ - | $ 10,000 | |
| Total budget for account | $ - | $ 10,000 | $ - |
| Amount changed from request | | | $ - |
| Increase/(decrease) from prior year modified budget | $ - | $ 10,000 | $ - |
| ***50-1671 Water System*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| 1000 West (200 South to 1200 South) | $ 500,000 | $ 500,000 | |
| Replace David (Marilyn to Dallas) utility (Drinking Water Grant) | 90,000 | 195,000 | |
| 700 South Project | 115,000 | 115,000 | |
| Smedly Acres (Drinking Water Grant) | - | 77,000 | |
| 1000 W. Lateral Transfers (Drinking Water Grant) | | 15,600 | |
| Total budget for account | $ 705,000 | $ 902,600 | $ - |
| Amount changed from request | | | $ (705,000) |
| Increase/(decrease) from prior year modified budget | $ 705,000 | $ 902,600 | $ - |
| ***Total expenditures*** | | | |
| Prior year budget, as modified | | | $ - |
| Total budget for expenditures | $ 705,000 | $ 912,600 | $ - |
| Amount changed from request | | | $ (705,000) |
| Increase/(decrease) from prior year modified budget | $ 705,000 | $ 912,600 | $ - |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **SEWER OPERATING FUND** | | | | | | | |
| **CHARGE FOR SERVICES** | | | | | | | |
| 53-34-82 | SEWER CONNECTION FEES | 30,322.00 | 19,511.00 | 23,411.00 | 25,000.00 | 45,000.00 | |
| | Total CHARGE FOR SERVICES: | 30,322.00 | 19,511.00 | 23,411.00 | 25,000.00 | 45,000.00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 53-36-10 | INTEREST INCOME | 1,426.05 | 2,480.43 | 3,289.45 | 3,800.00 | 4,000.00 | |
| | Total MISCELLANEOUS REVENUE: | 1,426.05 | 2,480.43 | 3,289.45 | 3,800.00 | 4,000.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 53-37-30 | SEWER REVENUE | 958,290.47 | 966,190.53 | 813,921.93 | 973,000.00 | 1,055,000.00 | |
| | Total OPERATING REVENUE: | 958,290.47 | 966,190.53 | 813,921.93 | 973,000.00 | 1,055,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 53-39-45 | CONTRIBUTION FROM SUBDIVISIONS | 609,972.02 | 607,456.57 | .00 | .00 | .00 | |
| 53-39-50 | USE OF RETAINED EARNINGS | .00 | .00 | .00 | 19,724.00 | 67,041.00 | |
| | Total CONTRIBUTIONS AND TRANSFERS: | 609,972.02 | 607,456.57 | .00 | 19,724.00 | 67,041.00 | |
| **SEWER OPERATING FUND** | | | | | | | |
| 53-40-10 | OVERTIME | .00 | 1,775.89 | 876.91 | 4,286.00 | 5,000.00 | |
| 53-40-11 | PERMANENT EMPLOYEE WAGES | 107,758.67 | 100,270.65 | 62,302.70 | 80,268.00 | 84,189.00 | |
| 53-40-12 | PART-TIME WAGES | .00 | 1,992.41 | .00 | .00 | .00 | |
| 53-40-13 | EMPLOYEE BENEFITS | 45,046.56 | 47,862.88 | 36,250.07 | 35,538.00 | 57,372.00 | |
| 53-40-18 | SEWAGE DISPOSAL FEES | 552,828.50 | 556,990.70 | 433,274.80 | 560,000.00 | 650,000.00 | |
| 53-40-23 | TRAVEL & TRAINING | 25.00 | .00 | 20.00 | 1,000.00 | 1,000.00 | |
| 53-40-24 | OFFICE SUPPLIES | 74.25 | 204.00 | 18.01 | 300.00 | 500.00 | |
| 53-40-25 | EQUIP SUPPLIES & MAINT | 1,224.51 | 2,021.81 | 443.38 | 1,750.00 | 6,900.00 | |
| 53-40-26 | VEHICLE EXPENSES | 4,743.13 | 6,017.77 | 1,660.62 | 4,500.00 | 9,500.00 | |
| 53-40-28 | COMMUNICATIONS | .00 | .00 | .00 | 500.00 | 500.00 | |
| 53-40-36 | INTERNAL SERVICES ALLOCATION | 40,000.00 | 40,000.00 | 35,161.47 | 46,882.00 | 59,080.00 | |
| 53-40-37 | PROFESSIONAL & TECH SERVICES | 997.50 | 83.00 | .00 | 5,000.00 | 500.00 | |
| 53-40-45 | SEWER SYSTEM MAINTENANCE | 2,384.32 | 2,577.22 | 1,120.65 | 6,000.00 | 10,000.00 | |
| 53-40-50 | DEPRECIATION | 236,145.65 | 252,254.62 | 205,176.62 | 274,000.00 | 285,000.00 | |
| 53-40-55 | BAD DEBT | .00 | 699.04 | 310.53 | 1,000.00 | 1,000.00 | |
| 53-40-60 | SUNDRY | 900.75 | .00 | .00 | 500.00 | 500.00 | |
| | Total SEWER OPERATING FUND: | 992,128.84 | 1,012,749.99 | 776,615.76 | 1,021,524.00 | 1,171,041.00 | |
| | Net Grand Totals: | 607,881.70 | 582,888.54 | 64,006.62 | .00 | .00 | |

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **GARBAGE UTILITY OPERATING FUND** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 55-36-10 | INTEREST INCOME | 671.33 | 1,017.91 | 1,010.04 | 1,000.00 | 500.00 | |
| Total MISCELLANEOUS REVENUE: | | 671.33 | 1,017.91 | 1,010.04 | 1,000.00 | 500.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 55-37-70 | WASTE COLLECTION REVENUE | 1,126,901.04 | 1,145,248.20 | 928,387.25 | 1,150,000.00 | 1,108,560.00 | |
| 55-37-71 | GREEN WASTE RECYCLING | .00 | 17,990.60 | 81,457.31 | 97,000.00 | 93,600.00 | |
| 55-37-75 | GARBAGE CAN PURCHASE FEE | 9,600.00 | 6,520.00 | 7,800.00 | 7,000.00 | 15,000.00 | |
| Total OPERATING REVENUE: | | 1,136,501.04 | 1,169,758.80 | 1,017,644.56 | 1,254,000.00 | 1,217,160.00 | |
| **GARBAGE OPERATING FUND** | | | | | | | |
| 55-40-10 | OVERTIME | .00 | 30.00 | .00 | .00 | .00 | |
| 55-40-11 | PERMANENT EMPLOYEE WAGES | 26,732.32 | 21,177.78 | 25,332.34 | 31,034.00 | 39,270.00 | |
| 55-40-12 | PART-TIME WAGES | .00 | 3,205.07 | .00 | .00 | .00 | |
| 55-40-13 | EMPLOYEE BENEFITS | 8,079.19 | 7,285.29 | 11,338.25 | 13,738.00 | 9,828.00 | |
| 55-40-15 | UNIFORMS | 500.00 | .00 | .00 | 1,000.00 | 500.00 | |
| 55-40-23 | TRAVEL & TRAINING | .00 | .00 | .00 | 500.00 | 500.00 | |
| 55-40-24 | OFFICE SUPPLIES | .00 | 42.37 | .00 | 1,000.00 | 1,000.00 | |
| 55-40-30 | GARBAGE COLLECTION EXPENSE | 1,002,283.74 | 1,017,506.27 | 753,486.96 | 1,014,000.00 | 998,000.00 | |
| 55-40-31 | GARBAGE CAN PURCHASES | 12,775.00 | 42,727.00 | .00 | 25,000.00 | 10,000.00 | |
| 55-40-36 | INTERNAL SERVICES ALLOCATION | 20,000.00 | 40,000.00 | 35,161.47 | 46,882.00 | 47,080.00 | |
| 55-40-40 | GREEN WASTE COLLECTION FEES | .00 | 15,058.50 | 58,420.75 | 70,000.00 | 90,000.00 | |
| 55-40-41 | GREEN WASTE CAN PURCHASES | .00 | .00 | .00 | 19,000.00 | 18,750.00 | |
| 55-40-55 | BAD DEBT | .00 | 1,254.00 | 429.82 | 2,500.00 | 1,000.00 | |
| 55-40-60 | SUNDRY | 1,667.30 | .00 | .00 | .00 | .00 | |
| 55-40-94 | RETAINED EARNINGS | .00 | .00 | .00 | 30,346.00 | 1,732.00 | |
| Total GARBAGE OPERATING FUND: | | 1,072,037.55 | 1,148,286.28 | 884,169.59 | 1,255,000.00 | 1,217,660.00 | |
| Net Grand Totals: | | 65,134.82 | 22,490.43 | 134,485.01 | .00 | .00 | |

## Information Technology Internal Service Fund

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **INFORMATION TECHNOLOGY FUND** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 63-36-10 | INTEREST INCOME | .00 | .00 | 53.02 | .00 | 50.00 | |
| | Total MISCELLANEOUS REVENUE: | .00 | .00 | 53.02 | .00 | 50.00 | |
| **SPECIAL FUND REVENUE** | | | | | | | |
| 63-39-91 | DEPARTMENTAL CHARGES | .00 | .00 | 133,934.94 | 178,580.00 | 181,602.00 | |
| | Total SPECIAL FUND REVENUE: | .00 | .00 | 133,934.94 | 178,580.00 | 181,602.00 | |
| **OPERATING EXPENDITURES** | | | | | | | |
| 63-40-11 | PERMANENT EMPLOYEE WAGES | .00 | .00 | 69,637.38 | 85,809.00 | 85,809.00 | |
| 63-40-13 | EMPLOYEE BENEFITS | .00 | .00 | 28,604.99 | 34,690.00 | 38,973.00 | |
| 63-40-21 | BOOKS, SUBSCRIPTS & MEMBERSHI | .00 | .00 | 116.34 | 200.00 | 200.00 | |
| 63-40-23 | TRAVEL & TRAINING | .00 | .00 | .00 | 2,000.00 | 3,500.00 | |
| 63-40-24 | OFFICE SUPPLIES | .00 | .00 | .00 | 25.00 | 25.00 | |
| 63-40-25 | EQUIPMENT SUPPLIES & MAINT | .00 | .00 | 22,336.54 | 28,900.00 | 31,546.00 | |
| 63-40-37 | PROFESSIONAL & TECH SERVICES | .00 | .00 | 3,289.79 | 4,860.00 | 6,860.00 | |
| | Total OPERATING EXPENDITURES: | .00 | .00 | 123,985.04 | 156,484.00 | 166,913.00 | |
| **FUND BALANCE** | | | | | | | |
| 63-48-80 | INCREASE IN FUND BALANCE | .00 | .00 | .00 | 22,096.00 | 14,739.00 | |
| | Total FUND BALANCE: | .00 | .00 | .00 | 22,096.00 | 14,739.00 | |
| | Net Grand Totals: | .00 | .00 | 10,002.92 | .00 | .00 | |

**Impact Fees**

---

Park Purchase

Park Development

Public Safety

Transportation

Culinary Water

Secondary Water

Storm Water

## IMPACT FEES
### Revenues & Cost Allocation Detail

| Account Description | Park Purchase | Park Development | Public Safety | Transportation | Secondary Water | Storm Water | Culinary Water |
|---|---|---|---|---|---|---|---|
| **Estimated beginning balance:** | $ (156,183) | $ (474,755) | $ 57,703 | $ 1,069,551 | $ 192,365 | $ 531,434 | $ 90,153 |
| Revenue: | | | | | | | |
| Impact fees | $ 10,000 | $ 247,950 | $ 33,750 | $ 169,650 | $ 120,000 | $ 180,000 | $ 144,900 |
| Interest | - | - | 200 | 3,000 | 700 | 2,500 | 1,500 |
| Federal Grants | | | | | | | 169,850 |
| Transfers from other funds | - | 186,983 | - | - | - | - | - |
| Sale of Park Land | 1,950,000 | | | | | | |
| Sub-total revenue | $ 1,960,000 | $ 434,933 | $ 33,950 | $ 172,650 | $ 120,700 | $ 182,500 | $ 316,250 |
| Expenditures: | | | | | | | |
| Interest | $ 1,000 | $ 4,000 | $ - | $ - | $ - | $ - | $ - |
| Bond payment - principal | - | 135,000 | | - | - | - | - |
| Bond payment - interest | - | 51,983 | - | - | - | - | - |
| Professional and technical | - | - | - | - | - | - | - |
| Impact Fee Study Plan | 10,000 | 10,000 | 10,000 | 40,000 | 10,000 | 10,000 | 10,000 |
| Capital projects/ Purch of Land | | - | - | 460,000 | 430,000 | 230,000 | 339,700 |
| Sub-total expenditures | $ 11,000 | $ 200,983 | $ 10,000 | $ 500,000 | $ 440,000 | $ 240,000 | $ 349,700 |
| Total activity | $ 1,949,000 | $ 233,950 | $ 23,950 | $ (327,350) | $ (319,300) | $ (57,500) | $ (33,450) |
| **Estimated ending balance:** | $ 1,792,817 | $ (240,805) | $ 81,653 | $ 742,201 | $ (126,935) | $ 473,934 | $ 56,703 |

**IMPACT FEES**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***Park Purchase Impact Fee:*** | | | |
| ***11-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |
| ***11-40-53 Interest*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Cash Borrowing from other funds | $ 1,000 | $ 1,000 | $ - |
| Total budget for account | $ 1,000 | $ 1,000 | $ - |
| Amount changed from request | | | $ (1,000) |
| Increase/(decrease) from prior year modified budget | $ 1,000 | $ 1,000 | $ - |
| ***Park Development Impact Fee:*** | | | |
| ***12-40-20 Bond Payment*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Annual Bond Payment | $ 135,000 | $ 135,000 | $ - |
| Total budget for account | $ 135,000 | $ 135,000 | $ - |
| Amount changed from request | | | $ (135,000) |
| Increase/(decrease) from prior year modified budget | $ 135,000 | $ 135,000 | $ - |
| ***12-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |

**IMPACT FEES**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***12-40-52 Bond Interest Payment*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Bond Interest | $ 51,983 | $ 51,983 | $ - |
| Total budget for account | $ 51,983 | $ 51,983 | $ - |
| Amount changed from request | | | $ (51,983) |
| Increase/(decrease) from prior year modified budget | $ 51,983 | $ 51,983 | $ - |
| ***12-40-53 Interest*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Cash Borrowing from other funds | $ 4,000 | $ 4,000 | $ - |
| Total budget for account | $ 4,000 | $ 4,000 | $ - |
| Amount changed from request | | | $ (4,000) |
| Increase/(decrease) from prior year modified budget | $ 4,000 | $ 4,000 | $ - |
| ***Public Safety Impact Fee:*** | | | |
| ***13-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |
| ***Transportation Impact Fee:*** | | | |
| ***21-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 40,000 | $ 40,000 | $ - |
| Total budget for account | $ 40,000 | $ 40,000 | $ - |
| Amount changed from request | | | $ (40,000) |
| Increase/(decrease) from prior year modified budget | $ 40,000 | $ 40,000 | $ - |

**IMPACT FEES**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***21-40-70 Capital Projects*** | | | |
| Prior year budget, as modified | | | |
| Current estimates: | | | |
| 700 South Road Widening Project | $ 460,000 | $ 460,000 | $ - |
| Total budget for account | $ 460,000 | $ 460,000 | $ - |
| Amount changed from request | | | $ (460,000) |
| Increase/(decrease) from prior year modified budget | $ 460,000 | $ 460,000 | $ - |
| ***Secondary Water Impact Fee:*** | | | |
| ***31-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |
| ***31-40-70 Capital Projects*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| 1000 West 16"Transmission Line | $ - | $ 430,000 | |
| | $ - | $ - | $ - |
| Total budget for account | $ - | $ 430,000 | $ - |
| Amount changed from request | | | $ - |
| Increase/(decrease) from prior year modified budget | $ - | $ 430,000 | $ - |
| ***Storm Water Impact Fee:*** | | | |
| ***41-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |

**IMPACT FEES**
**Fiscal Year Ending June 30, 2013**
**Line Item Detail**

Preliminary

| | Requested | City Manager/Council Recommendation | Adopted Budget |
|---|---|---|---|
| ***41-40-70 Capital Projects*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| 700 South Storm Sewer | $ 230,000 | $ 230,000 | |
| | $ - | $ - | $ - |
| Total budget for account | $ 230,000 | $ 230,000 | $ - |
| Amount changed from request | | | $ (230,000) |
| Increase/(decrease) from prior year modified budget | $ 230,000 | $ 230,000 | $ - |
| ***Culinary Water Impact Fee:*** | | | |
| ***51-40-37 Professional & Technical*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| Impact Fee Study Plan | $ 10,000 | $ 10,000 | $ - |
| Total budget for account | $ 10,000 | $ 10,000 | $ - |
| Amount changed from request | | | $ (10,000) |
| Increase/(decrease) from prior year modified budget | $ 10,000 | $ 10,000 | $ - |
| ***51-40-70 Capital Projects*** | | | |
| Prior year budget, as modified | | | $ - |
| Current estimates: | | | |
| 1000 West Waterline Repl. (2700 S. to Bluff) | $ - | $ 339,700 | |
| (increase line size from 6 to 10 inches) | $ - | $ - | $ - |
| Total budget for account | $ - | $ 339,700 | $ - |
| Amount changed from request | | | $ - |
| Increase/(decrease) from prior year modified budget | $ - | $ 339,700 | $ - |

Syracuse City Redevelopment Agency

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **REDEVELOPMENT AGENCY** | | | | | | | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 65-36-10 | INTEREST INCOME | 826.05 | 1,390.90 | 2,127.33 | 1,000.00 | 1,500.00 | |
| 65-36-20 | TAX INCREMENT | 284,503.00 | 421,094.00 | 445,397.00 | 420,000.00 | 445,000.00 | |
| Total MISCELLANEOUS REVENUE: | | 285,329.05 | 422,484.90 | 447,524.33 | 421,000.00 | 446,500.00 | |
| **REDEVELOPMENT AGENCY** | | | | | | | |
| 65-40-25 | SUPPLIES AND MAINTENANCE | 36,999.97 | 4,201.80 | .00 | 5,000.00 | .00 | |
| 65-40-36 | MANAGEMENT FEE | .00 | 63,000.00 | 66,809.55 | 63,000.00 | 66,750.00 | |
| 65-40-37 | PROFESSIONAL AND TECHNICAL SE | .00 | .00 | .00 | 5,000.00 | .00 | |
| 65-40-41 | REPAYMENT TO FINANCERS | 79,392.00 | 79,392.00 | 119,565.00 | 120,500.00 | 89,305.00 | |
| 65-40-70 | CAPITAL OUTLAY | .00 | 92,140.00 | .00 | 100,000.00 | 100,000.00 | |
| 65-40-90 | CONTRIBUTION TO FUND BALANCE | .00 | .00 | .00 | 127,500.00 | 190,445.00 | |
| Total REDEVELOPMENT AGENCY: | | 116,391.97 | 238,733.80 | 186,374.55 | 421,000.00 | 446,500.00 | |
| Net Grand Totals: | | 168,937.08 | 183,751.10 | 261,149.78 | .00 | .00 | |

Municipal Building Authority of Syracuse City

| Account Number | Account Title | 2009-10 Prior year 2 Actual | 2010-11 Prior year Actual | 2011-12 Current year Actual | 2011-12 Current year Budget | 2012-13 Recommended Budget | Council Approved Budget |
|---|---|---|---|---|---|---|---|
| **MUNICIPAL BUILDING AUTHORITY** | | | | | | | |
| **MUNICIPAL BUILDING AUTHORITY** | | | | | | | |
| 67-33-10 | FEDERAL GRANTS | 115,149.26 | .00 | .00 | .00 | .00 | |
| | Total MUNICIPAL BUILDING AUTHORITY: | 115,149.26 | .00 | .00 | .00 | .00 | |
| **MISCELLANEOUS REVENUE** | | | | | | | |
| 67-36-10 | INTEREST INCOME | .00 | 329.91 | 480.56 | 500.00 | 500.00 | |
| | Total MISCELLANEOUS REVENUE: | .00 | 329.91 | 480.56 | 500.00 | 500.00 | |
| **OPERATING REVENUE** | | | | | | | |
| 67-37-60 | CITY LEASE PAYMENTS | 1,082,819.93 | 1,172,920.86 | 1,174,903.56 | 1,174,500.00 | 1,162,000.00 | |
| | Total OPERATING REVENUE: | 1,082,819.93 | 1,172,920.86 | 1,174,903.56 | 1,174,500.00 | 1,162,000.00 | |
| **CONTRIBUTIONS AND TRANSFERS** | | | | | | | |
| 67-39-40 | TRANSFER FROM OTHER FUNDS | 50,000.00 | .00 | .00 | .00 | .00 | |
| 67-39-50 | USE OF FUND BALANCE | .00 | .00 | .00 | 2,893.00 | .00 | |
| | Total CONTRIBUTIONS AND TRANSFERS: | 50,000.00 | .00 | .00 | 2,893.00 | .00 | |
| **MUNICIPAL BUILDING AUTHORITY** | | | | | | | |
| 67-40-24 | OFFICE SUPPLIES | 10.00 | .00 | .00 | .00 | .00 | |
| 67-40-40 | BOND PRINCIPAL PAYMENTS | 1,173,366.46 | 556,000.00 | 580,000.00 | 580,000.00 | 670,000.00 | |
| 67-40-52 | BOND INTEREST PAYMENTS | .00 | 609,410.86 | 586,883.56 | 586,883.00 | 484,066.00 | |
| 67-40-54 | BOND FEES | 8,010.00 | 7,510.00 | 10,020.00 | 11,010.00 | 8,010.00 | |
| 67-40-74 | CONSTRUCTION - POLICE BUILDING | 200,096.01 | .00 | .00 | .00 | .00 | |
| 67-40-76 | FREMONT FIRE STATION | 52,299.14 | .00 | .00 | .00 | .00 | |
| 67-40-90 | CONTRIBUTION TO FUND BALANCE | .00 | .00 | .00 | .00 | 424.00 | |
| | Total MUNICIPAL BUILDING AUTHORITY: | 1,433,781.61 | 1,172,920.86 | 1,176,903.56 | 1,177,893.00 | 1,162,500.00 | |
| | Net Grand Totals: | 185,812.42- | 329.91 | 1,519.44- | .00 | .00 | |

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "7"** **Public Hearing- Proposed Ordinance No. 12-07 adopting Title Four rewrite of the Syracuse City Municipal Code pertaining to Public Property and Utilities.**

***Factual Summation***

- Any questions regarding this item may be directed at Public Works Director Robert Whiteley, Parks and Recreation Director Kresta Robinson, or City Recorder Cassie Brown
- Please see the following memo provided by Cassie Brown.
- Please see the attached Proposed Ordinance No. 12-07.

***Memorandum***

. A draft rewrite of Title Four of the City Code was presented to the Council early in 2012. Since that time the item has been on two work session agendas for review and discussion. At the conclusion of the last discussion staff was directed to add an item to the next business meeting to allow the Council to consider final adoption of the document for inclusion in the City Code. Any changes made to the document since the last discussion are highlighted in different colored font for easy reference.

# TITLE IV

# PUBLIC PROPERTY/UTILITIES

## CHAPTER 1

## STREET AND SIDEWALK REGULATIONS


**4-01-010: Building Line on Street**
**4-01-020: Streets and Sidewalks Constructed by Individuals**
**4-01-030: Obstructions**
**4-01-040: Location of Poles on Streets**
**4-01-050: Height of Awnings, Porches and Signs**
**4-01-060: Street and Sidewalk Cleanliness**
**4-01-070: Excavations**
**4-01-080: Deferral of Construction**
**4-01-090: Temporary Restoration**
**4-01-100: Permanent Restoration**
**4-01-110: Annual Meeting and Disclosure**
**4-01-120: Restoration of Asphalt Cuts**
**4-01-130: Excavation Through Intersection Requires Dry Lines**
**4-01-140: Laterals**
**4-01-150: Restoration of Public Property**
**4-01-160: Prohibited Acts**
**4-01-170 Appeals**


**4-01-010.~~:~~ BUILDING LINE ON STREET.** No building or house erected on the boundary or edge of any street, lane, avenue, or alley of this City shall extend further into the street than the outer edge of the lot or the inner edge of the sidewalk.

**4-01-020.~~:~~ STREETS AND SIDEWALKS CONSTRUCTED BY INDIVIDUALS.** It shall be unlawful for any person, either as owner, agent, servant, contractor or employee, to construct any street or sidewalk within the public right-of-way ~~in this City~~ unless a permit is first obtained from the Public Works Department ~~the City Council~~ to do so. ~~and unless s~~ Such street or sidewalk shall be constructed to lines and grades and specifications as given and established by the City ~~Council~~ Standards or unless special permission to deviate from such lines and grades is first obtained from the City ~~Council~~. All such streets and sidewalks shall be constructed under the supervision of a~~n~~ city inspector ~~to be appointed by the City~~, but the cost of indicating grade and lines shall be borne by the person constructing said street or sidewalk.

**4-01-030.~~:~~ OBSTRUCTIONS.** All persons are hereby forbidden to obstruct the sidewalks, crosswalks, or streets of this City, or to place any earth or substance on said sidewalks, or to permit any gate or other obstruction to swing across any sidewalk of this City to the annoyance of another person~~; provided, however, that~~ unless granted special permission ~~may be granted~~ by the Public Works Department ~~City Council~~ to place obstructions on sidewalks or streets when necessary for improving the same or to provide protection when buildings are in the course of construction.

**4-01-040.:** **LOCATION OF POLES ON STREETS.** All sign posts, telegraph, telephone or light poles, awnings, porch posts, or other obstructions shall be set at the outer edge of the sidewalk at such places as the City Engineer Marshal, with the approval of the City Council may designate. No pole stubs shall be set on any telegraph, telephone, or light poles which are located on a public street or sidewalk within the City.

**4-01-050.:** **HEIGHT OF AWNINGS, PORCHES, AND SIGNS.** All awnings, porch tops, and sign boards crossing or extending over any sidewalk in this City must be at least eight (8) feet above the grade of the sidewalk.

**4-01-060.:** **STREET AND SIDEWALK CLEANLINESS**

A. It shall be the duty of the owner of or occupant of private property fronting upon a public sidewalk to remove all weeds and noxious vegetation from such property and in front thereof to the curb line of the street and to keep the sidewalks in front of such property free from dirt, litter, snow, ice or obstructions.

B. It shall be the duty of general contractors, owner-builders, or owners of every residential or commercial building construction site to keep the construction site in a condition of cleanliness and healthfulness by:

(1) Preventing the accumulation of garbage or refuse, including boards, bricks, stones, trash etc., into disorderly stacks or piles. A commercial trash bin or suitable container, located on the site, shall be used for refuse on the construction site and shall be emptied when full;

(2) Maintaining the premises in such a manner that mice, rats, rodents, or animals do not inhabit the premises;

(3) Preventing garbage, refuse, dirt, rocks or building materials from encroaching onto sidewalks, curbs, gutters, streets, public property, or private property without the written consent of the owner, except that dirt may be used for the bridging of sidewalks during construction. However, use of dirt for bridging curb and gutter will shall not be allowed.

(4) Preventing the blowing of paper or other debris onto neighboring properties.

C(5C) In order to protect the function of the City's storm drainage system and ensure safety of the public, this sSection shall be primarily enforced by the Syracuse City Building Department, with the assistance of the Police Department. When a violation occurs, a Building Department official may issue a stop work order on the construction project until the violation is corrected. Contractors, builders, or residents violating this section shall be guilty of a Class "B" misdemeanor. *(Ord 04-19)*

**4-01-070.** **EXCAVACTIONSEXCAVATIONS.** It shall be unlawful for any person, except City personnel or those duly authorized by permit by the City Council to make any excavateion in any street,public right-of-way, lane or alley, or remove any pavement or other materials forming any street or improvement thereof without first having obtained a permit therefore from the City. In order to obtain an excavation permit, an application therefor shall be submitted to the Public Works Department City Council, accompanied by an application fee in an amount established by the City fee shcheduleCity Council from time to time by resolution, stating the location of the proposed excavation, the nature and extent of the same, the purpose for which the excavation is necessary, the

manner in which it is proposed to accomplish such excavating, the means to be employed to permit the unobstructed flow of traffic thereon, and the length of time the excavation will remain. The City ~~Council~~ shall issue, after determining that the proposed excavation is necessary and that the same will not unreasonably damage said ~~street, lane, or alley,~~public right-of-way, a permit to undertake and complete such excavation.

Prior to the issuance of a permit covering such excavation, the City ~~Council~~ shall require a bond issued by a licensed surety company of the State of Utah or a cashier's check made out in favor of Syracuse City in an amount sufficient to guarantee restoration of ~~such street, lane or alley~~ public infrastructure to its original condition. All persons or firms making such excavations must hold a valid license from the State of Utah and must maintain adequate public liability insurance. ~~(See Resolution R98-2)~~

No such excavation nor obstruction to any ~~such street, lane, or alley~~public right of way shall be made without notifying the City of Syracuse in advance of the time when it is proposed to begin such excavation. It shall be unlawful for any person to close any ~~such street, lane, or alley~~public right of way or to prevent the flow of traffic thereon without first obtaining permission therefore from the City of Syracuse.

All backfill shall meet standard specifications and all materials used shall be properly tamped or settled with a sufficient quantity of water to assure proper compaction. The contractor shall be required to test the compaction and submit such~~a~~ compaction report to the City.

It shall be unlawful for any person having made an excavation in any street, whether under a permit or otherwise to fail, neglect, or refuse for a period of five (5) days after notice, to restore said street to its normal condition. It shall be unlawful for any person, by or for whom any excavation is made in a public street or any purpose to fail to properly protect the work zone area ~~cause a barricade, rail, or other sufficient fence to be placed~~ so as to enclose such excavation, together with the dirt, gravel, or other material thrown therefrom, and to maintain such ~~barricade~~ protection during the ~~whole time for which~~ entire duration such excavation continues~~; lanterns or some other proper and sufficient~~ visible flasher lights shall be fixed to parts of such barricade, or in some other proper manner over or near the excavation, and over and near the dirt, gravel, or other material taken therefrom, and so kept from the beginning of twilight through the whole of every night during all the time such excavation exists. It shall be unlawful for any person to maliciously or wantonly, and without legal cause, to extinguish, remove, or diminish said lights or tear down or remove any rail, fence, or barricade fixed in accordance with the provisions of this Section. ~~(Ord 05-04)~~

**4-01-080.** **DEFERRAL OF CONSTRUCTION.** The City Engineer may, in the Engineer's reasonable discretion, and subject to the provisions of any approved Franchise Ordinance or Agreement of the City, defer construction or other activity under any permit provided for in this chapter, until such time as the Engineer deems it proper in all cases where the public place on which the work is desired to be done is occupied or about to be occupied in any work by the City, or by some other person having a right to use the same in such manner as to render it seriously inconvenient to the public to permit any further obstruction thereof at such time, and in granting such permit, may so regulate the manner of doing such work in order to cause the least inconvenience to the public in the use of such public place; and in all cases any work of the City or its contractors or employees for municipal purposes shall have precedence over all work of every other kind.

**4-01-090.** **TEMPORARY RESTORATION.** Anyone issued a permit for excavation or other activity under this chapter shall temporarily restore ~~the street, alley,~~ any disturbed public right of

way or other public place ~~in a manner~~ to a condition approved by the City Engineer, within seven (7) days ~~(7)~~ after completion of the work for which the permit was issued. This requirement of temporary restoration may be waived by the City Engineer upon a determination that after consideration of the potential for settlement of the excavated area there is not a significant risk of settlement.

**4-01-100.** **PERMANENT RESTORATION.** ~~All~~ Excavator shall complete permanent repairs of the temporary restoration ~~shall be completed by the excavator~~ within one (1) year after completion of the work for which the permit was issued. If the excavator ~~permittee~~ fails to complete the permanent restoration within this time period and in a manner approved by the City Engineer, the City may ~~restore the street, alley, or other public place~~ perform the restoration and bill the permittee for the repair. All permanent repairs shall be bonded for at the time of the issuance of a permit. ~~Upon notice to the permittee, the bond may be called and used to complete the permanent restoration if the permittee fails to complete the restoration.~~ Upon failure to complete applicable permanent restoration and receving notice from the City, the City shall place claim to said bond for reimbursement of incurred expenses to complete the restoration. The permittee may, at the time the permit is issued, contract with the City for the completion of the permanent restoration.

**4-01-110.** **ANNUAL MEETING AND DISCLOSURE.** Beginning ~~by~~ November 2000, and by the first week of January of each succeeding year, the City Engineer shall provide to all utilities, a list of street and other improvements planned for the following three successive years. All agencies, utilities, franchises, and other entities planning work in a ~~street, alley,~~ public right of way or other public place that will require a permit under this ~~c~~Chapter shall submit a list of proposed projects and locations to the City Engineer by December 31st of each year. This list shall cover the planned projects for the following three years. These lists of planned projects shall be entered in to the City's Geographic Information System and integrated with other information on street condition and use. For the purpose of this subsection, the term "planned projects" does not include new construction that could not have reasonably been foreseen at the beginning of the year. The City Engineer may deny entities or agencies that fail to provide this information, permits for construction or other activity under this chapter unless the entity was not provided a list of planned street improvements by the City for that year. The City may hold an annual meeting for the purpose of providing and explaining such list.

**General Requirements.** Each ~~applicant~~ permitee or excavator for permitee shall comply with the following requirements:

(A) Haul away and properly dispose of all materials removed from each single excavated area ~~For single excavated areas~~ less than fifty feet (50') in length and twenty feet (20') in width. ~~, all materials that are dug out of the trench or excavation shall be hauled off and disposed of.~~ The trench or excavation shall be refilled with new crushed road base and compacted to ninety-six percent (96 %) and made ready for the asphalt finish surface. The trench or excavation shall be patched by the contractor in a thickness to match existing conditions or ~~with~~ a minimum of ~~three (3)~~ four (4) inches of asphalt. ~~See Figure 3 at the end of this Chapter.~~

(B) ~~Before any excavation begins under this permit and at all times during the excavation, make~~ Make proper provisions for protecting the public with necessary guards, barricades, lights, signals and with all other appurtenances necessary to safeguard the lives and property of the users of such roadway, sidewalk, and other facilities, before any excavation begins under this permit and at all times during the excavation. Visible flasher lights shall be used in hours of darkness.

(C) Be responsible for all liability or personal injury resulting from neglect; ~~. The applicant shall~~ indemnify Syracuse City against all claims, demands, costs, damages, attorney fees or other expenses of any kind occasioned by such neglect; and ~~. The applicant shall,~~ upon request of the City, produce evidence of insurance adequate to cover such claims.

(D) Be responsible for restoring all ~~Public Ways~~public rights-of-way and Private improvements, including sidewalks, surfaces, curbs and gutters, driveways, ditches, sprinkler irrigation, and other landscaping, to their original condition, whether public or private, in a manner conforming to current Syracuse City specifications.

(E) Keep excavations to a minimum ~~On any project,~~ regardless of the age or condition of the pavement, ~~keeps excavations to a minimum~~ and, wherever possible, locate excavations so that one "common" patch can cover as many excavations as possible.

(F) Restore roads to a passable and safe condition within sixteen (16) hours of commencing excavation. All remaining repairs and restoration shall take place within ten (10) calendar days from the date of the first excavation. All debris generated as a result of said excavation ~~will~~ shall be removed immediately from the area upon completion of the excavation. If, within the standard ten (10) days, or other time period authorized by the City Engineer, the road cut or excavation has not been repaired as required, Syracuse City may place claim on ~~revoke~~ the excavation bond to cover expenses necessary to complete the necessary repairs.~~and cause the repairs to be made.~~ The costs of repair shall include administrative costs. The permittee or excavator for the permitee shall be responsible for trench maintenance for one (1) year after the date it was inspected and approved by the Public Works Department. If repair of the road cut or trench is necessary within the initial one-year period, the permittee shall make repairs to the satisfaction of the City Engineer or, in the alternative, the City may ~~revoke~~ place claim on the excavation bond and cause the repairs to be made.

(G) Limit the trench length left at grade but unpaved to a maximum of one thousand (1000'). ~~Feet~~ feet. ~~(1000').~~ No excavation shall be allowed to continue until the one thousand (1000') feet ~~(1000')~~ of trench has been restored with proper asphalt surface and inspected and accepted by the City.

(H) Place flowable fill in all~~All~~ excavations of twelve (12) inches ~~(12")~~ or less in width, ~~shall be required to use flowable fill~~ prior to the application of an asphalt finished surface.

(I) ~~All excavation, when refilled, shall be c~~ C~~ompacted~~ all backfilled excavations to ninety-six percent (96%). The contractor shall submit tests to the City confirming ~~that~~ the compaction.

(J) Protect bore pits. Bore pits adjacent to or which may be hazardous to traffic shall not be left open or unshielded overnight. Shielding in conformance with the ~~manual~~ Manual on Uniform Traffic Control Devices shall be allowed in the case of large pits or extensive bore and jack operations. Contractors shall complete s~~S~~mall bores under two lane roadways ~~should be completed~~ in one continuous operation.

(K) Utilize c~~C~~ommon trenching ~~shall be required~~ in all subdivisions, unless otherwise approved or excepted by the City Engineer. ~~( See figure 8.7 Typical Section – Common Trench)~~

(L) Bore a~~A~~ll utility excavations ~~shall be bored~~ whenever possible.

**Comment [RW1]:** This section [General Requirements] should be moved to a new section following 4-01-070.

**4-01-120.** **RESTORATION OF ASPHALT CUTS.** For any asphalt surface three (3) years old or less, excavator shall provide new asphalt ~~must be provided~~ for the length of the cut and the width of all lanes affected by the construction or other activity. For any asphalt surface where thirty percent (30%) or more of the width of any lane is affected by the construction or other activity, excavator shall provide new asphalt ~~shall be provided~~ for the length of the cut and the width of all lanes affected. For all other asphalt surfaces, excavator shall provide new asphalt ~~shall be provided~~ for the length and width of the ~~effected~~ affected area as required in this ~~chapter~~ Chapter. The City Engineer may require that the surface of the street receiving new asphalt be rotomilled prior to resurfacing.

**4-01-130.** **EXCAVATION THROUGH INTERSECTION REQUIRES DRY LINES.** Every person seeking a permit to excavate in or through an intersection shall be required to place conduit in the open trench for the purpose of ~~providing for the~~ allowing placement of future utilities without disruption to the surface of the right-of-way.

**4-01-140.** **LATERALS.** The City shall notify all abutting property owners along the affected portion of a street proposed for opening by the City, and a permittee shall notify all property owners as determined by the last tax assessment rolls, of the intent to open the street and shall provide to each owner, an opportunity to place, at the owners expense, laterals for the utilities to their property, prior to closing the trench. No excavation for laterals shall be allowed for a period of three (3) years after construction or reconstruction of a street, where such notice was given and the property owner declined to install the lateral.

The City Engineer may waive this barrier to entering a street if ~~a determination is made, that~~ the required notice was not sent~~, and, at the Engineer's sole discretion, it is determined~~ or if the engineer determines that the excavation is necessary to provide an essential service that cannot be provided, except by cutting the street. The permittee shall pay a fee equal to the estimated damage to the useful life of the street and any associated repairs and shall repave~~s~~ that portion of the street necessary to restore it, as close as possible, to its original condition, as determined by the City Engineer.

**4-01-150.** **RESTORATION OF PUBLIC PROPERTY.** Permitee or excavator for permitee shall:

(A) ~~The permittee shall, at its own expense, restore~~ Restore the surface of any Public way to its original condition at the permitee's own expense and shall replace any removed or damaged pavement with the same type and depth of pavement of that which is adjoining, thickness not to be less than four (4) inches including the gravel base material not to be less than eleven (11) inches. All restoration shall conform to the engineering regulations; design standards and specifications promulgated by the City and shall be accomplished within the time limits set forth in this ~~c~~Chapter, unless additional time is granted in writing by the Public Works Department. In the event of any conflict between City Standards and Specifications and the Ordinance, the Standards and Specifications shall be controlling.

(B) ~~Permittees shall be~~Be responsible for any necessary repair of a temporary restoration of a ~~street, alley,~~public right-of-way or other public place until the permanent restoration is completed. Permittees or excavators shall be responsible for any necessary repair of a permanent restoration until the ~~street, alley,~~public right-of-way or other public place has been repaved, reconstructed, or until five (5) years after the completion of a permanent restoration, whichever occurs sooner, unless the

permittee contracted with the City ~~Engineer~~ for permanent restoration. If the permittee ~~who is responsible~~ fails to complete any necessary repair of a filled temporary restoration within three (3) calendar days or a permanent restoration within thirty (30) calendar days of being notified to do so by the City, the City ~~Engineer~~ may complete the repair and bill the permittee for the costs of such repair.

(C) ~~At its option, the permittee doing the actual excavation work may request~~Request, if they so choose that the City restore the surface to its original condition. The fee for such resurfacing shall be determined by the City Engineer in accordance with its reasonable costs for such excavation and shall ~~be charged to the person, firm, or corporation making the excavation~~the permitee for the amount. Payment for said excavation shall be received by the City prior to the release or expiration of the bond, whichever occurs sooner.

**4-1-160.~~:~~** **PROHIBITED ACTS.** It shall be unlawful for any person to destroy, deface, or in any manner injure any public street or sidewalk.

It shall be unlawful for any person intentionally or carelessly to throw, cast, or put into, drop, or leave in any street, gutter, sidewalk, or public place any stones, gravel, sand, coal, dirt, manure, garbage, leaves, lawn or hedge clippings, rubbish of any kind, snow, or any other substance. ~~(1971)~~

4-1-170 Appeals. Any person aggrieved of the denial or revocation of a permit under this Title may appeal such decision to the City Council by filing written notice of appeal within fifteen (15) days from the date of the decision.

## CHAPTER 2:

## SEWER REGULATIONS

**4-02-010. North Davis County Sewer District.**
**4-02-020. When Owner Required to Connect to Sewer.**
**4-02-030. Permit Required.**
**4-02-040. Independent Service Lines Necessary.**
**4-02-050. Discharging Excessive Water into Sewer.**
**4-02-060. Subdivision and Other Developments.**
**4-02-070. Damage.**
**4-02-080. Manholes.**
**4-02-090. Runoff.**
**4-02-100. Pretreatment and Discharge Permit Requirements.**
**4-02-110. Wastewater Discharge Prohibitions and Limitations.**
**4-02-120. Authorization Necessary to Reconnect.**
**4-02-130. Authorized Representative to Have Free Access.**

### 4-02-010. North Davis County Sewer District.

The corporate limits of Syracuse City are within the area of the North Davis County Sewer District (the "District"), which is organized under Utah law. All ordinances, rules and regulations of the District are hereby adopted and incorporated herein by reference.

### 4-02-020. When Owner Required to Connect to Sewer.

The owner of all houses, buildings, or properties used for human occupancy, employment, recreation, commercial, industrial or other like purposes, situated within the corporate limits of the City and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer owned and operated by the City or owned or operated by the District, is hereby required, at his expense, to install suitable facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this Chapter, within ninety (90) days after date that said public sewer is available for use, provided that said public sewer line is within three hundred feet (300') of any such building discharging sanitary or industrial waste.

### 4-02-030. Permit Required.

No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance

thereof for any reason without first obtaining a written permit from the District or the owner of such sewer facilities.

**4-02-040. Independent Service Lines Necessary.**

A separate and independent service lateral shall be provided for every building. The City Engineer may consider exceptions in cases such as, ~~except~~ where one building stands at the rear of another or on an interior lot and no Public ~~private~~ sewer is available or can be constructed to the rear building other than routing a pipe through an adjoining alley, court, yard, or driveway. In this case, the service lateral from the front building may be extended to the rear building and the whole considered as one service lateral.

**4-02-050. Discharging Excessive Water into Sewer.**

It shall be unlawful for any person to discharge or cause to be discharged any storm water, surface water, ground water, roof runoff, or subsurface drainage into any sanitary sewer. Such storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet consisting of water courses, ponds, ditches, lakes, or other bodies of surface or ground water provided for receiving the same.

**4-02-060. Subdivision and Other Developments.**

No subdivision plat, industrial park, or commercial development shall be approved or recommended by the City Planning Commission, nor shall a building permit or certificate of occupancy be issued for any lot or part thereof or for the whole thereof, unless the City shall have first received a signed document from the District approving the sewer aspects of the proposed development.

**4-02-070. Damage.**

No person shall intentionally or negligently cause any damage to the sewer system.Repairs necessary for any damage caused shall become the responsibility of the person causing the damage.

**4-02-080. Manholes.**

No person shall open a manhole of the sewer system without first receiving authorization to do so from the City.

**4-02-090. Runoff.**

No owner or occupant shall permit a condition to exist on his property whereby surface water, storm drainage, cooling water, or ground water is discharged into the sewer system, nor shall any person install or create such a condition.

**Comment [RW2]:** This Section is a repeat of 4-02-050 and could be removed.

**4-02-100. Pretreatment and Discharge Permit Requirements.**

A. Those persons required to pretreat wastewater in order to comply with Federal pretreatment standards and/or District wastewater control rules and regulations and any permits issued thereunder shall provide, operate, and maintain the necessary pretreatment facilities in accordance with the District pretreatment regulations.

B. Industrial users required to apply for a discharge permit pursuant to the District wastewater control rules and regulations shall obtain such permit prior to discharging into the sewer system. Applications shall be in the form prescribed by the District Board.

**4-02-110. Wastewater Discharge Prohibitions and Limitations.**

A. Generally. No person shall discharge into the sewer system any substance or in a manner which, under ordinary circumstances, either (1) is harmful or detrimental to or interferes with either the sewer system, the functioning of the sewer system, the environment, or the public health, or (2) causes sewage to pass through the sewer system without treatment and thereby creating a significant health hazard or diminishing the quality of the environment.

B. Discharge Prohibitions. No person shall discharge into the sewer system any substance or discharge into the system in a manner which violates the wastewater discharge prohibitions and limitations contained within the District wastewater control rules and regulations currently in force and as amended from time to time, which are incorporated by this reference as a part hereof as though fully set forth herein, together with any schedules or appendices which are a part of the District wastewater control rules and regulations.

C. Immediate Reporting. Immediately upon discharging a prohibited substance or upon discovering that a prohibited substance has been discharged, the person performing or discovering such discharge shall immediately notify the staff of the District of the discharge by the most rapid available means, if such person knows or reasonably should have known that (1) the substance was discharged, and (2) the discharge of the substance was prohibited. Notification pursuant to this Subsection does not relieve the person notifying of any liability, except liability for violation of this Subsection.

D. Preventing Accidental Discharge.

1) Generally. Every person conducting an activity which creates a substantial risk that a prohibited substance will be discharged into the sewer system shall provide adequate protection against accidental discharge of such a prohibited substance by either (1) implementing procedures or practices which tend to reduce the likelihood of such a discharge and/or (2) installing facilities designed to prevent such accidental discharge. The District General Manager may identify persons required to provide such protection and direct them to comply with this Subsection.

2) City/ District Requirements. The City Public Works Director and/or the District General Manager are hereby authorized to specify particular procedures, practices, and/or facilities which shall be implemented by any person, (1) if the District General Manager finds that there is substantial risk of a discharge prohibited by this Section if preventive measures are not undertaken, and (2) if such procedures, practices and/or facilities substantially reduce the risk of discharge prohibited by this Section, and (3) if the cost of implementing such procedures, practices, and/or installing such facilities is found by the City Council and/or District Board to be reasonable in light of both the potential damage to the sewer system and/or the environment if an accidental discharge occurs, and the effectiveness of the equipment in preventing such an accidental discharge.

3) Plans. In every case where facilities are required to be installed pursuant to this Subsection, the Public Works Director and/or District General Manager are hereby authorized to require submission of detailed plans for the required facilities and their operation before construction of the facilities is begun.

E. Preventive Requirements.

1) Report. Within five (5) days after the discharge of a prohibited substance, the person who discharged such substance shall file with the City a written report describing (1) the nature and content of the discharge, (2) the cause(s) of the discharge, and (3) remedial measures to be taken by the discharger to prevent similar discharges in the future. The City Public Works Director or his designee may inspect the site of the accidental discharge and interview any person involved in the discharge in order to ascertain or confirm what happened and assure that remedial measures adequate to prevent future accidents are carried out as represented.

2) Authorization to Require Changes. If (1) a person has discharged a prohibited substance, and (2) it is likely that the same person will again discharge a similar prohibited substance in the future if preventive measures are not undertaken, then the Public Works Director is hereby authorized to require the person who discharged the prohibited substance to make change(s) in

equipment, facilities, procedures, or practices, which change(s) (1) have the effect of substantially reducing the risk of a similar discharge in the future, and (2) are found by the Public Works Director to be reasonable in cost in light of the potential damage to the system and environment arising out of a similar prohibited discharge in the future. Nothing in this Subsection relieves any person of any liability, except liability for violation of this Subsection.

F. Self-Monitoring and Reporting. The Public Works Director is hereby authorized to require that persons discharging into the sewer system, other than persons discharging only ordinary domestic sewage, monitor and report their sewage discharges in a manner and to the extent necessary to: (1) provide adequate compliance with and enforcement of the District's wastewater control rules and regulations; (2) assess the source of the components of the sewage transmitted by the City and treated and disposed of by the District; and (3) charge reasonable fees and surcharges to dischargers based on actual discharges or reasonable classifications of discharges. The Public Works Director is further hereby authorized to require that such monitoring and reporting be performed at the expense of the person discharging. Every person required to monitor and report pursuant to this Section shall monitor and report as required by the District wastewater control rules and regulations and in conformity with this Section.

G. Compliance Monitoring. The District Pretreatment Administrator is hereby authorized to sample and analyze the sewage of, and inspect the facilities of persons discharging into the sewer system in order to determine or verify compliance with this Section. The City Council is further authorized to require the installation of reasonable facilities, such as manholes, to enable such sampling. However, nothing in this Section limits any power that the City or District may have to investigate or enforce compliance with other sections of this Ordinance or through means not specified in this Subsection.

H. Strict Liability. Any person violating any provision of this Section shall be guilty without regard to fault, knowledge, intent, or the state of mind of the person committing the violation.

I. Nuisance. Any condition or situation which causes a violation of this Section is hereby declared to be a public nuisance and may be abated as provided by law.

**4-02-120. Authorization Necessary to Reconnect.**

It shall be unlawful for any person, after sewer service to any premises has been discontinued or disconnected for any reason whatsoever, to reconnect or resume such service or for the owner or occupant of such premises to allow the same to be reconnected or resumed without being authorized by the City.

**4-02-130. Authorized Representative to Have Free Access.**

Free access shall, at all ordinary hours, be allowed to authorized representatives of the City and/or the District or other owner of such sanitary sewer to inspect and examine such facilities, including service laterals connected to the building, to inspect the plumbing and facilities therein and the manner of use of such sewer facilities, and to determine compliance with the rules and regulations of the City and/or the District or other owner of such sanitary sewer facilities.

## CHAPTER 3

## WATER


**4-03-010. Purpose and Title.**
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**4-03-050. Rules and Regulations.**
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**4-03-530. Penalty.**
**4-03-540. Board of Equalization.**

**4-03-010. Purpose and Title.**

The purpose of this Chapter is to establish and provide requirements, regulations and procedures for the governing and administration of the Syracuse City Water System. This Chapter shall be known as and may be referred to as the Syracuse City Water System Ordinance.

**4-03-020. Public Works Department.**

The Public Works Department shall have authority to operate and maintain the Syracuse City Water System, hereinafter referred to as the "water system," and to furnish water service to the residents of the City in accordance with the provisions of this Title. To accomplish these purposes, the Public Works Department is empowered to employ persons, purchase and approve real property, acquire equipment and perform all other acts necessary or incidental to the accomplishing of the above-described purposes, subject to all applicable ordinances, resolutions, rules, regulations and policies of the City.

**4-03-030. Water Superintendent.**

~~There is hereby created the office of Water Superintendent.~~ The Water Superintendent shall administer and enforce this Chapter under the direction of the Public Works Director and the City Manager and shall manage the City's water system pursuant to the provisions of this Chapter and all other applicable ordinances, rules, regulations and policies of the City. The Water Superintendent shall have such other duties and responsibilities as designated by the City Council.

**4-03-040. Water System.**

The water system constructed or otherwise acquired by the City to supply water is the property of the City and shall be under the sole and exclusive control and jurisdiction of the City. The City may enter into contracts with other governmental entities and/or wholesale water delivery providers for the purchase of water and may acquire water rights, water shares, etc., as it deems appropriate or desirable for the City's water system.

**4-03-050. Rules and Regulations.**

The City Council may from time to time by resolution establish rules and regulations regarding the establishment, installation, operation, control and modification of the City water system in accordance with the provisions of this Chapter.

**4-03-060. Duty to Maintain.**

The Public Works Department shall keep the water system in good repair. Any leaks, breaks or equipment failures of the City water system shall be promptly repaired in accordance with the provisions of this Chapter.

**4-03-070. Authority to Shut Off.**

The Public Works Department shall have the power and authority to temporarily discontinue water service to any area without notice, for the purpose of repairing and maintaining the water system.

**4-03-080. Duty to Treat.**

The Public Works Department shall treat or cause to be treated the water furnished to the water users hereunder using current water treatment methods such that the water shall conform to State and Federal standards of purity and fitness for culinary use.

**4-03-090. Access for Water Superintendent.**

As a condition of a person receiving water service from the City, the Water Superintendent and his or her authorized agents shall, at all reasonable hours and/or upon such notice as is reasonable under the circumstances, have free access to any place supplied with water service from the City's water system for the purpose of examining the apparatus, the amounts of water used, the manner of use, and to make any and all necessary adjustments to said systems or shut off for vacancy, delinquency or violation of applicable ordinances, rules or regulations of the City.

**4-03-100. Liability.**

Except as otherwise provided in the Utah Governmental Immunity Act, set forth in *Utah Code Ann.* §§ 63G-7~~-101~~, *et seq.*, as amended, the City shall not be liable or responsible for any loss, damage, or injury, direct or indirect, to a water user, the user's family, guests, tenants, invitees, or any person, or the real or personal property of any person arising out of or caused by the City water system, or by the cessation or interruption of City water supply.

**4-03-110. Application for Connection and/or Service.**

The record owner of property desiring to connect to and to receive service from the City water system shall submit an application for water connection and/or service to such property in writing to the City in such form as provided by the City. If the property is not already connected to the City water system through an approved service lateral or if an extension of the water main is required for service, the provisions of this Chapter regarding the installation of service laterals and extensions shall be followed.

**4-03-120. Water Service Authorized.**

Water service may be furnished or restored to premises if the person requesting such service substantially complies with the following provisions.

(a) Application. The property owner of the premises fills out, signs and files with the City an application for water service as provided in Section 9-01-110.

(b) Deposit. The applicant pays a deposit in the amount set forth by resolution in the City Consolidated Fee Schedule.

(c) Fees. The applicant shall pay the cost of a water meter as set forth in the Consolidated Fee Schedule. In the event the property owner is required to install a service lateral or extend the water system prior to connection, the applicant shall be required to make all installments and connections at applicant's cost.

(d) Current Charges. Before water will be turned on to any premises, all charges due and owing to the City by the applicant(s) for water must be paid.

**4-03-130. Obligation of Owner.**

The record owner of property to be served by the City water system must appear as the applicant for water connection and service and shall be held responsible to the City for payment of all water service fees and charges incurred by that

connection. Owners of property that rent, lease or otherwise give the said property over to the tenancy of another, shall remain liable for the water services furnished to the property, including all fees and charges incurred by a renter or lessee or other occupant of the owner's premises. It shall be the duty of the property owner to notify the City of termination or change in ownership of the property.

**4-03-140. Misrepresentation.**

It shall be unlawful to misrepresent a material fact in applying for water connection and service. Material facts include, but shall not be limited to, the identity of the applicant as the owner or tenant of the property to be connected and the purpose for which the water service to be provided will be used.

**4-03-150. Applications Non-Transferable.**

Water service and connections shall not be transferred to a location different from that shown on the application for water service nor from where originally used, nor may a larger water connection be subdivided into several smaller connections.

**4-03-160. Fees.**

The City Council shall, by resolution, set forth in the Consolidated Fee Schedule the fees to be charged for the base rate water service charge, service charges other than the base rate, water meter fee, impact fees, fee for use of water from fire hydrants, water service deposits, and all other appropriate fees required herein. Rates for services furnished shall be uniform with respect to each class or classes of service established by the City or that may hereinafter be established.

**4-03-170. Special Rates.**

The City Council may from time to time fix by agreement or resolution, special rates and conditions for users using exceptionally large amounts of water service or making use of the water system under exceptional circumstances, upon such terms and conditions as it deems appropriate.

**4-03-180. Billing.**

The City shall ~~mail a written~~provide a statement to each user of water once each month or at such other regular intervals as the City Council shall direct. The City Council shall determine the duration of the billing period and may change the amounts of the charges or the duration of the billing period from time to time. The City may send a combined statement for water, sewer, garbage collection and other services provided by the City, which statement shall separately specify the amount of the bill for the water service, sewer service, garbage collection and any other service, the place of payment, and the due date. All bills shall be paid in full and no partial payments shall

be sufficient, absent the written consent of the Utility Billing Clerk to prevent the termination of services as provided herein.

**4-03-190. Delinquent Payments.**

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City within thirty (30) days from the date the payment is due, the Utility Billing Clerk shall notify the Public Works Department of the deficiency and the Public Works Department may thereafter shut off all water service to said premises in the manner set forth in this Chapter. Where amounts are due for more than one billing period, any payment received shall be applied toward the most recent billing for which an amount is due. A dishonored check shall not be considered payment received.

**4-03-200. Notice of Shut Off.**

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City within thirty (30) days from the date the payment is due, the Utility Billing Clerk shall notify in writing the occupant of the premises and the owner thereof by personal delivery or mail, to the premises and any other address that appears on the application of the delinquency and that the water service will be discontinued if payment is not received within ten (10) days after notice is sent.

**4-03-210. Shut Off.**

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City within the required time frame after service of a notice of shut off, the Utility Billing Clerk shall cause a notice to be served personally to the property owner or occupants explaining the reason for the shut off and that the water service may thereafter be shut off if payment is not made within three (3) days from the date of such notice. If the delinquent payments are not made within three (3) days from the date of such notice, and no stay has been issued in accordance with the provisions of this Chapter, the City may shut off water service to the premises. Before water service to the premises may be turned on again, all delinquent water, garbage and other charges for services provided by the City must be paid, together with the appropriate shut off charge as provided in the City Consolidated Fee Schedule.

**4-03-220. Stay of Shut Off.**

The Utility Billing Clerk may extend the time for bringing current a delinquent account for up to fifteen (15) days. In addition, the user may file a written request for review of the billing with the City Manager. Such request for review shall set forth the customer's good reason to believe an error has occurred in the billing, which error has resulted in a billing amount in excess of service actually rendered, and setting forth the facts and arguments in favor of the customer's position. Any appeal of a bill as

set forth herein, shall stay any action by the City to shut off water service for fifteen (15) days or until a determination has been made by the City Manager, whichever occurs first. Written notice of the decision and the action to be taken shall be provided to the customer.

**4-03-230. Legal Action.**

The City Recorder or Treasurer, is hereby authorized and empowered to enforce the payment of all delinquent City service charges and connection fees whether for water, sewer, garbage or other services, by an action at law in the corporate name of the City.

**4-03-240. Voluntary Discontinuance.**

Any user desiring to discontinue service shall notify the Utility Billing Clerk in writing at least ten (10) days before the date when such service is to be discontinued. Any credit balance in favor of the user as a result of deposit will be refunded promptly after receipt of notice of discontinuance of service.

**4-03-250. Service Lateral Installation.**

The property owner, or his or her agent, desiring to obtain water service, shall be responsible at his or her sole expense for installing a service lateral to the curb or property boundary line of his or her property which meets the following requirements.

(a) The service lateral shall be made of such material and quality specified in the City's construction codes and standards.

(b) The service lateral installation shall include all pipe mechanisms, meter boxes, valves and other equipment, except meters and other equipment to be installed by the City, required for proper service as designated by the City construction codes and standards and the provisions of this Chapter.

(c) The service lateral shall be buried at a depth and grade specified in the City construction codes and standards.

(d) The service lateral shall be located and installed the required distance from other service pipes in accordance with City construction codes and standards.

(e) The service lateral shall not run across property owned in fee by a person other than the property owner who is applying for connection, unless written permission is obtained from the City and a satisfactory easement is obtained from the affected property owner.

(f) The service lateral shall supply water to no more than one building, except that where permission is obtained by the property owner from the City and as approved

by City Engineer. Connection of more than one building may be made to such a service lateral, if the property owner applying for the connection is the owner of all buildings connected to said service lateral. For the purpose of payment of fees required under the provisions of this Chapter, each building which receives water service through a common service lateral shall be deemed to receive water service through a separate service lateral and the property owner shall be required to pay appropriate charges for each building receiving water service.

(g) The service lateral to be connected to the City water system shall be inspected by an inspector of the City Public Works Department and found to conform to the provisions of this Chapter, the Plumbing Code as amended and adopted by the City, and all other applicable construction standards, ordinances, rules and regulations, prior to backfilling. It shall be the property owner's responsibility to ensure that the service lateral and all other underground water lines or connections to be inspected are open and visible to the inspector at the time of the inspection.

(h) No service lateral shall be connected to the City water system until all requirements of this Section are complied with and the lateral has been inspected and approved by the City.

**4-03-260. Service Lateral Maintenance.**

Subject to the provisions of this Chapter, water service users shall keep their service laterals and connections and other apparatus in good repair and protected from frost at their own expense. Each property owner shall own and shall bear the sole responsibility for repair, upkeep and maintenance of the service lateral from the property side of the water meter to the premises being served. The City shall not accept nor bear any responsibility for any leaks, or damages caused by leakage, in the service lateral. Without incurring any liability to the property owner, the City may make emergency repairs to service laterals in order to mitigate damage, prevent waste of water, and prevent contamination of the water supply. Any such repairs shall be at the property owner's expense and shall be billed to the property owner by the City.

***4-03-270. Service Lateral Replacement.***

The replacement of a previously used service lateral shall be deemed a connection and the provisions for installation and connection of a new service lateral shall apply to said replacement.

**4-03-280. Service Lateral Repair or Alteration.**

It shall be unlawful for any person to open, alter, repair, or connect to any existing service lateral without first having received a permit therefore from the Public Works Department. Except as otherwise provided herein, no permit shall authorize the alteration of or connection to a service lateral which results in the availability of water

service to a building to which such service was not furnished before the alteration or connection is made.

**4-03-290. Service Lateral Location.**

The City assumes no responsibility for nor shall it warrant or guarantee the specific location of water service laterals as shown on as-built drawings furnished by developers and/or contractors. Persons applying for building permits may inspect the as-built drawings by developers and/or contractors if they desire to do so in connection with locating service laterals, however, the City will not take responsibility for the accuracy of such documents. Persons desiring to obtain such information from the City shall be required to sign an appropriate disclaimer.

**4-03-300. Extension of Water System Within the City.**

(a) Application. Whenever any person, firm or corporation subdivides, develops or builds upon any property within the City which requires the installation or extension of a water main from an existing main, the person, firm or corporation seeking approval of the subdivision or development of the property shall submit an application for extension of and service from the City water system for the development. The application shall set forth the distance and location of the proposed extension, a map of the extension, the size, location and number of connections that applicant will require, and the intended use; i.e. residential, multi-family, commercial and/or industrial.

(b) Review. The application shall be submitted to the City by the developer with the preliminary plat or site plan review for the development and shall be reviewed by the City Engineer. Upon a finding by the City that the City has available water rights, water source capacity, and water distribution and storage facility capacity to serve the proposed development with a year round supply of water, the application may be accepted.

(c) Agreement. Upon acceptance of the application for extension and water service, the developer shall enter into a written extension agreement with the City specifying the terms and conditions under which the water extensions and connections shall be made to the City water system and the payments that shall be required.

(d) Expense. The developer shall be required, at his or her own expense, to make, construct, and lay such extension from the existing main to the proposed subdivision, development or building. Developer shall construct at its sole expense, the internal or on-site water distribution system required to serve the individual consumers within developer's subdivision or development, including all booster pumps, on-site storage, and other appurtenant facilities as well as any off-site reservoir required for the development. All improvements shall be constructed in accordance with the City's specifications. Service and connection to the City water system shall not be permitted until such improvements are inspected, approved and accepted by the City.

(e) Easements. Where possible, provisions shall be made for the construction of all line extensions and distribution lines within public streets and easements. Where lines must cross private property, developer shall obtain at developer's sole expense, all required and necessary easements in satisfactory and recordable form.

(f) Dedication. Upon compliance with all conditions and requirements set forth herein, developer shall convey to the City, free and clear of all liens and encumbrances, except for those specifically agreed to in writing by the City, and by conveyancing instrument acceptable to the City, the following:

(1)Any extension of the City's main transmission system constructed by developer and donated to the City as provided herein, together with all necessary pipeline easements and rights-of-way for the operation, maintenance, repair and replacement of the same.

(2)The internal subdivision distribution system and all appurtenant facilities specifically including but not limited to all distribution lines, pumps, storage facilities, booster pumps, and any required treatment facilities, together with all appurtenant easements and rights-of-way for the operation, maintenance, repair and replacement of the same.

(g) Reimbursement. Where any person, firm or corporation subdivides or develops property subject to these provisions and is required to make expenditures which in the opinion of the City Council should not be borne wholly and solely by such developer because other subsequent developments will benefit directly therefrom, the City Council may enter into an agreement with the developer for reimbursement on a proportionate basis for his or her actual costs as subsequent users connect to the main extension. As a condition of such reimbursement and prior to final approval and acceptance of the main extension by the City, the developer shall submit to the City a verified list of costs which shall form the basis of the reimbursement agreement taking into consideration the benefit of the line to the developer.

**4-03-310. Extension of Water System Outside the City.**

The City may furnish water service from its water system to persons outside the City in accordance with the provisions of this Section provided that such water service is available and will in no way deprive the residents of Syracuse City of water consumption. Nothing contained herein shall be construed to obligate the City to extend its system to provide water service to persons outside the boundaries of the City.

(a) Petition. Any person or persons located outside the City limits who desires to be supplied with water service from the City water system may make application to the City Council for such extension and service by petition. The petition shall set forth the distance and location of the proposed extension, a map of the extension, the size, location and number of connections that petitioner will require, and

the intended use. Petitioner shall be required to pay in advance the entire cost of extending the City water system to provide such service. In addition to the requirements set forth in this Section, the petition shall contain a certified acknowledgment that the petitioner understands that the City in granting the petition need only supply such water to the petitioner from time to time as shall be deemed by the City Council to be available beyond the requirements of water use within the City limits and that such extension shall be the property of and subject to the control of the City.

(b) Review. The City shall review the petition, including review by the Public Works Department, City Engineer and City Attorney. The Public Works Department shall determine what portion, if any, of the extension of the City's water mains to the City limits the City shall construct, and shall prepare a verified statement showing the whole cost and expense of making such an extension. Such costs and expenses shall include administrative and supervisory expenditures of the City, which shall in no event be deemed to be less than ten percent (10%) of the cost of materials and labor. Upon a finding by the City that the City has available water rights, water source capacity, and water distribution and storage facility capacity to serve the proposed development the application may be accepted.

(c) Agreement. If the City grants the petition or any portion thereof, the petitioner and the City shall enter into an acceptable written water system extension agreement, which agreement shall be executed prior to the commencement of any work upon said extension.

(d) Dedication. Upon compliance with all conditions and requirements set forth herein, petitioner shall convey to the City, free and clear of all liens and encumbrances, except for those specifically agreed to in writing by the City, and by conveyancing instrument acceptable to the City, the following:

(1)Any extension of the City's main transmission system constructed by petitioner and donated to the City as provided herein, together with all necessary pipeline easements and rights-of-way for the operation, maintenance, repair and replacement of the same.

(2)The internal subdivision distribution system and all appurtenant facilities specifically including but not limited to all distribution lines, pumps, storage facilities, booster pumps, and any required treatment facilities, together with all appurtenant easements and rights-of-way for the operation, maintenance, repair and replacement of the same.

(e) Reimbursement. The City shall have the right to allow third parties to connect to any water line or facilities constructed pursuant to this Section in which case the City may enter into an agreement providing partial reimbursement to the developer. As a condition of such reimbursement, the petitioner shall, prior to final approval and acceptance of the main extension by the City, submit to the City a verified list of costs

which shall form the basis of the reimbursement agreement taking into consideration the benefit of the line to the petitioner.

**4-03-320. Meter Installation and Maintenance.**

It shall be unlawful for any person who is not authorized by the Public Works Department to open or connect into any City water main. Any person desiring to open or connect into the City water system shall obtain the appropriate permits required herein and all work performed under such permit shall be inspected by the City. Any person connecting to the water system shall install a connection pipe of suitable quality under the street and a meter box, meter, and stopcock at a location determined by the Public Works Department. Said connection pipe, meter box, meter and stopcock are and shall remain the property of the City, which retains the sole right to maintain, repair, and service said facilities. The City shall own and maintain the shutoff valve, the water meter and its appurtenances, regardless of whether the water meter was installed at the street or inside the structure receiving service.

**4-03-330. Meter Required.**

All water delivered by the City to its customers shall be metered through water meters owned and approved by the City. It shall be unlawful for any person, firm or corporation to use or have in their possession any water from the City water system that has not first been passed through and the quantity thereof measured by a City water meter.

**4-03-340. Meter Accuracy.**

Any user may submit a request for a test of his or her water meter. The Water Superintendent may, if under the circumstances it is deemed advisable, order a test of the requested meter measuring the water delivered to the user. If such request to test the meter is made within twelve (12) months after the date of the last previous test, the user may be required to pay the costs of such test if the meter is found to record from 97% to 103% of accuracy under methods of testing that are satisfactory to the Water Superintendent. In the event a meter is found to be recording less than 97% or more than 103% of accuracy, the City shall make such adjustments in the user's previous bill as are just and fair under the circumstances. If a meter fails to register at any time, the water delivered during such period shall be estimated on the basis of previous consumption. To the extent possible, the period of time used to assess previous consumption shall be a seasonally similar time period.

**4-03-350. Meter Tampering.**

Meters may be checked, opened, inspected or adjusted at the discretion of the City by City personnel. It shall be unlawful for any person other than authorized agents of the City to adjust, open, manipulate, disconnect or tamper with City water meters in any manner. A user shall prevent any damage to the water meter used by

such user and shall be responsible for the cost of repairing any damage to the water meter other than normal wear and tear.

**4-03-360. Illegal Use of Water Pressure.**

The water provided through any connection to the City water system shall not be used for the purpose of driving any motor, siphon, turbine, or other wheels, or any hydraulic engines, or elevators, or for driving or propelling machinery of any kind whatsoever.

**4-03-370. Unauthorized Service.**

It shall be unlawful for any person to provide oneself or others with, or to make use of water service from the City water system without prior authorization from the City and payment therefore as herein provided. It is unlawful for any person to restore discontinued water service by self-help or other means without authorization by the City. Regularly applicable charges shall be assessed for unauthorized water service and may be collected as provided in this Chapter.

**4-03-380. Unauthorized Connection.**

It shall be unlawful for any person, directly or indirectly, to connect to, disconnect, repair or alter the City water system or any part thereof, including, but not limited to, any water line or water meter, without prior authority obtained from the City in accordance with the provisions of this Chapter. It shall be unlawful for any person, directly or indirectly, to open any fire hydrant, stopcock, valve, or other fixtures attached to the City water system without prior authority obtained from the City in accordance with the provisions of this Chapter.

**4-03-390. Damage to Water System.**

(a) Prohibited. It shall be unlawful for any person to destroy, deface, damage or interfere with the operation of any part, pipe, fixture, appliance, appurtenance or property of the City water system or any source of water supplying to said system, to interfere with the flow or control of distribution of the water system, or to pollute, contaminate or introduce into such system any substance poisonous to human life or harmful to human health or detrimentally affecting the taste, smell, color, odor, or other aesthetic characteristic of the City water system.

(b) Restitution. All damages or injury to the water, lines, meters or other equipment of the City water system caused by any act or neglect of the user or his or her agents or any violation of this Chapter shall, in the discretion of the City, be repaired by or at the expense of the user, and the user shall pay all costs and expenses, including reasonable attorneys' fees, which may arise or accrue to the City through its efforts to repair or recover expenses for the repair of the damage to the water, lines, meters or other equipment of the City water system or Public Works Department.

**4-03-400. Emergencies.**

Notwithstanding the provisions of this Chapter, in the case of leaks or other accidents damaging service laterals or other apparatus connected with the water system, plumbers or other qualified persons may shut off the water at the curb box to make the necessary repairs, and turn on the water upon completion of such repairs without obtaining authorization.

**4-03-410. Waste Prohibited.**

All users of water service shall be required to keep their sprinklers, faucets, valves, hoses and all apparatus connected to the water system in good condition at their own expense and all waterways closed when not in use. No person, unless authorized by the City in accordance with this Chapter, shall turn on or discharge water from any fire hydrant, and no water user or other person shall waste water or allow it to be wasted by imperfect stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow, or to wastefully run water from hydrants, faucets, basins, sinks, or other apparatus, or to use any water from the water system except for culinary and domestic purposes, including lawn sprinkling, unless so authorized by the City, or to use the water for purposes other than those for which he or she has paid, or use water in violation of the rules and regulations adopted by the City Council.

**4-03-420. Sprinklers.**

All sprinkler systems shall comply with applicable provisions of the Plumbing Code, as adopted and amended by the City, and shall only be allowed in connection with other secondary water service provided to the premises. It shall be unlawful for any person to install or use a sprinkling system which materially affects the pressure or supply of water in the City water system or any part thereof.

**4-03-430. Curtailment.**

Water shall be supplied first for culinary purposes. In times of water scarcity, the Mayor may, by proclamation, declare a water emergency and limit, ration, or otherwise regulate the distribution or use of water to such extent as may be required for public good of the City. Such action of the City may include, but shall not be limited to, limiting the use of water for lawn sprinkling or imposing a moratorium on new water connections until the emergency has been alleviated.

**4-03-440. Turning Water Off.**

If any water user shall waste water, or shall, within two (2) days after notice is given by the Public Works Department, fail to repair any service connection or plumbing on his or her premises, or fail to comply with any regulations or restrictions with respect to the use of water, he or she shall be liable to have the water shut off from

his or her premises by the Public Works Department. Upon the occurrence of any of the foregoing, the Public Works Department shall notify the occupant of the premises and the owner thereof in writing, by personal delivery or certified mail, return receipt requested, of the violation and that the water service will be discontinued if the violation is not remedied within three (3) days. If the violation is not remedied within the required time frame after service of the notice of discontinuance, the Public Works Department shall cause a notice to be left on the property explaining the reason for discontinuance, and the water service may thereafter be discontinued. If water is turned off because of defective plumbing or waste as provided herein, the water shall not be turned on again until the same have been repaired in accordance with the requirements of the Public Works Department, and a fee has been paid for shut off, turn on and inspection as set forth by resolution in the City Consolidated Fee Schedule.

**4-03-450. Cross Connections.**

(a) Generally. This Section shall be known as the "Syracuse City Cross Connection Ordinance," and may be so cited. The purpose of this Section is to protect the public potable water supply from contamination or pollution by isolating within its customers' internal distribution system(s) or its customers' private water system(s) such contaminants or pollutants which could backflow or back-siphon into the public potable water supply system. This Ordinance is adopted pursuant to Section R309-~~102-5~~ 105 of the Utah Safe Drinking Water Rules and Regulations.

(b) Requirements. No water service connection to any premises within the City shall be installed or maintained unless the water supply is protected. Unprotected cross connections shall not be an integral part of any consumer's water system within the City. In the event a cross connection cannot be eliminated, it must be protected by the installation of an air gap or approved backflow prevention assembly/device in accordance with the provisions set forth herein and indicated in the City Standards and Specifications.

(c) Responsibilities. It shall be the responsibility of the consumer to purchase, install or cause to be installed, test and maintain any backflow prevention assembly/device required to herein. It shall be the responsibility of the City Public Works and Building Departments to administer and enforce the provisions of this Section to ensure compliance herewith.

(d) Compliance. All connections to the City water system and backflow prevention devices required herein shall conform to the provisions of this Section, the Plumbing Code, as amended and adopted by the City, the Utah Safe Drinking Water Act, and other relevant provisions of the *Utah Code Annotated*, as amended.

(e) Enforcement. Service of water to any building or location, in the discretion of the City, may be discontinued if a backflow prevention assembly required by this Section is not installed, tested, and maintained, if a backflow prevention assembly has been removed or by-passed, or if an unprotected cross connection exists at the building

or location. In addition, water service may be terminated to any building or location when the Public Works Director or Building Official determines that the service connection's water usage constitutes a sufficient hazard or risk to the water supply or to the City's water system. The City shall give reasonable notice to the customer and/or owner of the building or location of the termination of water service to a building or location, and where the consumer could not reasonably be so notified before termination, then notice shall be given promptly afterwards. Service will not be restored until such conditions or defects are corrected to the requirement of this Section and the satisfaction of the City.

(f) Record Keeping. Officers and employees of the Public Works Department and the Building Department shall report all installations of backflow prevention devices, assemblies and methods of cross connection correction installed by or communicated to them to the Public Works Director or his or her designee. The Public Works Director, or his or her designee, shall maintain or cause to be maintained an inventory of all said assemblies, as well as test and repair records on all such assemblies, and shall be responsible for notifying customers of annual testing requirements or other enforcement requirements.

(g) In addition to the provisions of this Ordinance, the City Council is hereby authorized to adopt Rules and Regulations and policies relating to the prevention of cross-connections.

**4-03-460. Maintenance and Control of Hydrants.**

Fire hydrants are the property of the City and are under the control of and shall be kept in repair by the Public Works Department.

**4-03-470. Tampering with Hydrants.**

Fire hydrants shall not be tampered with and no one shall use, adjust, alter or change any fire hydrant except the Public Works Department or persons duly authorized by the City. It is unlawful for any person, other than those duly authorized, to open or operate any City fire hydrant or to tamper or interfere with or attempt to draw water therefrom, or in any way to obstruct the approach thereto.

**4-03-480. Hydrant Use by City Departments.**

Duly authorized fire protection personnel shall at all times have free and unrestricted access to all fire hydrants. In the event of a fire within the City, a fireman, policeman, or employee of the Public Works Department may order that all valves, taps, and stopcocks connected to the plumbing systems of any property supplied with water service by the City be closed and remain closed until the fire is extinguished. Other City Departments or agencies may use fire hydrants with the approval of the Public Works Department.

**4-03-490. Private Use of Fire Hydrant Water.**

The private use of City fire hydrants for obtaining water is discouraged and shall be used as a measure of last resort and all other means of obtaining water for construction purposes, dust control and other private uses must be explored and used whenever possible. Any private use of fire hydrants shall require a permit as provided herein.

**4-03-500. Fire Hydrant Water Use Permit.**

(a) Permit Required. Any person or entity desiring to obtain water from a City fire hydrant shall submit an application for a Fire Hydrant Water Use Permit on forms provided by the City to the Public Works Department. The application shall be signed by the applicant or applicant's authorized and certified agent, and shall state the purpose for which the water is to be used, the location of the intended fire hydrant to be used, and the desired term of the permit, not to exceed thirty (30) days. Applicants must agree to and abide by all conditions, charges and liabilities of the permit.

(b) Fees. Each application for a Fire Hydrant Water Use Permit shall be accompanied by the required permit fees as set forth in the City Fee Schedule. No permit shall be issued until the proper fees have been paid to the City. Unless otherwise provided, the permit and fees required herein shall be in addition to any and all other licenses, permits and fees imposed by any other ordinance, regulation or law.

(c) Issuance of Permit. The Water Superintendent shall review all applications for Fire Hydrant Water Use Permits and may issue or deny such applications based upon consideration of the effect of the proposed use, the location of the hydrant, the availability of water from the system, assurance that the use of the hydrant(s) will not adversely affect delivery of water to existing connections to the City water system, and compliance with all conditions and requirements of this Chapter. Permit terms may not exceed thirty (30) days. Permits shall be valid only for the applicant for whom it was issued and only for the location and use for which it was issued and shall not be assignable or transferable.

(d) Water Meter. Upon issuance of a Fire Hydrant Water Use Permit and payment of all required fees and deposits, the permit holder shall obtain a meter and other required equipment from the Public Works Department necessary to obtain and meter the water drawn from the hydrant in accordance with the permit. A deposit shall be required for the use of the meter and other equipment provided by the City in an amount set forth in the City Fee Schedule in order to insure return of the meter and equipment in good condition. The meter number and reading shall be noted on the permit at the time of issuance.

(e) Payment. Upon completion of the use of fire hydrant water or expiration of the permit, whichever is sooner, Applicant shall return the meter and other equipment provided by the City and pay the appropriate fee in accordance with the rates set forth

in the City Fee Schedule for the amount of water used as indicated on the returned meter. In the City's discretion, the City may require an applicant to pre-pay for the good faith estimate of the amount of water to be used at the appropriate rate set forth in the City Fee Schedule. Upon completion of the use of fire hydrant water or expiration of the permit, actual water usage shall be determined and the Applicant shall pay to the City any deficiency in water fees owed. All fees, deposits and payments shall be submitted to the City ~~Treasurer's~~ Office for receipt and remittance.

(f) Inspection. The City reserves the right to supervise and/or inspect the use of any City fire hydrant in accordance with any permit issued hereunder. Applicant shall close the hydrant and disconnect the meter from the hydrant when not using the water, thereby leaving the hydrants free and clear for use by the fire department and City officials.

(g) Free Access. No private use of City fire hydrants as permitted herein, may interfere with the use of any fire hydrant by City officials, and the fire department shall at all times have free access to all fire hydrants.

(h) Records. The Public Works Department shall keep a record of all permits issued hereunder, including the name of the person to whom the permit was issued, the term of the permit and the fees and deposit collected.

(i) Rules and Regulations. The Public Works Department may establish and adopt, with the advice and consent of the City Council, rules and regulations governing the use of City fire hydrants and permits for the same.

(j) Indemnification. Applicant shall be responsible for returning the meter and equipment to the City in good condition when due. A late fee may be charged for any meter or equipment which is not returned to the City within twenty-four (24) hours from the expiration of the permit as provided in the City Fee Schedule. Applicant shall be responsible to reimburse the City for the cost to replace any meter or equipment not returned and shall be liable for any and all damage to the City fire hydrant(s) or equipment in connection with applicant's use of the hydrant. Applicant shall further indemnify and hold harmless the City, its officers, employees, agents and sureties, from liability of any kind or nature which may result from use of the hydrant, meter, equipment or water as permitted herein.

(k) Revocation. Any Fire Hydrant Water Use Permit issued hereunder may be revoked or suspended by the City upon applicant's failure to comply with the rules and regulations of the Public Works Department and the ordinances of the City governing the use of water from City fire hydrants. Prior to revocation of any permit, proper notice and an opportunity to be heard shall be provided to the permit holder.

(l) Appeals. Any person aggrieved of the denial or revocation of a Fire Hydrant Water Use Permit may appeal such decision to the City Council by filing written notice of appeal within fifteen (15) days from the date of the decision.

**4-03-510. Secondary Water Connection.**

(a) New Residential Buildings. All new residential building sites shall be served by pressure irrigation in accordance with the City Subdivision Ordinance. No new building permits will be issued until the applicant has made arrangements to connect to an irrigation water system. Each owner shall extend to the pressure irrigation system and provide a connection for the building site concurrent with construction of the residence.

(b) Existing Residential Buildings. All owners of existing residences having access to pressurized irrigation systems are encouraged to connect to such systems for all outside watering.

**4-03-520. Wellhead Protection.**

In order to protect ground water sources that supply water to the City potable water system, the City shall adopt a Wellhead Protection Ordinance set forth in the City Zoning Ordinance restricting land use and development within the vicinity of any well that supplies potable water to the City water system in order to protect such areas from urban development which may cause pollutants to be discharged into the ground water supply. All development within the City must comply with the provisions of the Wellhead Protection Ordinance.

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**Comment [RW3]:** Unsure if the city has an Ordinance as described here. I know that the city has a Drinking Water Source Protection Plan. Consider making reference to that instead.

**4-03-530. Penalty.**

Unless otherwise specifically provided, any person who violates any provision of this Chapter shall be guilty of a Class B misdemeanor and shall be subject to fines and/or imprisonment as provided in *Utah Code Ann.* §§ 76-~~2~~ 3-301 and 76-3-204, as amended. In instances where the violation is a continuing violation, a separate offense shall be deemed committed for each day in which the violation occurs or continues. This Section shall not limit the authority of any court of competent jurisdiction to impose any other sanction or order any other relief as may be appropriate under the laws of the State of Utah.

**4-03-540. Board of Equalization.**

The City Council is hereby designated as the board of equalization of water rates to hear complaints and make corrections of any assessment alleged to be illegal, unequal or unjust. All complaints shall be filed in writing to the City Recorder and shall state the grounds for the complaint.

## CHAPTER 4

## IRRIGATION WATER AND NATURAL WATER COURSES


**4-04-010:. Prohibited Uses of Non-Potable or Irrigation Water**

**~~4-4-2: Distribution of Non-Potable Water~~**

**4-04-0230:. Damming or Obstructing Water Course or Stream**

**4-04-0304:. Permit Necessary for Culvert or Other Obstruction**


**4-04-010.: PROHIBITED USES OF NON-POTABLE OR IRRIGATION WATER.** It shall be unlawful for any person, firm or corporation to:

(A) Use or cause to be used any untreated or non-potable water from a pressure irrigation system for other than irrigation purposes.

(B) Interconnect or cause to be interconnected the potable and non-potable portions, distribution systems or service lines of dual water supplies or extensions thereof.

(C) Install or cause to be installed in the same trench or trenches the distribution or service lines of potable and non-potable water.

(D) Connect or cause to be connected a service line to any distribution system or main line carrying non-potable water without authority of Syracuse City or employee having jurisdiction of the non-potable water supply.

(E) Extend or cause to be extended into any building a non-potable water supply system or service line.

(F) Connect or cause to be connected to any fire hydrant, a non-potable water supply or service line.

(G) Expose or cause to be exposed any portions of a non-potable water supply or extensions or service lines thereof without identifying the same by distinctive coloring ~~(purple piping)~~ or other suitable means sufficient to distinguish the same from potable water supply systems, extensions, or service lines.

(H) Contaminate or cause to be contaminated any source of supply, distribution system, or service line furnishing or carrying non-potable water or potable water. ~~(1971)~~

**4-4-020.3: DAMAGING OR OBSTRUCTING WATER COURSE OR STREAM.** It shall be unlawful for any person to place, replace, or maintain any dam or other obstruction of any kind in the channel of any natural or artificial water course or living stream within the limits of the City of Syracuse so as in any way to interfere with or impede the flow of the irrigation supply stream.

## CHAPTER 5

## PRESSURE IRRIGATION WATER SERVICE


**4-05-010. Schedule of Rates and Charges CHANGE ALL TO CHAPTER 5**
**4-05-020. Connection Fees**
**4-05-030. Due Date of Service Charges**
**4-05-040. Due Date of Connection Fee**
**4-05-050. Application for Water Service**
**4-05-060. Permits and Reports**
**4-05-070. Regulations**
**4-05-080. Fixtures and Fittings used in Water Connections**
**~~4-05-090. Outlets and Sprinklers~~**
**4-05-~~100~~090. Use Without Payment Prohibited**
**4-05-~~110~~100. Discontinuance of Service if Payments Delinquent**
**4-05-~~120~~110. Turning on Water Without Authorization**
**4-05-~~130~~120. Taker Only to Use Water**
**4-05-~~140~~130. Waste Prohibited**


**4-05-010.** **SCHEDULE OF RATES AND CHARGES.** The City Council shall, by Resolution establish such rates for the provision of pressure irrigation services as appropriate and necessary.

The pressure irrigation water service shall not be used to irrigate any area exceeding 1.0 acre or for any lot on which the principle building has not been constructed. (Ord. 02-15)

**4-05-020.** **CONNECTION FEES:** The City Council shall, by Resolution, establish such rates for the connection to the pressure irrigation water system of the City. Rates shall be based on the size of the connection.

Any special connections shall have fees set by the City Council in each individual situation.

Any applicant for a pressure irrigation water connection to any lot or property abutting a street, alley, or other right-of-way containing a pressure irrigation line shall pay the full connection fee therefore. ~~(Ord. 01-14)~~

**4-05-030.** **DUE DATE OF SERVICE CHARGES.** Payment of all rates and charges accruing ~~under Section 4-6-1~~ shall be made to the City at the same time as payments are due and payable for culinary water service furnished by the City, and shall accrue for all pressure irrigation water services available after September 30, 1984, regardless of whether irrigation water or irrigation water distribution lines are then available to the properties so charged. ~~(1984)~~

**4-05-040.** **DUE DATE OF CONNECTION FEE.** Payment for the water connections accruing ~~under Section 4-6-2~~ shall be made in full prior to the connection to the pressure irrigation lines; provided, however, that upon signing of a Time Payment Agreement, the City may allow installment payments of the connection fee over a one-year period from the date of application for service. (~~1984) (See Resolution R89-13)~~

**4-05-050.** **APPLICATION FOR WATER SERVICE.** Any person desiring to secure pressure irrigation water when such service is available, shall apply to the City and file an agreement with the City which shall be in substantially the following form:

WATER APPLICATION AND AGREEMENT

Application is hereby made by the undersigned to Syracuse City for a pressure irrigation water connection for property owned by the undersigned and identified as _____

In making said Application the undersigned agrees:

1. That undersigned will pay a connection fee of $_____ to the City upon approval of this Application, or in installments as determined by agreement with the City.

2. Undersigned will pay for all water and services afforded by the City at the lawfully established monthly rates as may from time to time be established by the City Council of Syracuse.

3. Undersigned will abide by and obey all lawful rules and regulations of the City which may be adopted from time to time.

4. Permission is hereby granted in consideration of accepting of this Application to the City and its agents, to enter the property of Applicant to install, maintain, and/or replace appurtenant works.

5. In the event undersigned becomes delinquent for more than 30 days in the payment of the monthly service charge, undersigned will pay the reasonable cost (whether suit is filed or not) of collecting the arrearages, including a reasonable attorney's fee, and also agrees that undersigned's pressure irrigation and culinary water service may both be discontinued until payment of such arrearages has been made.

Dated this _____ day of _____.

IN WITNESS WHEREOF, the undersigned has caused this Application and Agreement to be executed as of the day and year above written.

_____

ACCEPTED:
SYRACUSE CITY

_____

By_____

When Applicant is not the actual owner but is merely buying served premises under Contract, or when the Applicant is a building contractor applying for new water service, claiming to be the owner of the property, the City may require a deposit in the amount of $_____ to guarantee payment of all such water service.

Applications for water service to premises occupied by a tenant shall be made by the owner of the premises, who shall be responsible for payment of all water service thereto. ~~(1984)~~

**4-05-060.** **PERMITS AND REPORTS.** It shall be unlawful for any person to make any extension of any pipe or connect any fixture to the pressure irrigation distribution system for any

purpose whatsoever without first obtaining permission from the Syracuse City Water Superintendent. All persons must, within 24 hours after the completion of any plumbing work connected with the water system, report the same to the Water Superintendent. ~~(1984)~~

**4-05-070.** **REGULATIONS.** The City Council shall establish by Ordinance or Resolution such regulations controlling and governing the pressure irrigation water system of the City, the manner of making such connections, and other regulations as may be necessary for the operation of the water system. ~~(1984)~~

**4-05-080.** **FIXTURES AND FITTINGS USED IN WATER CONNECTIONS.** It shall be unlawful for any person to use any kind or size of fitting, pipe, valves , or other equipment in connection with the pressure irrigation distribution system, except the kind prescribed by the City Public Works Department. (1984) All connections made to the cities stop valves are required to be installed with an owner valve in close proximity to the supply valve. The connection to the cities stop and waste valve is the termination point of the Cities responsibility for care and maintenance. Use of the Cities stop valve is strictly prohibited unless closing the valve is necessary to prevent flooding or property damage. The city recommends all users install a filter following the owner valve.

**4-05-090.** **USE WITHOUT PAYMENT PROHIBITED.** It shall be unlawful for any person by himself, family, servants, or agents to utilize the City pressure irrigation water system without paying therefore as herein provided, or without authority to open any, valve, or other fixture attached to the system or water supply, or to in any way injure, deface, or impair any part or appurtenance of the system or to cast anything into any reservoir or tank belonging to said system. ~~(1984)~~

**4-05-100.** **DISCONTINUANCE OF SERVICE IF PAYMENTS DELINQUENT.** The City shall mail a written statement to each user of the pressure water service once each month, or at such other regular intervals as the City Council shall direct. Said statement shall specify the amount of the bill for the pressure irrigation water service used and the place of payment and date due. If any person fails to pay the charges within 30 days of the due date, the City shall so notify the Water Department and shall have authority to direct said Department to shut off all water service, both pressure irrigation and culinary, to the premises involved. Before said service to the premises shall again be provided, all delinquent water charges must be paid to the City ~~Treasurer~~, together with such disconnection and re-connection charges as may be established by resolution of the City Council. The City is hereby authorized and empowered to enforce payment of all delinquent water service charges by an action at law in the corporate name of the City. ~~(1990)~~

**4-05-110.** **TURNING ON WATER WITHOUT AUTHORIZATION.** It shall be unlawful for any person, after the water has been turned off from his premises on account of non-payment of rates or other violation of the rules and regulations pertaining to the water supply, to turn on or allow the water to be turned on or used or allow the water to be used.. ~~(1984)~~

**4-05-120.** **TAKER ONLY TO USE WATER.** It shall be unlawful for any water user to permit any person from other premises, or any unauthorized persons, to use or obtain water regularly from his premises or water fixtures. ~~(1984)~~

**4-05-130.** **WASTE PROHIBITED.** It shall be unlawful for any pressure irrigation water user to waste water, or to allow it to be wasted, by imperfect stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow, or to wastefully run water

from hydrants, faucets, or valves, or other apparatus, or to use water in violation of the rules and regulations for controlling the water supply.~~(1984)~~

## CHAPTER 6

## CEMETERY REGULATIONS


**4-06-01 Definitions**
**4-06-02 Cemetery Name**
**4-06-03 Office of Sexton**
**4-06-04 Duties of Cemetery Sexton**
**4-06-05 Sale of Burial Rights**
**4-06-06 Transfer of Burial Rights**
**4-06-07 Interments**
**4-06-08 Disinterment**
**4-06-09 Abandonment**
**4-06-10 Conduct**
**4-06-11 Cemetery Hours**
**4-06-12 Monuments and Markers**
**4-06-13 Decorations of Graves**
**4-06-14 Perpetual Care**
**4-06-15 Penalty**


4-06-01 Definitions

CEMETERY: The term "Cemetery" shall mean any Cemetery owned and/or maintained by the City for the purpose of receiving the remains of deceased humans.

Cemetery Office: The term “Cemetery Office” shall mean the Public Works Office maintained at, 3061 South 2400 West, Syracuse, Utah 84075.

Certificate: The term “Certificate” referred to herein shall mean Burial Right Certificate.

City: The term “City” shall mean Syracuse City, Utah.

Certificate Holder: The term “Certificate Holder” is intended to mean and shall be construed to mean owner of purchaser of burial rights and privileges, or the collateral right of use of any burial plot, evidenced by a Burial Right Certificate or by proved and recognized descent or devise from the original owner.

LOT: The term "lot" shall include partial lots or single graves in the City Cemetery.

Marker: The term “Marker” means a headstone flush with the surface of the ground made of granite, marble, and metal surfaces.

Monument: The term “Monument” shall include tombstone or headstone of granite, marble, or metal substances which shall extend above the surface of the ground at least twelve inches (12”) in height or higher, but not exceeding four feet (4’).

Mow Strip: The term “Mow Strip” shall refer to the six (6) inch concrete strip around the monument or marker.

PERSON: The term "person" shall mean individual, group, partnership, firm, corporation, or association.

Responsible Party: The term "Responsible Party" shall refer to any person selected by the family of the deceased to act in its behalf and can include the heir apparent, religious leader, mortician, funeral director, or any other person the family selects in choosing graves, making available information on the deceased party, and taking full liability for the family obligations concerning the services performed on the Cemetery's property.

RESIDENTS: Any person currently residing within the incorporated limits of Syracuse City, or any person owning property within the incorporated limits of Syracuse City, or any person who resided within the incorporated limits of Syracuse City immediately prior to being placed in a health care institution.

SEXTON: The term "sexton" shall be an individual appointed by the Mayor with the advise and consent of the City Council and whose duties are described within this Chapter.

WORDS: Single words shall include the plural and masculine words shall include the feminine and neuter.

4-06-02 **CEMETERY NAME.** The burial ground of Syracuse City shall be known and designated by the name of Syracuse City Cemetery.

4-06-03 **OFFICE OF SEXTON.** There is hereby created the office of City Sexton which office shall be filled by appointment of the Mayor, with the advice and consent of the City council.

4-06-04 **DUTIES OF CEMETERY SEXTON.**

(1) It shall be the duty of the Cemetery Sexton, or his/her representative, to supervise, manage, operate, maintain and improve the Cemetery in accordance with the provisions of the City ordinances and the rules and regulations adopted by the City Council.

(2) It shall be the Cemetery Sextons duty to keep a true and correct record of all burial plots.

(3) The Cemetery Sexton, or his/her representative shall direct all interments, disinterment, and marking for monuments or markers in the Cemetery.

(4) The Cemetery Sexton shall direct all funeral corteges while in the boundary of the Cemetery as deemed necessary.

(5) The Cemetery Sexton shall approve all claims chargeable against the Cemetery. The Cemetery Sexton shall provide such information to the City Manager or City Council as may require.

(6) The Cemetery Sexton shall employ such help as required to carry out the duties prescribed by the City ordinances and the rules and regulations adopted by the City Council.

(7) The Cemetery Sexton shall have the authority to announce additional regulations when necessary, with the approval of City Council.

(8) Any person or firm desiring to perform work within the cemetery must first secure the approval and written permission of the Sexton. All settings of vases, markers and monuments and all plantings of trees, shrubs and flowers must be approved by the Sexton be for the work is commenced and all work shall be performed under the direction of the Cemetery Sexton or his/her representative.

(9) It shall be the duty of the Cemetery Sexton to remove floral pieces or displays left on any grave when he/she deems necessary.

4-06-05 **SALE OF BURIAL RIGHTS**

(1) The Cemetery Sexton or his/her representative shall be the registrar of burials for the City, and before burying any dead in any city-owned Cemetery within the city limits, the relatives or other persons having charge of said body shall be required to furnish to the Sexton or representative, a statement of which shall include the name of the person deceased, when and where born, if known, the date of death and cause thereof. Also, the initial letter with information of the plat, as well as the number of block, lot and position where person is to be buried.

(2) No person who shall purchase the use of any grave site or lot for burial purposes within the city cemetery shall sell such position or lot to any buyer except the city.

(3) The city hereby agrees to buy back the any lot which it may hereafter sell. The price in which the city buys back a lot shall be the exact price the owner paid. In no event shall the city pay more nor less that what the lot was originally purchased for.

(4) The sale of every lot is a right to burial. The lot or grave site owner does not own the ground in which the person is said to buried in. The use of every lot or single grave site sold is subject to the rules and regulations that may be hereafter adopted and to such changes of the present rules as are found necessary for the protection of lot owners and the remains of the dead, and any such sale shall cover the use of such lot or grave site for burial purposes only. In the event of an emergency the sexton has the sole right to move lot or grave site owners to other unoccupied lots without reimbursement from the city.

4-06-06 **TRANSFER OF BURIAL RIGHTS**

(1) Where ownership to a purchased lot is to be transferred, the original deed shall be cancelled and the record so corrected. A transfer fee, as set by the resolution of the City Council shall be paid to the City Sexton for such service.

(2) Whenever ownership to purchased lots reverts to the City, the original deeds shall be filed with the City Sexton, and before new deeds are issued covering said property, the original deed shall be cancelled or quit claim deed given and the record so changed.

4-06-07 **INTERMENTS**

(1) There shall be no interment of anything other than the remains of human bodies in City Cemetery and no interment of any deceased human shall be made in any other place than within cemeteries devoted to that purpose.

(2) No person, except the certificate holder of a lot upon which interment is to be made, shall use the plot or lot in the Cemetery, without first obtaining written permission from the certificate holder of said lot, or nearest relative of the certificate holder thereof.

(3) Funeral directors must schedule the use of the cemetery, have the interment work order signed, and have fees paid in full before arrangements with the family are concluded.

(4) The human remains must arrive to the cemetery before 3:00 p.m. (November 1 to April 30) and at or before 4:00 p.m. (May 1 to October 31) for interment if the grave is to be filled in with earth the same day.

(5) There shall be no interments on Sundays or the legal holidays of New Years Day, Memorial Day, Independence Day, Pioneer Day, Thanksgiving Day, and Christmas Day.

(6) No person shall be buried in the City Cemetery unless the casket shall be placed in a reinforced concrete, steel or other vault approved by the City Sexton.

(7) Saturday services will be charged an additional fee as set for by the City Council in addition to the standard interment fee.

(8) It shall be unlawful to bury the body of any person within the limits of the city, except in public or private cemeteries located therein, unless special permission by the City Council.

4-06-08 **DISINTERMENT**

(1) No person shall disinter any human remains in the cemetery, except under the direction of the Sexton. All disinterments shall comply with applicable State law.

(2) Before disinterring any remains of any person who has been buried in the Cemetery, the relatives or other person having charge of said remains shall be required to furnish in writing the Cemetery Sexton or his/her representative a request for disinterment which shall include name of deceased, when and where they were born, when and where death occurred, initial letter of the plat, as well as the number of block or lot where said person is buried, together with the name of the mortuary and those persons responsible for the said disinterment.

(3) The City assumes no responsibility whatsoever for the condition of any casket or vault involved in any removal.

4-06-09 **ABANDONMENT**

(1) The City may reclaim any unused burial site which has been unused for burial purposes for more than sixty (60) years, and during the sixty (60) year period the owner has not given the municipality written notice of any claim or interest in the lot or parcels.

~~(1)~~(2)Before a lot or any portion thereof shall be deemed to have been abandoned, the City Council shall set a time and place for hearing to determine the question of abandonment and shall:

(a) Cause a notice of the time and place of the hearing to be posted in a conspicuous place on the lot or portion thereof affected by said hearing at least 20 days prior to the date of the hearing.

(b) Cause a notice of said hearing to be published in at least one issue of a newspaper having general circulation in the City, said publication being not more than 30 days or less than 10 days prior to the date of said hearing.

(c) Cause a notice to be sent by certified mail to the last known address of each of the owners or users of said lot or portion thereof as shown by the City's records at least 20 days prior to said hearing,

At such hearing the City Sexton and others having information concerning the use made of the lot or portions of lots by said owner or owners shall attend and present evidence as to such use or uses, and the recorded owner or owners of said lot and/or their heirs and descendants and all other persons appearing on their behalf may offer such evidence of use as may bear upon the question of abandonment. All proceedings shall be informal, and the City Council shall determine whether or not the lot or lots, or portions thereof, have been abandoned and shall cause a notice of its decision to be sent to those persons requesting the same and who appeared at such hearing.

4-06-10 **CONDUCT**

(1) No loud, boisterous or turbulent noise of any kind which is deemed undesirable or interferes with the decorum of the cemetery will be permitted within the boundaries of the Cemetery.

(2) No alcohol beverage of any kind shall be permitted within the boundaries of the Cemetery.

(3) No person shall injure, deface, take, or carry away from any grave or lot any monument, marker, tree, shrub, flower, ground or ornament in the City Cemetery except with permission from the Sexton.

(4) It shall be unlawful for any person to erect or plant additions to the cemetery including but not limited to a fence, post, tree, shrub, monument or marker without permission of the Sexton.

(5) Placing of signs or notices of advertisements of any kind within the City Cemetery will not be permitted.

~~Bringing firearms into the Cemetery except by military escort accompanying a Veteran's funeral or attending a memorial service will not be permitted within the boundaries of the Cemetery~~

(6) No loitering or loafing on the grounds or around buildings will be permitted within the boundaries of the Cemetery.

(7) It shall be unlawful for any person to drive at a speed greater that fifteen (15) miles per hour in the cemetery.

(8) It shall be unlawful for any person to drive any vehicle over or across the lawn area or lot within the confines of the cemetery.

(9) No animals, except service animals, shall be allowed in any cemetery except in the confines of a vehicle and must at all times be retained within the confines of said vehicle while the vehicle remains in the cemetery.

4-06-11 **CEMETERY HOURS.** It shall be unlawful for any person to visit the Cemetery between the hours of one-half hour after sunset or one-half hour before sunrise without previous consent of the Cemetery Sexton.

4-06-12 **MONUMENTS AND MARKERS**

(1) It shall be unlawful for any person to erect or place any marker or monument on any lot in said Cemetery without approval of the Cemetery Sexton.

(2) The installation of all grave markers or monuments will be under the supervision of the Cemetery Sexton or designee. A notice to the Cemetery office by the Monument Company or responsible party must be made at least forty-eight (48) hours prior to the installation.

(3) All monuments and markers must comply with the following:

(a) A Monument can not exceed thirty six (36) inches in height.

(b) The combined width of the concrete strip and marker or monument shall not exceed ~~thirty-two~~ forty two (~~32~~ 42) inches of the burial plot (s) owned by the monument owner.

(c) Foundation of any monument or marker placed in the cemetery must have a concrete foundation six (6) inches or deeper.

(d) Monument or marker must be securely set with a concrete mow strip not less than six (6) inches wide around all sides of the marker.

(4) There shall be no other monuments, markers or structure placed upon any lot, except as provided in this chapter and with permission of the Sexton.

(5) The Cemetery and City accept no responsibility for loss or damage to any monument or marker unless such loss or damage is a direct result to negligence on the part of the City.

4-06-13 **DECORATIONS OF GRAVES**

(1) Fresh cut flowers and artificial flowers are permitted at any time if placed in a permanent vase located on the monument, and may be removed and discarded without notice when they become unsightly at the discretion of the sexton.

(2) All decorations including but not limited to balloons, craft items, figurines, pinwheels, potted live plants, shepherds hooks, and solar lights are not permitted during the mowing season which is April 1 to November 1, and may be removed and discarded without notice at the discretion of the sexton.

(3) Funeral flowers, floral pieces and decorations may be removed and discarded without notice when they become unsightly at the discretion of the Sexton.

(4) During the mowing season any item (s) placed on the mow strip or on the lawn may be removed and discarded without notice.

(5) A general cleanup (all flowers and grave decorations may be removed and discarded) may be done annually on:

(a) The first Monday in April.

(b) The Monday following Memorial Day

(c) The first Monday in November.

(6) The City claims no responsibility or liability, nor will accept any claims against it, for loss or destruction of personal property left in the Cemetery.

4-06-14 **PERPETUAL CARE**

(1) The City reserves the right to enter upon any grave and to perform all work necessary for the care and upkeep of all lots and graves in said Cemetery.

(2) General care shall be deemed to include general ground maintenance, and shall include, but not limited to, mowing, trimming, removing dead flowers, trimming trees and shrubbery when necessary, but shall not include repairing or replacing monuments of any nature, except when the need for repair or replacement is directly caused by the city.

4-06-15 **PENALTY.** Violation of this shall constitute a class B misdemeanor.

## CHAPTER 7

## CITY PARKS AND TRAILS


**4-07-010:** **Parks and Trails Defined**
**4-07-020:** **Authority to Establish**
**4-07-030:** **Care of Parks and Parks Facilities**
**4-07-040:** **Alcoholic Beverages, Drugs or Gambling**
**4-07-050:** **Open fires**
**4-07-060:** **Nuisances**
**4-07-070:** **Motor Vehicles and Speed Limit**
**4-07-080:** **Signs and Advertising**
**4-07-090:** **Animals**
**4-07-100:** **Golf and Archery**
**4-07-110:** **Athletic Games**
**4-07-120:** **Personal Profit or Financial Gain**
**4-07-130:** **Hours of Closure**
**4-07-140:** **Park Availability**
**4-07-150:** **Entertainment and Similar Activities**
**4-07-160:** **Concessions**
**4-07-170:** **Park Reservations and Fees**
**4-07-180:** **Camping or Sleeping Overnight**
**4-07-190:** **Skatepark**
**4-07-200:** **Aquaculture Facilities**
**4-07-210:** **Trails**
**4-07-230:** **Equestrian Park**


**04-07-010**

A. **PARKS AND TRAILS DEFINED:** For purposes of this chapter, a "park" or "trail" shall be defined as real property owned, leased or controlled by the city and operated and maintained by the city, and set apart for the use of the general public, as developed ground primarily utilized for active and passive recreational uses and which is usually, or may be, planted with trees, lawns and other landscaping, and which may include within its boundary facilities for sports, entertainment, dancing, recreation, swimming or is planned for such future use.

B. **MULTI-USE OPEN SPACE DEFINED:** For purposes of this Chapter “multi-use open space” shall be defined as real property owned, leased or controlled by the City and operated and maintained for a primary purpose which is utility or health and safety related, but which also provides incidental recreational use. A multi-use open space is not a park or a trail.

**4-07-020:** **AUTHORITY TO ESTABLISH:** The City Council may establish such reasonable rules and regulations as may be necessary for the use, control, management and protection of the public parks and trails and for multi-use open space.

**4-07-030:** **CARE OF PARKS, TRAILS AND MULTI-USE OPEN SPACE:**

A. In any park, trail or multi-use open space owned or operated by the city, it shall be unlawful to cut, break, move, take or otherwise injure, destroy or deface any trees, shrubs, plants, turf, rock or any building, fence, bridge, sign or other structure, or pollute any spring or stream.

B No person shall dump any earth, rubbish or other substance or material in or upon any park, trail or multi-use open space without written permission from the City.

C No person shall throw or deposit litter in any park, trail or multi-use open space within the City except in public receptacles and in such a manner that the litter will be prevented from being carried or deposited by the elements upon any part of the property or upon any street or other public place. Where public receptacles are not provided, all such litter shall be carried away from the property by the persons responsible for its presence and property disposed of elsewhere.

D. All persons and groups reserving facilities under this Chapter shall leave the property clean and in good repair. Persons violating this section may be barred from further reservation of the facilities, at the discretion of the city council.

E. It shall be unlawful to scratch, cut, injure or deface any of the buildings, fences, structures or other property or pollute any of the fountains, ponds or any other improvements; or to cut or injure flowers or flowerbeds within a park; to walk upon turf or seeded areas where posted; or for the owner of any dog to allow the same to run at large within the parks, trails or multi-use open space.

**4-07-040:** **ALCOHOLIC BEVERAGES, DRUGS OR GAMBLING:** The sale, consumption or possession of intoxicating liquors or beverages and dangerous or narcotic drugs, or gambling of any kind, is prohibited in all parks, and on all trails, and on multi-use open space properties of the City.

**4-07-050:** **OPEN FIRES:** No person shall make or kindle any open fire except in designated fireplaces, fire pits, and grills provided for this purpose or in private portable commercially manufactured grills. Grills provided for public use shall be on a first come, first served basis. After use, all coals shall be drowned, cooled and removed from the property.

**4-07-060:** **NUISANCES:** It shall be unlawful for any person to use threatening, abusive, insulting or indecent language; to commit any obscene or indecent act; to fight; or to create a public disturbance or nuisance in any park, trail or multi-use open space. Any person who loiters in a park, trail or multi-use open space under the influence of alcohol or drugs or who otherwise disturbs the peace of park users by begging, soliciting, making undue noise or engaging in disruptive activities shall be deemed to create a nuisance.

It is unlawful for any person or persons to create any nuisance or commit any offense that is in violation of state law or city ordinance or fail to obey the lawful directives and/or orders from any law enforcement officer or their designated city official.

**4-07-070:** **MOTOR VEHICLES AND SPEED LIMIT:** No person shall ride in or drive any motor vehicle upon any park, trail or multi-use open space except upon roads, parking areas or other hard-surfaced areas designated for motor vehicle operation. This shall not apply, however, to motorized equipment used within the property by officers or employees of the city, the Department of Wildlife Resources, or other county or state agency in the performance of their official duties. It is prohibited for any person to commit any act, by use or operation of any motor vehicle on any park, trail or multi-use open space, which if committed upon a public highway or street in the state, would be prohibited and unlawful.

A Speed Limit: Speed limits within all parks, trails or multi-use open space shall be fifteen (15) miles per hour unless otherwise posted.

B Manner of Operation: No motor vehicles shall be operated in a careless or reckless manner to such an extent that it will endanger the peace, health and safety of any other person or animal within the property.

C Parking: There shall be no parking at any time except in areas designated for such purposes. Abandoned vehicles shall be towed at owner's expense. No one shall test or repair any vehicle or mechanical device in any park, trail or multi-use open space.

**4-07-080: SIGNS AND ADVERTISING:**

(A) Regulatory Signs: Where signs have been posted under the direction of city officials on any city owned or city leased property regulating walking, entertainment, sports, use of vehicles, parking, instructions as to animals, fishing, swimming or containing other regulatory information, it is unlawful for any person to violate the provisions of such regulatory signs.

(B) Other Signs and Advertising: No person shall, without written permission of the parks' superintendent, erect, paint, paste or otherwise affix or distribute any signs, advertisements or circulars on parks, trails or multi-use open space. The sale of anything or the solicitation of funds or donations is forbidden, except upon written permission from the City.

**4-07-090: ANIMALS:** Except in the City's Equestrian Park, Horses, cattle, and livestock of any kind are prohibited in any park. Domestic animals, i.e., dogs, cats, on a leash no more than six feet (6') in length and under the control of a person may be brought into parks, trails and multi-use open spaces. It is unlawful for any person to hitch or fasten any animal to any tree, shrub, fountain, monument, lamppost or any other ornament growing or situated in any public street, public park or place within the corporate limits of the City. It is unlawful for any person to allow any animal under his control to stand near enough to any such trees or shrubs to bite, rub against or otherwise injure the same.

No Person shall annoy, interfere with, injure, release from confinement, or abandon any fowl, or animal, wild or domestic, in a city park or on a trail, or in multi-use open space.

No person shall set a trap or snare, or shoot, injure, or poison any wild animal or bird, or injure or destroy any nest except as authorized by an animal regulatory officer.

**4-07-100: GOLF AND ARCHERY:** Practicing, playing or using public park areas, trails or multi-use open spaces for golf and archery is prohibited.

**4-07-110: ATHLETIC GAMES:** Permits are required for using city property for organized athletic events. Permits will be issued by the City and shall not interfere with City sponsored athletics or other events. A valid permit shall be displayed upon request in order to avoid conflicts in the use of facilities. Persons failing to honor a valid permit may be denied future permits to use the facilities.

**4-07-120: PERSONAL PROFIT OR FINANCIAL GAIN:** Reservations for park areas or multi-use open spacesor facilities shall not be granted for personal profit or financial gain without written permission from the City.

**4-07-130: HOURS OF CLOSURE:**

A. It shall be unlawful for any person, minor or adult, to be on any city park or multi-use open space, parking lot or sidewalk within property boundaries during the hours of twelve o'clock (12:00) midnight and five o'clock (5:00) a.m. except as otherwise posted. The city shall reserve the right to lock any gate or chain any door offering access to any property or building in order to restrict nighttime usage thereof.

B. This Section does not apply to the following:

(1) An individual or group involved in a city-sponsored activity where a city employee or an agent of the city is present.

(2) In any areas that may be designated for overnight camping, provided those camping possess a permit therefore.

(3) By written permit; provided, that the possessor of the permit strictly complies with the requirements therein.

C. The City Manager or his designee may temporarily close or curtail activities upon any lands or waters, or any portions thereof, when it has been deemed to be in the best interest of public safety, conduct, health or order.

**4-07-140:** **PARK AVAILABILITY:** Park facilities and multi-use open spaces may be reserved for use any day between April 15 and October 15. The city reserves the right to withhold reservations for any given day during the period of availability for any City sponsored event or if the city determines there is necessary maintenance, cleanup, repair, or other work of an extraordinary nature that needs to be performed on any property or facility.

**4-07-150:** **ENTERTAINMENT AND SIMILAR ACTIVITIES:** No entertainment, demonstration, exhibition, meeting, concert or tournament, whether public or private, shall be given in any park, trail or multi-use open space without having obtained the written permission from the City.

**4-07-160:** **CONCESSIONS:** No person may sell food, drinks, or other items in the park, trail or multi-use open space except as may be permitted by special contract approved by the City.

**4-07-170:** **PROPERTY RESERVATIONS AND FEES.** In general, park, trail and multi-use open space usage is available on “first come, first served” basis. Planned events in which a reservation has been obtained shall have priority over events or uses that have not obtained a reservation.

(A) Reservations: Application for reservation of amenities may be made at the city office.

(B) Fees: A fee set by resolution shall be charged and collected at the time of reservation.

(C) Keys: Keys to reserved facilities may be picked up at the city offices on the last working day prior to the date of the reservation and returned on the first working day thereafter. A deposit shall be required and shall be forfeited if the key is lost or damaged. No such key shall be duplicated except by authorized city personnel.

**4-07-180:** **CAMPING OR SLEEPING OVERNIGHT:** Camping or sleeping overnight in city parks, trails or multi-use open space is prohibited without first obtaining a permit from the City.

**4-07-190:** **SKATEPARK:**

(A) In any skatepark facility owned or operated by the city of Syracuse, the use of bicycles of any type, scooters, similar devices, and motorized vehicles are prohibited.

(B) Persons riding a skateboard, or using roller skates, or in-line skates in a skatepark facility owned or operated by the city shall, without city supervision, skate at their own risk. The use of safety equipment including helmets, kneepads, elbow pads, and wrist guards is strongly recommended.

(C) Any person riding a skateboard, roller skates, or in-line skates in the facility shall exercise extreme caution, respecting the use of the facility by other skaters, and complying with all other city ordinances pertaining to public peace, morals, and welfare.

(D) It is unlawful for any obstacles, including ramps, rails, or similar equipment or material not constructed as part of the skatepark to be on the premises including, but not limited to, parking lots, sidewalks, grass areas, spectator areas, or other City property.

(E) It is unlawful for any user or spectator to not report any damage or hazardous condition to the City.

(F) It is unlawful for any person to organize events at the skatepark facility without prior written approval from the director of parks and recreation or his designee. The city reserves the right to organize, promote, sponsor, and rent the facility for special events and may preempt other scheduled events at its own discretion if necessary.

(G) It is unlawful for any person to skate in the skatepark before dawn and after dusk on any day. The facility shall be open to the public dawn to dusk unless otherwise posted. The operating schedule of the facility may be curtailed at the discretion of the city for inclement weather, special events, unforeseeable circumstances, or for repairs to the skatepark.

(H) Any person who fails or refuses to comply with the provisions of this section and who is injured while using the skatepark facility shall be deemed negligent.

(I) Any person failing to comply with the above stated rules and regulations is guilty of an infraction and subject to citation.

**4-07-200:** **AQUACULTURE FACILITIES:**

A <u>Fishing:</u> The use of any park with aquaculture facilities for the purpose of fishing must be in compliance with Title 23 of Utah Code Annotated (wildlife resources code of Utah), the rules and proclamations promulgated thereunder, orders issued pursuant thereto, and the provisions of this section.

(1) Ice Skating and/or ice fishing shall not be allowed on any lake, pond, reservoir or stream within an aquaculture facility.

B Swimming: Except by special permit issued by the City Council, no person shall swim, bathe or wade in the waters of any fountain, pond, lake or stream not set aside for the purpose of swimming, bathing or wading or pollute the waters of any fountain, pond, lake, reservoir, or stream in any public park or playground. Domesticated animals are prohibited from swimming in any city park aquatic facility.

This section shall not apply to rescue efforts or the care and maintenance of aquaculture facilities.

C Floatation Devices: Motorized Boats or Floatation Devices: No person shall ride in or drive any motorized boat upon any lake, pond or stream within said aquaculture facilities. This shall not apply, however, to motorized boats used within the park by officers or employees of the City or of the Department of Wildlife Resources in the performance of their official duties in the care and clean-up of the facilities. Self propelled boats, which are limited to small row boats (12 feet or less), float tubes, kick boats (pontoon boats), kayaks, paddle boats, and canoes will be allowed within said aquaculture facilities. In accordance with Utah Law, all boats are required to have at least one Type 1, 2, 3, or 5 U.S. Coast Guard approved personal floatation device (life jacket) of proper size, in serviceable condition, and each person aboard any boat shall wear a personal floatation device at all times. All personal floatation devices must be used in accordance with the age, weight, activity, and use restrictions listed on the U.S. Coast Guard approval label.

D Model Boating: No person shall engage in model boating in, on or upon the waters of any aquaculture facility in the city of Syracuse.

E Aquatic Animals: No person is to put in or around any lake, pond or stream any type of non-native or domesticated fish, frog, or any other kind of amphibian or aquatic animal including, but not limited to, goldfish, frogs, lizards, snakes, etc. ~~(Ord. 06-05) (Ord. 06-21)~~

**4-07-210:** **TRAILS:** Trails may be established along specified corridors within the city from time to time by the city council designating areas as such trails. After initial establishment of any trail, the city council shall thereafter have the right to terminate such areas as trails upon majority of vote of the City Council.

Designated trails located within the city shall be maintained by the city. Such maintenance shall include mowing, watering and providing general maintenance to vegetation and facilities located within the designated trail areas pursuant to a maintenance plan and schedule determined by the city.

Trails established for pedestrian and non-motorized vehicle usage shall generally be subject to all parks regulations. To ensure the safety and enjoyment of citizen usage, protection of wildlife, and of the natural resources, the following restrictions shall apply to all trails within the City.

A. No horses or other equestrian animals shall be allowed on any pedestrian trail. All dogs, cats or other pets shall be on leash no longer than six (6) feet long.

B. No motorized vehicles shall be allowed except for medical and regulatory agencies, i.e., police, animal control, maintenance and construction vehicles approved by the City.

C. No Consumption of alcoholic beverages and/or drug usage, possession, or sale shall be allowed on any trail. It is forbidden to operate a bicycle under the influence of drugs or alcohol on any trail.

D. ~~No discharging, transporting, or possession of weapons shall be allowed on any trail except by regulatory agencies.~~

E Cyclists riding two abreast shall not impede the normal movement of trail pedestrians and shall be subject to riding within a single lane. Cyclists shall maintain a safe speed along trails and shall be able to stop bicycles within 25 feet from a speed of 10 miles per hour on dry, level, clean pavement. Persons riding bicycles, skateboards, and roller blades shall yield to pedestrians.

F No marking, disfiguring, or tampering with the trail surface or its surrounding area shall be permitted without consent from the City.

G. All trail users shall obey Trail signs posted. No individual shall post signs upon any trail.

H No trail user shall, under any circumstance, be permitted to impede or obstruct a trail right-of-way.

**4-07-220:** **EQUESTRIAN PARK:** The City's Equestrian Park shall be used mainly for activities involving horses and other domesticated animals. The City shall govern the use of the Equestrian Park and may prohibit specific activity uses. In addition to regulations for all parks generally, the following regulations shall be enforced at the Equestrian Park:

A. The park may be used on a "first come, first served" basis unless prior reservations have been approved by an individual or group at the City Office.

B. Users of the Equestrian park shall assume full liability for injury or damages of any nature that may occur to animals, people or property while using the Equestrian Park and shall hold the City harmless from any and all incidents, injuries, damages or occurrences that may arise out of the use of the rodeo grounds, the conduct of users agents, employees or members of users organizations, the presence, movement or operation of users vehicles and/or trailers, and the animals present at the rodeo arena.

C. Users of the park shall not keep, maintain, or leave any personal property at the Park without the written consent of the City, and without paying additional fees as established by the City Council.

D No animals shall be allowed to run free outside of the Equestrian Park boundaries.

E. As with all other parks, possession, sale, or consumption of alcoholic beverages and dangerous or narcotic drugs, or gambling of any kind, is prohibited at the Equestrian Park.

F Use of the Park for Demolition Derbies is prohibited.

## CHAPTER 8

## ILLICIT DISCHARGE AND EROSION CONTROL

### Administration and enforcement


**4-08-010: Purpose**
**4-08-020: Definitions**
**4-08-030: Applicability**
**4-08-040: Administration**
**4-08-050: Severability**
**4-08-060: Ultimate Responsibility**
**4-08-070: Prohibitions**
**4-08-080: Illicit Discharges**
**4-08-090: Erosion Control on Construction Sites**
**4-08-100: Post Construction**
**4-08-110: Storm Water Design Criteria**
**4-08-120: Notice of Illicit Discharge**
**4-08-130: Enforcement, Violation and Penalties**


**4-08-010:** **PURPOSE.**The purpose of this ordinance is to protect the health, safety and welfare of Syracuse City and its inhabitants by improving the City's storm sewer system, managing and controlling storm water run-off, protecting property, preventing polluted water from entering the City's storm water system and other receiving waters to the maximum extent practicable as required by federal and state law. The objectives of this ordinance are:

A. To regulate the contribution of pollutants to the City's storm sewer system by storm water discharges by any user;

B. To prohibit illicit connections and discharges to the City storm water system;

C. To guide, regulate and control the design, construction, use, and maintenance of any development or other activity that results in the movement of earth on land within the City;

D. To minimize increases in non-point source pollution caused by storm water run-off from development which would otherwise degrade local water quality;

E. To reduce the amount of storm water run-off, soil erosion and non-point source pollution, wherever possible, through storm water management controls and to ensure that these management controls are properly maintained and pose no threat to public safety;

F. To establish a viable and fair method of financing the construction management, operation and maintenance of the storm sewer system;

G. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this ordinance; and

H. To establish a penalty procedure for violation(s) of this code. (Ord. 06-06)

**4-08-020:** **DEFINITIONS.** For the purposes of this ordinance, the following shall mean:**Authorized Enforcement Agency:** The City Public Works Director (PWD) and/or any individual

designated by the PWD as an Authorized Enforcement Agent designated to enforce this ordinance.

**Berm:** An earthen mound used to direct the flow of run-off around or through a structure.

**Best Management Practices (BMPs):** Includes schedules of activities, prohibitions of practices, maintenance procedures, design standards, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly into the waters of the United States. BMPs also include treatment requirements, operating procedures, educational activities, and practices to control plant site run-off spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

**City:** Means Syracuse City, Davis County, Utah with associated jurisdiction.

**Clean Water Act:** The federal Water Pollution Control Act enacted by Public Law 92-500 as amended by Public Laws 95-217, 95-576, 96-483, and 97-117, enacted at 33 U.S.C. § 1251 et seq., and any subsequent amendments thereto.

**Construction Activity:** Activities subject to the National Pollutant Discharge Elimination System, (NPDES) Construction Permits. These include construction projects resulting in land disturbance of **one acre** or more. Such activities include, but are not limited to, clearing and grubbing, grading, excavating, and demolition.

**Conveyance System:** Any channel or pipe for collecting and directing the storm water.

**Culvert:** A covered channel or large diameter pipe that directs water flow below the ground surface.

**Degradation:** (Biological or Chemical) The breakdown of chemical compounds into simpler substances, usually less harmful than the original compound, as with the degradation of a persistent pesticide. (Geological) Wearing down by erosion. (Water) The lowering of the water quality of a watercourse by an increase in the amount of pollutant(s).

**Detention:** Storm water detention is temporary storage of a storm water runoff volume for subsequent release. Examples include detention basins, underground vaults, tanks or pipes, as well as temporary detention in parking lots, depressed grassy areas, etc.

**Detention Basin:** A depression to detain or slow down the flow of storm water until downstream facilities has sufficient flow capacity to handle the flow. A detention basin consists of an inlet, an outlet, the storage basin itself, and piping between. The intent of the design of the basin and its improvements are that it is to be designed and improved in such a way as to be an asset to the neighborhood and community.

**Development:** Any man-made change to the land, including but not limited to, site preparation, filling, grading, paving, excavation, and construction of building(s) or other structures.

**Dike:** An embankment to confine or control water, often built along the banks of a river to prevent overflow of lowlands; a levee.

**Discharge:** The release of storm water or other substance from a conveyance system or storage container.

**Disturb:** To alter the physical condition, natural terrain, or vegetation of land by clearing, grubbing, excavating, filling, building, or other construction activity.

**Drainage:** Refers to the collection, conveyance, containment, and/or discharge of surface and storm water run-off.

**Drain Inlet:** A point of discharge into a detention or retention basin, or pipe system, or ditch or channel.

**Drain Outlet:** A point of exit from a detention or retention basin, or pipe system, or ditch or channel.

**Erosion:** The wearing away of land surface by wind, water, ice, gravity, or mechanical processes, including vehicular traffic. Erosion occurs naturally from weather or run-off but can be intensified by land-clearing practices related to farming, residential or industrial development, road building, clearing of vegetation, or recreational activities including OHV use, hiking, equestrian, etc.

**Fill:** A deposit of earth material placed by artificial means.

**First Flush:** The delivery of a disproportionately large load of pollutants during the early part of storms due to the rapid run-off of accumulated pollutants.

**City Storm Water Activity Permit:** A City required permit, issued to any person or business that intends to disturb more than one acre of property.

**General State Construction Storm Water Permit:** A State required permit issued to any person or business that intends to disturb more than one acre of property.

**General Permit:** A Federal, or State permit issued under the NPDES to allow storm water discharges to waters of the United State.

**Grading:** The cutting and/or filling of the land surface to a desired slope or elevation.

**Hazardous Waste:** By-products of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Possesses, at least, one of four characteristics (flammable, corrosivity, reactivity, or toxicity), or appears on special Environmental Protection Agency (EPA) lists.

**Heavy Metals:** Metals of high specific gravity, present in municipal and industrial wastes that pose long-term environmental hazards. Such metals include cadmium, chromium, cobalt, copper, lead, mercury, nickel, and zinc.

**Illegal Discharge:** Any direct or indirect non-storm water discharge to the storm drain system, except discharges from fire fighting activities and other discharges exempted in this ordinance.

**Illicit Connection:** Any physical connection to a publicly maintained storm drain system allowing discharge of non-storm water which has not been permitted by the public entity responsible for the operation and maintenance of the system.

**Impervious Surface:** A surface which prevents or retards the penetration of water into the ground including, but not limited to, roofs, sidewalks, patios, driveways, parking lots, concrete and asphalt paving, gravel, compacted native surfaces and earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of storm water.

**Individual Permit:** A permit issued under the NPDES program for a specific facility, whereby the unique characteristics of that facility may be addressed through the imposition of special conditions or requirements.

**Infiltration:** The downward movement of water from the surface to the subsoil. The infiltration capacity is expressed in terms of inches/hour.

**Ingress/Egress:** The points of access to and from a property.

**Inlet:** An entrance into a ditch, storm sewer, or other waterway.

**Land Disturbing Activity:** A human induced change to improved or unimproved land, including, but not limited to, new home or building construction, expansion of an existing building or home, demolition activity, clearing, grubbing, leveling, excavation, fill operations, grading, trenching, landscaping, drainage, pipe installation, drilling, mining, dredging, road construction or improvement, paving, and improvements for use as parking or storage.

**Municipal Separate Storm Sewer System (MS4):** A municipally owned and operated storm water collection system that consists of any or all of the following: curb & gutter, drainage swales, piping, ditches, canals, detention basins, inlet boxes, or any other

system used to convey storm water that discharges into canals, ditches, streams, or lakes not owned and operated by the City.

**Mulch:** A natural or artificial layer of plant residue or other materials covering the land surface which conserves moisture, holds soil in place, aids in establishing plant cover, and minimizes temperature fluctuations.

**Non-point Source:** Pollution caused by diffuse sources (not a single location such as a pipe) such as agricultural or urban run-off.

**NPDES (National Pollutant Discharge Elimination System**): EPA's program to control the discharge of pollutants to waters of the United States.

**NPDES Permit:** An authorization, or license, or equivalent control document issued by EPA or an approved state agency to implement the requirements of the NPDES program.

**Off-site:** Any area lying upstream of the site that drains onto the site and any area lying downstream of the site to which the site drains.

**On-site:** The entire property that includes the proposed development.

**Outfall:** The point, location, or structure where wastewater or drainage discharges from a sewer pipe, ditch, or other conveyance to a receiving body of water.

**Point Source:** Any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, platform, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged.

**Plat:** A map or representation of a subdivision showing the division of a tract or parcel of land into lots, blocks, streets, or other divisions and dedications.

**Pollutant:** Generally, any substance introduced into the environment that adversely affects the usefulness of a resource. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coli form and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

**Public Works Department:** Shall be the Syracuse City Public Works Department.

**Receiving Waters:** Bodies of water or surface water systems that receive water from upstream constructed (or natural) systems.

**Retention:** The holding of run-off in a basin without release except by means of evaporation, infiltration, or emergency bypass.

**Retention Basin:** A depression in the land designed to retain water from flowing downstream. A retention basin does not allow for any downstream flow, other that overland if the capacity of the basin is exceeded, Such a facility allows only for the storage of a fixed amount water, and is not normally allowed within the City's storm drain system.

**Riparian:** A relatively narrow strip of land that borders a stream or river.

**Riprap:** A combination of large stone, cobbles and boulders used to line channels, stabilize banks, reduce run-off velocities, or filter out sediment.

**Run-on:** Storm water surface flow or other surface flow which enters property other than that where it originated.

**Run-off:** That part of precipitation, snow melt, or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land into the receiving waters.

**Sedimentation:** The process of depositing soil particles, clays, sands, or other sediments that were picked up by run-off.

**Sheet Flow:** Run-off which flows over the ground surface as a thin, even layer, not concentrated in a channel.
**Source Control:** A practice or structural measure to prevent pollutants from entering storm water run-off or other environmental media.
**Stabilization:** The proper placing, grading and/or covering of soil, rock, or earth to ensure its resistance to erosion, sliding, or other movement.
**Storm Drain:** A slotted opening leading to an underground pipe or open ditch for carrying surface run-off.
**Storm Drain System:** A system of surface and underground conveyance, consisting of curb and gutter, street surface, inlet and clean-out boxes, piping, open channels and detention basins, ditches, channels, storm drains, owned and operated by the City or private owners, which is designed and used to convey or collect storm water.

**Storm Water:** Rainfall run-off, snow melt run-off, and drainage. It excludes infiltration.
**Storm Water Pollution Prevention Plan:** A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to storm water, storm water conveyance systems, and/or receiving waters. This plan must be prepared prior to obtaining a general state or county construction storm water permit.

**Swale:** An elongated depression in the land surface that is at least seasonally wet, is usually heavily vegetated, and is normally without flowing water. Swales direct storm water flows into primarily drainage channels and allow some of the storm water to infiltrate into the ground surface.
**Treatment Control BMP:** A BMP that is intended to remove pollutants from storm water.
**Waters of the State:** Surface waters and ground waters within the boundaries of the State of Utah and subject to its jurisdiction.

**Waters of the United States:** Surface watercourses and water bodies as defined in Title 40 Part 122.2 of Code of Federal Regulation (CFR) including all natural waterways and definite channels and depressions in the earth that may carry water, even though such waterways may only carry water during rains and storms and may not carry storm water at and during all times and seasons.
**Wetlands:** An area that is regularly saturated by surface or ground water and subsequently characterized by a prevalence of vegetation that is adapted for life in saturated soil conditions. Examples include, but are not limited to, swamps, bogs, marshes, and estuaries. ~~0~~

**4-08-030:** **APPLICABILITY.** This ordinance shall apply to all water entering the storm drain system generated on any developed and undeveloped lands unless explicitly exempted by an authorized enforcement agency. ~~0)~~

**4-08-040:** **RESPONSIBILITY OF ADMINISTRATION.** The Syracuse City Public Works Department shall administer, implement, and enforce the provisions of this ordinance. Any powers granted or duties imposed upon the authorized enforcement agency may be delegated in writing by the Director of Public Works to persons or entities acting in the beneficial interest of or in the employ of the agency. ~~0~~

**4-08-050:** **SEVERABILITY.** The provisions of this ordinance are herby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Ordinance. ~~0~~

**4-08-060:** **ULTIMATE RESPONSIBILITY.** The standards set forth herein and promulgated pursuant to this ordinance are minimum standards; therefore, this ordinance does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants. ~~0~~

**4-08-070:** **PROHIBITIONS.**

A. No vehicle shall be driven or moved on any street, highway or other public place unless such vehicle is so constructed, loaded or covered as to prevent any of its load from dropping, sifting, leaking or otherwise escaping there from, except that sand or other substances may be dropped for the purpose of securing traction, or water or other substances may be sprinkled on a roadway in cleaning or maintaining such roadway for the travel of the general public.

B. No vehicle loaded with garbage, waste paper, ashes, refuse, trash, rubbish, waste, wire, paper, cartons, boxes, glass, solid waste, scrap metal, or any other material of an unsanitary nature that is susceptible to blowing or bouncing from a moving vehicle shall be driven or moved on any street or other public place unless the load is covered with a sufficient cover to prevent the load or any part of the load from spilling onto the street or other public place.

C. No person shall operate any vehicle so as to track or drop mud, stones, dirt, concrete, gravel or other similar material onto public streets by construction or delivery vehicles. It shall be the duty of the driver of a vehicle who unlawfully drops or deposits mud, stones, concrete, gravel or other similar material or permits the load or any portion thereof to be dropped or deposited upon any street or other public place to immediately remove the same or cause it to be removed. It shall be the duty of the driver of any vehicle to clean the tires and vehicle undercarriage of dirt or debris before the vehicle enters onto a paved surface public right of way.

D. No person shall discharge waste concrete or concrete truck rinse water except into pre-approved discharge facilities or designated areas. Dumping of excess concrete shall not be allowed.

E. Stockpile construction or yard improvement materials or debris in the street or in the gutter unless being stored in a self-contained storage unit that has been pre-approved by the Public Works Department. This includes, but is not limited to, ramps being constructed for temporary access across the existing curb and gutter; stockpiling of topsoil or other fill material; stockpiling of sand, gravel, landscape rock, bark, mulch or any other material that may be considered a source of pollution to the storm water system. ~~0~~

**4-08-080:** **ILLICIT DISCHARGES.** No person shall discharge or cause to be discharged into the City storm drain system or watercourses any materials including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards other than storm water.

A. The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

(1) Water line flushing or other potable water sources;

(2) Landscape irrigation or lawn watering;

(3) Diverted stream flows;

(4) Rising ground water;

(5) Ground water infiltration to storm drains;

(6) Uncontaminated pumped ground water;

(7) Foundation or footing drains (not connected to floor drains);

(8) Crawl space sump pumps;

(9) Air conditioning condensation;

(10) Springs;

(11) Non-commercial washing of vehicles;

(12) Natural riparian habitat or wetland flows;

(13) Swimming pools (if de-chlorinated – typically less than one PPM chlorine);

(14) Fire fighting activities, and any other water source not containing pollutants;

(15) Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety.

B. Dye testing is an allowable discharge, but requires a verbal notification to the authorized enforcement agency prior to the time of the test.

C. The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

D. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. This prohibition also expressly includes, without limitation, connections of sanitary sewer lines to the MS4. (Ord. 06-06)

**4-08-090: Erosion Control on Construction Sites.**

A. City Storm Water Activity Permit

(1) Any person or business responsible for disturbing one acre or more of ground shall obtain a City Storm Water Activity Permit from the Syracuse City Public Works Department. Syracuse City will comply with the requirements for the Clean Water Act phase II, and all other State and Federal regulations. This is to include applications, permits, plans and implementation. No person shall be granted a storm water activity permit for land-disturbance that would require the uncovering of 1 acre or more without the approval of a Storm Water Pollution Prevention Plan by the Syracuse City Public Works Department.

(a) Syracuse City Storm Water Activity Permit – This permit can be obtained from the City Public Works department with building permits or with the subdivision approval prior to the preconstruction meeting for the proposed development. All projects and sites with a total plan to effect greater than 1.0 acre of land must apply. Additionally, before connecting to an existing storm drain system (ditches, pipes, catch basin, boxes, manholes, etc.) the developer/contractor shall obtain a Strom Water Activity permit from the City Public Works Department. All basins shall be calculated, designed and stamped by a Licensed Professional Engineer. Any appropriate fees must be paid.

(b) Utah Pollution Discharge Elimination System (UPDES) Permit – This permit is filed with the Utah Division of Water Quality, Department of Environmental Quality. The permit can be obtained from the internet at: http://waterquality.utha.gov/updes/stormwater.htm All sites with a total plan to effect greater than 1.0 acre of land must apply. The appropriate fee must be paid to the state. A Storm Water Pollution Prevention Plan (SWPPP~~3~~), or Erosion Control Plan or Pollution Prevention Plan) must be prepared and on site for this application. A minimum requirement for approval is possession of an active BMP plan for the proposed project.

(c) Stream Alteration Permit – A Stream Alteration Permit is filed with State Department of Natural Resources, Division of Water Rights. This permit overlaps the 404 wetlands permit because it is applicable to the area equal to the stream plus two times the bank full width up to 30 feet. Any modifications to the stream or banks within this area must comply with the Stream Alteration Permit.

(d) EPA 404 Wetlands Permit – This permit is filed with the US Army Corp of Engineers. It is applicable for all wetlands within a development. This will apply to all wetlands depending upon the presence of water, soils type, and vegetation as determined in a Wetlands Delineation Report. All “waters of the US” are affected to the normal high water mark. No fee is typically required for this permit. A letter of non-regulated wetlands may be applicable. Any mitigation that may be required must be done prior to recording a Final Plat.

(2) Each City Storm Water Activity permit application shall bear the name and address of the owner or developer of the site, and of any consulting firm retained by the applicant together with the name of the applicant’s principal contact at such firm and shall be accompanied by a filing fee established by resolution of the City Council.

(3) The applicant must also obtain a general state construction storm water permit from the Department of Environmental Quality, Division of Water Quality.

(4) A City Storm Water Activity Permit is not required for the following activities:

(a) Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.

(b) Existing nursery and agricultural operations conducted as a permitted main or accessory use.

B. Application Review Fees: The fee for review of the construction storm water permit shall be based on the amount of land to be disturbed at the site, and the fee structure shall be established from time to time by resolution of the Syracuse City Council. All of the monetary fees shall be credited to a local budgetary category to support local plan review, inspection and program administration, and shall be made prior to the issuance of any building permit or construction activity for the development.

**Comment [RW4]:** Is this built into the development review fees?

C. Waivers for Providing Storm Water Pollution Prevention Plan: Every applicant shall provide for storm water pollution prevention plan as required by this ordinance, unless a written request is filed to waive this requirement. Requests to waive the storm water pollution prevention plan requirements shall be submitted to the Public Works Department for approval.

(1) The minimum requirements for storm water pollution prevention plan may be waived in whole or in part upon written request of the applicant, provided that at least one of the following conditions applies:

(a) It can be demonstrated that the proposed development is not likely to impair attainment of the objectives of this ordinance.

(b) Alternative minimum requirements for on-site management of storm water discharges have been established in a storm water pollution prevention plan that has been approved by the Public Works Department and the implementation of the plan is required by local ordinance.

(c) The Public Works Department finds that meeting the minimum on-site pollution prevention plans are not feasible due to the natural or existing physical characteristics of a site.

(d) Non-structural practices will be used on the site that reduces:

(i) The generation of storm water from the site;

(ii) The size and cost of storm water storage; and

(iii) The pollutants generated at the site.

The amount of credit available for using such non-structural practices shall be determined by the Public Works Department.

(2) In instances where one of the conditions above applies, the Public Works Department may grant a waiver from compliance with these storm water pollution prevention plans, as long as acceptable mitigation measures are provided. However, to be eligible for a variance, the applicant must demonstrate to the satisfaction of the Public Works Department that the variance will not result in the following impacts to downstream waterways:

(a) Deterioration of existing culverts, bridges, dams, and other structures;

(b) Degradation of biological functions or habitat;

(c) Accelerated stream bank or streambed erosion or siltation;

(d) Increased threat of flood damage to public health, life, property.

D. Storm Water Management Plan

(1) A Storm Water Management Plan shall be required with all permit applications and will include sufficient information (e.g., maps, hydrologic calculations, etc) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. The intent of this planning process is to determine the type of storm water management measures necessary for the proposed project, and ensure adequate planning for management of storm water run-off from future development. The Storm Water Management Plan shall be prepared in accordance with a checklist provided by the Public Works Department.

(2) For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the storm water management plan measures for controlling existing storm water runoff discharges from the site in accordance with the standards of this Ordinance to the maximum extent practicable.

E. Review and Approval

(1) The Public Works Department will review each application to determine its conformance with the provisions of this regulation. Within 30 days after receiving an application, the Public Works Department shall, in writing:

(a) Approve the permit application;

(b) Approve the permit application subject to such reasonable conditions as may be necessary to secure substantially the objectives of this regulation, and issue the permit subject to these conditions; or

(c) Disapprove the permit application, indicating the reason(s) and procedure for submitting a revised application and/or submission.

(2) Failure of the Public Works Department to act on an original or revised application within the specified time period shall authorize the applicant to proceed with the plans as filed unless such time is extended by agreement between the applicant and the Public Works Department.

F. Inspection: Field inspections shall be conducted by the Syracuse City Public Works Department, the City Ordinance Enforcement Officer or other designated agent as outlined in the inspection checklist provided by the Public Works Department.
G. As Built Plans : All applicants are required to submit actual "as built" plans for any storm water management practices located on-site after final construction is completed. The plan must show the final design specifications for all storm water management facilities and must be certified by a professional engineer. A final inspection by the Syracuse Offsite Improvement Inspector and the Public Works Department is required before the release of any performance securities can occur. ~~0~~

**4-08-100:** **Post Construction.** Unless judged by the Syracuse City Public Works Department to be exempt or granted a waiver, the following performance criteria shall be addressed for storm water management at all sites:

A. All site designs shall establish storm water management practices to control the peak flow rates. Transmission pipes shall be designed to accommodate a ten year, one hour storm, and regional detention basins shall be designed to facilitate a 100 year, one hour storm, with a 0.2 cfs per acre discharge and local on-site detention basins shall be designed to facilitate a 50 year, one hour storm. These practices should seek to utilize pervious areas for storm water treatment and to infiltrate storm water run-off from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and ~~quantify~~quantity.

B. All storm water run-off generated from new development shall not discharge untreated storm water directly into a jurisdictional wetland or waters of the state without adequate treatment. In no case shall the impact on functional values be any greater than that allowed by the Army Corp of Engineers (ACE) or the Department of Environmental Quality (DEQ) responsible for natural resources.

C. Annual groundwater recharge rates shall be maintained by promoting infiltration through the use of structural and non-structural methods. At a minimum, annual recharge from the post development site shall mimic the annual recharge from pre-development site conditions.

D. For new development, structural best management practices (BMP's) shall be designed to remove 75% of the average annual post development total suspended solids load (TSS). It is presumed that a structural treatment practice complies with this performance standard if it is:

(1) Sized to capture the prescribed water quality volume (WQV);

(2) Designed according to the specific performance criteria outlined in the American Public Works Association Manual;

(3) Constructed properly; and

(4) Maintained regularly.

E. Storm water discharges to critical areas with sensitive resources (i.e., cold water fisheries, shellfish beds, swimming beaches, recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain storm water management practices.

F. Storm water discharges from land uses or activities with higher potential pollutant loadings, known as "hotspots," may require the use of specific structural BMPs and pollution prevention practices. Oil separators shall be required on all sites greater than one acre identified as "hotspots" such as commercial land use sites, parking areas other than residential, mechanic shops, fuel stations, or associated parking areas. Oil separators must be capable of removing particulates down to 150 microns. Design and sizing requirements of oil separators shall be reviewed by the City Engineer prior to installation. ~~0~~

**4-08-110: Basic Storm Water Management Design Criteria.**

A. Site Design Feasibility: Storm water management practices for a site shall be chosen based on the physical conditions of the site. Among the factors that should be considered:

(1) Topography

(2) Maximum Drainage Area

(3) Depth to Water Table

(4) Soils

(5) Slopes

(6) Ground cover

(7) Location in relation to environmentally sensitive features or ultra-urban areas

B. Conveyance Issues: All storm water management practices shall be designed to convey storm water to allow for the maximum removal of pollutants and reduction in flow velocities. This shall include, but not be limited to:

(1) Maximizing of flow paths from inflow points to outflow points

(2) Protection of inlet and outfall structures

(3) Elimination of erosive flow velocities

(4) Providing of under drain systems, where applicable

C. General Policy: It is the general policy of the City to design storm water facilities as:

(1) Storm water conveyance pipe @ 10 year design standard

(2) Non-regional detention basin capacity @ 50 year design standard

(3) Regional detention basin capacity @ 100 year design standard

Local storm drain pipes and inlet structures shall be designed to convey the storm waters of a 10-year event totally within an underground pipe system. The storm water piping shall handle the 10-year event. All storm water calculations for detention shall be detailed to show that the entire area in consideration shall meet the requirement of .2 cfs discharge per acre developed established by Davis County Public Works, any storm water in excess of this requirement shall be detained.

D. Intensity-Duration-Frequency Curve IDF: For the use of the Rational Formula, in determining calculations for a storm, the IDF curve available for the area closest to the City of Syracuse shall be used.

E. Basin Construction and Design Criteria

(1) The location of the basin shall be such that convenient access for maintenance is possible. This generally means that local access is available to a dedicated roadway, any easements are provided by the owner of the property in question. In addition, volume in adjacent swales or ditches shall not be considered a portion of the storage system.

(2) The side slopes to all basins shall not exceed 3:1 (3 horizontal feet to 1 foot vertical elevation rise) slope, with 4.5:1 being desirable, for the ease of maintenance and mowing.

(3) The bottom slope shall be designed to prevent permanent stagnation of water, and shall be minimum of 2% from inlet to outlet. The City may request additional low flow elimination remedies during the subdivision warranty period if stagnation of nuisance water occurs.

(4) The basin freeboard shall be a minimum of one foot (top of berm or surface to high water mark of overflow outlet).

(5) The spillway shall be designed to overflow onto a City street or other channel with the capacity to contain and carry the overflow to an approved outlet. Said path to either a street or channel shall be within a maintained area, improved to allow flows without erosion, and within a drainage easement. All spillways shall be designed to protect adjacent embankments, structures or properties, and shall not present flooding potential to adjacent structures or homes.

(6) The outlet control for all small, localized basins may have fixed, size-calculated orifice plates, capable of being replaced if necessary, mounted on the outlet of the basin, as approved by the City Engineer. Large, regional basins shall be designed to have either fixed or screw-type gates installed to allow for adjustment by City Personnel, if necessary. The screw-gates shall be Waterman C-10 O.A.E. or City Engineer approved equal.

(7) All grates shall be designed with hot-dipped galvanized (not painted) metal grates, with bars at spacing to prevent or prohibit children's feet from falling in the structure, and still avoiding clogging with debris. Bar spacing shall never exceed 3" in any direction.

(8) Low flows shall be designed to flow through the basin in a pipe designed to carry a 1 year frequency flow. A concrete gutter shall not ban alternate to the pipe system. The pipe size and material shall be a minimum 15"-inch.

(9) The finish ground cover shall be either lawn sod or other landscaping, unless an alternate is approved by the City Council. A minimum 4"-inches of top soil shall be installed prior to the area being sodded. If an alternate of weed barrier geo-textile fabric and cobbles is approved by the City Council, a minimum size of 6"-inch cobble rock is required.

(10) Basins shall be designed to allow vehicle access for maintenance by City Personnel.

F. Maintenance Agreements: All storm water treatment practices shall have an enforceable operation and maintenance agreement to ensure the system functions as designed.

(1) This agreement will include any and all maintenance easements required to access and inspect the storm water treatment practices, and to perform routine maintenance as necessary to ensure proper functioning of the storm water treatment practice. The agreement shall include provisions allowing for access and inspections on a reasonable basis. In addition, a legally binding covenant specifying the parties responsible for the proper maintenance of all storm water treatment practices shall be secured prior to issuance of any permits for land disturbance activities.

(2) If a responsible party fails or refuses to meet the requirements of the maintenance agreement, the Public Works Department, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the storm water management facility becomes a danger to public safety or public health, the Public Works Department shall notify the party responsible for maintenance of the storm water management facility in writing. Upon receipt of that notice, the responsible person shall have 30 days to effect maintenance and repair of the facility in an approved manner. After proper notice, the Public Works Department may assess the owner(s) of the facility for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes by the county assessor. ~~0~~

**4-08-120:** **Notification of Spills.** Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the authorized enforcement agency in person or by phone or facsimile or email no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Syracuse City Public Works Dept., ~~1787 South 2000 West, Syracuse, UT 84075~~ within three business days of the ~~phone~~ notice. ~~0~~

**4-08-130:** **Enforcement, Violation and Penalties.**

A. Stop-Work Order; Revocation of Permit: In the event that any person holding a City Storm Water Activity permit pursuant to this ordinance violates the terms of the permit or implants site development in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood or development site so as to be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the Public Works Department may suspend or revoke the site development permit, such that no work on storm water infrastructure shall be preformed or approved.

B. Violation and Penalties: Whenever the Public Works Department finds that a person has violated a prohibition or failed to meet a requirement of this Ordinance, Syracuse City Public Works Department may order compliance by written notice of violation to the responsible person. Such notice may require, without limitation:

(1) The performance of monitoring, analyses, and reporting;

(2) The elimination of illicit connections or discharges;

(3) That violating discharges, practices, or operations shall cease and desist;

(4) The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property;

(5) Payment of a fine to cover administrative and remediation costs; and

(6) The implementation of source control or treatment BMPs.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a Class B misdemeanor and each day during which any violation of any of the provisions of this ordinance is committed, continued, or permitted, shall constitute a separate offense.

***** Note: Strike this Chapter. To be adopted by Resolution as policy with fee schedule additions.**

~~**CHAPTER 9**~~

~~**SYRACUSE CITY COMMUNITY CENTER**~~


~~**4-9-1: Hours of Operation**~~

~~**4-9-2: Center Availability**~~

~~**4-9-3: Building Membership Fees**~~

~~**4-9-4: Building Usage**~~

~~**4-9-5: Building Rental and Fees**~~

~~**4-9-6: Alcoholic Beverages, Drugs or Gambling**~~

~~**4-9-7: Nuisances**~~

~~**4-9-8: Safety and Security**~~

~~**4-9-9: Lost and Found Policy**~~

~~**4-9-10 Gymnasium Policies**~~

~~**4-9-11 Indoor Track Policies**~~

~~**4-9-12 Arts and Crafts Room Policies**~~


~~**4-9-1 Hours of Operations:** The Syracuse City Community Center shall be open to the public as follows:~~

~~Monday through Thursday – 6:00 a.m. to 10:00 p.m.~~

~~Friday – 6:00 a.m. to 8:00 p.m.~~

~~Saturday – 8:00 a.m. to 8:00 p.m.~~

~~Operating hours are established by the Syracuse City Community Center Management and are subject to change. At any time during which the building, or certain areas of the building, will be closed during regular operating hours, prior notices must be posted to inform patrons. The Community Center will be closed on Major Holidays (i.e. Thanksgiving, Christmas Day, New Years Day, etc.). (Ord. 06-23)~~

~~**Center Availability:** The City reserves the right to withhold reservations for any given day during the period of availability for any City sponsored event or if the City determines there is necessary maintenance, cleanup, repair, or other work of an extraordinary nature that needs to be performed at the Community Center. (Ord. 06-23)~~

~~**Building Membership Fees:** The following fee schedule shall be applicable to all patrons of the Syracuse City Community Center:~~

| ~~**Syracuse Resident**~~ | ~~**Day Pass**~~ | ~~**Monthly Pass**~~ | ~~**Yearly Pass**~~ |
|---|---|---|---|
| ~~Child (5-13)~~ | ~~$.50~~ | ~~$4.00~~ | ~~$35.00~~ |
| ~~Youth (14-17)~~ | ~~$1.00~~ | ~~$10.00~~ | ~~$75.00~~ |
| ~~Adult (18-59)~~ | ~~$2.00~~ | ~~$15.00~~ | ~~$100.00~~ |
| ~~Adult Couple~~ | ~~N/A~~ | ~~$25.00~~ | ~~$175.00~~ |
| ~~Senior (60 +)~~ | ~~$.50~~ | ~~$4.00~~ | ~~$35.00~~ |
| ~~Senior Couple~~ | ~~N/A~~ | ~~$6.00~~ | ~~$55.00~~ |
| ~~Family Pass~~ | ~~N/A~~ | ~~$50.00~~ | ~~$250.00~~ |

| ~~**Non-Resident**~~ | ~~**Day Pass**~~ | ~~**Monthly Pass**~~ | ~~**Yearly Pass**~~ |
|---|---|---|---|
| ~~Child (5-13)~~ | ~~$.50~~ | ~~$7.00~~ | ~~$60.00~~ |
| ~~Youth (14-17)~~ | ~~$1.00~~ | ~~$15.00~~ | ~~$100.00~~ |
| ~~Adult (18-59)~~ | ~~$2.00~~ | ~~$ 25.00~~ | ~~$180.00~~ |
| ~~Adult Couple~~ | ~~N/A~~ | ~~$ 45.00~~ | ~~$300.00~~ |
| ~~Senior (60 +)~~ | ~~$.50~~ | ~~$7.00~~ | ~~$60.00~~ |
| ~~Senior Couple~~ | ~~N/A~~ | ~~$10.00~~ | ~~$100.00~~ |
| ~~Family Pass~~ | ~~N/A~~ | ~~$75.00~~ | ~~$400.00~~ |

~~A. Use of the Indoor Track, Gyms, and Equipment room are included in the daily admission and annual membership fees.~~

~~B. A family is defined as two adults and any dependent children living in the same household. The children must be dependents on your tax return.~~

~~C. Employees and immediate family members of Syracuse City will be admitted into the Community Center free of charge. (Ord. 06-23)~~

**4-9-4: Building Usage:**

A. All pass holders will be identified by wearing wristband/stamp will be given to those patrons that will be using the gyms, equipment room, and/or track. If anyone is seen using these areas without the proper wristband, they will be asked to leave, or check in at the reception desk.

B. Passes do not replace any required registration fees for special classes and events held in the Syracuse Community Center. Spectators attending recreation events (i.e. Jr. Jazz games) may not use the facilities themselves unless they have a pass.

C. There will be times when regular use of the Community Center will be closed to the public. This may be during holidays, special events, Syracuse Recreation programs, or times during which the gyms have been rented by outside parties. At any time when the gym(s) are closed during regular hours, the holder of this pass is not allowed regular usage of the Community Center. Notices will be posted prior to these times.

D. Patrons under the age of 14 must be accompanied by an adult when using the track and/or gym(s), unless participating in a specific event or activity designed for a younger age group (i.e. Jr. Jazz, special events).

E. No strollers will be allowed on the track.

F. Use of any net equipment (volleyball, tennis, badminton) must first be scheduled for set up. (Ord. 06-23)

**4-9-2 Building Rental and Fees:** Any person/group may rent the Syracuse Community Center under the following conditions.

A. Must schedule for an available date, and be willing to sign a building rental agreement form.

B. Must pay a deposit at time of scheduling. Deposit is refundable if facility is left clean and undamaged.

C. Must pay the lesser between the hourly rate and daily fee.

D. All events/activities must be legal and be in conformance with all Syracuse City Ordinances.

E. The following fee schedule shall be applicable to patrons wishing to reserve an area of the Community Center.

**Gymnasium**

| | Deposit | Fee per hour | Fee per entire day |
|---|---|---|---|
| **Resident** | 100.00 | 50.00 | 500.00 |
| **Non-Resident** | 100.00 | 100.00 | 800.00 |

a. This fee will be assessed for each gym used.
b. Only one gym will be available to rent, unless being used for a sporting event.

**Classroom/Arts Crafts Room**

| | Deposit | Fee per hour | Fee per entire day |
|---|---|---|---|
| **Resident** | 50.00 | 20.00 | 160.00 |
| **Non-Resident** | 50.00 | 40.00 | 280.00 |

(Ord. 06-23)

**4-9-3 Alcoholic Beverages, Drugs or Gambling:** The sale, consumption or possession of intoxicating liquors or beverages and dangerous or narcotic drugs, or gambling of any kind, is prohibited in the Community Center. (Ord. 06-23)

**4-9-4 Nuisances:** It shall be unlawful for any person to use threatening, abusive, insulting or indecent language; to commit any obscene or indecent act; to fight; or to create a public disturbance or nuisance in any park. Any person who loiters in a park under the influence of alcohol or drugs or who otherwise disturbs the peace of Center users by begging, soliciting, making undue noise or engaging in disruptive activities shall be deemed to create a nuisance. (Ord. 06-23)

**4-9-5 Safety and Security:**

A. During any building rental, at least one Syracuse City Employee will be present in case of any emergency.

B. Employee training: All Syracuse City Employees (exception: seasonal and part-timers who are not in supervisory positions such as officials and scorekeepers) who will be working in the Syracuse Community Center must receive training in and/or be certified in the following.
   a. First aid/CPR
   b. Blood borne Pathogen exposure control
   c. Proper evacuation of the building
   d. How to safely set up and use equipment in the building (i.e. baskets, volleyball, badminton, and tennis nets, etc.) (Ord. 06-23)

**4-9-6 Lost and Found Policy:** Syracuse Community Center and/or Employees will not be responsible for any personal property lost or stolen, or missing from any part of the facility. Lost items, which are found by Center personnel or guests, should be turned into the front desk area of the Center. The Director will hold the item or items for 30 days, after which time unclaimed items may be taken to a nonprofit organization. (Ord. 06-23)

**4-9-7 Gymnasium Policies:**

A. All membership holders must check in at the front desk and obtain a wristband/stamp prior to entering the gymnasium.

B. Hanging on basketball rims is prohibited.

C. Wear only shoes that do not mark the gym floor.

D. Only capped, spill-proof water bottles are allowed. No gum, food or other drinks.

E. Offensive language or behavior, roughhousing and fighting will not be tolerated.

F. Syracuse Community Center reserves the right to change the schedule in the gymnasium as programs dictate.

G. Patrons found to be in violation of any of the above mentioned rules may be asked to leave the Center and may have their privileges revoked. (Ord. 06-23)

**4-9-8 Indoor Track Policies:**

A. All membership holders must check in at the front desk and obtain a wristband/stamp prior to entering the indoor track.

B. This area is for those 14 years and older to walk/jog. Youth under 14 years of age may use the track only in a supervised environment with an adult 18 years of age or older.

C. Offensive language or behavior, roughhousing and fighting will not be tolerated.

D. Runners will use the outside of the track. Walkers and slower joggers will use the inside lanes of the track.

E. Shoes and shirt are required.

F. Cleats are not allowed on the track.

G. Any person on the track must be participating in walking/jogging. No spectators or standing on the track is allowed.

H. No food or open containers are allowed on the track.

I. No gum or spitting allowed.

J. No roller blades, strollers, etc.

K. Patrons found to be in violation of any of the above mentioned rules may be asked to leave the Center and may have their privileges revoked. (Ord. 06-23)

**4-9-9 Arts and Crafts Room Policies:**

A. Craft room supplies may be used only with the supervision of Community Center Staff and/or authorized volunteers.

B. Washer and Dryer are to be operated by authorized personnel only.

C. The emergency phone is to be used only in the case of an emergency.

D. Patrons found to be in violation of any of the above mentioned rules may be asked to leave the Center and may have their privileges revoked. (Ord. 06-23)

## CHAPTER 9

## LAND DRAINS

**4-09-010: Purpose**
**4-09-020: Recognition of the Land Drain System**
**4-09-030: Surface Drainage Systems Connection Prohibition**
**4-09-040 Connection Standards for Land Drain Connections**

**4-09-010: PURPOSE**. The purpose of this Chapter is to protect public health and safety of the City and its inhabitants through regulations governing the utilization of land drain systems and connections to the City land drain system. (Ord. 08-05)(Ord. 08-09)

**4-09-020: RECOGNITION OF THE LAND DRAIN SYSTEM**: Syracuse City has constructed and established a land drain system for the purpose of draining subsurface waters from developing properties. Syracuse City Council hereby finds and determines that the land drain system is and has been a City operated utility and that connections to the land drain system have been regulated by the City for the protection of public health and safety and that such regulation continues to be necessary for the preservation of public health and safety and property values within the City. Therefore, all connections to the land drain system within Syracuse City, whether previously established or otherwise, shall comply with the provisions and regulations of this Chapter. However, nothing herein shall be construed to require authorized connections to be retrofit to meet new construction standards. The retroactive application of this ordinance shall be limited to the required disconnection of surface drainage systems or other surface collection conduits and appurtenances to the land drain system. (Ord. 08-05)(Ord. 08-09)

**4-09-030: SURFACE DRAINAGE SYSTEMS CONNECTION PROHIBITED**. **4-10-030: SURFACE DRAINAGE SYSTEMS CONNECTION PROHIBITED**. Roof drainage structures, storm gutters, or other above-ground collection conduits ("Surface Drainage systems") are prohibited from connecting to or discharging storm water into City underground land drains. New residential dwellings constructed within subdivisions containing a land drain system are required to make a connection via a sub-surface service lateral stubbed to the dwelling foundation footing and connected to the main land drain line owned by the City. This section is expressly intended to operate retroactively and to require the disconnection of any surface drainage systems connected to a land drain system. The Syracuse City Public Works Director is hereby empowered and authorized to require the disconnection of any surface drainage system connected to the Syracuse City land drain system. The Public Works Director is hereby authorized, in his discretion, to grant a waiver from the requirements of this Chapter where the Public Works Directors finds: (1) the connection of a surface drain to the land drain system does not present a surcharge or flooding risk to other properties; and (2) the owner signs a recordable agreement, in a form acceptable to the City, agreeing to indemnify and hold the City harmless for any future damages or liability arising from the connection of the surface drain to the land drain system.

~~Roof drainage structures, storm gutters, or other above-ground collection conduits ("Surface Drainage Systems") are prohibited from connecting to or discharging storm water into City underground land drains. New residential dwellings constructed within subdivisions containing a land drain system are required to make a connection via a sub-surface service lateral stubbed to the~~

~~dwelling foundation footing and connected to the main land drain line owned by the City. This section is expressly intended to operate retroactively and to require the disconnection of any surface drainage systems connected to a land drain system. The Syracuse City Public Works Director is hereby empowered and authorized to require the disconnection of any surface drainage system connected to the Syracuse City land drain system. (Ord. 08-05)(Ord. 08-09)~~

**4-09-040: CONNECTION STANDARDS FOR LAND DRAIN CONNECTIONS**. Any connection to the Syracuse City land drain system shall be authorized and approved by the Syracuse City Public Works Department and Syracuse City Building Department and shall comply with construction standards and regulations set forth in the Appendix to Title VIII of the Syracuse City Municipal Code. ~~(Ord. 08-05)(Ord. 08-09)~~

## CHAPTER 10

## HOUSEHOLD AND GREEN WASTE RECYCLING

**4-10-010: Definitions**
**4-10-020: Collection of household and green waste**
**4-10-030: Service charge**
**4-10-040: Method of payment of service charges**
**4-10-050: No accumulation of household and green waste**
**4-10-060: Containers**
**4-10-070: Closing of garbage containers required**
**4-10-080: Time and place of pickup**
**4-10-090: Disposal of community waste**
**4-10-010: Burning of refuse prohibited**
**4-10-011: Dumping household and green waste prohibited**
**4-10-012: Limitations upon dumping**
**4-10-013: Regulations**

**4-10-010: DEFINITIONS.** The following terms, as used in this Title, are defined as follows: ~~(Ord. 10-05)~~

BULKY WASTES: Wastes that are not capable of being stored in the approved automated refuse containers and cannot be picked up by normally used collection vehicles, including items such as large tree branches, lawn sod, Christmas trees, etc.

CONTAINER, APPROVED HOUSEHOLD AND GREEN WASTE CONTAINER: Approved household and green waste containers shall consist of 90 or 100 gallon recycling containers constructed from cross linked, high-density polyethylene, or equivalent, designed specifically for automated collection equipped with wheels for easy movement by residential users and containing permanently attached, tight-fitting lids, or as approved by the City.

COMMERCIAL SOLID WASTE, GREEN WASTE AND RECYCLABLE MATERIALS: Garbage, rubbish, trash, food wastes, recyclable materials, green waste, etc., resulting from the normal and incidental activities of commercial users.

COMMERCIAL USER: An enterprise, not a residence, such as a business, association, corporation, manufacturer, hotel, motel, resort, commercial entity, church, governmental or public entity other than the City, etc.

FOOD WASTES: Animal, vegetable, or mineral matter derived from the preparation or packaging of foodstuffs

GARBAGE, RUBBISH AND TRASH: All solid waste except hazardous waste, including but not limited to combustibles such as paper, wood, yard trimmings, etc. and non-combustibles such as meal, glass, stone, etc.

GREEN WASTE: Those green waste materials which can be recovered or otherwise diverted from waste stream, such as lawn cuttings, clippings from bushes and shrubs, leaves, and other similar green yard waste, but not including dirt, rock, sod, or yard materials with thorns, as mutually agreed upon and determined by the contractor and the City.

HAZARDOUS MATERIALS AND WASTE: Materials and wastes that are hazardous by reason of their pathological, explosive, radiological, or toxic character, including any chemical, compound, mixture, substance or article which is designated by the United States

Environmental Protection Agency, the State of Utah Department of Environmental Quality, or Davis County Health Department to be "hazardous" as that term is defined by or pursuant to Federal, State or local law.

HOUSEHOLD WASTE: Materials discarded from commonly used household substances, not including dirt, rocks, sod, flammables, hot ashes, coals, or similar materials.

NON-PROCESSIBLE WASTE. Goods and materials which are not residential and/or are prohibited by the disposal facility, including, but not limited to, the following:

(1) Any loads the majority of which consist of combustible material.

(2) Hazardous waste of any kind.

(3) Any material that when incinerated clearly includes electricity.

(4) Explosives.

(5) Medical or pathological wastes.

(6) Animal or human body parts or remains.

(7) Any materials the majority of which is liquid.

(8) Large appliances.

(9) Construction debris of un-processible proportions.

(10) Large metal objects of any kind.

(11) Large sealed containers of any kind.

(12) Motor vehicles or related parts.

(13) Any item exceeding two feet by two feet by five feet in dimensions.

(14) Wood having a cross section exceeding nine inches or five feet in length.

(15) Any material that is on fire; i.e., "Hot Load."

(16) Commercial solid waste, as defined herein.

(17) Hazardous materials and waste, as defined herein.

(18) Bulky wastes, as defined herein.

RECYCLABLE MATERIALS: Those materials which can be recovered from or otherwise diverted from the waste stream for the purpose of recycling, such as metals, paper and plastics as mutually agreed upon and determined by the Contractor and the City.

RESIDENCE: An occupied dwelling unit such as a home, trailer, or multi-family dwelling of four (4) or less units, not including hotels or motels or mobile home trailer parks. Each unit of a multi-family dwelling shall be considered a separate residence for purposes of billing. A dwelling unit may be considered not occupied if the persons living therein are absent for over ninety (90) continuous days. Unless otherwise agreed to by the City and the Contractor,

residence shall not include dwelling units located within planned unit developments or other privately accessed developments accessible by private roadways, streets and driveways.

RESIDENTIAL GREEN WASTE: Green waste resulting from the normal and incidental activities of residences.

RESIDENTIAL RECYCLABLE MATERIALS: Recyclable materials resulting from the normal and incidental activities of residences.

RESIDENTIAL SOLID WASTE. Garbage, rubbish, trash, food wastes, etc. resulting from the normal and incidental activities of residences.

**4-10-020: COLLECTION OF HOUSEHOLD AND GREEN WASTE.** ~~(Ord. 10-05)~~

1. Unless otherwise provided herein, the City, its agent, or contractor shall collect, remove, and dispose of all household waste and residential green waste recyclable materials. All household waste and residential green waste recyclable materials shall be collected, removed, and disposed of with such frequency and in such manner as the City Council may from time to time establish by regulation or contract.

2. Except as otherwise expressly permitted by this part, no household waste and green waste recyclable materials shall be removed or hauled away or transported upon the streets or public ways of the municipality except by the municipality, its agent, or contractor, and except by authorized persons hauling commercial green waste recyclable materials or household waste materials as hereinafter provided.

3. Nothing contained in this part shall preclude persons from hauling their own green waste recyclable materials over the streets and rights-of-ways of the municipality.

4. Except for those residences who have opted not to participate in the green waste recycling program in accordance with this Chapter, or those residences who have not signed up for green waste collection services in accordance with this Chapter, nothing in this part shall be construed as eliminating the charge made for residential solid waste and disposal services.

**4-10-030: SERVICE CHARGE.** ~~(Ord. 10-05)~~

1. ~~Except for those residences who have not signed up for green waste collection services in accordance with this Chapter,~~ all residences within the municipality shall pay monthly ~~green waste recycling~~ service charges as more particularly set forth in the Fee Schedule as adopted by the City. The charges, rates, penalty fees for delinquency in payment, and other charges incidental ~~to green waste recycling services~~, shall be set forth in the Fee Schedule and may be amended from time to time by the resolution of the City Council. An exception for green waste collection charges shall be made for those residences who have not signed up for green waste collection services in accordance with this chapter.

2. The Mayor, with the consent of the City Council, may excuse needy persons who are not reasonably capable of paying the monthly charge for residential collection of solid waste, green waste and/or recyclable materials from the payment of the residential rate for such period of time as may be deemed proper or necessary.

3. Participation in the City's green waste recycling program shall be on a voluntary basis. Residences desiring such service shall sign up in writing on forms provided by the City. Participants shall be required to participate in the program for at least six (6) months.

Green waste containers may be used for solid waste disposal and collection from December 1st through February 28th (or 29th in leap year) of every year. Green waste containers shall only be used for authorized green waste disposal and collection from March 1st through November 30th of each year.

**4-10-040: METHOD OF PAYMENT OF SERVICE CHARGES.** ~~(Ord. 10-05)~~

1. The household waste and residential green waste recycling service charges above imposed by this part shall be added to the charge made for other utilities furnished through the municipality and shall be billed and collected in the same manner as those charges are billed and collected.

**4-10-050: NO ACCUMULATION OF HOUSEHOLD AND GREEN WASTE.** ~~(Ord. 10-05)~~

1. It shall be unlawful for any person to accumulate household waste and green waste recyclable materials or cause said materials to be deposited upon any street or right-of-way. The City may permit the processing of green waste recyclable materials upon premises properly equipped and maintained so as to prevent the creation of a nuisance or a hazard to health or permit the depositing of ashes and other dry material for filling purposes at such places as the City may designate and under such restrictions as the City Council may by regulation impose. Additionally, the City may grant to any person permission for sorting, bailing, and marketing trade waste upon premises properly equipped and maintained.

**4-10-060: CONTAINERS.** ~~(Ord. 10-05)~~

1. All residential household and green waste recyclable materials to be collected by the City, its agents or contractors, from residential users shall be placed only in suitable and sufficient garbage receptacles with tight-fitting lids.

2. Title to containers furnished by the City, its agents or contractors, to residential users, whether the right to the use thereof is paid in a lump sum or on a monthly basis, shall be retained by the City and the payment made by residents therefore shall be rental for the use thereof.

3. Users renting containers furnished by the City, or having custody thereof, shall keep the container free from destructive or decorative markings, shall maintain the original color thereof, and shall keep the inside of said containers clean and free from build-up of fungus or bacteria or any other type of contaminant that causes odors or facilitates deterioration of the inside or outside of such container.

4. Residential users shall report to the City, or authorized garbage hauler, any damage to or malfunctioning containers that limit their usefulness for receipt of ~~green~~ waste so that the same may be returned to the supplier for repair or replacement pursuant to the supplier's warranty covering the same.

5. ~~Green waste recycling~~ containers lost or missing through no fault of the user thereof shall be replaced by the City without charge, but users shall exercise due care to protect containers against loss through theft or misappropriation.

6. Containers furnished by the City are issued to specific users by number and are non-transferable. Upon discontinuance of use by a resident, containers shall be returned to the City.

**4-10-070: CLOSING OF GARBAGE CONTAINERS REQUIRED.** Approved containers shall not be overfilled to the extent that the contents may be spilled during the process of pickup and dumping into the ~~green waste recyclable materials~~ collection vehicle. All green waste materials not deposited for pickup shall be placed in approved containers and shall be tightly closed in such a manner as to prevent offensive odors or flies. ~~(Ord. 10-05)~~

**4-10-080: TIME AND PLACE OF PICKUP.** ~~(Ord. 10-05)~~

1. All household waste and green waste recyclable materials subject to collection by the City shall be placed on the edge of the street next to the driveway on the opposite side of the driveway approach from the mailbox, but in no event within ten (10) feet of the mailbox, and with the container's wheels as close to the curb as reasonably possible, with the hinge thereof to curbside and the lid opening facing toward the street. When snow or street construction prevents placing of the container against the curb, the container shall be placed not over two (2) feet from the edge of said snow or construction and in a manner that will not obstruct traffic or unduly impede the snowplowing activities of the City.

2. Containers shall not be placed or permitted to block driveways or through traffic.

3. Until otherwise provided by regulation, containers must not be set out upon the street for collection prior to the evening of the day before collection and must be set out prior to 6:00 a.m. on the day of collection. Waste containers that have been emptied shall be removed from the street right-of-way within 24 hours after containers are emptied.

4. It shall be unlawful to park a vehicle upon a public street within the City during the hours of solid waste and recycling service pickup on said street in a manner that interferes with access thereto by the solid waste, green waste, or recyclable materials collection vehicle.

**4-10-090: DISPOSAL OF COMMUNITY WASTE.** Green waste may be disposed of by business establishments, and residences that have not signed up for the City's green waste collection services, in vehicles provided by them subject to regulation by the City as to the places of disposal and as to the type of vehicle used to avoid spillage upon public ways of the municipality, hazards to safety, and the prevention of nuisances. ~~(Ord. 10-05)~~

**4-10-010: BURNING OF GREEN WASTE PROHIBITED.** It shall be unlawful for any person to burn green waste in the open air or in any furnace or stove within the municipality unless expressly allowed by State regulations or County Health and Burning Ordinances. ~~(Ord. 10-05)~~

**4-10-011: DUMPING HOUSEHOLD, CONSTRUCTION, AND GREEN WASTE PROHIBITED.** It shall be unlawful for any person to place, deposit, or dump household, construction, and green waste upon any lot within the municipality whether such lot is occupied or vacant and whether such person so placing, depositing or dumping such refuse is the owner, tenant, occupant or lessor thereof or has the same under his jurisdiction and control. This section shall not prevent property owners from composting their green waste materials on their property. ~~(Ord. 10-05)~~

**4-10-012: LIMITATIONS UPON DUMPING.** Dumping green waste recyclable materials shall be permitted only in such places as are designated by the City Council. Dumping shall be subject to such rules and regulations as may be formulated by the City Council. All

processible waste generated within the City shall be delivered to the Wasatch Integrated Waste Management District facilities, as said District shall direct. ~~(Ord. 10-05)~~

**4-10-013: REGULATIONS.** The City Council may adopt such regulations as, in its opinion, are necessary to implement this part and its objectives. ~~(Ord. 10-05)~~

## CHAPTER 11

## SYRACUSE CITY HALL
**(adopted by R11-20)**

**4-11-1 Purpose**
**4-11-2: Hours of Operation**
**4-11-3: Building Availability**
**4-11-4: Building Rental Process and Fees**
**4-11-5: Alcoholic Beverages, Drugs, or Gambling**
**4-11-6: Nuisances**
**4-11-7: Safety and Security**
**4-11-8: Lost and Found Policy**
**4-11-9 City Hall Rental Policies**
**4-11-10 Refund Policy**

**4-11-1 Purpose.** The purpose of the Syracuse City Hall is to conduct the business needs of City residents and provide available amenities to the community to enjoy during those times when it is not otherwise in use. In order to promote the orderly and harmonious use of the City Hall's lobby and Council Chambers, this Section establishes the following procedures and rules as well as rental fees as established and adopted in the City's fee schedule. Deposits and rental fees are solely for the purpose of ensuring that these public amenities remain in good condition and to cover expenses incurred by municipal staff in overseeing reserved events and providing emergency services as necessary.

**4-11-2 Hours of Operations:** The Syracuse City Hall shall be open to the public as follows: Mondays through Fridays, from 8:00 a.m. to 5:00 p.m. City staff shall post notices on the front doors prior to the building closing during regular operating hours. City Hall will be closed on major holidays (i.e. Thanksgiving, Christmas Day, New Years Day, etc.).

**4-11-3 Building Availability:** The City Manager reserves the right to withhold reservations for any given day, during periods of availability, for any City-sponsored event or if the City Manager determines that the building requires maintenance, cleanup, repair, other work of an extraordinary nature, or the unavailability of required City personnel. Facility rentals shall be available Mondays through Fridays, from 5:00 to 11:00 p.m., and Saturdays, from 8:00 a.m. to 11:00 p.m., but no holidays. Interested parties shall not rent any portion of City Hall for events requiring the purchase of tickets or the payment of fees.

**4-11-4 Building Rental Process and Fees:**

(A) Reservations shall be made in person through the Community Development Department, during regular business hours, in half-hour increments.
(B) Renters shall be responsible adults, 18 years or older, and on site for the entire event.
(C) City staff will accept reservations on a first-come first-served basis, and deposits and applicable rental fees are due upon submittal of the application.
(D) Any person/group may rent the Syracuse City Council Chambers and/or lobby under the following conditions:
    1. Schedule for an available date and sign a building-rental agreement form
    2. Pay a deposit at time of scheduling, refunded if facility is left clean and undamaged
    3. Pay the hourly rate, as established in the City fee schedule
    4. All events/activities must be legal and in conformance with all Syracuse City Ordinances
    5. The following is a list of available facilities for rent with associated fees as located in the City fee schedule established and adopted by City Council:

**LOBBY**
**Small Events (<25 persons – no food or beverages)**
**Resident:** $50.00 deposit and $35.00 per hour staffing
**Non-Resident:** $75.00 deposit and $40.00 per hour staffing
**Small Events (<25 persons – with food and/or beverages)**
**Resident:** $100.00 deposit and $40.00 per hour staffing
**Non-Resident:** $150.00 deposit and $45.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $300.00 deposit and $45.00 per hour staffing
**Non-Resident:** $450.00 deposit and $50.00 per hour staffing
**Large Events (>25 persons – with food and/or beverages)**
**Resident:** $300.00 deposit and $50.00 per hour staffing
**Non-Resident:** $450.00 deposit and $55.00 per hour staffing

**COUNCIL CHAMBERS**
**Small Events (<25 persons – no food or beverages)**
**Resident:** $100.00 deposit and $35.00 per hour staffing
**Non-Resident:** $150.00 deposit and $40.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $300.00 deposit and $40.00 per hour staffing
**Non-Resident:** $450.00 deposit and $45.00 per hour staffing

**LOBBY AND COUNCIL CHAMBERS**
**Small Events (<25 persons – no food or beverages)**
**Resident:** $150.00 deposit and $35.00 per hour staffing
**Non-Resident:** $200.00 deposit and $40.00 per hour staffing
**Small Events (>25 persons – with food and/or beverages in lobby)**
**Resident:** $200.00 deposit and $40.00 per hour staffing
**Non-Resident:** $250.00 deposit and $45.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $350.00 deposit and $50.00 per hour staffing
**Non-Resident:** $400.00 deposit and $55.00 per hour staffing
**Large Events (>25 persons – with food and/or beverages)**
**Resident:** $450.00 deposit and $55.00 per hour staffing
**Non-Resident:** $500.00 deposit and $60.00 per hour staffing

**4-11-5** **Alcoholic Beverages, Drugs, Smoking, or Gambling:** Syracuse City prohibits the sale, consumption, or possession of intoxicating liquors or beverages and dangerous or narcotic drugs and smoking or gambling of any kind in City Hall.

**4-11-6** **Nuisances:** It shall be unlawful for any person to use threatening, abusive, insulting, or indecent language, to commit any obscene or indecent act, to fight, or to create a public disturbance or nuisance within or on City Hall premises. Any person who loiters in or at City Hall while under the influence of alcohol or drugs or who otherwise disturbs the peace of others at any Syracuse City municipal building by begging, soliciting, making undue noise, or engaging in disruptive activities shall be deemed as creating a public nuisance.

**4-11-7** **Safety and Security:**

(A) During any building rental, at least one Syracuse City employee shall be present in case of an emergency.
(B) Employee training: All Syracuse City employees supervising the activities of those renting the lobby or Council Chambers shall receive training in and/or be certified in the following:
1. First aid/CPR
2. Blood borne Pathogen exposure control

3. Proper evacuation of the building
4. How to run the equipment in the building (i.e. sound, computers, screens, etc.)

**4-11-8** **Lost and Found Policy:** Syracuse City employees shall not be responsible for any lost or stolen personal property missing from any part of the building. City staff or guests should turn in found items to the front desk area of the Community Development or Utilities departments for safekeeping until such time as an owner claims them or 30 days pass from the time the finders turned in such items, after which City staff shall donate them to a nonprofit organization.

**4-11-9** **City Hall Rental Policies:**

(A) Renters shall arrive at least 15 minutes prior to the event in order to meet with City staff and walk through the lobby and restrooms, and Council Chambers when applicable, and provide and receive instructions on expected activities during the reserved time.

(B) Renters shall sign an inspection sheet immediately prior to the onset of their event to ensure factual recordation of the building's conditions.

(B) The rental period includes set-up and take-down time.

(C) Cleaning supplies shall be available for patrons' use at the end of events to ensure building is left in its pre-existing condition as per the inspection report. Renters shall bag and remove all decorations, garbage, etc. A dumpster shall be available for use in the southeast corner of parking area.

(D) No one shall enter the Council Chambers with food or beverages at any time, use fog machines, candles, or have open flames of any kind, or bring animals inside any area of City Hall that are not certified assistance pets. No one shall enter the building without being fully clothed, including shoes and shirt, or with roller blades, skateboards, or other like items for recreational use. Patrons found to be in violation of any rules of City Hall shall leave upon request.

(E) Immediately following the event, renter shall participate in an exit inspection with City staff to record and compare the building's conditions and establish reasonable charges against the deposit amount when deemed necessary. City staff will then prepare an invoice or begin processing payment to the responsible party for the balance of their deposit, when applicable, which may take 7-10 business days for mailing. Renter shall be responsible for any violations of conduct committed by guests while using the building.

**4-11-10** **Refund Policy:** All refund requests will be charged a $20 administrative fee. Refunds may take 7-10 business days for mailing.

# SYRACUSE CITY HALL RENTAL AGREEMENT

1979 West 1900 South
Syracuse, UT 84075
801-825-1477

| **Renter's Information** | **Application Date:** |
|---|---|
| Phone Nos.: | |
| Email Address: | Mailing Address: |
| | |
| Purpose of Event: | Rental Date: |
| Number of Guests: | Rental Times: |

**Purpose.** The purpose of City Hall is to conduct the business needs of City residents and provide available amenities to the community to enjoy during those times when it is not otherwise in use. In order to promote the orderly and harmonious use of the lobby and Council Chambers, the following outlines the procedures and rules as well as rental fees as established and adopted in the City's fee schedule. Deposits and rental fees are solely for the purpose of ensuring that these public amenities remain in good condition and to cover expenses incurred by municipal staff in overseeing reserved events and providing emergency services as necessary.

**Building Availability:** The City Manager reserves the right to withhold reservations for any given day during the period of availability for any City-sponsored event or if the City Manager determines that the building requires maintenance, cleanup, repair, other work of an extraordinary nature or the unavailability of required City personnel. Facility rentals shall be available Mondays-Fridays, from 5:00 to 11:00 p.m., and Saturdays, from 8:00 a.m. to 11:00 p.m., but no holidays, Interested parties shall not rent any portion of City Hall for events requiring the purchase of tickets or the payment of fees.

**Building Rental Process and Fees:** Reservations shall be made in person through the (  ) Department, during regular business hours, in half-hour increments. Renters shall be responsible adults, 18 years or older, and on site for the entire event. City staff will accept reservations on a first-come first-served basis, and deposits and applicable rental fees are due upon submittal of application. Any person/ group may rent the Chambers and/or lobby with the following conditions:

(A) Schedule for an available date and sign a building-rental agreement form
(B) Pay a deposit at time of scheduling, refunded if facility is left clean and undamaged
(C) Pay the hourly rate, as shown below:

**LOBBY**

**Small Events (<25 persons – no food or beverages)**
**Resident:** $50.00 deposit and $35.00 per hour staffing
**Non-Resident:** $75.00 deposit and $40.00 per hour staffing
**Small Events (<25 persons – with food and/or beverages)**
**Resident:** $100.00 deposit and $40.00 per hour staffing
**Non-Resident:** $150.00 deposit and $45.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $300.00 deposit and $45.00 per hour staffing
**Non-Resident:** $450.00 deposit and $50.00 per hour staffing
**Large Events (>25 persons – with food and/or beverages)**
**Resident:** $300.00 deposit and $50.00 per hour staffing
**Non-Resident:** $450.00 deposit and $55.00 per hour staffing

**COUNCIL CHAMBERS**

**Small Events (<25 persons – no food or beverages)**
**Resident:** $100.00 deposit and $35.00 per hour staffing
**Non-Resident:** $150.00 deposit and $40.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $300.00 deposit and $40.00 per hour staffing
**Non-Resident:** $450.00 deposit and $45.00 per hour staffing

**LOBBY AND COUNCIL CHAMBERS**
**Small Events (<25 persons – no food or beverages)**
**Resident:** $150.00 deposit and $35.00 per hour staffing
**Non-Resident:** $200.00 deposit and $40.00 per hour staffing
**Small Events (>25 persons – with food and/or beverages in lobby)**
**Resident:** $200.00 deposit and $40.00 per hour staffing
**Non-Resident:** $250.00 deposit and $45.00 per hour staffing
**Large Events (>25 persons – no food or beverages)**
**Resident:** $350.00 deposit and $50.00 per hour staffing
**Non-Resident:** $400.00 deposit and $55.00 per hour staffing
**Large Events (>25 persons – with food and/or beverages)**
**Resident:** $450.00 deposit and $55.00 per hour staffing
**Non-Resident:** $500.00 deposit and $60.00 per hour staffing

All events/activities must be legal and be in conformance with all Syracuse City Ordinances

**Alcoholic Beverages, Drugs, Smoking, or Gambling:** The City prohibits the sale, consumption, or possession of intoxicating liquors or beverages and dangerous or narcotic drugs, and smoking or gambling of any kind in City Hall.

**Nuisances:** It shall be unlawful for anyone to use threatening, abusive, insulting, or indecent language, to commit any obscene or indecent act, to fight, or to create a public disturbance or nuisance within or on City Hall premises. Anyone who loiters in or at City Hall while under the influence of alcohol or drugs or who otherwise disturbs the peace of others at any City municipal building by begging, soliciting, making undue noise, or engaging in disruptive activities shall be deemed as creating a public nuisance.

**Safety and Security:** During reserved events, at least one City employee shall be present in case of any emergency. Staff shall supervise events, run City equipment if needed, and provide assistance in emer-gencies, such as first aid/CPR, blood-born pathogen exposure control, and proper evacuation of building.

**Lost and Found Policy:** City staff shall not be responsible for lost or stolen personal property from the building. Staff or guests should turn in found items to the front desk area of the Community Development or Utilities departments for safekeeping until an owner claims them or 30 days pass from the time the finders turned in such items, after which staff shall donate them to a nonprofit organization.

**City Hall Rental Policies:**

(A) Renters shall arrive at least 15 minutes prior to event in order to meet with City staff and walk through lobby and restrooms, and Council Chambers when applicable, and provide and receive instructions.
(B) Renters shall sign an inspection sheet immediately prior to the onset of their event to ensure factual recordation of the building's conditions.
(B) The rental period includes set-up and take-down time.
(C) Cleaning supplies shall be available for patrons' use at the end of events to ensure building is left in its pre-existing condition as per the inspection report. Renters shall bag and remove all decorations, garbage, etc. A dumpster shall be available in the southeast corner of parking lot.

(D) No one shall enter the Chambers with food or beverages at any time, use fog machines, candles, or have open flames, or bring animals inside any area of City Hall that are not certified assistance pets. No one shall enter the building without being fully clothed, including shoes and shirt, or with roller blades, skateboards, or other like items for recreational use.

(E) Immediately following the event, renter shall participate in an exit inspection with staff to record and compare building's conditions and establish reasonable charges against deposit amount when necessary. Staff will then prepare an invoice or begin processing payment to renter for balance of deposit, when applicable, which may take 7-10 business days for mailing. Renter shall be responsible for any violations of conduct committed by guests while using building.

**Refund Policy:** All refund requests will be charged a $20 administrative fee. Refunds may take 7-10 business days for mailing.

_____ _____

Signature of Renter Date

# SYRACUSE CITY HALL
# PREPARATORY INSPECTION SHEET

1979 West 1900 South
Syracuse, UT 84075
801-825-1477

☐ Lobby floor and rugs_____

☐ Fountain, wall, rocks, and plants_____

☐ Lobby walls and pictures_____

☐ Lobby windows and glass doors_____

☐ Lobby furniture_____

☐ Lobby ceiling_____

☐ Drinking fountain_____

☐ Men's restroom_____

☐ Women's restroom_____

☐ Council chambers carpet_____

☐ Council chambers seats and furniture_____

☐ Council chambers rolling chairs_____

☐ Council chambers walls_____

☐ Council chambers jury seats_____

☐ Council chambers microphones and computer screens_____

☐ Council chambers ceiling_____

_____ _____

Signature of Renter Signature of City employee

# SYRACUSE CITY HALL
# EXIT INSPECTION SHEET

1979 West 1900 South
Syracuse, UT 84075
801-825-1477

☐ Lobby floor and rugs_____

☐ Fountain, wall, rocks, and plants_____

☐ Lobby walls and pictures_____

☐ Lobby windows and glass doors_____

☐ Lobby furniture_____

☐ Lobby ceiling_____

☐ Drinking fountain_____

☐ Men's restroom_____

☐ Women's restroom_____

☐ Council chambers carpet_____

☐ Council chambers seats and furniture_____

☐ Council chambers rolling chairs_____

☐ Council chambers walls_____

☐ Council chambers jury seats_____

☐ Council chambers microphones and computer screens_____

☐ Council chambers ceiling_____

_____ _____

Signature of Renter Signature of City employee

*Remove all items brought in for event and bag and remove all garbage from lobby and/or chambers.

**ORDINANCE NO. 12-07**

**AN ORDINANCE ADOPTING TITLE IV REWRITE OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO PUBLIC PROPERTY AND UTILITIES.**

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

**WHEREAS**, these small proposed changes come to the attention of City staff 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**, staff 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's own ordinances; and

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

**WHEREAS,** staff now hereby wishes to adopt the rewrite of Title IV to address such proposed changes.

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

**Section 1**. **Amendment.** The Syracuse City Municipal Code is hereby amended as put forth in Exhibit 'A'.

**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 twenty (20) days after publication or posting.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Jamie Nagle

Voting by the City Council:

| | "AYE" | "NAY" |
|---|---|---|
| Councilmember Duncan | _____ | _____ |
| Councilmember Johnson | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Peterson | _____ | _____ |
| Councilmember Shingleton | _____ | _____ |

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "8"** **Proposed Ordinance No. 12-08 affirming Title Two of the Syracuse City Code as currently drafted; or Proposed Ordinance No. 12-11 affirming Title Two with amendment.**

### *Factual Summation*

- Any questions regarding this item may be directed at City Attorney William Carlson
- Please see the following information provided by William Carlson
- Please see the attached Proposed Ordinance No. 12-08 and Proposed Ordinance No. 12-11

### *Background*

On April 24, 2012 the City Attorney reported to the City Council that the Council's majority vote to recodify Title II was in error because four adjustments to mayoral power in the recodification required either a unanimous vote of the Council without the Mayor or a majority vote with the Mayor. In response, the Mayor and City Council directed the City Attorney to draft revisions to Title II that would eliminate these adjustments. The drafted revisions are attached.

### *Memorandum/Recommendation*

- The City Attorney recommends that the Mayor and Council vote in favor of Proposed Ordinance No. 12-08, affirming Title II as currently drafted. While this would adjust mayoral powers from the powers granted by the old title, the adjustments are minor and the lost powers are unlikely to be exercised by present and future mayors. This Ordinance requires either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor.
- Should the Mayor and Council decline to adopt Title II as currently drafted, the City Attorney recommends adopting First Substitute to Ordinance No. 12-11, affirming Title II with the attached revisions. This would keep the statutorily identified mayoral powers the same between the old and new versions of Title II. This vote would originally have required just a majority vote of the City Council, but because the argument could be made that these mayoral powers were removed by the first vote on Title II, the City Attorney recommends that the Mayor vote on this as well as a reinstatement of statutory mayoral powers. *See* Utah Code Ann. §10-3b-303(2).
- Should the Mayor and Council decide to make further or different revisions to Title II passing that new version of Title II would require either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor. This would be to resolve the discrepancies in mayoral power between the old title and the version of Title II which was voted on in January of 2011.

# ORDINANCE NO. 12-08

## AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AFFIRMING TITLE II AS CURRENTLY DRAFTED.

**WHEREAS**, on January 11, 2011 a 3-2 majority of the City Council voted to adopt Ordinance No. 11-03 recodifying Title II; and

**WHEREAS**, Ordinance No. 11-03 adjusted enumerated powers of the Mayor that statutorily required the vote of the Mayor or a unanimous vote of the City Council; and

**WHEREAS**, an error was made in that the Mayor did not vote on the recodification.

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

**Section 1. Affirmation.** Title II as previously voted on in Ordinance 11-03 is hereby adopted in its entirety by the Mayor and City Council.

**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 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

By: _____

_____
Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor

# ORDINANCE NO. 12-11, First Substitute

## AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AFFIRMING TITLE II WITH AMENDMENT.

**WHEREAS**, on January 11, 2011 a 3-2 majority of the City Council voted to adopt Ordinance No. 11-03 recodifying Title II; and

**WHEREAS**, Ordinance No. 11-03 adjusted enumerated powers of the Mayor that statutorily required the vote of the Mayor or a unanimous vote of the City Council; and

**WHEREAS**, an error was made in that the Mayor did not vote on the recodification.

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

**Section 1. Affirmation.** The City's Title II as previously voted on in Ordinance No. 11-03 is hereby adopted in its entirety by the Mayor and City Council.

**Section 2. Amendment.** The City's Title II is further amended in section 2.03.010 as follows:

**2.03.010: FUNCTIONS AND DUTIES**

In accordance with *Utah Code 10-3b-104*, the Mayor shall be the Chief Executive and Administrative Officer of the city. He shall have the power and duty to:

1. Enforce the laws and ordinances of the city;

2. Execute the policies adopted by the City Council;

3. Appoint and remove the City Manager, department heads, commission, board and committee members with the advice and consent of the City Council, except as may otherwise be specifically limited by law;

4. Attend all meetings of the City Council with the right to take part in all discussions and the responsibility to inform the City Council of the condition and needs of the municipality, and make recommendations and freely give advice to the City Council;

5. Appoint or act as the budget officer for the purpose of fulfilling the requirements of the Uniform Municipal Fiscal Procedures Act for Utah cities;

6. Appoint, with the advice and consent of the City Council, a qualified person to each appointed office deemed necessary for good government;

7. Furnish, or cause to be furnished, the City Council with a report, periodically or as determined by ordinance, setting forth the amounts of all budget appropriations, the total disbursements to date from these appropriations, and the amount of indebtedness incurred or contracted against each appropriation (including disbursements and indebtedness incurred and not paid) and the percentage of the appropriations encumbered to date, which reports shall be made available for public inspections;

8. Execute agreements within certified budget appropriations on behalf of the city, or delegate by written executive order the power to execute such agreements to executive officials, subject to the procedure described in *Utah Code Annotated, section 10-6-138*;

9. When necessary, call on the male residents of the city over the age of twenty one (21) years to assist in enforcing the laws of the state and ordinances of the city; ~~and~~

10. Perform such other duties as may be prescribed by this title, or by state statute, or may be required by ordinance consistent with a six member council~~.~~;

11. Remit fines and forfeitures imposed by the city and/or release a person imprisoned for a violation of a municipal ordinance, however if the Mayor remits a fine or forfeiture, or releases an imprisoned person, he shall report the remission or release to the Council at the next Council meeting; and

12. Exercise within the city limits the power to suppress disorder and keep the peace.

**Section 3. Amendment.** The City's Title II is further amended in section 2.04.050 as follows:

**2.04.050: Duties**

1. The powers, duties, and functions of the office of City Manager shall be subject to the control of the Governing Body, but such Manager shall report to the Mayor pursuant to provisions of Section 10-3b-104(1)(a), *Utah Code Annotated,* or its successor section.

2. Appoint and Remove Employees. Except as set forth in Chapter 3, above, regarding the Mayor's duties, the City Manager shall have the authority to appoint, employ and remove employees as provided herein. The City Manager shall also be responsible for reviewing the status and performance of any personnel being considered for discharge, transfer, or demotion from appointment or employment with the City. In addition, the Manager shall exercise control of all departments, divisions and bureaus within the city government;

3. Supervise Department Heads. The City Manager shall provide direct supervision of and have direct responsibility over each Department Head.

4. Personnel Policies. The City Manager shall be responsible for implementing and enforcing the personnel policies and procedures of the City.

5. Inventory Property. The City Manager shall keep or cause to be kept a current inventory showing all real and personal property of the City and its location. The City Manager shall be responsible for the care and custody of all such property, including equipment, buildings, parks and all other City property which is not by law assigned to some other officer or body for care and control.

6. Purchasing and Claims. The City Manager shall implement and enforce all provisions of the ordinances of the City relating to purchasing.

7. Council Meetings. The City Manager shall attend meetings of the City Council and may take part in the discussion and recommend to the City Council adoption of such measures as the City Manager may deem necessary or expedient.

8. Review Contracts. In Accordance with adopted City polices and procedures of the City, the Manager shall review, where appropriate, make recommendations, and where within his authority, execute, proposed contracts of the City.

9. Propose Plans and Programs. The City Manager shall propose plans and programs concerning the development, operation and needs of the City and submit such plans to the City Council to be approved and developed as policy.

10. Implement Policy. The City Manager shall implement all policy changes and directives of the Mayor and the City Council.

11. Management Controls. The City Manager shall set performance standards and exercise managerial control to ensure that the City government is functioning in the most efficient and effective manner.

12. Organization. The City Manager shall recommend the creation and organization of all necessary departments, divisions, and bureaus necessary for the government of the City to the City Council for its approval prior to implementation.

13. Records. The City Manager shall, as needed, examine the books, records, and official papers of the City's departments and offices. The Mayor, or any member of the Council, may, at any reasonable time, examine and inspect the books, records, and official papers of the City's departments and offices.

14. Legislative Mandates. The City Manager shall be responsible to keep abreast of and advise the Governing Body regarding legislative changes and issues that affect the City.

15. Additional Duties. The City Manager shall have such other powers and shall perform such other duties and obligations as may be required of him by State law or by ordinance, resolution, or policy of the City Council.

**Section 4. 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 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

By: _____

_____
Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "9"** **Proposed Ordinance No. 12-09 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Flex Development Zone.**

***Factual Summation***

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett and City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Mike Eggett

**Mayor**
Jamie Nagle

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

**City Manager**
Robert D. Rice

***Factual Summation***

- Any questions regarding this items may be directed at Community and Economic Development Director Mike Eggett and City Planner Kent Andersen
- See the attached proposed option(s) for Title Ten – Flex Development Zone Draft A, B, & C
- See the attached Ordinance No. 12-09
- See the attached letters and comments regarding the Flex Development Zone

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 8, 2012

**Subject:** Proposed change to Title Ten – new Flex Development Zone

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**Background**

In response to requests from The Ninigret Group and City leadership, City staff has developed a proposed Flex Development Zone document that could meet the needs and intent of Ninigret to develop a portion of northeast Syracuse City, as well as allow the potential use of this zone in other locations within the City where it may be appropriate. City staff believes that this zone may have application elsewhere in the City, and therefore zoning language is included to make it transferable to other parts of Syracuse.

The purpose of the Flex Development Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project that meets the changing needs of the market—this could include uses such as: manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city. The goal of such a zone would be to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, and to improve the design quality of similar uses.

**Consideration of an Amendment to Title Ten – Flex Development Zone**

On February 21, 2012, the Syracuse City Planning Commission received their first draft of the Flex Development Zone. Since that first review, three separate drafts have been developed through Planning Commission discussions (see attached Flex Development Zone Draft A, B, & C). Draft A is language staff initially prepared for this zone that has since been refined. Draft B is a more highly restrictive version, developed through working with the Planning Commission. Draft C reflects the final comments staff received during the Planning Commission Work Session on April 17, 2012, and is the most restrictive of the three drafts. In addition to this and prior to presenting the documentation to City Council, the Syracuse City Attorney has reviewed the language and provided suggested minor amendments to the document.

On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Flex Development Zone, in which multiple comments were received (submitted letters and emails pertaining to Flex Development are attached; Planning Commission minutes are also available upon request). On April 17, 2012, the Syracuse City Planning Commission voted to deny the proposed Flex Development Zone (which included all variants of the proposed zoning document) for inclusion into the Land Use Ordinance. The motion to deny was prefaced with the reasoning that industrial uses listed in the proposed Flex Development zoning document do not belong in Syracuse.

**Recommendation(s)**

1. The Community & Economic Development Department hereby recommends that the Mayor and City Council discuss the inclusion of a new Flex Development Zone in Title Ten within the Syracuse City Code to reflect attached Ordinance No. 12-09.

and/or

2. The Community & Economic Development Department hereby recommends that the Mayor and City Council amend Title Ten, to include a new Flex Development Zone within the Syracuse City Code to reflect attached Ordinance No. 12-09.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft A

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (G) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

5. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City

ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft B

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (G) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Uses: The following uses are not permitted within one hundred fifty (150) feet of a residential or institutional zone:

(a) Animal Clinics

(b) Animal Hospitals

(c) Automotive and Engine Repair Services (excluding body repair)

(d) Automotive Body Repair

(e) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(f) Building Materials Distribution

(g) Cabinet Making / Woodworking

(h) Chemical Manufacturing and Storage

(i) Contract Construction Services

(j) Food Processing

(k) Industrial (other than light industrial)

(l) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(m) Packaging Operations/Delivery Facility

(n) Paint Manufacturing

(o) Recycling Collection Station

(p) Sign Painting and Fabrication

(q) Storage Facilities, Industrial Warehouse

(r) Truck Freight Terminal

(s) Welding or Machine Shop

(t) Wholesale/Bulk Distribution and Trade

5. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the residential zone. No vehicle accessways shall be developed between the building and the residential zone, however parking lots shall be allowed.

6. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not

less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the points of measurement specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

# CHAPTER xx

## FD - FLEX DEVELOPMENT – Draft C

**10-xx-010: Purpose**

**10-xx-020: Permitted Uses**

**10-xx-030: Conditional Uses**

**10-xx-040: Minimum Lot Standards**

**10-xx-050: Off-Street Parking and Loading**

**10-xx-060: Signs**

**10-xx-070: Special Provisions**

**10-xx-080: Development Plan and Agreement Requirements**

**10-xx-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-xx-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture Business

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Building Materials Distribution

(E) Business Services and Professional Offices

(F) Call Center

(G) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(H) Churches, Synagogues, and Temples

(I) Communication Services

(J) Contract Construction Services

(K) Convenience Store

(L) Data Processing Services

(M) Equipment Rental, Sales, Service and Repair

(N) Heavy Equipment Rental, Sales, Service and Repair

(O) Hotels and Motels

(P) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(Q) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(R) Packaging Operations/Delivery Facility

(S) Precision Equipment Repair

(T) Professional Non-Retail Services

(U) Professional Offices (for lawyers, engineers, and architects)

(V) Public and Quasi-Public Buildings

(W) Public Parks

(X) Restaurants and Fast Food Services

(Y) Retail Building Materials, Hardware, and Farm Equipment

(Z) Retail Trade

(AA) Schools, Professional and Vocational

(BB) Storage Facilities

(CC) Truck Freight Terminal

(DD) Uses Considered Similar and Compatible by the Land Use Administrator

(EE) Wholesale/Bulk Distribution and Trade

**10-xx-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances [Major]

(F) Cabinet Making / Woodworking [Major]

(G) Commercial Bakery [Major]

(H) Day-Care Centers, as an accessory use to a facility [Major]

(I) Food Processing [Major]

(J) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(K) Medical and Other Health Facilities [Major]

(L) Non-Hazardous Environmental and Educational Research Facilities [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter xx of this Title) [Major]

**10-xx-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

| | | |
|---|---|---|
| (A) | Lot Area: | No minimum requirement |
| (B) | Lot Width: | As required by site plan review |
| (C) | Front Yard: | Twenty (20) feet |
| (D) | Side Yards: | As required by site plan review, minimum fifteen (15) feet |
| (E) | Rear Yard: | As required by site plan review |
| (F) | Building Size: | Maximum one hundred fifty thousand (150,000) square feet |
| (G) | Building Height: | Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary. |
| (H) | Adjacent Zones: | When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the |

yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(I) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Building Size: Maximum forty thousand (40,000) square feet

5. Building Height: Maximum thirty five (35) feet

6. Uses: The following uses are not permitted within one hundred fifty (150) feet of a residential or institutional zone:

(a) Animal Clinics

(b) Animal Hospitals

(c) Automotive and Engine Repair Services (excluding body repair)

(d) Automotive Body Repair

(e) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(f) Building Materials Distribution

(g) Cabinet Making / Woodworking

(h) Chemical Manufacturing and Storage

(i) Contract Construction Services

(j) Food Processing

(k) Industrial (other than light industrial)

(l) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(m) Packaging Operations/Delivery Facility

(n) Recycling Collection Station

(o) Sign Painting and Fabrication

(p) Storage Facilities, Industrial Warehouse

(q) Truck Freight Terminal

(r) Welding or Machine Shop

(s) Wholesale/Bulk Distribution and Trade

7. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

8. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

9. Architectural: An increase in the quality of the architectural standards that define buildings in the flex development zone shall apply.

**10-xx-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-xx-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-xx-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-xx-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the points of measurement specified in Subsection 10-xx-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-xx-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-xx-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-XX-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter,

in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established association/committee, governed by enforceable and duly recorded CC&Rs.

**ORDINANCE NO. 12-09**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE, RELATING TO A NEW FLEX DEVELOPMENT ZONE.**

**WHEREAS,** the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

**WHEREAS,** the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

**WHEREAS,** the City Council hereby further finds that the City Land Use Ordinance requires amendment to increase the flexibility of the City and landowners to respond to market demands, anticipate changing needs, and provide further zoning options;

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

**Section 1.** **Amendment.** Section 10-21 of the Syracuse City Code is hereby amended to read in its entirety as follows:

## CHAPTER 21

## FD - FLEX DEVELOPMENT

**10-21-010: Purpose**

**10-21-020: Permitted Uses**

**10-21-030: Conditional Uses**

**10-21-040: Minimum Lot Standards**

**10-21-050: Off-Street Parking and Loading**

**10-21-060: Signs**

**10-21-070: Special Provisions**

**10-21-080: Development Plan and Agreement Requirements**

**10-21-010: PURPOSE.** The purpose of this Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project to meet the changing needs of the market, which includes manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; and to improve the design quality of similar uses.

**10-21-020: PERMITTED USES.** The following uses are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

(A) Agriculture

(B) Automobile and Truck Sales and Rental

(C) Automotive and Engine Repair Services (excluding body repair)

(D) Bottling of a Chemical or Substance, not including Hazardous Chemicals or other similar Toxic Substances

(E) Building Materials Distribution

(F) Business Services and Professional Offices

(G) Call Center

(H) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style

(I) Churches, Synagogues, and Temples

(J) Commercial Bakery

(K) Communication Services

(L) Contract Construction Services

(M) Convenience Store

(N) Data Processing Services

(O) Equipment Rental, Sales, Service and Repair

(P) Heavy Equipment Rental, Sales, Service and Repair

(Q) Hotels and Motels

(R) Industrial Warehouse (includes conveyors, material lifts, mezzanines, pallet racks, etc.)

(S) Light Industrial Uses (fabrication, assembly treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials)

(T) Packaging Operations/Delivery Facility

(U) Precision Equipment Repair

(V) Professional Non-Retail Services

(W) Public and Quasi-Public Buildings

(X) Public Parks

(Y) Restaurants and Fast Food Services

(Z) Retail Building Materials, Hardware, and Farm Equipment

(AA) Retail Trade

(BB) Schools, Professional and Vocational

(CC) Storage Facilities

(DD) Truck Freight Terminal

(EE) Uses Considered Similar and Compatible by the Land Use Administrator

(FF) Wholesale/Bulk Distribution and Trade

**10-21-030: CONDITIONAL USES.** The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor]

(B) Animal Clinics [Major]

(C) Animal Hospitals [Major]

(D) Automotive Body Repair [Major]

(E) Cabinet Making / Woodworking [Major]

(F) Chemical Manufacturing and Storage [Major]

(G) Day-Care Centers [Major]

(H) Food Processing [Major]

(I) Industrial (other than the Light Industrial Uses described in the permitted uses of this Chapter) [Major]

(J) Medical and Other Health Facilities [Major]

(K) Non-Hazardous Laboratories (testing, experimental, and scientific) [Major]

(L) Paint Manufacturing [Major]

(M) Printing and Publishing Industries [Major]

(N) Recycling Collection Station [Major]

(O) Recycling Processing Center (indoor) [Major]

(P) Research and Development [Major]

(Q) Sign Painting and Fabrication [Major]

(R) Temporary Commercial Uses (see Section 10-7-050) [Minor]

(S) Temporary Use of Buildings [Minor]

(T) Welding or Machine Shop [Major]

(U) Wireless Communication Towers (See Chapter 25 of this Title) [Major]

**10-21-040: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

(A) Lot Area: No minimum requirement

(B) Lot Width: As required by site plan review

(C) Front Yard: Twenty (20) feet

(D) Side Yards: As required by site plan review

(E) Rear Yard: As required by site plan review

(F) Building Height: Building height shall generally be no greater than forty-five (45) feet. However, building heights in excess of forty-five (45) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within this Zone may be no closer than fifteen (15) feet from the zone boundary.

(G) Adjacent Zones: When a flex zone is adjacent to or faces upon another non-industrial zone, not including residential or institutional zones, the yards in the flex zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of twenty (20) feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for flex zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief.

All lots shall be subject to the general landscape requirements as prescribed in the 'Buffer Classification Requirements' table found in the 'Buffer Yards' section of this Title.

(H) Minimum Lot Standards when adjacent to Residential (not including Planned Residential Development Zones) and/or Institutional Zones.

1. Front Yard: Thirty (30) feet

2. Side Yard: Thirty (30) feet

3. Rear Yard: Thirty (30) feet

4. Vehicles: Any new building that is constructed immediately adjacent to a residential zone shall be designed so that the loading and unloading of trucks is screened from that portion of the zone by the building. Dock orientation is prohibited on the side of the building facing the immediately adjacent residential zone.

5. Lighting: Any outdoor lighting is shielded so that the source is not directly visible from the residential zone and the lighting is directed down and away from the residential zone.

**10-21-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.

**10-21-060: SIGNS.** Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.

**10-21-070: SPECIAL PROVISIONS.**

(A) Landscaping. All lots, parcels, zone boundaries, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards are intended to ensure that all industries will provide reasonable modern control methods to protect the City from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

(a) No land or building devoted to uses authorized by this Chapter shall be used or occupied in any manner that violates Subsection 2 of this Section.

(b) Traditional practices are allowed to support each specific type of business. This includes, but is not limited to, transportation, hours of operation, maintenance, etc.

(c) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for a Flex Zone use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. If, in its opinion, the proposed use may violate Subsection 2 of this Section, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in Subsection 10-21-070(B)2. Such consultant shall report as promptly as possible. A copy of such report shall be promptly furnished to the applicant. The cost of such expert report shall be borne by the applicant.

(d) Within twenty (20) days after the Commission receives the aforesaid application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans, construction specifications, device or operation, and shall so inform the Building Official.

(e) Any approval so issued shall evidence only that reasonable measures are being taken. It shall not relieve the applicant of the responsibility of meeting such standards when the business is actually in operation; and, in case of a failure to perform in accordance with standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant.

(f) The Land Use Administrator shall investigate any purported violation of performance standards as set forth in Subsection 2 of this Section; and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation has existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the business will be shut down. Should a violation of performance standards occur, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions causing the violation. The service of any qualified experts, employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise by the city.

2. Performance Standards. The determination of the existence of any of the following elements shall be measured at the lot line of the establishment or use.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source or ground transportation creating a ninetieth percentile sound pressure level (L90) for any measured period (not less than 60 minutes) that exceeds 80 dB(A) from 7 a.m. to 10 p.m. or 65 dB(A) from 10 p.m. to 7 a.m.

(b) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments specified in Subsection 10-21-070(B)2.

(c) Odors. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in Subsection 10-21-070(B)2 or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be

provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

(d) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the points of measurement specified in Subsection 10-21-070(B)2. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provision of this chapter.

(e) Fire and Explosion Hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices as required by the Uniform Fire Code, Uniform Fire Code Standards, and Life Safety Code.

(f) Air Pollution. No particulate or gaseous pollutants shall be emitted into the air in violation of the Utah Environmental Quality Code, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No discharge at any point into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground shall be allowed contrary to the Utah Environmental Quality Code, its amendments, or resulting regulations.

**10-21-080: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

(A) Subdivision Ordinance requirements shall generally apply to Flex Developments. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

(B) The development plan submitted for review shall show sample building elevations with exterior building materials, size, and general footprint of all units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans and considerations for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan.

(D) A Flex Development shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-

established association/committee, governed by enforceable and duly recorded CC&Rs.

**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 upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

# THE NINIGRET GROUP, L.C.

May 1, 2012

Syracuse City Council
Syracuse City
1979 West 1900 South
Syracuse, Utah 84075

Ladies and Gentlemen:

Please know that we have had a chance to review the alternative draft Flex Development Zone language, and we are in favor of only Draft A. We have serious objections to each of the Drafts B and C.

Thank you for your consideration of the above.

Very truly yours,

Randolph G. Abood

Randolph G. Abood

1700 South 4650 West
Salt Lake City, Utah 84104
801-973-9090
Fax 801-973-0070

50 Christopher Columbus Drive
Suite 3406
Jersey City, N.J. 07302
201-721-6971

PARCEL 2
PROPOSED FLEX
DEVELOPMENT

# THE NINIGRET GROUP, L.C.

March 6, 2012

Syracuse City Planning Commission and City Council
Syracuse City
1979 West South
Syracuse, Utah 84075

Ladies and Gentlemen:

The Ninigret Group, L.C. wishes to defer at this time its discussion concerning a higher density residential zoning designation, both with respect to single family and multi-family housing. However, it wishes to continue to pursue its Flex Development zoning request, as previously indicated in Parcel 2 of its proposed development.

The Ninigret Group is in support of Syracuse City's efforts to discuss zoning types that allow for a variety of housing options within the community. As part of the current General Plan update, Ninigret Group would like to see the establishment of the Planned Residential Development zone on the most westerly parcel of the Ninigret property. Ninigret intends to pursue its higher density housing options on this site at a date in the near future. However, the primary focus of the Ninigret Group is currently to continue working towards the establishment of the Flex Development zone on the Ninigret property.

Very truly yours,

Randolph G. Abood

1700 South 4650 West
Salt Lake City, Utah 84104
801-973-9090
Fax 801-973-0070

50 Christopher Columbus Drive
Suite 3406
Jersey City, N.J. 07302
201-721-6971

# DAVIS COUNTY COUNCIL OF GOVERNMENTS

*Support Economic Development in Davis County*

The bylaws of the Davis County Council of Governments (COG) allow support and coordination of economic development within Davis County. Purposes of the Council shall be to provide an association "*to counsel together, plan comprehensively and act in concert regarding municipal government, master planning, transportation, economic development, open-space planning, public safety, water resource planning, air pollution control, governmental operation and such other problems and areas in which there is a joint interest.*"

There exists joint interest to counsel together and to encourage economic projects to occur throughout Davis County. Projects revolving around economic growth and development come with support from the Governor's Office of Economic Development (GOED), from the Economic Development Corporation of Utah (EDCUtah), from the local State Senators, State Representatives, and Davis County Community and Economic Development.

- Economic development projects bring employment with family sustaining jobs to the region and helps to generate new tax revenues including corporate taxes, sales taxes, income taxes and property taxes

- Projects in one community impact and affect the surrounding communities as *"a multiplier-effect rises all tides"* in creating other businesses and developments within the region

- Jobs created in our communities will enhance the quality of life and give back commute time and resources to family budgets

- Projects provide enhanced educational partnerships as Weber State University and Davis Applied Technology College provide educated students seeking employment opportunities

COG, therefore, seeks opportunities to expand economically and to enhance and facilitate growth of more jobs through-out the County. This is done through partnership development, encouragement, support and counsel together as the highest and best land uses are developed.

The Davis County Community and Economic Development Office strives to support and work closely with local Cities to promote a robust economy, to encourage project development and subsequent job growth by encouraging unity in action while still recognizing the uniqueness and sovereignty of each City.

COG feels strongly that economic development projects will serve as regional assets to the entire County and therefore appeal to each of our cities to anticipate and seize our economic opportunities.

DAVIS COUNTY COUNCIL OF GOVERNMENTS

Mayor Steve Hiatt – COG Chair

May 1, 2012
Date:

SYRACUSE BUSINESS ORGANIZATION
FOR
STRATEGIC SYNERGY

March 26, 2012

Mayor Jamie Nagel
Syracuse City
1979 W. 1900 S.
Syracuse, Utah 84075

Re: Ninigret Business Park

Dear Mayor Nagel:

When SBOSS [Syracuse Business Organization for Strategic Synergy] was organized two years ago, concern existed among those original business owners forming the league regarding the name of the organization. After much examination it was determined by those business leaders that a synergistic relationship between SBOSS and the community, its residents and municipal leaders was desirable above all else.

We know of some opinion surfacing in our community that the proposed Ninigret Business Park should be disallowed by the City through zoning. After careful examination of the concerns of this group we can understand their immediate fears. We are of the opinion, however, that such denial would not be wise long term for business and the community as a whole.

Please find enclosed a copy of our resolution supporting the development of the Ninigret Business Park. We ask that municipal leaders do all that is possible within the law and good moral judgment to mitigate the concerns of those in immediate proximity to this development by holding the developer responsible for promises made, both during development and into futurity.

As we look at current and future needs of our community as a whole, we are of the opinion that with municipal leaders guiding Ninigret into our community, such action will have a synergist benefit for all residents and business alike.

We are most grateful for your selfless service to our community.

On behalf of the Board,

Sheldon Peck, Managing Director

# RESOLUTION
# 3.13.2012
# Syracuse Business Organization for Strategic Synergy

*Resolution supporting Ninigret North Business Park*

**WHEREAS**, the Syracuse Business Organization for Strategic Synergy (SBOSS) is an organization that formally supports Syracuse City in economic development; and

**WHEREAS,** a large tract of land in Syracuse City has been placed under contract to the Ninigret Group; who is a well-known developer with a presence of over 20 years in the State of Utah developing business parks along the Wasatch Front and comes with strong positive referrals from others; and

**WHEREAS**, this project comes with wide support including letters from the Governor's Office of Economic Development (GOED), from the Economic Development Corporation of Utah (EDCUtah), and letters written from the local State Senators and State Representatives from this area as well as Davis County Community and Economic Development; and

**WHEREAS**, this type of development is projected to bring over 1,300 family-sustaining jobs to the local community; and

**WHEREAS**, this project will generate millions of dollars in new tax revenues including corporate taxes, sales taxes, income taxes and property taxes; and

**WHEREAS**, these types of projects bring an enhanced value in the quality of life to an area in the form of a positive flow of funds into the local economy and community as a whole; and

**WHEREAS**, SR 193 is expanding to 2000 West in Syracuse along the northern portion of this large parcel of land, such improved infrastructure encourages the economic opportunity to develop this business park at this location; and

**WHEREAS**, this type of project builds the community as well as creates a multiplier-effect to benefit businesses and other developments in Syracuse City; and

**WHEREAS**, a project like Ninigret Park will play an integral role in attracting families and encouraging additional growth in the Community; and

**WHEREAS,** Syracuse City recognizes its duty to cultivate an environment that encourages future employment and business development in the private sector creating initiatives that stimulate economic development in the City; and

**WHEREAS**, the Syracuse Business Organization for Strategic Synergy desires to foster continued focus in Syracuse City facilitating sound economic initiatives for business attraction and retention, along with subsequent job growth; and

**NOW THEREFORE BE IT RESOLVED** that the Syracuse Business Organization for Strategic Synergy assembled this 13th day of March, 2012, advocates that local policy makers maintain their commitment to economic development in Syracuse City by approving the Ninigret North Business Park; and

**BE IT FURTHER RESOLVED** that Syracuse Business Organization for Strategic Synergy encourages Community residents to not only learn about, but also support the Ninigret North Business Park request for development in Syracuse City; and

**BE IT FURTHER RESOLVED** that City officials be encouraged in working with the Ninigret Group to provide significant buffer spaces, and other landscaping features along with their maintenance into futurity to mitigate sound, visual and light pollution in the development.

SYRACUSE BUSINESS ORGANIZATION FOR
STRATEGIC SYNERGY

MANAGING DIRECTORS AND BOARD

MARCH 13, 2012

RENTMEISTER
TOTAL HOME SERVICE

***1956 West 2250 South***
***Syracuse, UT 84075***
***Phone 801-773-6900***
***Website: www.rentmeister.com***
***Email: sales@rentmeister.com***

April 13, 2012

Syracuse City Council & Planning Commission

As a long-time business owner in Syracuse, I wish to express my support for the proposed project, Ninigret Business Park. I feel that previous Syracuse committees overseeing development in the city – planning commissions, city councils and mayors—were not business-oriented, and made decisions to discourage rather than encourage businesses to locate or even to function, placing many restrictions on them.

I believe that the current council, mayor and planning commission have a better view of the city, and recognize the importance of a balance between residential and commercial concerns in a progressive city. Unfortunately, a lot of damage has been done, and chances were lost that cannot be regained. Businesses chose to locate in the surrounding communities of Clinton and Layton because of their business-friendly requirements, and many of those same businesses will not open locations in Syracuse because of its proximity to those cities; their research shows that there are not enough residents in Syracuse to support a store when Clinton & Layton have the exact store, already.

Well-established cities recognize the need for balance in the community: residential, commercial, parks, public services, etc. Since previous growth opportunities cannot be regained, Syracuse needs to find its own niche, and I believe the Ninigret Business Park can be beneficial to the city. As I worked with SBOSS the past year, I met with many companies and business members in Syracuse that are wary because of past dealings with councils, mayors and commissions. Will they give in to complaints of a few residents even if business growth is stifled and residents have to subsequently pay more for utilities, roads and taxes? There may be a few residents who do not like the Ninigret proposal, but for the betterment of the city—residents, business owners and other players—this project should move forward by your vote.

Sincerely,

Russell Rentmeister

**From:** jgibsoninc@aol.com [mailto:jgibsoninc@aol.com]
**Sent:** Monday, March 19, 2012 7:03 PM
**To:** Kent Andersen
**Subject:** The Ninigret Project

March 17, 2012

Mr. Kent Andersen
Syracuse City Offices
Syracuse, Utah 84075

Dear Mr. Andersen

As a property and business owner of Syracuse, Utah, I would like to voice my feelings in favor of the Ninigret Group's development of a light industrial park.

In every lifetime, windows of opportunity open and close. Often, when these windows close, the opportunity is gone and lost forever. It is our responsibility to be people of courage and not allow history to judge us for choosing poorly. This is a choice of grave importance that will ensure the relevancy and prosperity of not only our beautiful city of Syracuse, but also in many ways, our state of Utah.

It is easy to think that, after I move in and am established, all development should stop and force the progress to happen somewhere else. As much as we would like, we cannot stop time or change. It takes bold and courageous citizens to plan for and greet the future. As the economy changes and our children grow, where will our security and their future be?
Will we allow another community. or state, or even a different nation take away our jobs, our income and rob us of our opportunities? Today, if we move united and with reasonable quickness, we can take charge and plan for an organized future that we all need and will all be proud of.

I have my life's savings and hopes of a future invested in Syracuse. This is a beautiful community filled with wonderful hard working people with talented children. I have chosen well to be here. I trust that your actions on this important matter will enable all of us to have a future here in Syracuse, Utah.

Sincerely,

Jeff Gibson
Owner/Operator
Wendy's Old Fashioned Hambergers
Syracuse, Utah

From: <ryan@iasign.com<mailto:ryan@iasign.com>>
Date: Thu, Mar 15, 2012 at 11:19 PM
Subject: Zoning Concerns for Syracuse
To: Gary Pratt <gpratt8@msn.com<mailto:gpratt8@msn.com>>,
braxton.schenk@yahoo.com<mailto:braxton.schenk@yahoo.com>,
tjjensen@mrtoast.com<mailto:tjjensen@mrtoast.com>,
khellewell@yahoo.com<mailto:khellewell@yahoo.com>,
gregoryb81@gmail.com<mailto:gregoryb81@gmail.com>,
D.Rackham@yahoo.com<mailto:D.Rackham@yahoo.com>,
Tyler@pacecmgc.com<mailto:Tyler@pacecmgc.com>
Cc: crjohnson@syracuseut.com<mailto:crjohnson@syracuseut.com>,
lshingleton@syracuseut.com<mailto:lshingleton@syracuseut.com>,
klisonbee@syracuseut.com<mailto:klisonbee@syracuseut.com>

To the Planning Commission,

I am sending you all this correspondence with the understanding that there will be discussion this Tuesday around the various zoning definitions for Syracuse. Concerning the proposed development from Ninigret, I am sending you a request from the concerned citizens who are not in favor of this proposal, we are asking you to prevent this development from happening. It is obvious that the vocal majority opposes this development, and the simple truth is that this decision will come down to a decision on "zoning". We are NOT in favor of either the FLEX Development Zoning or the Light Industrial Zoning. The Flex zoning simply allows nearly all of what we don't want from the Ninigret proposal. We do NOT see this as the right kind of compromise that will please the residents you have been hearing from at public meetings and by other methods of correspondence. The FLEX zone simply does not offer enough distinction between the residential areas and the school from the Ninigret proposal. It will not protect us enough. We do not currently have anything formally in place for Syracuse to allow for a Flex Zone, and it's far better to have CLEARLY defined zones that differentiate. It concerns me that the Flex-Hybrid type of zoning will highly complicate of our city's development process with too many gray areas that only leave us with more questions and make your jobs more difficult. The whole purpose for our resistance to this was so we could express to you as our Planning Commission our desire for you to vote against zoning the land for something that would allow the Ninigret development, as it is currently defined, and the FLEX zoning would provide them the ability to proceed. The option for a Business Park zoning, however, is more along the lines of a true compromise that pleases everyone. Many of us have spent exhausting amounts of personal time and have even conducted press conferences in our homes to see that we are doing everything within our means to grow our city properly. Recently, I reviewed our city document entitled "The Syracuse General Plan". This was prepared in 2009 with the intent that the document remain our guidelines for at least 5 years. I have highlighted several sections in the document. Please read what is there, and let's remember what we are trying to accomplish here in Syracuse. The proposal from Ninigret is contrary to what the document describes as what is envisioned for this town. Syracuse does have higher standards than its neighbors, and we are the place people want to be in Davis County. Let's keep it that way. The Syracuse General Plan is attached, please read what is highlighted before this Tuesday's meeting. I would ask you to keep the General Plan in mind when deciding on any zones.

Respectfully, Ryan Chandler

# Syracuse City General Plan

MISSION STATEMENT:

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

**Updated 05/26/09**

# ORDINANCE 09-08

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 Master Plan was again amended in February 1996 to incorporate transportation guidelines recommended by a Master Transportation Plan prepared in September 1996; and

**WHEREAS**, Utah State Code requirements for moderate income housing were incorporated in the General Plan in 1999, along with other minor amendments; and

**WHEREAS**, The General Plan was amended in February 2003 to incorporate changes needed in response to explosive residential growth and to adopt a Town Center Master Plan; and

**WHEREAS**, The last update to the General Plan was made on August 22nd 2006; and

**WHEREAS,** the City has chosen to undertake a comprehensive review and update of the City's General Plan understanding that the nature of residential and commercial growth in the City requires such changes from time to time; and

**WHEREAS**, public hearings have been held by the Planning Commission to receive public input regarding proposed changes and the Planning Commission held discussions of the Plan in joint work meetings with the City Council; and

**WHEREAS**, the Planning Commission has proposed 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 enacted and ordained by the City Council of Syracuse Davis County, State of Utah, as follows:

SECTION 1: That the Syracuse City General Plan, 2009 revision, attached hereto as Exhibit A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 2: There being no newspaper published in the City of Syracuse, Utah, the City Recorder is hereby authorized and directed to post a copy of this ordinance in three public places within the City.

SECTION 3: In the opinion of the City Council it is necessary to the peace, health, and safety of the inhabitants of the City that this ordinance take affect immediately upon its adoption and posting, and that no further notice need be given.

ADOPTED unanimously by the City Council and approve by the Mayor this _26th__ day of __May____, _2009____.

_____
..Mayor

_____
..Recorder

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# SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08
May 26th, 2009

## GENERAL PLAN HISTORY AND PROCESS

In 1976 the first Syracuse City Master plan was developed by the Syracuse Planning Commission using professional consultants for data gathering, analysis, conducting citizen participation sessions, and preparing maps and the text. This Master Plan was updated in 1989 after many changes had been experienced in Syracuse and it became clear that the old plan was obsolete. Upon reviewing the 1988 Plan and conditions in the City, the Planning Commission and City Council felt it had become necessary to update 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 crossed the 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 plan land 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 document reflects the general growth and development goals and policies for Syracuse City at 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 Syracuse City 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 Syracuse City 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 Syracuse City so 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 Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is 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 Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains 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 Syracuse City 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 Syracuse City 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 this ongoing 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 Syracuse City will 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 that Syracuse City 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 of growth, 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 Syracuse City population is structured such that it will most likely continue to grown despite regional or national economic conditions.

Given the estimated population projections Syracuse City 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 Syracuse City.

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 for having moved to this community. While this remains one of the most important community attributes to Syracuse 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 growth that 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<br>A cluster subdivision as a conditioned use in this zone allows up 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, other public 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. Syracuse City 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 Syracuse City 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 updated Code 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 Syracuse Museum. The City has also improved open space amenities with the creation of the Jensen Nature Park and associated trail systems. The City has developed a master plan for the Town Center area. 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 New City Hall campus 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 traditional uses . 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. Syracuse City will always honor 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 the historical nature and character of 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 City must 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 center or 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 USE ELEMENTS & 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 Syracuse City is 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 thereby hinder 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 development should 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 complex structure to four.

5. Syracuse City 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. Syracuse City should consider adopting a Rental Licensing Discount Program, also known as a “Good Landlord” program that would include requirements for multi-family housing owners in order to 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, Syracuse City 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 to 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 Syracuse City to determine how many of them fall within 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 Syracuse City 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 Syracuse City 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 Syracuse City 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 has a 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 development is contrary to other stated goals of this plan. Moderate lot density is the one stated goal of this plan that the City should strive to reach at build out status.

## Zoning

Syracuse City's residential zoning ordinance is density driven and offers developers clear direction concerning all potential housing options. For instance, agriculture areas may receive bonus densities with 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 been planned 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 is a 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 | 819 Acres |
| 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 Syracuse City. 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 Syracuse City continues to grow, the residents will need more access to a variety of services within their community.. Such services mayinclude grocery, 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 to elementary, 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 commercial and 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 order to 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 for similar successes, the City continually works 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 Town Center

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the Town Center 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 Town Center 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 Antelope Island. As 1700 South is improved and widened to the west of 2000 West, this corridor will evolve as a major commercial corridor in the City, eventually connecting the Town Center 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 Antelope Island via Legacy Parkway at Bluff and 1700 South.

**Intersection of the Future North Legacy Parkway & 1700 South**

Syracuse City identifies itself as the gateway to Antelope Island 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 opportunities may expand to include a hotel or other specific auto-traveler related amenities. These types of commercial and tourist services 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 Syracuse between 1000 West and the future North Legacy Parkway (approximately Bluff 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 C-2 Commercial land 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 Weber County, thus making this intersection a highly attractive location for future commercial activity.

Commercial development is also proposed along the city's shared boundary with Clearfield City 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 Freeport Center. 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.

Syracuse City is also aware of the planned commercial development in neighboring communities along this corridor. Syracuse City 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. Syracuse City 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 Weber County 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, both General Commercial and C-2 Commercial. 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 West and 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 between Syracuse City and Layton City 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

Syracuse City recognizes 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 Clearfield City, 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.

## 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.

Professional offices are also a permitted use in the C-2 Commercial zone and should be considered when plans are developed for C-2 zones in the city. The purpose of C-2 zones is to provide for a wide range of development opportunities that introduce a mixed-use concept.

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 Syracuse City, 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 the anticipated traffic generated within Syracuse City and surrounding area. The City should model the overall traffic patterns as well as traffic 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.

The City should continue to work closely with the Wasatch Front Regional Council (WFRC) which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the regional transportation plan (RTP). The RTP serves as the template for transportation development for both 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 order to promote the development of improved 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 should be 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 Farmington City 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 in Davis and Weber Counties 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, Syracuse City did 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. Syracuse has 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 Syracuse City 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 with UDOT 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 Antelope Island, 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 Syracuse City to 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 of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

**Bluff Road**

The extension of Bluff Road in 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. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue.

**200 South**

With all of the growth that has occurred in north west Davis County 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 Syracuse City 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 Syracuse High 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 south end 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, Syracuse in 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.

## Trails

The City supports the Davis County cross-country bicycle route by designating the portion of the route within its influence as such. This runs along Gentile Street and Bluff Road from Gentile to 2700 South; it then runs west along 2700 South to 4000 West, then north along 4000 West to 1700 South, then west along 1700 South. The path extends to the Great Salt Lake on 1700 South and on to Antelope Island along the causeway. It also continues north on 4500 West from 1700 South into West Point city. Bike lanes should be clearly identified by pavement markings.

The City has developed a trail system parallel to Bluff Road linking several of the City's parks. The City should work to connect nearby commercial and residential neighborhoods to these parks and the trail system. The City Recreation Department and Planning Department should identify and implement innovative funding mechanisms for property acquisition, development and maintenance of trails, facility construction and program development.

It is recommended that the City employ the services of a professional traffic engineer to further study the existing and projected traffic routes and volumes and make recommendations for refining the Master Transportation Plan as necessary.

In general, whenever possible the Master Transportation Plan Map portion of the Syracuse General Plan should be adhered to as closely as possible.

## 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 Equestrian Park and related equestrian use facilities in Syracuse.

6. The City should continue to pursue the development of Jensen Nature Park 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 Syracuse City 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 Davis County 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.

Syracuse City 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 healthy exercise 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 of the 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 Syracuse City.

## Secondary Water

The City's pressurized secondary water system has recently been upgraded with a major expansion of storage capacity with the construction of Jensen Nature Park 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. Davis County 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 upsize City 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 Syracuse City 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 City Cemetery. 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 Clearfield City for the eventual annexation of this land into Syracuse City.

## 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 western boundary of the district is 2000 West. As shown on the accompanying map, this district has deliberately included a portion of Clearfield City. As Syracuse was 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 Clearfield City. 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 Clearfield City for the eventual annexation of this land into Syracuse City.

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 land in District 1 is currently identified for residential development. primarily R-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 Syracuse High School on 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 C-2 (Mixed-Use) Commercial.

#### 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 C-2 (Mixed Use) Commercial zone. There are more than 200 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 mixed-use development including, housing, retail, commercial and professional office uses. Planning

tools such as commercial or mixed-use 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 Professional Office development. This particular corridor represents the gateway to Syracuse City and ultimately leads to the Syracuse Town Center.

The northwest corner of 1700 South and 1000 West represents part of what can be considered the "gateway" to Syracuse City. 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 with improvements 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.

Founders Park, a City owned and operated park, is located in this district immediately east of the Syracuse Elementary 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 Town Center. The northeast corner of 1700 South and 2000 West should be considered as part of the Town Center 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 Road.

**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 West should continue to develop as planned with R-1 residential. The eastern half of the district, east of 2500 West should continue to develop primarily as R-2 residential use with other uses as shown on the Syracuse future Land Use Map.

**200 South Corridor 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. While the 200 South corridor east of 2000 West is planned for primarily mixed-use, commercial development should 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 200 South in 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 Syracuse City 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 an extension of the C-2 mixed-use commercial 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 Syracuse Elementary School should be anticipated and prevented where possible.

**1700 South & Town Center 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 continue to be upheld by the City in order to ensure that a unique, attractive Town Center identity continues to evolve.

Both sides of the road along the 1700 South corridor 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 Point City 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 uses surrounding 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 Antelope Island 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 the west 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 Layton Canal 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 Syracuse City 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. 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 Point City 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 sewage byproducts.

### R-1 Residential

District four is primarily comprised of agricultural land uses with some R-1 and future Planned Residential Development uses in 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.

**Sewer District Research Park**

Syracuse City and the North Davis Sewer District have partnered in planning a joint land use in this district. The land use is a planned academic Research Park 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 Southnear 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 Antelope Island 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**

Fremont Park is located just south of 1700 South and east of 3000 West. The City has planned for the development of Fremont Park as a regional park that will be used to serve the community as a recreational park and tournament caliber soccer complex. This park will be connected to other parks in the 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 Road and 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 Town Center. 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**

More than ninety-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. Of the land identified for R-1 residential land use, nearly all of that land has already been developed with R-2 residential communities. 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. Most of the R-3 land use parcels have already been developed.

**1700 South Commercial Corridor**

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the Town Center. See “1700 South & Town Center Commercial Area” as described in District 2 and “1700 South Commercial Corridor” as described in District 1 above 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 Davis County library are all located within the Town Center 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 two 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 South. The other commercial zone is 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 North

Legacy Parkway 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 North Legacy Parkway interchange near the southeast corner of the City must be preserved as a simple and conspicuous access.

**Professional Office**

The intersection 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-2 mixed-use commercial.

**Planned Residential Development**

This District contains 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. It extends from 2700 South Street on the north to the Great Salt Lake on the south and from Bluff Road on the east to the shore of the Great Salt Lake on the west.

**Agriculture & Open Space**

This district is predominately agricultural land uses, most of which lie outside the incorporated boundaries of Syracuse City. 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.

**Equestrian Park & Syracuse City Public Works**

This district contains the City's Equestrian Park 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 Jensen Nature Park 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 Equestrian Park. 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 Layton Canal 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 Syracuse City 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 Syracuse City. 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 Syracuse City. Furthermore, the purpose of the 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 Syracuse City;

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 Syracuse City;

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 ordinances should 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 of land 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 General Plan periodically as mentioned in the introduction of this plan and Title II Chapter 1 of the Syracuse City ordinance. 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 the involvement 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 of time to allow the adopted policies to effectively work in the community.

From: Ray Zaugg <rfzaugg@gmail.com<mailto:rfzaugg@gmail.com>>
Date: Mon, Mar 19, 2012 at 9:56 PM
Subject: Zoning Meeting of Planning Commission
To: Gary Pratt <gpratt8@msn.com<mailto:gpratt8@msn.com>>,
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Planning Commissioners:

I encourage you to review the attached document that I have written about the problems with Industrial and Flex zoning. I don't think they have been reviewed thoroughly enough to add them to our city plan. I am very concerned as to what they will do to our city's image if they are allowed to be used around the high school. You have heard from many people concerning the property around the high school. All want it left as is in the city maps. If you need to adjust the definition of C2 a bit then review that zone. All of the planning of past decades are for not if you just go in and make it to match what a particular developer wants. I still think that we will see that land increase in value once SR-193 is in and then we will have better choices for how we want to accommodate future suitors. The first one is not always the best fit as is the case here. That is why it has been so difficult to make decisions. Think of all the planning that has gone into the general plan and zoning maps from others.

Thanks,

Ray Zaugg

First of all, change is inevitable. But, over the course of years, the residents of Syracuse have guided what they wanted in our community. They elected leaders that had the same vision and represented them well. They started out with a preliminary plan in 1967 that has been amended over the years. It was decided some time ago what the look, feel, aspirations and values of our fair community would be. From that position in time, the attitudes and actions of the residents reflected what was important to them and as a result others have come to the community adopting these values as their own. They have become a part of the history that has made up Syracuse. It was never meant to be a city that would compete with other communities that have devoted a great percentage of their land to commercial, industrial, dense housing, and other uses of that land. By nature of being off the beaten path, Syracuse developed into a unique community maintained by the rural atmosphere evident in its wanting to keep 'small town' values. Sprawl as seen in other neighboring communities has been kept at a minimum here because city leaders knew of the values set forth from the great heritage that makes Syracuse what it is today.

Before you go to the next city meeting, please read the general plan goals and objectives found in the headings of:

**MASTER GOAL**
**POPULATION DENSITY**
**COMMUNITY PRIDE/IDENTITY**
**AGRICULTURAL CHARACTER**

I have attached them at the bottom of this document for your convenience.

In Title 10 Chapter 1 of the city ordinances, it states among other things:

**Prevent the overcrowding of land and the undue concentration of population**
**Stabilize and improve property values**
**Encourage the development of an attractive and beautiful community (1991)**

It has become evident to me that setbacks and buffers between industrial types of uses and residential are insufficient in our city land use ordinances. Not only are

they insufficient but it appears that it is impossible to alleviate noise, light and other pollutions if zoning next to residential becomes industrial-like in nature. The existing zoning map has the elements in it that previous planning commissions and city councils felt was right for our community. The plan does not include an industrial element anywhere close to residential. As I have discussed this with residents of other cities, I have found out some interesting perspective. The people I talked to live near warehouses, not by choice but because it was allowed to come. With the warehousing and manufacturing come noise, light pollution, and traffic which all have a tremendous impact on their surrounding neighborhoods. Encroachment happens when cities allow ordinances to change after the city has been established and has some synergy. The city's inability to restrict the use puts the resident at a disadvantage with declining property values and increased commotion due to allowing adverse development. People have actually gone to the Syracuse website to review the general plan before they have purchased or built homes here. They want to know what we know, and that is: this is a great place to raise our families and we don't want it to change.

So, looking at development of property contrary to the set plan and after others have built creates a bad formula for cohesion in the community. It appears that no amount of screening, fencing, distance setbacks or other restrictions adequately mitigate the negative aspect of industrial types of use. Even 200 feet is not sufficient to alleviate the noise and other effects of industrial parks.

With industrial uses allowed in near residential zones, residents are subject to many of the following:

Noise from forklifts outside with backup signals
Semi-trucks and trailers hooking and unhooking
Semi-trailer refrigerated units constantly running
Horn honking and other signals that are normal in shipping processes
Vibrations and odors are common with normal business operation
Some facilities are 24 hour operations
Increased traffic during shift changes which usually coincides with school

I saw a resident of Clearfield at the store last week and he asked me about all the changes taking place across from him. He lives on 700 South and across from the pallet place. He told me that he was so upset with all the noise of forklifts and saws and machinery and trucks coming and going from that facility that is at least 200 feet away. That coupled with the noise from the Utility trailer parking, assembly and traffic really upsets him but having no choice but to live with it. Utility trailer is farther away from his home than the pallet place. There is also a problem of their lights shining in the windows of residents close by. These are just a few of what we can expect if we allow this industrial or flex zone to come west of the power line corridor.

Here is an excerpt from the city website:

# Syracuse City General Plan

MISSION STATEMENT:

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

**Updated 05/26/09**

## 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 Syracuse City so 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 Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is 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 Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains 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 Syracuse City 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 Syracuse City 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 this ongoing 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.

**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 for having moved to this community. While this remains one of the most important community attributes to Syracuse 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 growth that 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.

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:

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.

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.

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

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. Syracuse City 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 Syracuse City 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.

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 traditional uses. 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….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…

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "10"** **Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs.**

***Factual Summation***

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett and City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Mike Eggett

**Mayor**
Jamie Nagle

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

**City Manager**
Robert D. Rice

***Factual Summation***

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached City cul-de-sac examples
- See the attached proposed amendment for Title Eight, Chapter Three, Public Improvements – Cul-de-sacs
- See the attached Ordinance No. 12-10

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 8, 2012

**Subject:** Proposed amendments to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs

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**Background**

Cul-de-sac length deficiencies were first brought forward to Planning staff from the City Engineer, who noticed multiple examples throughout the City where cul-de-sacs were well in excess of the current Title Eight standard of 400 feet. Examples include cul-de-sacs in excess of 800 feet (see attached City cul-de-sac examples). To assist in curing some of the existing deficiencies, expand development flexibility, and provide a mechanism that encourages creative design while also meeting City needs, amendments to the cul-de-sac ordinance are proposed as attached. Police, Fire, Public Works, and the City Attorney have all reviewed, commented, and accepted the proposed changes.

**Consideration of an Amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs**

On May 1, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the cul-de-sac language, in which one comment was received. On May 1, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City

Council the attached amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code.

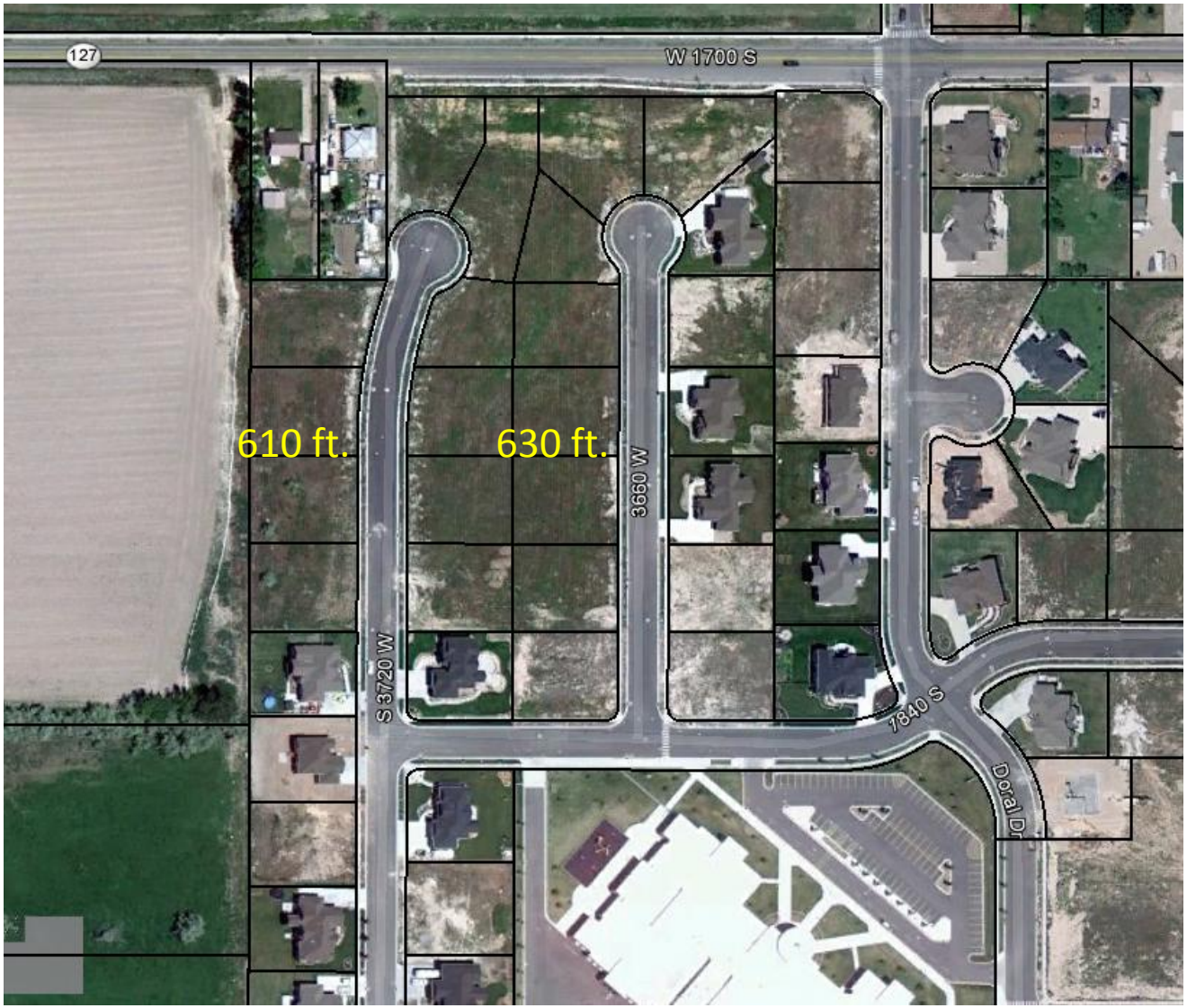
Proposed changes include the increase of the standard cul-de-sac length from 400 feet to 500 feet with the ability to apply for an exception up to the length if specific provisions (as listed in the attached ordinance language) are met.

**Recommendation**

The Community & Economic Development Department hereby recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code to reflect attached Ordinance No. 12-10.

# 1390 South (Approved 1999)

# Miller Springs (Approved 2007)



# Eagles Nest (Approved 1997)

# Walnut Grove (Approved 1999)

# Kings Court (Approved 2004)

# TITLE VIII

# SUBDIVISION ORDINANCE

## CHAPTER 3

## PUBLIC IMPROVEMENTS

**8-3-1:** **DESIGN STANDARDS.** The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

L. Cul-de-sacs (~~dead-end streets designed to be permanently closed to through traffic~~a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than ~~four hundred (400) feet~~ five hundred (500) feet ~~to the beginning~~from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, ~~upon finding that the topography or other physical conditions of the development site make it impossible to develop the property any other way~~ and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant must provide, but is not limited to, the following: (Ord.03-10)

(1) Written approval from Syracuse Police, Fire, and Public Works Departments.

(2) Looped water main providing a two-way feed.

(3) “Not a Through Street” or “Dead End” signage.

(4) Street light at the end of the cul-de-sac.

(5) Secondary emergency access as required by Fire Department.

(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

**ORDINANCE NO. 12-10**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING VARIOUS PROVISIONS OF TITLE 8, THE SUBDIVISION ORDINANCE, RELATING TO CUL-DE-SACS.**

**WHEREAS,** the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

**WHEREAS,** the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

**WHEREAS,** the City Council hereby further finds that the City Subdivision Ordinance and the City Land Use Ordinance requires amendment to cure deficiencies, expand flexibility, and encourage creative design;

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

**Section 1.** **Amendment.** Section 8-3-1 of the Syracuse City Code is hereby amended to read in its entirety as follows:

**8-3-1:** **DESIGN STANDARDS.** The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

L. Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant must provide, but is not limited to, the following: (Ord.03-10)

(1) Written approval from Syracuse Police, Fire, and Public Works Departments.

(2) Looped water main providing a two-way feed.

(3) “Not a Through Street” or “Dead End” signage.

(4) Street light at the end of the cul-de-sac.

(5) Secondary emergency access as required by Fire Department.

(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

**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 upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

# COUNCIL AGENDA
May 8, 2012

**Agenda Item "11"** **Authorize Administration to execute agreement for the 1350 South and 1475 South projects.**

## *Factual Summation*

- Any questions regarding this item may be directed at Public Works Director Robert Whiteley.
- Please see the following memo provided by Robert Whiteley
- Please see the attached supporting documentation

## *Memorandum*

**Subject:** Bid Award for 1350 South and 1475 South Road Improvements Project

**Background:**
This street project is one that was identified in our list presented to city council as a high priority neighborhood street that receives high traffic volumes. 1350 South is located in front of Cook Elementary. 1475 South is a nearby street that brings traffic into the neighborhood from 1000 West. The project will conform to a geotechnical report that was performed recommending a full reconstruction with 3 inch asphalt on 8 inch base on fabric.

In preparation of this construction, a section of sewer main will be replaced in June and sections of curb and gutter that have failed will be replaced this month. Sidewalk ramps on the east end of 1350 South were replaced last month. Additional sidewalk ramps on the west end of 1350 South will be replaced this month.

**Schedule:**
The street reconstruction will begin in July and will be complete before school begins in August.

**Cost:**
The cost for this project came in about $20K less than the estimate. The four lowest bids came in fairly close to one another. The bid amount on this project is $150,150. Funding for this project will come from our Class C road funds.

**Recommendation:**
We recommend that the bid be awarded to Advanced Paving and Construction, Inc.

April 24, 2012

Mr. Robert Rice, City Manager
Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

Re: Recommendation for Award of Contract
1350 South & 1475 South Road Improvement Project

Dear Bob:

Enclosed is the bid tabulation for the bids opened April 23, 2012 for the above referenced project. This project is a full street reconstruction on 1350 South from 1250 West to 1100 West and a full street reconstruction on 1475 South from 1100 West to 1000 West.

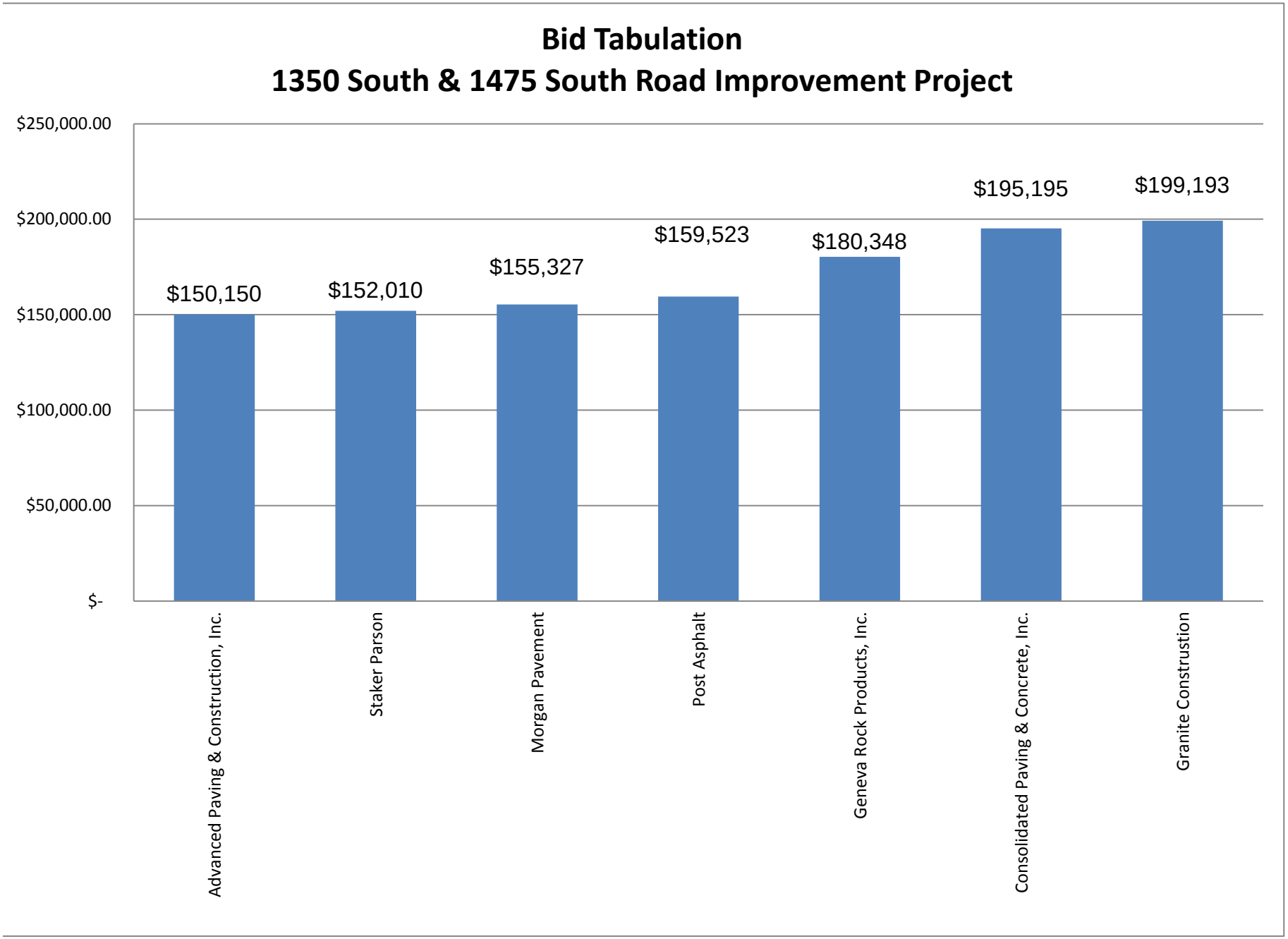
The low bidder and bid amount are as follows:

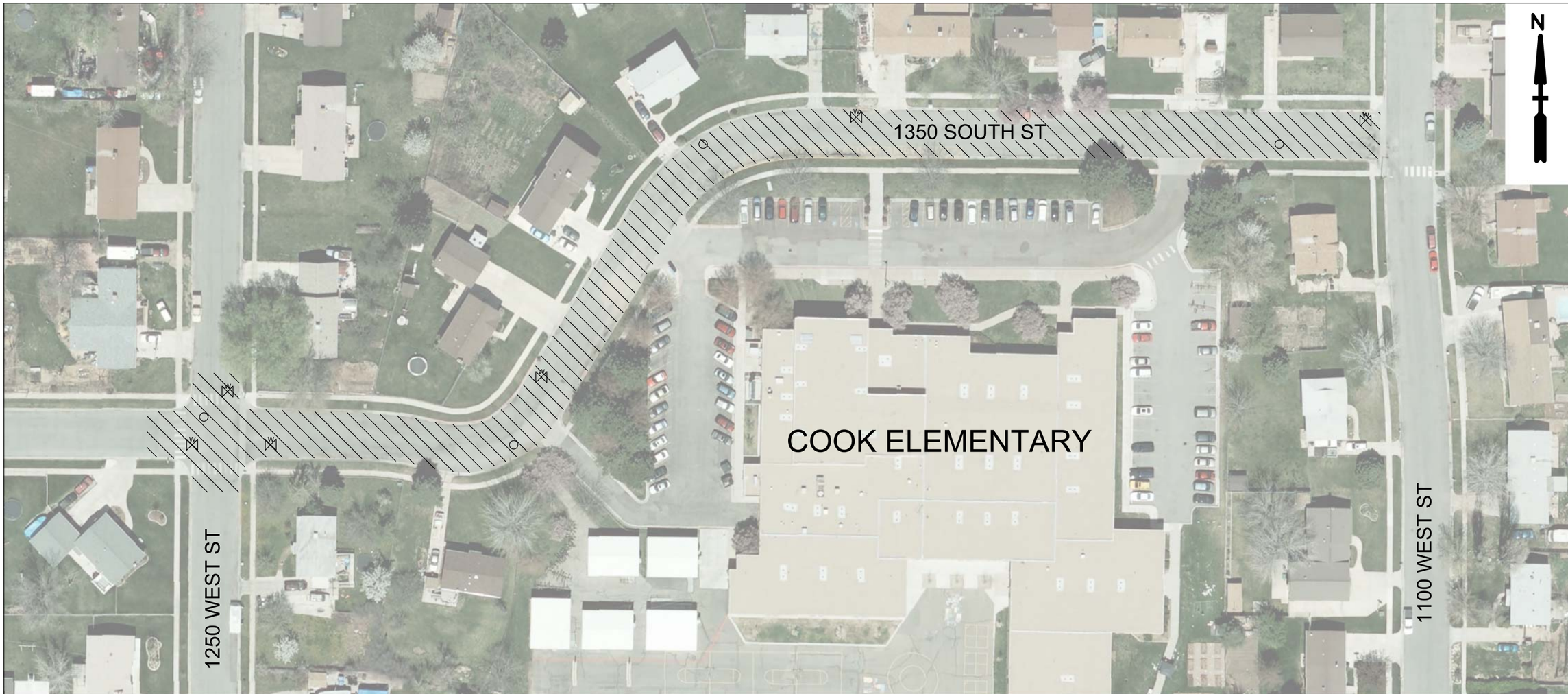
Low Bidder: Advanced Paving & Construction, Inc.
P.O. Box 12847
Ogden, UT 84412
Telephone: (801)-731-7882
Bid Amount: $150,150.00
Engineer's Opinion of Probable Cost for the project: $170,000.00

We have reviewed the submitted bid from all bidders and recommend awarding the contract to Advanced Paving & Construction, Inc. as soon as possible. Please call us with any questions you may have regarding this information. Once the Notice of Award has been executed we will forward them to the contractor for signature.

Sincerely,

Brian Bloemen
City Engineer


Bid Tabulation
1350 South & 1475 South Road Improvement Project
$250,000.00
$200,000.00
$150,000.00
$100,000.00
$50,000.00
$-
$150,150
$152,010
$155,327
$159,523
$180,348
$195,195
$199,193
Advanced Paving & Construction, Inc.
Staker Parson
Morgan Pavement
Post Asphalt
Geneva Rock Products, Inc.
Consolidated Paving & Concrete, Inc.
Granite Construstion



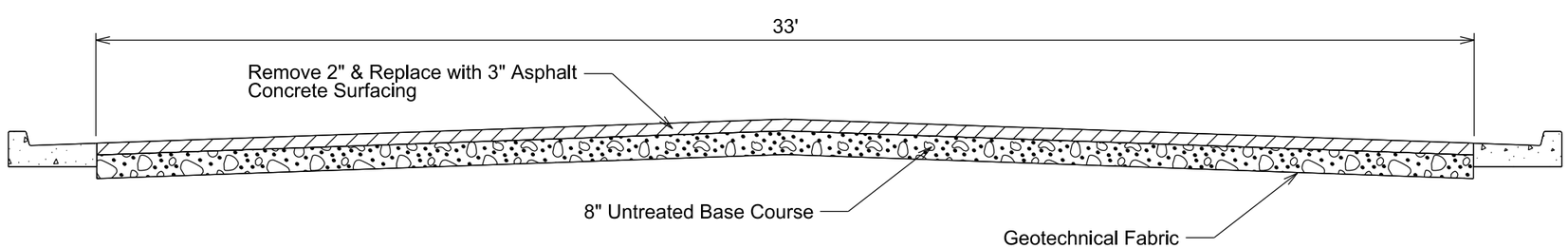

LEGEND

W WATER VALVE

SEWER MANHOLE

NOTES:

1. Reconstruct approximately 34,254 square feet of asphalt road surface and road base.
2. Refer to the geotechnical report produced by Terracon, completed April 4, 2012 and the Syracuse City Engineering Standards and Specifications for construction procedures.
3. Adjust manhole and valve elevations as necessary to match final grade. Adjust manhole and valve lid elevations as necessary during construction. New concrete collar shall be set 1/2" below final asphalt elevation. Lid elevations shall be set to match new concrete collars.




LAST UPDATED: MARCH 30, 2012

DRAWN BY: BB

1350 SOUTH & 1475 SOUTH ROAD IMPROVEMENT PROJECT

1350 SOUTH PLAN & TYPICAL SECTION

SYRACUSE EST. CITY 1935

SHEET: 2 OF 3

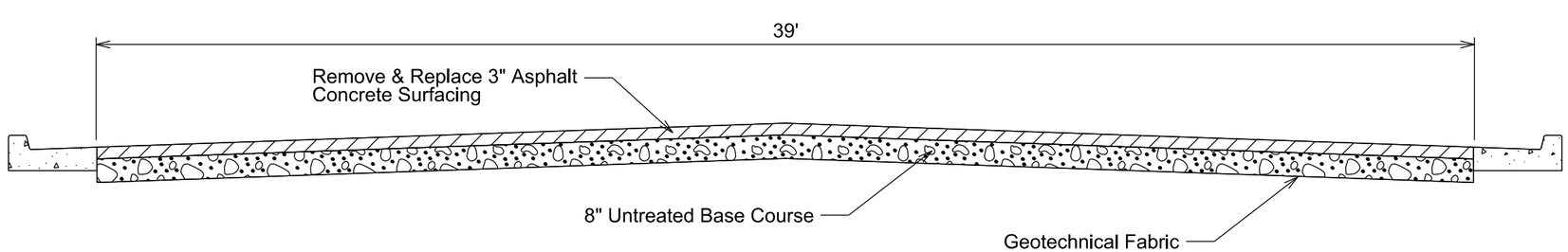
LEGEND

WATER VALVE

SEWER MANHOLE

NOTES:

1. Reconstruct approximately 22,202 square feet of asphalt road surface and road base.
2. Refer to the geotechnical report produced by Terracon, completed May 24, 2011 and the Syracuse City Engineering Standards and Specifications for construction procedures.
3. Adjust manhole and valve elevations as necessary to match final grade. Adjust manhole and valve lid elevations as necessary during construction. New concrete collar shall be set 1/2" below final asphalt elevation. Lid elevations shall be set to match new concrete collars.




LAST UPDATED: MARCH 30, 2012

DRAWN BY: BB

1350 SOUTH & 1475 SOUTH ROAD IMPROVEMENT PROJECT

1475 SOUTH PLAN & TYPICAL SECTION

SYRACUSE EST. CITY 1935

SHEET: 3 OF 3

2012/04/24

2012/04/24

2012/04/24

STOP
2012/04/24