



# SYRACUSE CITY

## Syracuse City Council Special Meeting Agenda

May 22, 2012 – 6:00 p.m.

Large Conference Room

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
2. Approval of Minutes:
  - b. Special Meeting of April 24, 2012
3. Pheasant Crossing Business Park Subdivision and Site Plan: VanZeben Architecture request for Final Subdivision and Site Plan approval located at approximately 736 South 2000 West.
4. Proposed Ordinance No. 12-12 approving the Neighborhood Services Zone.
5. Proposed Resolution R12-15 adopting the updated City Council Rules of Order and Procedure to govern the public meetings of the legislative body of Syracuse City.
6. Proposed Resolution R12-16 supporting the selection of Hill Air Force Base for basing of F-35A Aircraft.
7. 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 or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (roll call vote).
8. Adjourn

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

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 17<sup>th</sup> 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 17, 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 22, 2012

**Agenda Item “2”**

**Approval of Minutes:**

**a. Special Meeting of April 24, 2012**

***Factual Summation***

- Any questions regarding this item may be directed at City Manager Bob Rice
- Please see the following minutes provided by City Recorder Cassie Brown

Minutes of the Syracuse City Council Special Meeting, April 24, 2012.

Minutes of the Special Meeting of the Syracuse City Council held on April 24, 2012, at 8:40 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

Mayor Jamie Nagle  
City Manager Robert Rice  
City Recorder Cassie Z. Brown

City Employees Present:  
Police Chief Brian Wallace  
Fire Chief Eric Froerer  
Finance Manager Steve Marshall  
City Attorney Will Carlson  
Recreation Director Kresta Robinson  
Community Development Director Mike Eggett  
City Planner Kent Andersen

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 8:40 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Approval of Minutes

The minutes of the Regular Meeting of April 10, 2011 were reviewed.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF APRIL 10, 2012 AS PRESENTED. COUNCILMEMBER SHINGLETON SECONDED THE MOTION. ALL VOTED IN FAVOR.

3. Public Hearing – Proposed Resolution R12-14 adjusting the Syracuse City budget for Fiscal Year ending June 30, 2012.

A staff memorandum from Finance Director Marshall explained that the biggest item in this budget opening is for the Council to authorize payment to Siemens LLC and Rocky Mountain Power for the street lighting project that will happen over the next few months. During the April 10, 2012 Council meeting a bank lease agreement was authorized in order to fund the project. The proposed budget opening would authorize the Administration to execute the lease funds in order to

1 begin the street lighting project. The total bank lease was for \$620,268 and the total purchase price for the project is  
2 \$680,268; this amount is made up of a payment of \$167,232 for the purchase of 312 street light poles that are currently  
3 owned by Rocky Mountain Power. It also includes payment to Siemens in the amount of \$513,036 for labor, materials, and  
4 overhead to complete the street light installation project. The next item included in the budget opening is to account for  
5 additional grant funding awarded to the Fire Department from the Division of Fire, Forestry, and State Lands in the amount  
6 of \$14,888; the grant has a 50 percent match requirement. There was also an extension awarded for the communications  
7 grant through FEMA; the award was \$5,105 with a five percent match. Both of these grants have been added into the budget  
8 via the proposed budget opening. The increase in expenditures in the Fire Department can be offset with an expected  
9 increase in ambulance revenue. The third item in the budget opening is related to the 1700 South Culinary Water project.  
10 Initial estimates for phases one and two of the project were low and staff anticipates actual costs to be approximately  
11 \$350,000 rather than the budgeted amount of \$320,000. The fourth and final item included in the budget opening is an  
12 increase to the garbage fund due to increased participation in the program; the additional revenues will cover the increased  
13 costs in the fund.

14 Mayor Nagle then convened the public hearing.

15 TJ Jensen, 3242 S. 1000 W., asked for an explanation of the need for the budget opening. Mr. Marshall then  
16 summarized the staff memo that he provided to the Council in response to Mr. Jensen's question. Mr. Jensen then stated that  
17 he wanted to commend City Manager Rice and the rest of the administrative staff as well as the Council for being forward  
18 thinking regarding the street lighting conversion project. He stated that he thinks the initial start up cost of \$500,000 seems  
19 somewhat high, but he understands that the project will save the City a significant amount of money in the future. He stated  
20 that it sounds like all of the budget changes being recommended are within the realm of what the budget can handle.

21 There being no additional persons appearing to be heard Mayor Nagle closed the public hearing.

22 COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-14  
23 ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2012. COUNCILMEMBER  
24 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

25  
26 4. Authorize Administration to execute Fiscal Year 2012-2013 employee  
27 benefits contracts.

1 Administration requests authorization from the Mayor and Council to approve moving forward with the following  
2 vendors for our full-time employee benefits:

- 3 ○ Staff proposes that the City use Select Health as the medical carrier for the FY 2012-2013 budget year.  
4 They have been the City's vendor over the past few years and have provided great services to the City.
- 5 ○ Staff proposes that the City change to Humana Dental as the dental carrier for the FY 2012-2013 budget  
6 year. This new vendor has a bigger network than the existing provider and can provide better benefits at a  
7 lower cost.
- 8 ○ Staff proposes that the City use Lincoln Financial as the disability insurance carrier for the FY 2012-2013  
9 budget year.
- 10 ○ Staff proposes that the City use Opticare as the vision insurance carrier for the FY 2012-2013 budget year.  
11 They have been the vendor over the past few years and have provided great services to the City.
- 12 ○ Staff proposes that the City use Bloomquist Hale as the employee assistance program (EAP) for the  
13 FY2013 budget year. They will provide some valuable assistance to full-time employees who need  
14 assistance in a variety of areas including work life & wellness, financial counseling, and crisis services.

15 Mayor Nagle explained that Mr. Marshall reviewed this item during the work session that was held prior to this  
16 meeting.

17 COUNCILMEMBER JOHNSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE  
18 FISCAL YEAR 2012-2013 EMPLOYEE BENEFITS CONTRACTS. COUNCILMEMBER PETERSON SECONDED THE  
19 MOTION. ALL VOTED IN FAVOR.

20  
21 5. Authorize Administration to execute the amendment to the interlocal  
22 agreement between Davis County and the City of Syracuse for animal  
23 control services.

24 City Recorder Brown stated that the contract was provided to each member of the Governing Body and attached to  
25 the front of the contract was a cover letter from the Davis County Sheriff's Office, who is responsible for animal control  
26 oversight. She stated that the contract is fairly self explanatory, but she did want to note that the County is actually  
27 recommending a decrease in animal control service costs. Mayor Nagle stated she was very relieved to see that.

28 COUNCILMEMBER LISONBEE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE  
29 THE AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN DAVIS COUNTY AND SYRACUSE CITY  
30 FOR ANIMAL CONTROL SERVICES. COUNCILMEMBER PETERSON SECONDED THE MOTION.

31 Councilmember Johnson asked if the City is required to use Davis County for animal control services or if there are  
32 other options available to the City. Mayor Nagle answered that the City always has the option of funding its own animal  
33 control division, but that would be very costly. Councilmember Peterson agreed and stated that Police Chief Wallace is  
34 asked this question on an annual basis and the answer is always the same. Mayor Nagle stated there has been a lot of  
35 discussion about this topic because the cost for service has greatly increased since the time that the City originally contracted

1 with the County. Councilmember Johnson stated that the City is basically “at the County’s mercy”. Mayor Nagle stated that  
2 is what happens when the City contracts with the County for a service; the City often loses its voice.

3 Councilmember Lisonbee stated she thought that there is another city in the area that oversees its own animal  
4 control services. Councilmember Shingleton stated that South Ogden City oversees their own animal control services.  
5 Councilmember Johnson asked what their experience is been. City Manager Rice stated that it is very costly; the city pays  
6 for an officer, his vehicle, animal housing space, and several other overhead items. Councilmember Johnson stated that he  
7 appreciated the answers to his question and said that he was simply curious.

8 Mayor Nagle stated there has been a motion and a second regarding the proposed contract; she called for a motion.  
9 ALL VOTED IN FAVOR.

10  
11 6. Proposed Resolution R12-15 authorizing the application for Land Water Conservation Grant Fund for the  
12 development of Centennial Park Phase Two: Sunshine Playground.

13 Cindy Gooch approached the Council and explained that she and the City staff are asking for the Council to support  
14 them in making an application for funding through the Land Water Conservation Grant Fund for Chloe’s Park, also known as  
15 the Sunshine Playground. She stated that the City applied for the same grant last year and there was a limited amount of  
16 funding available. She stated that there were four projects that were awarded funding and the City’s project was fifth on the  
17 list of projects. She stated that the City was told to apply for funding again last year and staff received some tips for how to  
18 make their application more attractive to the selection committee. She stated that the funding for the grant comes from  
19 offshore oil drilling fees that are charged to drilling companies. She stated the moneys collected through the fees are  
20 controlled by the Federal Government and when the decision was made to begin charging the fees the commitment was made  
21 to use the revenues generated by the fees as grants that could be allocated for the development of parks, beautification of  
22 public areas, and improvement of national parks throughout the United States. She stated that the application is due on May  
23 1 and it has been prepared and is ready to be submitted. She stated that staff will request \$200,000 in grant funding. She  
24 then noted that the City does have a 501(c)(3) organization established, but the government will not award grant funding to  
25 that type of organization and instead they will only award grants to cities. She stated the City is allowed to use money from  
26 the 501(c)(3) organization as match funds, but the grant funding must be given to the City itself. Recreation Director  
27 Robinson noted that there is over \$200,000 in the 501(c)(3) account that can be used for matching funds. She stated that all  
28 of that money has come via donations from private donors.

1 Councilmember Peterson asked when the grant will be awarded. Ms. Gooch reiterated that the application is due  
2 May 1 and if the City is awarded the grant the funding should be made available to the City by mid-October of this year. She  
3 stated that because the grant is considered federal money there is a small amount of environmental paperwork that is  
4 required, but that should be fairly simple.

5 Councilmember Lisonbee asked what the funds will be used for if the grant is awarded. Ms. Gooch stated that the  
6 City has already received Community Development Block Grant (CDBG) funding and all of that funding must be used to  
7 purchase the playground equipment for the park. She stated the money from this particular grant could be used to provide  
8 landscaping, fencing, and any additional necessary ground work.

9 Councilmember Peterson asked if the funding from this grant combined with other funding should be enough to  
10 allow the City to start on phase one of the project, to which Ms. Robinson answered yes. She stated there is currently enough  
11 money available that the City could start phase one now, but the City has been holding on to any money so that it can be used  
12 as matching funds. She stated that she believed that the funding from this grant in combination with other money currently  
13 being held by the City would be enough to complete phase one of the project.

14 Ms. Gooch then noted that when she was employed with the City, the City received \$500,000 in land and water  
15 conservation funding to build some parks and it does take time for the City to receive the actual funding. She stated the City  
16 may be notified that they will be awarded funding, but until a contract is signed and the money has been given to the City, no  
17 money should be spent on the project. She stated that the City should be cautious when dealing with this money.

18 Councilmember Lisonbee stated that she thinks this is a great idea and is very proactive. She stated that she likes  
19 that the funding comes from a source that originated in 1965 when the federal government was depleting a resource and in  
20 turn investing in parks. She stated, however, that in the purpose of full disclosure, it is important to plan ahead because  
21 anything the City uses the funds for must be used and maintained as a dedicated park in perpetuity. She stated that means the  
22 City is required to maintain the park forever even if the money was not used to purchase equipment. She stated that she feels  
23 staff needs to keep that in mind. Ms. Gooch stated that is a good point and she noted that Clinton City received this type of  
24 grant funding to build tennis courts at the park located at their old municipal complex. She stated the City ended up selling to  
25 park in order to relocate further to the north and east. She stated that the City worked with the federal government and got  
26 permission to rebuild the tennis courts in the new location. She stated the City does need to keep Councilmember Lisonbee's  
27 comments in mind, but it is her hope that the City does not plan on getting rid of the Sunshine Playground any time in the  
28 future. Councilmember Lisonbee stated that is not her plan, but in conducting her own research she found several very

1 lengthy articles on the internet about different states that are facing problems because they can no longer afford to maintain  
2 parks that were build using this type of grant funding. She stated that she simply wanted to share that information. Ms.  
3 Robinson explained that when this park was first proposed by the mother of a local resident, for whom the park is being  
4 named, that resident had a lot of ideas that were very high maintenance. She stated many of those components have been  
5 removed from the project in order to reduce the City's maintenance costs. Ms. Gooch added that the City has received  
6 funding from Energy Solutions to be used for ongoing maintenance. She then noted that she does work for another  
7 community, Garden City, and they are only completing a portion of their park with grant funds because they want to build a  
8 school on the other portion of the ground.

9 Councilmember Duncan stated that he wanted to make a comment. He stated that it is very frustrating to him that  
10 "we" as citizens pay "our" state and federal taxes every year and the City is then forced, through grant programs, to beg to  
11 have that money back with contingents that the park must be built the way the government wants it to be built. Mayor Nagle  
12 reminded Councilmember Duncan that the grant funding is not federal money and rather the funding is generated by fees  
13 charged to offshore drilling companies. Councilmember Duncan stated that it is a federal program. He stated that he  
14 understands that the funding is quasi-public money, but he is frustrated by it. Councilmember Johnson asked  
15 Councilmember Duncan if he is simply making a political statement. Councilmember Duncan answered yes and stated that  
16 rather than keeping the citizens money in Syracuse in the first place it is shuffled around to great several different types of  
17 government programs before it can be brought back to the City with strings attached. He stated, however, that he thinks he  
18 will support the program, but he wanted to express his frustration that the City must work to get money back that should have  
19 never left the community. Ms. Robinson stated that she does not disagree with Councilmember Duncan, but she wanted to  
20 point out that if Syracuse City does not apply for the money, another community will and they will benefit from the program.  
21 Councilmember Duncan stated that it is a federal problem that the City is dealing with.

22 Mayor Nagle stated that Ms. Gooch and Ms. Robinson have done such great work on this project and she  
23 appreciates them very much. Ms. Gooch stated that she has been a resident of Syracuse for a long time and she likes to see it  
24 prosper. She stated that her business is securing funding for several different communities whether it comes from the federal  
25 government. She stated that she wants to help secure projects that communities can be proud of.

26 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-15  
27 AUTHORIZING THE APPLICATION FOR LAND WATER CONSERVATION FUND GRANT FOR THE

1 DEVELOPMENT OF CENTENNIAL PARK PHASE TWO: SUNSHINE PLAYGROUND. COUNCILMEMBER  
2 JOHNSON SECONDED THE MOTION.

3 Mayor Nagle stated that she wanted to note one other item that Ms. Robinson and Mr. Rice have been working on.  
4 She stated that the City received an email from a group of residents that is very upset about the condition of park ground  
5 located near where they live. She stated that Ms. Robinson visited the property and she and her staff have come up with a  
6 great idea to move the existing park structure from Centennial Park to the other park this summer. She stated that she wanted  
7 to commend Ms. Robinson for her work to solve the problem.

8  
9

10  
11 At 9:20 p.m. COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER  
12 SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

13

14 \_\_\_\_\_  
15 Jamie Nagle  
16 Mayor

\_\_\_\_\_  
Cassie Z. Brown, CMC  
City Recorder

17  
18 Date approved: \_\_\_\_\_



# COUNCIL AGENDA

May 22, 2012

## Agenda Item “3”

**Pheasant Crossing Business Park Subdivision and Site Plan: VanZeben Architecture request for Final Subdivision and Site Plan approval located at approximately 736 South 2000 West**

### *Factual Summation*

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



**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 Pheasant Crossing Business Park Subdivision Packet

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 22, 2012

**Subject:** Pheasant Crossing Business Park Subdivision and Site Plan: VanZeben Architecture request for Final Subdivision and Site Plan approval located at approximately 736 South 2000 West

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**Background**

During the initial subdivision review, Staff requested that the proposed Pheasant Crossing Business Park one lot subdivision being included in an overall subdivision with the lot to the south, owned by Benchmark Real Estate. VanZeben Architecture contested that because the property had already been purchased and a metes and bound description was recorded with Davis County that a subdivision had already occurred. However, it is Staff's interpretation that because the Syracuse City Land Use Authority did not authorize the subdivision, then in the City's view it is not a legal subdivision. Therefore, VanZeben Architecture, at the request of Staff and Planning Commission, agreed to contact Benchmark Real Estate to ask for their participation in an overall subdivision (see attached letter sent certified mail). According to VanZeben Architecture, Benchmark Real Estate did not respond to the letter. Not wanting to hold the Pheasant Crossing Business Park Subdivision back, Staff and Planning Commission were satisfied with VanZeben Architecture's attempt to get Benchmark Real Estate to participate in a combined subdivision.

## **Consideration of the Approval of the Pheasant Crossing Business Park Subdivision and Site Plan**

On April 17, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Pheasant Crossing Business Park Subdivision, in which no comments were received. On May 1, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the Pheasant Crossing Business Park Subdivision and Site Plan.

Regarding approval, Staff recommends that any approval be contingent upon City receipt of a joint use agreement with Benchmark Real Estate and the Pheasant Crossing Business Park Subdivision allowing for the joint use of the driveway off 700 South and acceptance of the Pheasant Crossing Business Park detention basin crossing the property line.

The following documents have been included in your packets for your use and review:

- Planning Staff Final Subdivision Review dated May 16, 2012
- Planning Staff Final Site Plan Review dated May 16, 2012
- City Engineer's Review dated May 16, 2012
- Letter from VanZeben Architecture to Benchmark Real Estate
- Letter from Fire Department to VanZeben Architecture
- Pheasant Crossing Feasibility Report
- North elevation
- Subdivision Plat
- AS101 – Site Plan
- A201 – Exterior Building Elevations
- A202 – Exterior Building Elevations
- A101 – Floor Plan
- CS101 – Grading Plan
- CS102 – Utility Plan
- L101 – Planting Plan
- G02 – General Information

### **Recommendation**

The Community & Economic Development Department hereby recommends that the City Council review the Pheasant Crossing Business Park Subdivision final approval request for discussion purposes. The Community & Economic Development Department hereafter recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council approve the Pheasant Crossing Business Park Subdivision, located at approximately 736 South 2000 West, subject to all recommendations made by the City Council, Planning Commission, and City Staff.



**SYRACUSE**  
EST. CITY 1935

## Subdivision Final Plan Review – Pheasant Crossing Business Park

*Completed by Kent Andersen, Planner on 5/16/2012*

| 8-6-1/8-6-2: Final Plat/Final Plan and Profile:                                                                                     | Planning Staff Review:                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).                                        | 1. Pheasant Crossing Business Park                                          |
| 2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.           | 2. Yes.                                                                     |
| 3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.                  | 3. Yes.                                                                     |
| 4. Street address shown for each lot.                                                                                               | 4. No.<br>Facing 700 S. = 2037 W. 700 S.<br>Facing 2000 W. = 736 S. 2000 W. |
| 5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol. | 5. Yes.                                                                     |
| 6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.                                      | 6. No arcs.                                                                 |
| 7. Accurate location of all monuments to be installed shown by appropriate symbol.                                                  | 7. Yes.                                                                     |
| 8. Dedication to City of all streets and other public uses and easements.                                                           | 8. Yes.                                                                     |
| 9. Street monuments shown on Final Plat.                                                                                            | 9. Yes.                                                                     |
| 10. Pipes or other iron markers shown on the plat.                                                                                  | 10. Yes.                                                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.</p> <p>12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.</p> <p>13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission.</p> <p>14. Legal boundary description of the subdivision and acreage included.</p> <p>15. Current inset City map showing location of subdivision.</p> <p>16. Standard signatures forms/boxes reflected on the Final Plat.</p> | <p>11. No public use areas or areas reserved for common use of all property owners.</p> <p>12. Yes, refer to City Engineer for further discussion.</p> <p>13. Staff has no information on this item. Refer to developer.</p> <p>14. Yes. 2.026 acres.</p> <p>15. Yes.</p> <p>16. Yes.</p>                                                                                                                              |
| <p><b>Final Plan and Profile</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>17. Plan for culinary water improvements.</p> <p>18. Plan for secondary water improvements.</p> <p>19. Plan for sanitary sewer.</p> <p>20. Land drain.</p> <p>21. Storm water.</p> <p>22. Streets.</p> <p>23. Stationing.</p> <p>24. Agreements.</p>                                                                                                                                                                                                                                                                                                                                                        | <p>17. Submitted, see Engineer review.</p> <p>18. Submitted, see Engineer review.</p> <p>19. Submitted, see Engineer review.</p> <p>20. Submitted, see Engineer review.</p> <p>21. Submitted, see Engineer review.</p> <p>22. Submitted, see Engineer review.</p> <p>23. Submitted, see Engineer review.</p> <p>24. Developer provided proof of intent to resolve subdivision concerns with Benchmark Real Estate.</p> |

| <b>Outstanding Preliminary Review Items:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Planning Staff Review:</b>                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li data-bbox="240 310 841 625">1. Location, width and name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to the tract.</li><li data-bbox="240 667 841 730">2. Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.</li></ol> | <ol style="list-style-type: none"><li data-bbox="922 310 1393 415">1. Width of existing streets within 200 feet not identified. Permanent buildings and houses not identified.</li><li data-bbox="922 667 1425 772">2. Cross access easement with Benchmark Homes to use driveway(s) needs to be shown.</li></ol> |



**SYRACUSE**  
EST. CITY 1935

## Site Plan Review – Pheasant Crossing Business Park

*Completed by Kent Andersen, Planner on 05/16/2012*

| <b>10-4-090 Site Plan Review:</b>                                                                                                                                                                                                                  | <b>Planning Staff Review:</b>                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>(D) Procedure</b>                                                                                                                                                                                                                               | <b>(D) Procedure</b>                                                                         |
| 1. (b) A detailed boundary survey sheet showing the following information:                                                                                                                                                                         | 1. (b) A detailed boundary survey sheet showing the following information:                   |
| i. The location and width of existing and proposed abutting streets.                                                                                                                                                                               | i. Yes.                                                                                      |
| ii. All property and lot lines.                                                                                                                                                                                                                    | ii. Yes.                                                                                     |
| iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.                                                                                                                                                 | iii. None shown. Need to see a cross access easement with Benchmark Homes to use driveway(s) |
| iv. The location of all existing and proposed structures on the property, including the building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.             | iv. Yes                                                                                      |
| v. The location of existing fencing and significant existing trees and shrubbery.                                                                                                                                                                  | v. Existing opaque fence on west side of property identified.                                |
| vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.                                                                                                                                                    | vi. Yes. 54 off-street parking spaces, including 3 handicap spaces.                          |
| vii. The location of existing and proposed curb, gutter, and sidewalk, curb cuts. If property abuts a state highway, the applicant must obtain approval of the Utah State Department of Transportation Right-of-Way Engineer for location of curb, | vii. Yes.                                                                                    |

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| <p>gutter, and sidewalk. The Utah Department of Transportation must also approve location and number of curb entrances.</p> <p>viii. The location of refuse container(s). Trash collection sites shall be within an area enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street.</p> <p>ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs.</p> <p>1. (c) A detailed utilities site plan showing the following information:</p> <p>i. The location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with design standards approved by the City.</p> <p>1. (d) A detailed landscaping site design plan that shows the following information:</p> <p>i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities.</p> <p>ii. Irrigation sprinkler designs indicating the location and service size of secondary water connections. Except in a General Commercial zone, the site shall have a minimum ten (10) percent of the total lot area landscaped.</p> | <p>viii. Yes. EIFS on 6 ft. high, 8" wide masonry with cast concrete cap. Steel swing gates with "Trex" siding.</p> <p>ix. Yes.</p> <p>1. (c) A detailed utilities site plan showing the following information:</p> <p>i. See City Engineer review.</p> <p>1. (d) A detailed landscaping site design plan that shows the following information:</p> <p>i. Yes</p> <p>ii. Irrigation sprinkler design indicating the location and service size of secondary water connections not identified. General Commercial zone requires 15% of the total area landscaped. Feasibility report indicates 28.5% of the total land area landscaped.</p> |
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>iii. Location and design of all exterior lighting. No one shall install or allow such lighting to operate in any way that permits the rays of light to penetrate beyond the property on which such light emanates.</p> <p>iv. Data table showing parcel, building, landscaping, parking area and percentages, and number of parking stall required and provided.</p> <p>1. (e) Floor Plans and Elevations including exterior finishes and colors.</p> <p>1. (f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer.</p> <p>1. (g) Traffic study and Geotechnical study as directed by the City Engineer.</p> <p>1. (h) Each sheet shall be signed and stamped by a Professional Engineer.</p> <p><b>(E) Standards for Approval – Staff advisory comments</b></p> <p>1. The entire site shall be developed at one time unless a phased development plan is approved.</p> <p>2. (b) Considerations relating to outdoor advertising.</p> | <p>iii. Yes. (4) 25' high "Dark Sky" parking lot lights.</p> <p>iv. Yes.</p> <p>1. (e) Floor plan for unit 1, unit 2 floor plan to remain open. Exterior finishes and colors included, however, developer notes that "colors are subject to change based on submittal of actual samples.</p> <p>1. (f) Refer to City Engineer.</p> <p>1. (g) Refer to City Engineer.</p> <p>1. (h) <b>To be completed.</b></p> <p><b>(E) Standards for Approval – Staff advisory comments</b></p> <p>1. Shaded area is a future phase, not being approved at this time</p> <p>2. (b) See Title 10 Chapter 9 for sign regulations. Sign application can be handled through the site review process or submitted at a later date.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>Chapter 18 GC – General Commercial</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Planning Staff Review:</b>                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>10-18-020: Permitted Use</p> <p>(J) Professional Office Buildings (situated on one [1] acre or less)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>10-15-020: Permitted Use</p> <p>(J) Total development, 1.99 acres. Proposed building is 10,142 sq. ft. Neighboring properties contiguous to subject property have similar professional offices of a medical variety, though zoning designation is general commercial.</p> |
| <p>10-18-040: Minimum Lot Standards</p> <p>A. Lot Area: No minimum required</p> <p>B. Lot Width: As required by site plan review</p> <p>C. Front Yard: Fifteen (15) feet</p> <p>D. Side Yards: As required by site plan review</p> <p>E. Rear Yard: Ten (10) feet</p> <p>F. Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be permitted within ten (10) feet of the zone boundary line</p> | <p>10-18-040: Minimum Lot Standards</p> <p>A. 86,893 sq. ft.</p> <p>B. 300 feet.</p> <p>C. In excess of 15 feet.</p> <p>D. 11 feet on south side.</p> <p>E. In excess of 10 feet.</p> <p>F. 26 feet</p>                                                                      |
| <p>10-18-050: Off-Street Parking and Loading.</p> <p>Developer needs to adhere to standards established in Title 10 Chapter 8 of the Municipal Code regarding off-street parking for the development.</p>                                                                                                                                                                                                                                                                                                                                     | <p>10-18-050 Off-Street Parking and Loading.</p> <p>See answer below.</p>                                                                                                                                                                                                    |
| <p>10-8-040: Minimum and Maximum Parking Spaces</p> <p>Dental and medical clinics: Minimum 2.5 maximum 4.5 per one thousand (1,000) square feet of floor area</p>                                                                                                                                                                                                                                                                                                                                                                             | <p>10-8-040: Minimum and Maximum Parking Spaces</p> <p>Phase 1 and 1A = 10,142 sq. ft.<br/> Minimum = 25<br/> Maximum = 45<br/> Actual = 54, includes 3 handicap spaces (total spaces supporting the future phase as</p>                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>10-8-060: Access to Off-Street Parking and Loading Spaces</p> <p>Ingress and Egress standards</p> <p>Distance from Intersections. No driveway approach located closer than twenty (20) feet to intersection</p> <p>10-8-070: Parking Development, Standards, and Maintenance</p> <p>Developer is required to follow (A)-(I) of this section when developing parking areas within the development</p> <p>10-18-060: Signs</p> <p>Developer is required to follow Title 10 Chapter 9 of the Municipal Code when implementing the use of any signs for the development.</p> <p>10-18-070: Special Provisions</p> <p>(A) Minimum fifteen (15) percent of the total area landscaped.</p> <p>10-18-080: Development Theme</p> <p>10-18-090: Development Plan</p> <p>10-18-100: Architectural Review Committee</p> | <p>shared parking, refer to developer for questions.) ADA Accessibility Guidelines explains that 51-75 total spaces in a parking lot require 3 handicap spaces.</p> <p>10-8-060: Access to Off-Street Parking and Loading Spaces</p> <p>Yes.</p> <p>Yes.</p> <p>10-8-070: Parking Development, Standards, and Maintenance</p> <p>Refer to the developer.</p> <p>10-18-060: Signs</p> <p>Size of sign and material description not represented on preliminary. Developer will need to submit detailed information if desire to have sign approved with subdivision.</p> <p>10-18-070: Special Provisions</p> <p>(A) 28.5 percent.</p> <p>10-18-080: Development Theme</p> <p>Yes.</p> <p>10-18-090: Development Plan</p> <p>Yes.</p> <p>10-18-100: Architectural Review Committee</p> <p>Met on 4/26/2012. Committee discussed plans, applicant answered questions, no additional concerns not addressed in staff review.</p> |
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| <b>Chapter 6 – General Land Use Regulations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Planning Staff Review:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>10-6-060 Miscellaneous Requirements and Provisions</p> <p>(B) Visibility at Intersections.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>10-6-060 Miscellaneous Requirements and Provisions</p> <p>(B) Developer must ensure that entry sign and plants comply with the required clear-visibility triangle</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>10-6-080 Buffer Yards</p> <p>(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:</p> <ol style="list-style-type: none"> <li>1. Identify the land use category of the proposed use.</li> <li>2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.</li> <li>3. Determine the buffer yard required for the proposed development by using Table 2.</li> <li>4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2.</li> </ol> | <p>10-6-080 Buffer Yards</p> <ol style="list-style-type: none"> <li>1. General Commercial</li> <li>2. North = 700 S. and R-1 Residential<br/>West = R-2 Residential<br/>South = General Commercial<br/>East = 2000 W. and C-2 Commercial</li> <li>3. North = Buffer Table D – no fencing and limited landscaping because of 700 S. acting as a buffer.<br/>West = Buffer Table D<br/>South = No buffer requirement<br/>East = No buffer requirement</li> <li>4. West = Fencing is required (6’ impervious and opaque wood stockade or vinyl fence, or 6’ masonry wall)<br/>See Table D for landscaping requirements.</li> </ol> |



**SYRACUSE**  
EST. CITY 1935

## **Engineer Subdivision Plan Review – Pheasant Crossing Business Park 2037 West 700 South**

*Completed by Brian Bloemen on May 16, 2012*

Below are the corrections for the first review of the Pheasant Crossing Business Park. Please make the following changes below and resubmit the Plat for review:

1. The fire chief has concerns about his trucks being able to make the turns inside the development. Consider widening the driving lane or installing mountable curbs.
2. BND Development is using Benchmark's driveway as access from the south. A joint use agreement should be submitted between BND Development and Benchmark for the joint use of the driveway.
3. Roof drain locations should be added to the plans.
4. The culinary water service lateral shall be the same size from the main through the meter and into the building. The minimum allowable lateral size is  $\frac{3}{4}$ -inch; however the lateral should be sized to adequately handle the water demands of the building. The existing culinary line to be tied into is class pipe. All meters shall be placed behind the sidewalk in public right-of-way.
5. The sanitary sewer service lateral shall come directly off the sewer main. There is City owned sewer main in 700 South and a North Davis Sewer District trunk main in 2000 West which both can be tied into. If multiple sewer services will be connected to one lateral coming off the City main, a minimum 6" sewer main will be required with 4" service laterals branching off the 6" main. This 6" main will not be the City's responsibility to maintain, however it is recommended a manhole and or cleanouts are installed at the end of the main in the event the line need to be cleaned. A new 5' diameter manhole shall be installed per City standards where the 6" main ties into the City main.
6. An irrigation plan for the landscaping will need to be provided for approval.
7. Based on a site visit, the proposed masonry wall appears to be a noise barrier, not a structural retaining wall. If this is incorrect and the wall will be a structural retaining wall, plans for the wall and footings will need to be submitted by a structural engineer for approval.
8. Clearfield Irrigation owns an irrigation line on the south side of 700 South; therefore they will be required to sign off on this project.

9. Syracuse City will not require a geotechnical investigation or a traffic study. Plans shall be submitted to UDOT for approval since 2000 West is a state road.
10. Please update all the call outs to point to the appropriate item. There are several not pointing to anything.
11. All ADA ramps shall meet current ADA Standards.

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

Sincerely,

Brian Bloemen  
City Engineer



April 18, 2012  
Via Certified Mail

Benchmark Real Estate  
Attn: Brent Nelson  
780 South 2000 West  
Syracuse, Utah 84075

SUBJECT: Pleasant Crossing Business Park  
Syracuse, Utah

Dear Brent,

This letter is to follow up with telephone conversations which I had with you some weeks ago and a recent conversation which you had with Andy Hubbard of Great Basin engineering regarding a subdivision plat for the corner lot at 700 South and 2000 West, Syracuse, Utah.

We have been in the process of designing a development for this property which includes offices and retail uses. During that process the city has indicated this lot is not part of a legal subdivision, requested that we submit a subdivision plat application, and go through the process of creating a legal subdivision. Upon review of our subdivision plat application the City has determined that we need to provide a subdivision plat which includes Canterbury Commercial and the corner lot. We consider this lot separate from Canterbury Commercial, from which it had been parceled off and sold in 2007.

We presented our request for a single lot subdivision to the Planning Commission on April 17, 2012 where we expressed our concerns that these properties are separate, that the developers of each have different plans and development goals for each, are not partners in these developments, and therefore should remain separate. As separate subdivisions each can create their own covenants and restrictions and development standards. The only agreements that should exist between the two properties is a cross access easement agreement which allows the egress and fire access across the drive which we are providing on the westerly portion of the corner lot, and access to the corner lot from the northerly drive approach of Canterbury Commercial to the corner lot as UDOT will not allow another drive approach on 2000 West, and a storm drain easement which are part of the original design for these properties. As an aside, we have verified that the fire department will require the fire lane access from

Canterbury Commercial to 700 South Street. The planning staff voiced their opinion that since these properties do not meet the legal standard for a subdivision, they should be combined and a single subdivision plat developed and submitted for approval. The new subdivision would have to include all legally describe lots, or ownership units. This condition is another area where the desires of each developer may conflict on a single subdivision plat. By way of example, your subdivision may be designed to accommodate condominium type units, while our developer may choose to sell specific lots, or either subdivision may be more appropriately developed as a planned unit development.

The Planning Commission asked if we had exercised our best effort in communicating with you to determine if we could work out an agreement to join the separated properties into a single subdivision. We have been requested by the Syracuse Planning Commission to request a written response from you expressing your opinion or recommendations for resolving this issue. As we are scheduled to be heard at the next Planning Commission hearing on May 1, 1012 we would appreciate a response prior to that meeting.

Thank you for your time and consideration to this matter. If you would like to discuss this issue more completely, please feel free to call me.

Respectfully,

**VanZeben Architecture**



Dan J. VanZeben, Principal Architect

cc: Syracuse City



2 May 2012

Dan Vanzeben  
Vanzeben Architecture  
2032 Lincoln Ave  
Ogden, UT 84401

Mr. Vanzeben,

Benchmark has been using the dirt trail across the West side of your property as an egress for emergency vehicles since their property was developed. This egress is vital to provide the Benchmark property with safe efficient access for public safety, and to ensure compliance with 2009 IFC Appendix D (Fire Apparatus Access Roads). It is in the best interest of Benchmark, Dr. Coleman and the City to draft a joint use agreement between Benchmark and Dr. Coleman to assure uninterrupted emergency access from 700 South Street. We request a joint use agreement be drafted and signed by both Benchmark and Dr. Coleman. If you have any questions on this matter please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric J. Froerer".

Eric J. Froerer, Chief  
Syracuse City Fire Department



SYRACUSE CITY FIRE DEPARTMENT  
1869 SOUTH 3000 WEST, SYRACUSE, UTAH 84075  
PHONE 801-614-9614, FAX 801-776-1976



# MEMORANDUM

**TO:** Syracuse City Planning and Zoning

**FROM:** VanZeben Architecture

**PROJECT:** Pheasant Crossing Business Park

**SUBJECT:** Subdivision plat feasibility report

**DATE:** April 11, 2012  
Revised April 27, 2012

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A. Proposed Method for connecting to Utilities:

1. Water: Culinary water will be obtained from the 8" cast iron water main in the northerly side of 700 South Street.
2. Secondary water: Irrigation water will be obtained from 18" C-900 secondary water line in 700 South Street near location of culinary water lateral to combine in same road cut.
3. Storm Drain: Surface drainage and roof drain flow will be collected in storm drain inlets and directed to the detention basin located in the southwest corner of the lot. Outflow will be connected to the existing storm drain line on the westerly storm drain line which flows to the existing storm drain system of the Canterbury Commercial development.
4. Sanitary Sewer: Sanitary sewer lateral will be connected to the existing sewer main in 700 South Street with new transition manhole and extended west into existing manhole.
5. Natural Gas: A 2" 45 lb. gas main located behind the south curb of 700 South Street, which terminates at the northwest corner of the lot will be tapped at this location to provide gas service to the facility.
6. Telephone: Telephone service will be obtained from Century Link line on the west side of 2000 West Street.

7. Electrical: Power will be obtained from Rocky Mountain Power line on south side of 700 South Street.
- B. Irrigation rights: Any irrigation rights attached to the property (if any) will be conveyed to the city. In the event the property has no irrigation rights, the developer will obtain the requisite water rights and convey to the city.
- C. Density Requirements:
- |                          |                                              |
|--------------------------|----------------------------------------------|
| Site area:               | 1.99 acres (86,893 sq. ft.)                  |
| Landscaping:             | 15% required. 24,798 sq. ft. = 28.5 percent. |
| Building Coverage:       |                                              |
| Building (unit 1 and 2): | 10,142 sq. ft. 11.7 percent                  |
| Future buildings:        | 9,104 sq. ft. 10.5 percent                   |
| Paving and walks:        | 42,849 sq. ft. 49.3 percent.                 |
- D. The developer acknowledges the requirement to pay to the city 6.6 percent of the appraised value of the property for open space.
- E. There are no areas of potential wetlands on this site.
- F. The developer anticipates 2 phases of development with construction of a future retail/office building and food service type of building.
- G. Secondary access is accommodated with primary access on 700 South Street and secondary access through the northerly drive approach of Canterbury Commercial with cross access agreements granted between each subdivision to provide secondary access for Pheasant Crossing Business Park and fire access on the westerly portion of the site for Canterbury Commercial.

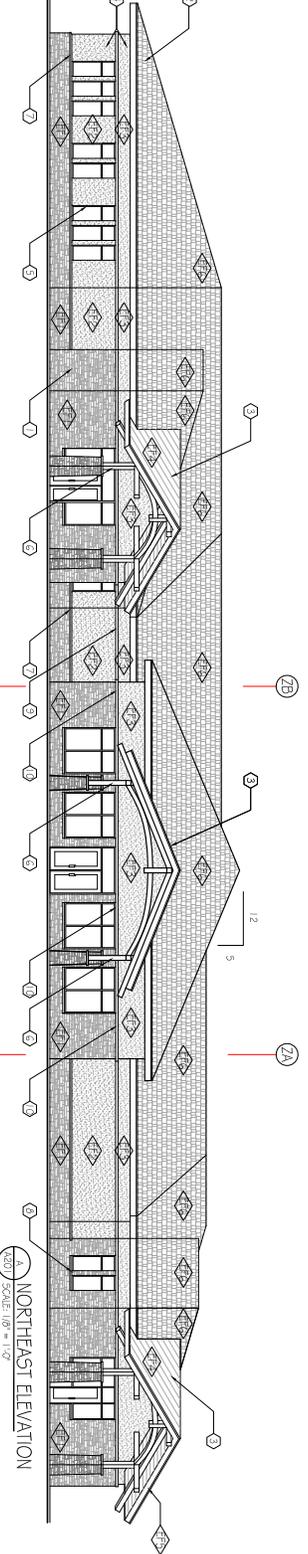
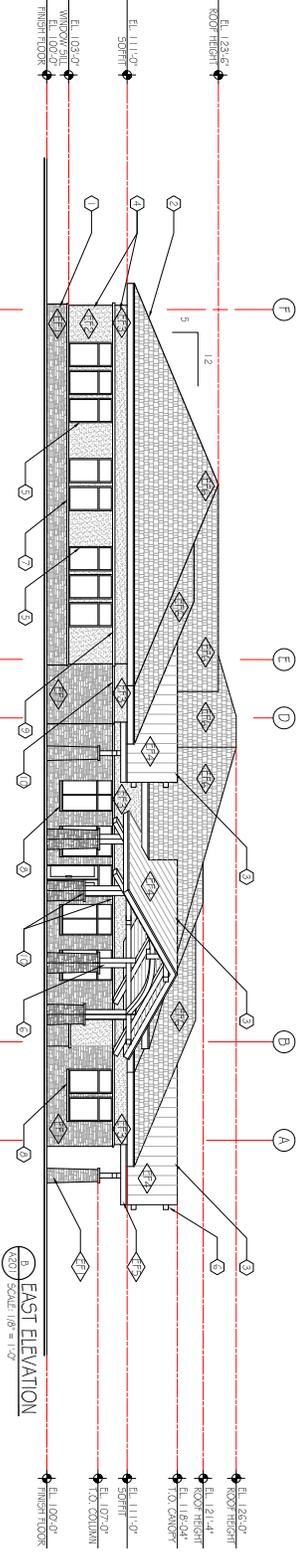
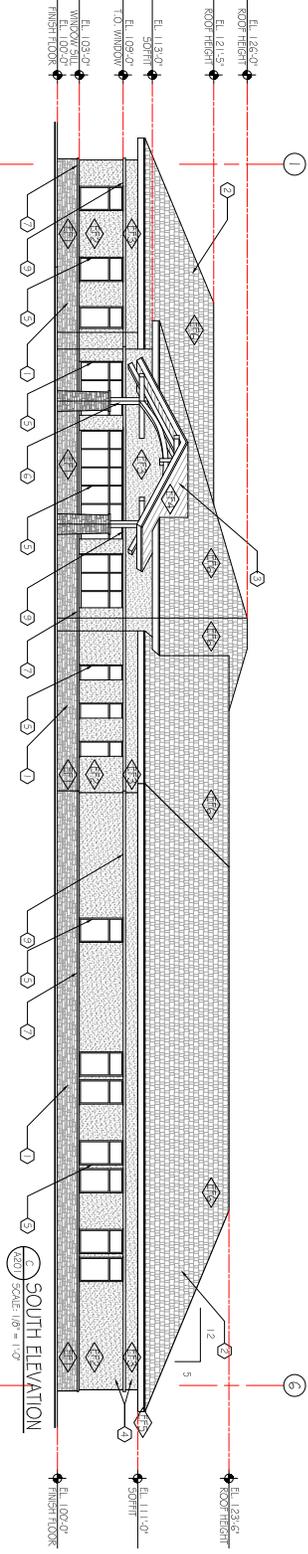
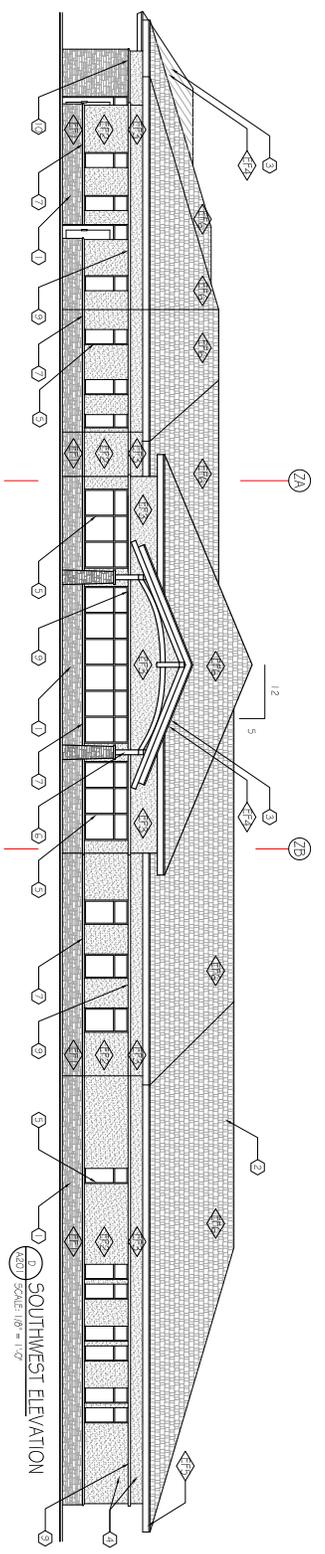
**END OF MEMO**



**North Elevation**







**ELEVATION REMOTES:**

1. STACK LEAD-STONE VENTERS
2. ASPHALT SHINGLE ROOF
3. STANDING SEAM METAL ROOF
4. EPS OR X-PS RIGID INSULATION
5. DARK EXPOSED ALUMINUM PANEL
6. CUT STONE CAP
7. CUT STONE CAP
8. CUT STONE WINDOW SILL
9. STUCCO CAP
10. PRECAST CONCRETE CAP

**EXTERIOR FINISH MATERIALS**

| MARK | MATERIAL | DESCRIPTION          | COLOR              |
|------|----------|----------------------|--------------------|
| 1    | STONE    | HANDSETTLE SANDSTONE | BEAUMONT SAND      |
| 2    | EIFS     | EIFS                 | SW ANTI-SOAK PRIDE |
| 3    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 4    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 5    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 6    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 7    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 8    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 9    | EIFS     | STANDING SEAM        | SW FAVERNI         |
| 10   | EIFS     | STANDING SEAM        | SW FAVERNI         |

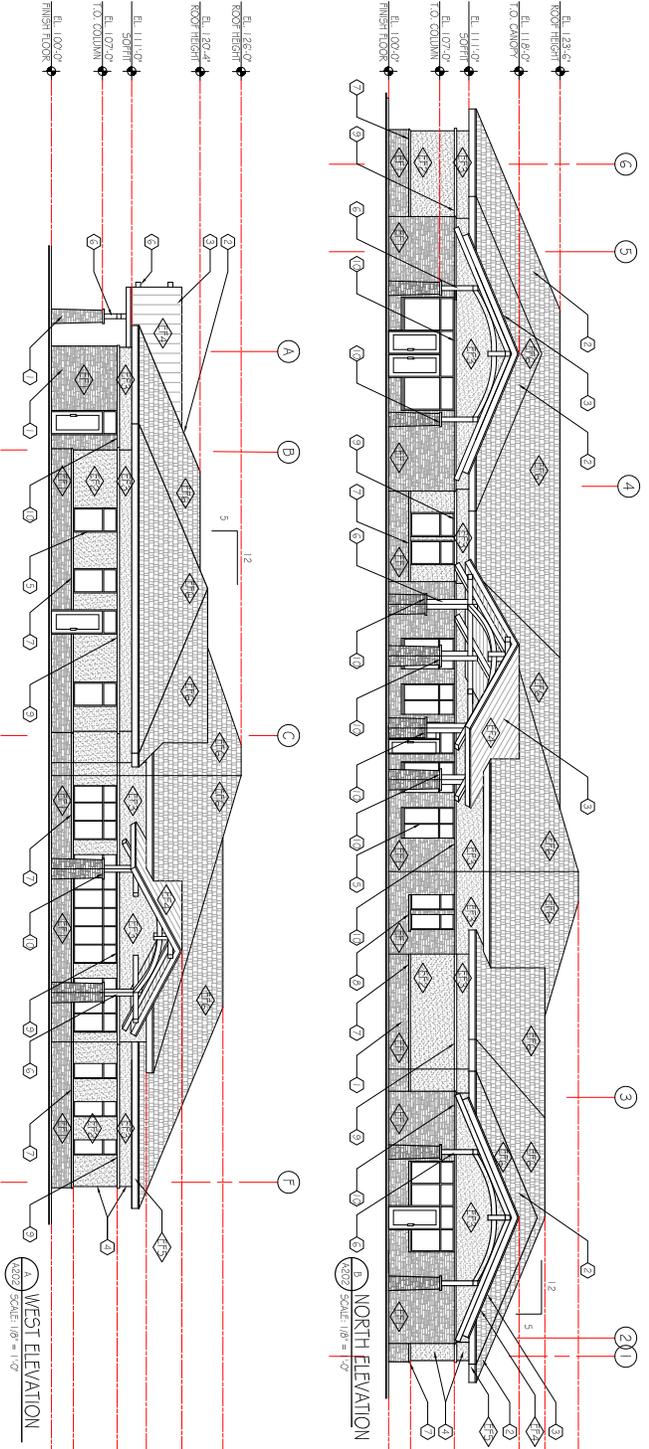
**VANZEBEN**  
ARCHITECTURE  
1000 East 1000 South  
Salt Lake City, UT 84143  
Phone: 313.444.4444

PROJECT NR: 07009  
DRAWN BY: SM  
CHECKED BY: SM

**OWNER:** BND PARTNERS, LLC  
**PROJECT:** PHEASANT CROSSING BUS. PARK  
**LOCATION:** 736 S. 2000 W. SYRACUSE, UTAH 84075

**SHEET NUMBER:** A201  
**DATE:** 05/14/12

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ELEVATION REMARKS:

1. STACK EDGE STONE VENEER
2. ASPHALT SHINGLE ROOF
3. STANDING SEAM METAL ROOF
4. EPS OR R-ROD INSULATION
5. DARK BRONZE ALUMINUM FRAME
6. CUT STONE WINDOW SILL
7. CUT STONE CAP
8. CUT STONE WINDOW SILL
9. STUCCO CAP
10. PRECAST CONCRETE CAP

EXTERIOR FINISH MATERIALS

| MARK  | MATERIAL | DESCRIPTION   | COLOR   |
|-------|----------|---------------|---------|
| 1-1   | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-2   | STONE    | TRIPOLI STONE | TRIPOLI |
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| 1-62  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-63  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-64  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-65  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-66  | STONE    | TRIPOLI STONE | TRIPOLI |
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| 1-88  | STONE    | TRIPOLI STONE | TRIPOLI |
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| 1-96  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-97  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-98  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-99  | STONE    | TRIPOLI STONE | TRIPOLI |
| 1-100 | STONE    | TRIPOLI STONE | TRIPOLI |



**VANZEBEN**  
ARCHITECTURE  
1000 N. 1000 W. SUITE 100  
SALT LAKE CITY, UT 84119  
(801) 488-8888

OWNER: **BND PARTNERS, LLC**

PROJECT: **PHEASANT CROSSING BUS. PARK**

LOCATION: **736 S. 2000 W. SYRACUSE, UTAH 84075**

PROJECT NR: **07009**

DRAWN BY: **SM**

CHECKED BY: **---**

REVISIONS

DATE: **05/14/12**

SHEET NUMBER: **A202**

EXTERIOR BUILDING ELEVATIONS

OWNER: **BND PARTNERS, LLC**

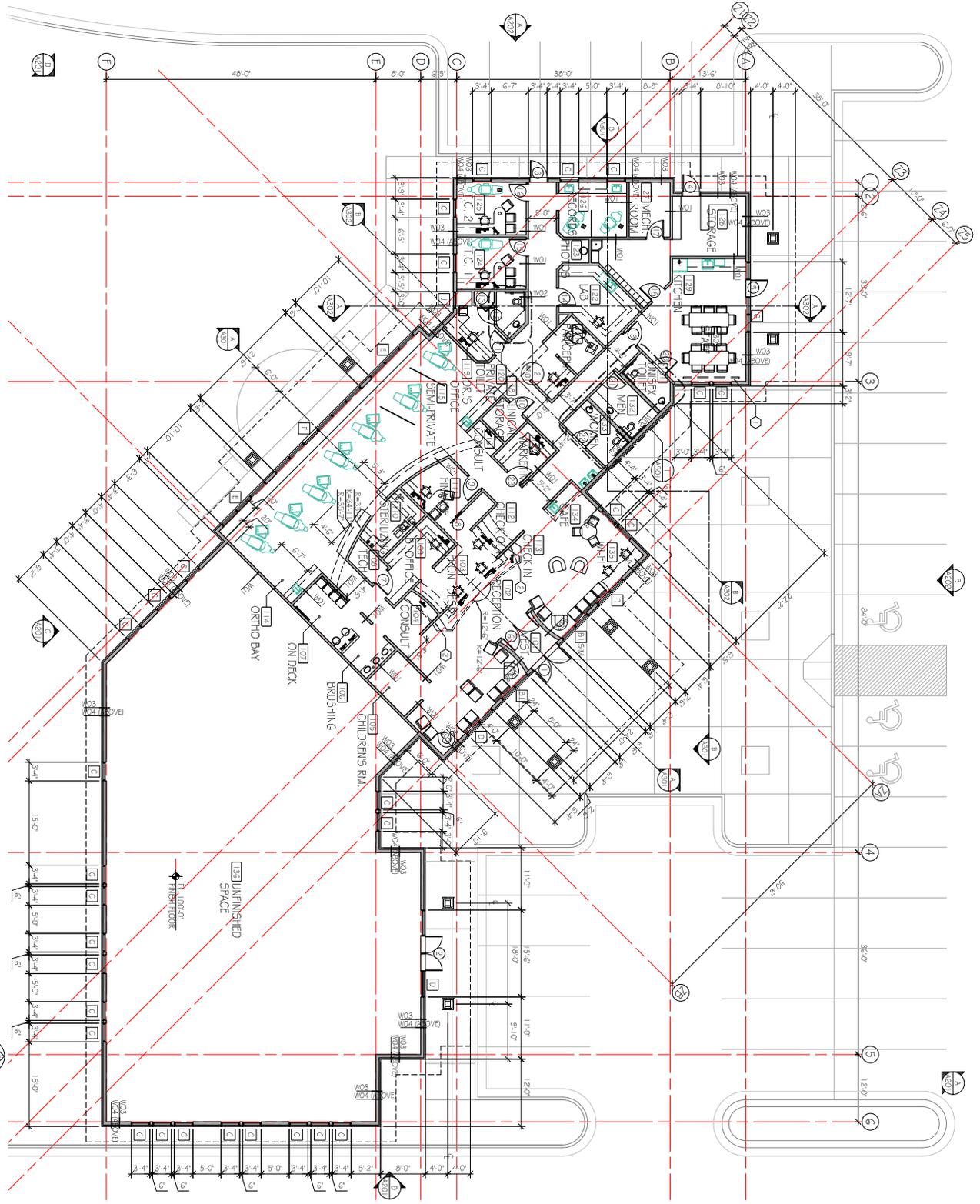
PROJECT: **PHEASANT CROSSING BUS. PARK**

LOCATION: **736 S. 2000 W. SYRACUSE, UTAH 84075**

PROJECT NR: **07009**

DRAWN BY: **SM**

CHECKED BY: **---**

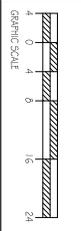


**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- KEYNOTES:**
1. PROJECT SCREEN
  2. 5' TYPICAL WALL

**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 2009 INTERNATIONAL BUILDING CODE.
- NOT IN CONTRACT.
- A, F, F = ABOVE FINISH FLOOR.
- VISIT THE SITE TO RECONCILE DRAWING WITH EXISTING CONDITIONS BETWEEN DRAWINGS AND EXISTING CONDITIONS ARE RECONCILED.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL.
- EXTERIOR WALLS ARE 2x6 STUDS OR 6" METAL STUDS @ 16" O.C. W/3 GYPSUM, UNLESS OTHERWISE NOTED.
- INTERIOR WALLS ARE 2, 4 STUDS OR 3/4" METAL STUDS @ 16" O.C. W/3 GYPSUM UNLESS NOTED.
- INSULATE EXTERIOR WALLS W/ R-19 UNFACED BATT INSULATION.
- EXTERIOR WALLS ARE 2x6 STUDS OR 6" METAL STUDS @ 16" O.C. W/3 GYPSUM UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE 2x6 STUDS OR 6" METAL STUDS @ 16" O.C. W/3 GYPSUM UNLESS OTHERWISE NOTED.

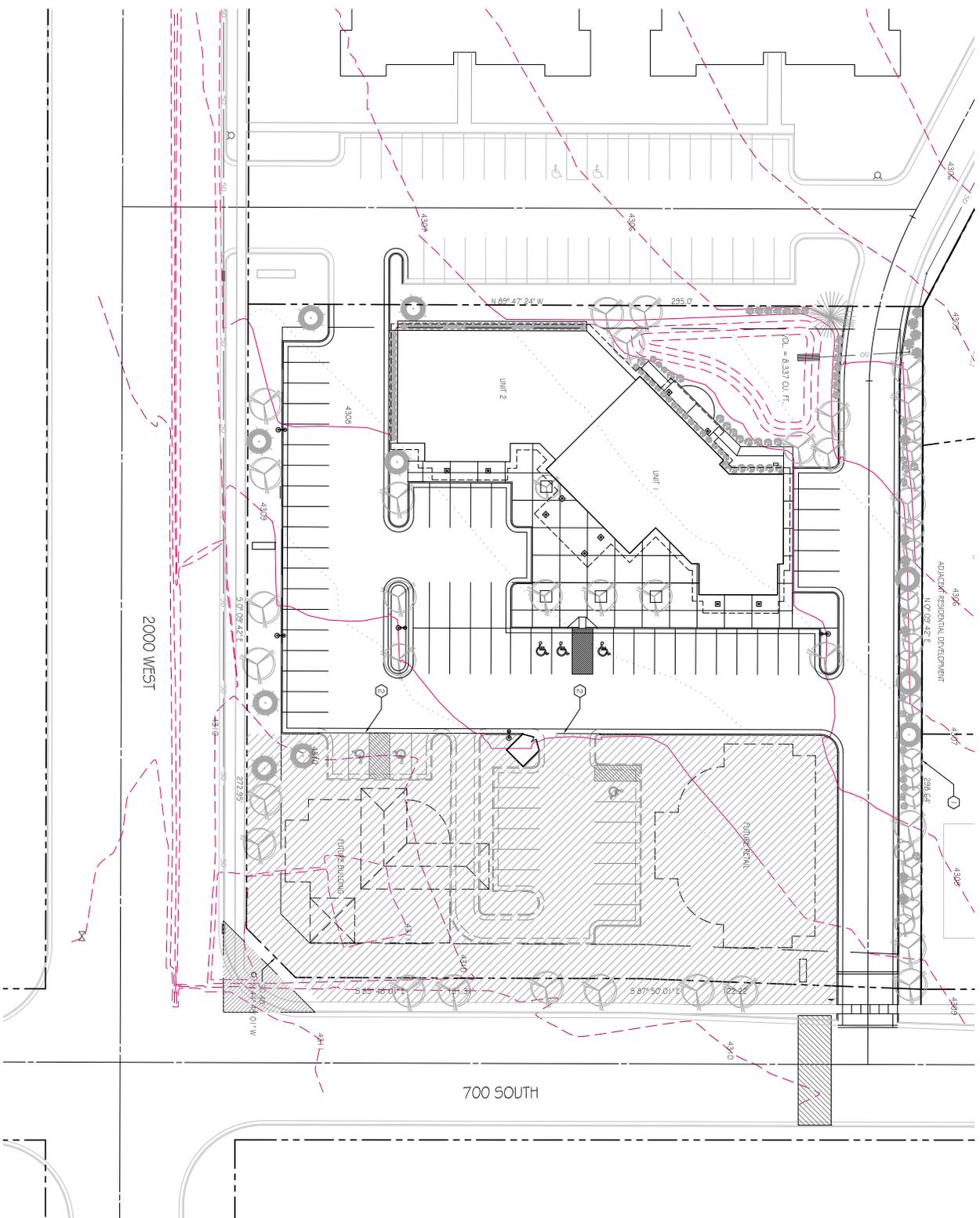


**VANZEBEN ARCHITECTURE**  
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WWW.VANZEBENARCHITECTURE.COM

|             |       |
|-------------|-------|
| PROJECT NO: | 07900 |
| DRAWN BY:   | SM    |
| CHECKED BY: |       |
| REVISIONS:  |       |

**OWNER:** BND PARTNERS, LLC  
**PROJECT:** PHEASANT CROSSING BUS. PARK  
**LOCATION:** 736 S. 2000 W. SYRACUSE, UTAH 84075

**SHEET NUMBER:** A101  
**MAIN LEVEL FLOOR PLAN**  
 DATE: 05/14/12

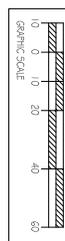


**GRADING KEYNOTES:**

1. EXISTING GRADE FENCE
2. ROLLED LOGS OF ASPHALT

**GENERAL CIVIL NOTES:**

- A. ALL WORK SHALL CONFORM TO SYRACUSE CITY VEHICLE TRAVEL CONDITIONS SERVICE COMMENCING WITH WORK.
- B. 5 DAYS ON GRADE SHALL BE SCORED & DETERMINE SECTION IN INTERVALS TO BE DETERMINE PERMIT TARIFFS CHARGING.
- C. DEPRESSION JOINTS SHALL BE PLACED AGAINST NOT TO EXCEED 50 FT.
- D. CONCRETE WATERWAYS, CURBS, GUTTERS AND WALKS SHALL BE SCORED AT INTERVALS SHALL NOT EXCEED 50 FT. AND DEPRESSION JOINTS SHALL BE PLACED ON A THICK GRADE BASE.
- E. UNLESS NOTED OTHERWISE, 5 DAYS ON GRADE SHALL BE PLACED ON A THICK GRADE BASE.
- F. ALL CONSTRUCTION JOINTS WITH CALCULATED AND REPORT SORT, WEIGHING, AND/OR SHIRABLE MATERIALS, CONTACT IN 6 LIFTS TO 95% MAX. DENSITY.
- G. SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO SHAKING CONSTRUCTION, NO ADDITIONAL CONSTRUCTION SHALL BE PERMITTED TO THESE FACILITIES CAUSED BY HIS WORK.
- H. EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE EXISTING UTILITIES LOCATION FROM TO CONDUITING THE WORK.
- I. ALL EXISTING VALVES, MANHOLES, CLEAN OUTS, ETC. SHALL BE REPAIRED OR LOWERED TO ACCORDANCE WITH SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- J. ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- K. CONSTRUCTION SHALL COMPLY WITH NORTH DAVIS STATE APPROVED DISTRICT REQUIREMENTS.
- L. COMPLY WITH ROCKY MOUNTAIN POWER FOR COMPANY WITH OBTAIN GAS FOR NATURAL GAS SERVICE.
- M. ALL NEW WALKS SHALL HAVE A CROSS SLOPE OF 1/4" PER FOOT. NO WALKS SHALL BE DURING CONSTRUCTION OPERATION, LOWEST LEVEL FLOOR ELEVATION SHALL BE 5'0" FROM FINISHED GRADE TO THE TOP OF FINISH.
- N. 5 DAYS ON GRADE SHALL HAVE SAW CUT JOINTS OPERATIVE AT FINISHING JOINTS UNLESS SHOWN OTHERWISE.
- O. WORK IN LOT RIGHT OF WAY, I.E. REMEDIATION OF CURB CUTS AND CONNECTION TO STREET DRAIN REQUIREMENTS AND APPROVED BY UDOT.



**VANZEBEN ARCHITECTURE**  
 1000 N. 1000 W. SUITE 100  
 SALT LAKE CITY, UT 84119  
 (801) 466-1111

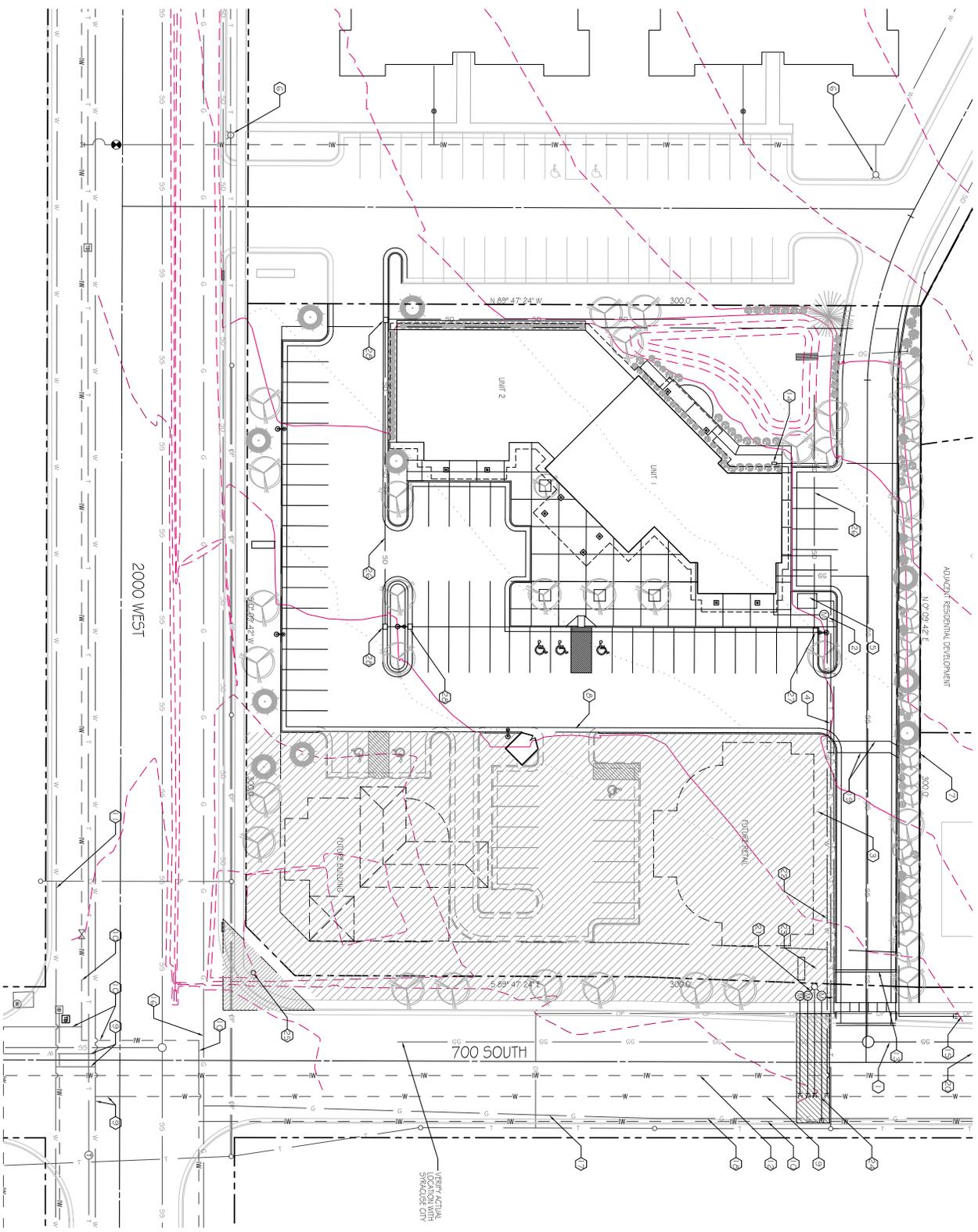
PROJECT NR: 079009  
 DRAWN BY: SM  
 CHECKED BY: —

| REVISIONS |
|-----------|
|           |
|           |
|           |

OWNER: **BND PARTNERS, LLC**  
 PROJECT: **PHEASANT CROSSING BUS. PARK**  
 LOCATION: **736 S. 2000 W. SYRACUSE, UTAH 84075**

SHEET NUMBER: **CS101**  
 DATE: **05/14/12**

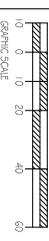
**GRADING PLAN**



- UTILITY PLAN REMOTES:**
1. 4" SANITARY SEWER LATERAL
  2. 2" WATER MAIN
  3. 4" COPPER CUMBER WATER LATERAL
  4. TELEPHONE LINE @ 4" CONDUIT
  5. ELECTRICAL TRANSFORMER
  6. DISTING LINE HYDRANT
  7. DISTING OPTICAL FIBRE
  8. ROLLUP EDGE OF ASPHALT
  9. 8" CGO SECONDARY WATER LINE
  10. 8" CGO CUMBER WATER LINE
  11. 12" CGO CUMBER WATER LINE
  12. 12" CGO SECONDARY WATER LINE
  13. 20" 4" FC STEEP
  14. GAS METER LOCATION
  15. 2" PLASTIC GAS LINE @ 6" R1
  16. 4" PLASTIC GAS LINE
  17. 8" PLASTIC GAS LINE
  18. 4" STEEL GAS LINE
  19. 4" SEWER LATERAL - CAP & FLUG
  20. EXISTING SEWER LINE & MANHOLE DOORS NOT APPROX. / TERMINATED WEST OF PROPERTY LINE
  21. NEW 12" HYDRANT & 6" WATER LINE
  22. 2" CUMBER WATER LATERAL
  23. 1" SECONDARY WATER LATERAL
  24. 1" CUMBER WATER LATERAL
  25. SIBRAU LIGHT-FIXE
  26. SIBRAU DEVAL PER
  27. 24" X 24" STORAU DEVAL CATCH BASIN
  28. X 28" STORAU DEVAL CATCH BASIN

**GENERAL CIVIL NOTES:**

- A. ALL WORK SHALL CONFORM TO SPECIFICATIONS OR PUBLIC WORKS REQUIREMENTS.
- B. VERIFY EXISTING CONDITIONS BEFORE COMMENCING WITH WORK.
- C. ALL WORK SHALL BE ACCORDING TO SECTION 5 OF THE SPECIFICATIONS AT INTERVALS NOT TO EXCEED THREE FEET OR 12 TIMES THEIR DEPTH. PLACE TO PREVENT RANDOM COAKING. PLACE KEYS/ OBJECTS AND AT THE CHANGES IN DEPTH BUT NOT TO EXCEED 50 FT.
- D. CONCRETE INTERLOCKS, CURBS, GUTTERS AND EXISTING 10 FT. AND EXPANSION JOINTS SHALL NOT EXCEED 50 FT.
- E. UNLESS NOTED OTHERWISE, 3/4" GRADE SHALL BE CONTRACTED TO 95% MAX DENSITY.
- F. SEAL ALL CONSTRUCTION JOINTS WITH CALKING.
- G. VERIFY ALL CONSTRUCTION JOINTS WITH CALKING.
- H. REMOVE ALL EXISTING CURB, GUTTERS, AND/OR UNDESIRABLE MATERIALS AND REPLACE WITH SUIVRAGE MATERIALS. COMPACT IN 8" LIFTS TO 95% MAX DENSITY.
- I. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO LOCATE THESE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR TO THESE UTILITIES CAUSED BY HIS WORK.
- J. VERIFY ALL UTILITY LOCATIONS PRIOR TO COMMENCING THE WORK.
- K. ALL EXISTING PAVEMENT, MANHOLES, CLEAN OUTS, AND OTHER UTILITIES SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
- L. ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY SPECIFICATIONS & SEWER SYSTEM CONSTRUCTION SHALL CONFORM WITH NORTH DAVIS SEWER MANAGEMENT DISTRICT CONSTRUCTION SPECIFICATIONS FOR ELECTRICAL SERVICE.
- M. CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH DAVIS SEWER MANAGEMENT DISTRICT CONSTRUCTION SPECIFICATIONS FOR ELECTRICAL SERVICE.
- N. CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH DAVIS SEWER MANAGEMENT DISTRICT CONSTRUCTION SPECIFICATIONS FOR ELECTRICAL SERVICE.
- O. EXISTING WALLS SHALL HAVE A CROSS SLOPE OF 1% PER FOOT FOR DRAINAGE. NO WALLS SHALL BE SLOPED MORE THAN 1:20.
- P. FLOOR ELEVATION SHALL BE SET AND CONTROLLED BY UNCEAD SURVEYOR AT TIME OF FINISHING OPERATION.
- Q. ALL FINISHING SHALL HAVE SLOPE OF 1% AWAY FROM BUILDING UNLESS OTHERWISE NOTED.
- R. WORK IN FOOT ROOM OF WALL, REDEMPTION OF EXISTING WALL SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS AND APPROVED BY UDOT.



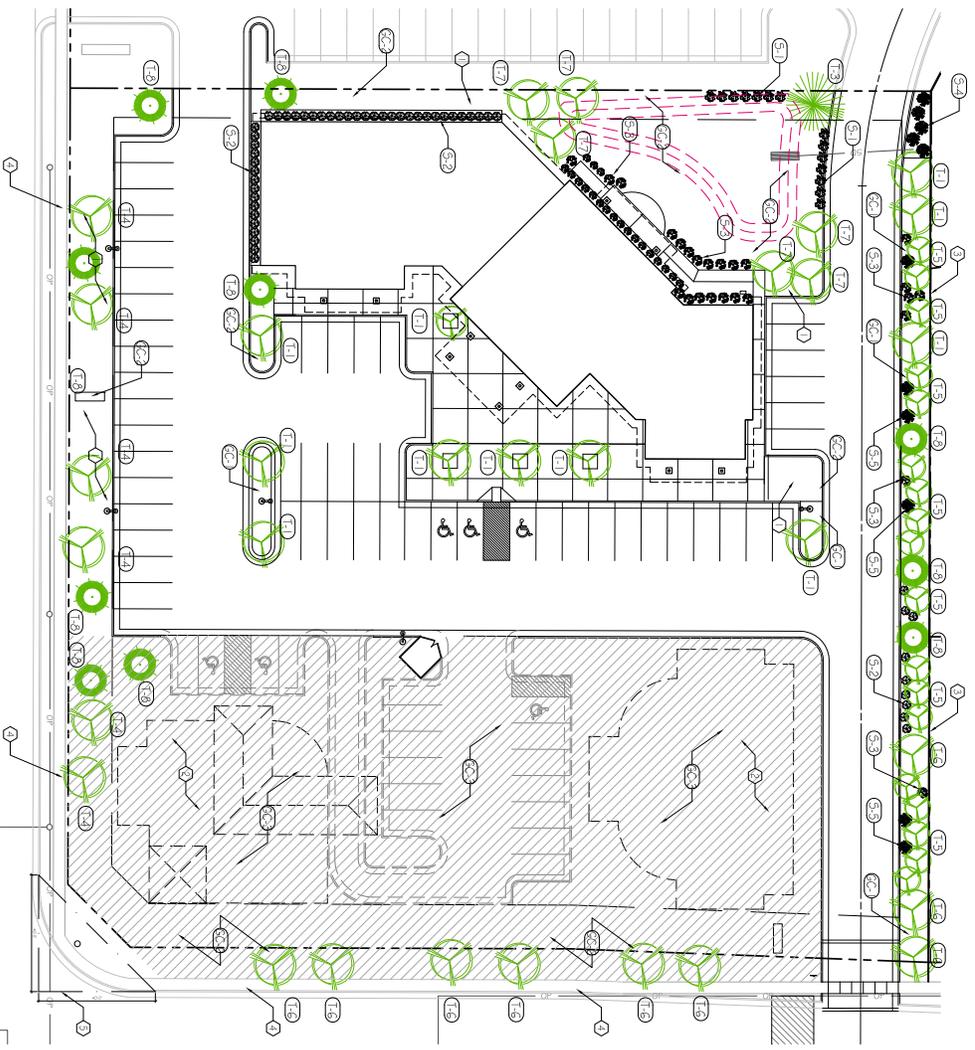
|                                                                                                                                                  |                                                                 |                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>VANZEBEN ARCHITECTURE<br/>1000 N. 1000 E. SUITE 100<br/>SALT LAKE CITY, UT 84143<br/>PHONE: 801.487.8888<br/>WWW.VANZEBENARCHITECTURE.COM</p> | <p>PROJECT NO: 07009<br/>DRAW BY: SM<br/>CHECKED BY: —</p>      | <p>REVISIONS</p>                                                                                                                                      |
|                                                                                                                                                  | <p>SHEET NUMBER:<br/><b>CS102</b></p> <p>DATE:<br/>05/14/12</p> | <p>OWNER: <b>BND PARTNERS, LLC</b></p> <p>PROJECT: <b>PHEASANT CROSSING BUS. PARK</b></p> <p>LOCATION: <b>736 S. 2000 W. SYRACUSE, UTAH 84075</b></p> |

| MARK | COMMON NAME                              | BOTANICAL NAME |
|------|------------------------------------------|----------------|
| 1    | ROUND CORN                               |                |
| 2    | COARSE BARK CHERRY                       |                |
| 3    | SCUD                                     |                |
| 4    | HYDRATED NATIVE GRASS AND WILDFLOWER MIX |                |

| MARK | COMMON NAME           | BOTANICAL NAME            | SIZE / SPACING   |
|------|-----------------------|---------------------------|------------------|
| 5    | WHITE BARK CHERRY     | HYCOCAERUS DYLICATUS      | 5 CAL. @ 2' O.C. |
| 6    | JAPANESE BURNING BUSH | EUROSAE THUNDERBOLT       | 3 CAL. @ 3' O.C. |
| 7    | LAUREL COTTONWOOD     | SANTALUM CHAMPECHESSIS    | 5 CAL. @ 3' O.C. |
| 8    | ROSEBUD               | CHRYSOMELANUS WANGCHENSIS | 5 CAL. @ 2' O.C. |
| 9    | PERNANT SUN TOSSTIA   | INDIGOTILLA WANDSHURKII   | 5 CAL.           |

| MARK | COMMON NAME                | BOTANICAL NAME               | SIZE / SPACING |
|------|----------------------------|------------------------------|----------------|
| 10   | RED                        |                              |                |
| 11   | HEBEN STRAVER GARAPHE      | VALIS WEDD STRAVER           | 2 CAL.         |
| 12   | AUSTRIAN TREE              | FRAXUS NEXUS L. AUSTRIACA    | 6 TALL         |
| 13   | GLORIOUS SPRUCE            | PICEA PARVIFLORA             | 6 TALL         |
| 14   | HEDGE MAHOG                | ACER GRANDIDENTATUM          | 2 CAL.         |
| 15   | COMMON HAZELBERRY          | CITUS OCCIDENTALIS           | 2 CAL.         |
| 16   | CRANFLETER PEAK            | GLADIOLUS TRICANTANUS NERVIS | 2 CAL.         |
| 17   | PROUDLES HONEY LOCUST      | PICEA PARVIFLORA FRI ALBERTI | 2 CAL.         |
| 18   | PAV ALBERT COX BLUE SPRUCE |                              | 6 TALL         |

| MARK | COMMON NAME                | BOTANICAL NAME               | SIZE / SPACING |
|------|----------------------------|------------------------------|----------------|
| 19   | HEBEN STRAVER GARAPHE      | VALIS WEDD STRAVER           | 2 CAL.         |
| 20   | AUSTRIAN TREE              | FRAXUS NEXUS L. AUSTRIACA    | 6 TALL         |
| 21   | GLORIOUS SPRUCE            | PICEA PARVIFLORA             | 6 TALL         |
| 22   | HEDGE MAHOG                | ACER GRANDIDENTATUM          | 2 CAL.         |
| 23   | COMMON HAZELBERRY          | CITUS OCCIDENTALIS           | 2 CAL.         |
| 24   | CRANFLETER PEAK            | GLADIOLUS TRICANTANUS NERVIS | 2 CAL.         |
| 25   | PROUDLES HONEY LOCUST      | PICEA PARVIFLORA FRI ALBERTI | 2 CAL.         |
| 26   | PAV ALBERT COX BLUE SPRUCE |                              | 6 TALL         |



**PLANTING NOTES:**

1. LAMN AREA
2. HYDRO SEED UNDEVELOPED AREAS WITH NATIVE GRASSES AND WILDFLOWER MIX
3. EXISTING OPACITE FENCE
4. SIDEWALK
5. CRANK VISIBILITY TRIANGLE @ INTERSECTION

**PLANTING NOTES:**

- A. EXAMINE SITE TO VERIFY EXISTING CONDITIONS.
- B. COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- C. COORDINATE PLACEMENT OF TREES WITH PLACEMENT ETC. (CONCRETE CURBS, WALKWAYS, SIDEWALKS, ETC.)
- D. MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONCRETE CURBS, SIDEWALKS, ETC.
- E. ALL PLANTING SHALL BE DONE IN SHADY AREAS.
- F. PROVIDE 3" DEPTH BARK MULCH IN PLANTING AREAS AND IN TREE WELLS.
- G. ACCUMULATED W. 60% DIA. TREE BRANCH PROTECT TIES SPECIFIED TO REMAIN.

**PLANTING PLAN**

**SHEET NUMBER: L101**

DATE: 05/14/12

**OWNER:** BND PARTNERS, LLC

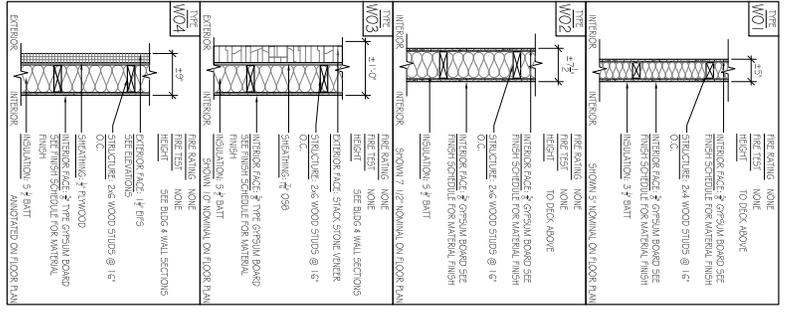
**PROJECT:** PHEASANT CROSSING BUS. PARK

**LOCATION:** 736 S. 2000 W. SYRACUSE, UTAH 84075

**PROJECT NR:** 07009

**DRAWN BY:** SM

**CHECKED BY:** —



### LIST OF ABBREVIATIONS

|    |                    |      |                  |
|----|--------------------|------|------------------|
| AB | ANCHOR BOLT        | MA   | MANHOLE          |
| AC | AIR CONDITIONER    | MB   | MATERIAL         |
| AD | ALUMINUM           | MC   | MECHANICAL       |
| AF | ARCHITECT          | MD   | MASONRY          |
| AG | ASPHALT            | ME   | METAL            |
| AI | ASPHALT            | MI   | METAL INSULATION |
| AL | ALUMINUM           | MM   | MASONRY          |
| AM | ALUMINUM           | MO   | MASONRY          |
| AN | ANCHOR             | MP   | MASONRY          |
| AO | ANCHOR             | MS   | MASONRY          |
| AP | ANCHOR             | MT   | MASONRY          |
| AR | ANCHOR             | MU   | MASONRY          |
| AS | ANCHOR             | NA   | NAIL             |
| AT | ANCHOR             | NC   | NAIL             |
| AV | ANCHOR             | ND   | NAIL             |
| AW | ANCHOR             | NE   | NAIL             |
| AX | ANCHOR             | NF   | NAIL             |
| AY | ANCHOR             | NG   | NAIL             |
| AZ | ANCHOR             | NH   | NAIL             |
| BA | BALCONY            | NI   | NAIL             |
| BB | BALCONY            | NJ   | NAIL             |
| BC | BALCONY            | NK   | NAIL             |
| BD | BALCONY            | NL   | NAIL             |
| BE | BALCONY            | NO   | NAIL             |
| BF | BALCONY            | NP   | NAIL             |
| BG | BALCONY            | NQ   | NAIL             |
| BH | BALCONY            | NR   | NAIL             |
| BI | BALCONY            | NS   | NAIL             |
| BJ | BALCONY            | NT   | NAIL             |
| BK | BALCONY            | NU   | NAIL             |
| BL | BALCONY            | NV   | NAIL             |
| BM | BALCONY            | NW   | NAIL             |
| BN | BALCONY            | NX   | NAIL             |
| BO | BALCONY            | NY   | NAIL             |
| BP | BALCONY            | NZ   | NAIL             |
| BQ | BALCONY            | OA   | ANCHOR           |
| BR | BALCONY            | OB   | ANCHOR           |
| BS | BALCONY            | OC   | ANCHOR           |
| BT | BALCONY            | OD   | ANCHOR           |
| BU | BALCONY            | OE   | ANCHOR           |
| BV | BALCONY            | OF   | ANCHOR           |
| BW | BALCONY            | OG   | ANCHOR           |
| BX | BALCONY            | OH   | ANCHOR           |
| BY | BALCONY            | OI   | ANCHOR           |
| BZ | BALCONY            | OJ   | ANCHOR           |
| CA | CANOPY             | OK   | ANCHOR           |
| CB | CANOPY             | OL   | ANCHOR           |
| CC | CANOPY             | OM   | ANCHOR           |
| CD | CANOPY             | ON   | ANCHOR           |
| CE | CANOPY             | OO   | ANCHOR           |
| CF | CANOPY             | OP   | ANCHOR           |
| CG | CANOPY             | OQ   | ANCHOR           |
| CH | CANOPY             | OR   | ANCHOR           |
| CI | CANOPY             | OS   | ANCHOR           |
| CJ | CANOPY             | OT   | ANCHOR           |
| CK | CANOPY             | OU   | ANCHOR           |
| CL | CANOPY             | OV   | ANCHOR           |
| CM | CANOPY             | OW   | ANCHOR           |
| CN | CANOPY             | OX   | ANCHOR           |
| CO | CANOPY             | OY   | ANCHOR           |
| CP | CANOPY             | OZ   | ANCHOR           |
| CQ | CANOPY             | PA   | ANCHOR           |
| CR | CANOPY             | PB   | ANCHOR           |
| CS | CANOPY             | PC   | ANCHOR           |
| CT | CANOPY             | PD   | ANCHOR           |
| CU | CANOPY             | PE   | ANCHOR           |
| CV | CANOPY             | PF   | ANCHOR           |
| CW | CANOPY             | PG   | ANCHOR           |
| CX | CANOPY             | PH   | ANCHOR           |
| CY | CANOPY             | PI   | ANCHOR           |
| CZ | CANOPY             | PJ   | ANCHOR           |
| DA | DAMPENING          | PK   | ANCHOR           |
| DB | DAMPENING          | PL   | ANCHOR           |
| DC | DAMPENING          | PM   | ANCHOR           |
| DD | DAMPENING          | PN   | ANCHOR           |
| DE | DAMPENING          | PO   | ANCHOR           |
| DF | DAMPENING          | PP   | ANCHOR           |
| DG | DAMPENING          | PQ   | ANCHOR           |
| DH | DAMPENING          | PR   | ANCHOR           |
| DI | DAMPENING          | PS   | ANCHOR           |
| DJ | DAMPENING          | PT   | ANCHOR           |
| DK | DAMPENING          | PV   | ANCHOR           |
| DL | DAMPENING          | PW   | ANCHOR           |
| DM | DAMPENING          | PX   | ANCHOR           |
| DN | DAMPENING          | PY   | ANCHOR           |
| DO | DAMPENING          | PZ   | ANCHOR           |
| DP | DAMPENING          | QA   | ANCHOR           |
| DQ | DAMPENING          | QB   | ANCHOR           |
| DR | DAMPENING          | QC   | ANCHOR           |
| DS | DAMPENING          | QD   | ANCHOR           |
| DT | DAMPENING          | QE   | ANCHOR           |
| DU | DAMPENING          | QF   | ANCHOR           |
| DV | DAMPENING          | QG   | ANCHOR           |
| DW | DAMPENING          | QH   | ANCHOR           |
| DX | DAMPENING          | QI   | ANCHOR           |
| DY | DAMPENING          | QJ   | ANCHOR           |
| DZ | DAMPENING          | QK   | ANCHOR           |
| EA | ELECTRIC           | QL   | ANCHOR           |
| EB | ELECTRIC           | QM   | ANCHOR           |
| EC | ELECTRIC           | QN   | ANCHOR           |
| ED | ELECTRIC           | QO   | ANCHOR           |
| EE | ELECTRIC           | QP   | ANCHOR           |
| EF | ELECTRIC           | QQ   | ANCHOR           |
| EG | ELECTRIC           | QR   | ANCHOR           |
| EH | ELECTRIC           | QS   | ANCHOR           |
| EI | ELECTRIC           | QT   | ANCHOR           |
| EJ | ELECTRIC           | QU   | ANCHOR           |
| EK | ELECTRIC           | QV   | ANCHOR           |
| EL | ELECTRIC           | QW   | ANCHOR           |
| EM | ELECTRIC           | QX   | ANCHOR           |
| EN | ELECTRIC           | QY   | ANCHOR           |
| EO | ELECTRIC           | QZ   | ANCHOR           |
| EP | ELECTRIC           | RA   | ANCHOR           |
| EQ | ELECTRIC           | RB   | ANCHOR           |
| ER | ELECTRIC           | RC   | ANCHOR           |
| ES | ELECTRIC           | RD   | ANCHOR           |
| ET | ELECTRIC           | RE   | ANCHOR           |
| EU | ELECTRIC           | RF   | ANCHOR           |
| EV | ELECTRIC           | RG   | ANCHOR           |
| EW | ELECTRIC           | RH   | ANCHOR           |
| EX | ELECTRIC           | RI   | ANCHOR           |
| EY | ELECTRIC           | RJ   | ANCHOR           |
| EZ | ELECTRIC           | RK   | ANCHOR           |
| FA | FLOORING           | RL   | ANCHOR           |
| FB | FLOORING           | RM   | ANCHOR           |
| FC | FLOORING           | RN   | ANCHOR           |
| FD | FLOORING           | RO   | ANCHOR           |
| FE | FLOORING           | RP   | ANCHOR           |
| FF | FLOORING           | RQ   | ANCHOR           |
| FG | FLOORING           | RR   | ANCHOR           |
| FH | FLOORING           | RS   | ANCHOR           |
| FI | FLOORING           | RT   | ANCHOR           |
| FJ | FLOORING           | RU   | ANCHOR           |
| FK | FLOORING           | RV   | ANCHOR           |
| FL | FLOORING           | RW   | ANCHOR           |
| FM | FLOORING           | RX   | ANCHOR           |
| FN | FLOORING           | RY   | ANCHOR           |
| FO | FLOORING           | RZ   | ANCHOR           |
| FP | FLOORING           | SA   | ANCHOR           |
| FQ | FLOORING           | SB   | ANCHOR           |
| FR | FLOORING           | SC   | ANCHOR           |
| FS | FLOORING           | SD   | ANCHOR           |
| FT | FLOORING           | SE   | ANCHOR           |
| FU | FLOORING           | SF   | ANCHOR           |
| FV | FLOORING           | SG   | ANCHOR           |
| FW | FLOORING           | SH   | ANCHOR           |
| FX | FLOORING           | SI   | ANCHOR           |
| FY | FLOORING           | SJ   | ANCHOR           |
| FZ | FLOORING           | SK   | ANCHOR           |
| GA | GENERAL CONTRACTOR | SL   | ANCHOR           |
| GB | GENERAL CONTRACTOR | SM   | ANCHOR           |
| GC | GENERAL CONTRACTOR | SN   | ANCHOR           |
| GD | GENERAL CONTRACTOR | SO   | ANCHOR           |
| GE | GENERAL CONTRACTOR | SP   | ANCHOR           |
| GF | GENERAL CONTRACTOR | SQ   | ANCHOR           |
| GG | GENERAL CONTRACTOR | SR   | ANCHOR           |
| GH | GENERAL CONTRACTOR | SS   | ANCHOR           |
| GI | GENERAL CONTRACTOR | ST   | ANCHOR           |
| GJ | GENERAL CONTRACTOR | SU   | ANCHOR           |
| GK | GENERAL CONTRACTOR | SV   | ANCHOR           |
| GL | GENERAL CONTRACTOR | SW   | ANCHOR           |
| GM | GENERAL CONTRACTOR | SX   | ANCHOR           |
| GN | GENERAL CONTRACTOR | SY   | ANCHOR           |
| GO | GENERAL CONTRACTOR | SZ   | ANCHOR           |
| GP | GENERAL CONTRACTOR | TA   | ANCHOR           |
| GQ | GENERAL CONTRACTOR | TB   | ANCHOR           |
| GR | GENERAL CONTRACTOR | TC   | ANCHOR           |
| GS | GENERAL CONTRACTOR | TD   | ANCHOR           |
| GT | GENERAL CONTRACTOR | TE   | ANCHOR           |
| GU | GENERAL CONTRACTOR | TF   | ANCHOR           |
| GV | GENERAL CONTRACTOR | TH   | ANCHOR           |
| GW | GENERAL CONTRACTOR | TI   | ANCHOR           |
| GX | GENERAL CONTRACTOR | TJ   | ANCHOR           |
| GY | GENERAL CONTRACTOR | TK   | ANCHOR           |
| GZ | GENERAL CONTRACTOR | TL   | ANCHOR           |
| HA | HANDWORK           | TM   | ANCHOR           |
| HB | HANDWORK           | TN   | ANCHOR           |
| HC | HANDWORK           | TO   | ANCHOR           |
| HD | HANDWORK           | TP   | ANCHOR           |
| HE | HANDWORK           | TQ   | ANCHOR           |
| HF | HANDWORK           | TR   | ANCHOR           |
| HG | HANDWORK           | TS   | ANCHOR           |
| HH | HANDWORK           | TT   | ANCHOR           |
| HI | HANDWORK           | TU   | ANCHOR           |
| HJ | HANDWORK           | TV   | ANCHOR           |
| HK | HANDWORK           | TW   | ANCHOR           |
| HL | HANDWORK           | TX   | ANCHOR           |
| HM | HANDWORK           | TY   | ANCHOR           |
| HN | HANDWORK           | TZ   | ANCHOR           |
| HO | HANDWORK           | UA   | ANCHOR           |
| HP | HANDWORK           | UB   | ANCHOR           |
| HQ | HANDWORK           | UC   | ANCHOR           |
| HR | HANDWORK           | UD   | ANCHOR           |
| HS | HANDWORK           | UE   | ANCHOR           |
| HT | HANDWORK           | UF   | ANCHOR           |
| HU | HANDWORK           | UG   | ANCHOR           |
| HV | HANDWORK           | UH   | ANCHOR           |
| HW | HANDWORK           | UI   | ANCHOR           |
| HX | HANDWORK           | UJ   | ANCHOR           |
| HY | HANDWORK           | UK   | ANCHOR           |
| HZ | HANDWORK           | UL   | ANCHOR           |
| IA | INSULATION         | UM   | ANCHOR           |
| IB | INSULATION         | UN   | ANCHOR           |
| IC | INSULATION         | UO   | ANCHOR           |
| ID | INSULATION         | UP   | ANCHOR           |
| IE | INSULATION         | UQ   | ANCHOR           |
| IF | INSULATION         | UR   | ANCHOR           |
| IG | INSULATION         | US   | ANCHOR           |
| IH | INSULATION         | UT   | ANCHOR           |
| II | INSULATION         | UU   | ANCHOR           |
| IJ | INSULATION         | UV   | ANCHOR           |
| IK | INSULATION         | UW   | ANCHOR           |
| IL | INSULATION         | UX   | ANCHOR           |
| IM | INSULATION         | UY   | ANCHOR           |
| IN | INSULATION         | UZ   | ANCHOR           |
| IO | INSULATION         | VA   | ANCHOR           |
| IP | INSULATION         | VB   | ANCHOR           |
| IQ | INSULATION         | VC   | ANCHOR           |
| IR | INSULATION         | VD   | ANCHOR           |
| IS | INSULATION         | VE   | ANCHOR           |
| IT | INSULATION         | VF   | ANCHOR           |
| IU | INSULATION         | VG   | ANCHOR           |
| IV | INSULATION         | VH   | ANCHOR           |
| IW | INSULATION         | VI   | ANCHOR           |
| IX | INSULATION         | VJ   | ANCHOR           |
| IY | INSULATION         | VK   | ANCHOR           |
| IZ | INSULATION         | VL   | ANCHOR           |
| JA | JANITOR            | VM   | ANCHOR           |
| JB | JANITOR            | VN   | ANCHOR           |
| JC | JANITOR            | VO   | ANCHOR           |
| JD | JANITOR            | VP   | ANCHOR           |
| JE | JANITOR            | VQ   | ANCHOR           |
| JF | JANITOR            | VR   | ANCHOR           |
| JG | JANITOR            | VS   | ANCHOR           |
| JH | JANITOR            | VT   | ANCHOR           |
| JI | JANITOR            | VU   | ANCHOR           |
| JK | JANITOR            | VV   | ANCHOR           |
| JL | JANITOR            | VW   | ANCHOR           |
| JM | JANITOR            | VX   | ANCHOR           |
| JN | JANITOR            | VY   | ANCHOR           |
| JO | JANITOR            | VZ   | ANCHOR           |
| JP | JANITOR            | WA   | ANCHOR           |
| JQ | JANITOR            | WB   | ANCHOR           |
| JR | JANITOR            | WC   | ANCHOR           |
| JS | JANITOR            | WD   | ANCHOR           |
| JT | JANITOR            | WE   | ANCHOR           |
| JU | JANITOR            | WF   | ANCHOR           |
| JV | JANITOR            | WG   | ANCHOR           |
| JW | JANITOR            | WH   | ANCHOR           |
| JX | JANITOR            | WI   | ANCHOR           |
| JY | JANITOR            | WJ   | ANCHOR           |
| JZ | JANITOR            | WK   | ANCHOR           |
| KA | KITCHEN            | WL   | ANCHOR           |
| KB | KITCHEN            | WM   | ANCHOR           |
| KC | KITCHEN            | WN   | ANCHOR           |
| KD | KITCHEN            | WO   | ANCHOR           |
| KE | KITCHEN            | WP   | ANCHOR           |
| KF | KITCHEN            | WQ   | ANCHOR           |
| KG | KITCHEN            | WR   | ANCHOR           |
| KH | KITCHEN            | WS   | ANCHOR           |
| KI | KITCHEN            | WT   | ANCHOR           |
| KJ | KITCHEN            | WU   | ANCHOR           |
| KK | KITCHEN            | WV   | ANCHOR           |
| KL | KITCHEN            | WW   | ANCHOR           |
| KM | KITCHEN            | WX   | ANCHOR           |
| KN | KITCHEN            | WY   | ANCHOR           |
| KO | KITCHEN            | WZ   | ANCHOR           |
| KP | KITCHEN            | XA   | ANCHOR           |
| KQ | KITCHEN            | XB   | ANCHOR           |
| KR | KITCHEN            | XC   | ANCHOR           |
| KS | KITCHEN            | XD   | ANCHOR           |
| KT | KITCHEN            | XE   | ANCHOR           |
| KU | KITCHEN            | XF   | ANCHOR           |
| KV | KITCHEN            | XG   | ANCHOR           |
| KW | KITCHEN            | XH   | ANCHOR           |
| KX | KITCHEN            | XI   | ANCHOR           |
| KY | KITCHEN            | XJ   | ANCHOR           |
| KZ | KITCHEN            | XK   | ANCHOR           |
| LA | LAMINATE           | XL   | ANCHOR           |
| LB | LAMINATE           | XM   | ANCHOR           |
| LC | LAMINATE           | XN   | ANCHOR           |
| LD | LAMINATE           | XO   | ANCHOR           |
| LE | LAMINATE           | XP   | ANCHOR           |
| LF | LAMINATE           | XQ   | ANCHOR           |
| LG | LAMINATE           | XR   | ANCHOR           |
| LH | LAMINATE           | XS   | ANCHOR           |
| LI | LAMINATE           | XT   | ANCHOR           |
| LJ | LAMINATE           | XU   | ANCHOR           |
| LK | LAMINATE           | XV   | ANCHOR           |
| LL | LAMINATE           | XW   | ANCHOR           |
| LM | LAMINATE           | XZ   | ANCHOR           |
| LN | LAMINATE           | YA   | ANCHOR           |
| LO | LAMINATE           | YB   | ANCHOR           |
| LP | LAMINATE           | YC   | ANCHOR           |
| LN | LAMINATE           | YD   | ANCHOR           |
| LU | LAMINATE           | YE   | ANCHOR           |
| LV | LAMINATE           | YF   | ANCHOR           |
| LV | LAMINATE           | YG   | ANCHOR           |
| LV | LAMINATE           | YH   | ANCHOR           |
| LV | LAMINATE           | YI   | ANCHOR           |
| LV | LAMINATE           | YJ   | ANCHOR           |
| LV | LAMINATE           | YK   | ANCHOR           |
| LV | LAMINATE           | YL   | ANCHOR           |
| LV | LAMINATE           | YM   | ANCHOR           |
| LV | LAMINATE           | YN   | ANCHOR           |
| LV | LAMINATE           | YO   | ANCHOR           |
| LV | LAMINATE           | YP   | ANCHOR           |
| LV | LAMINATE           | YQ   | ANCHOR           |
| LV | LAMINATE           | YR   | ANCHOR           |
| LV | LAMINATE           | YS   | ANCHOR           |
| LV | LAMINATE           | YT   | ANCHOR           |
| LV | LAMINATE           | YU   | ANCHOR           |
| LV | LAMINATE           | YV   | ANCHOR           |
| LV | LAMINATE           | YW   | ANCHOR           |
| LV | LAMINATE           | YX   | ANCHOR           |
| LV | LAMINATE           | YY   | ANCHOR           |
| LV | LAMINATE           | YZ   | ANCHOR           |
| LV | LAMINATE           | ZA   | ANCHOR           |
| LV | LAMINATE           | ZB   | ANCHOR           |
| LV | LAMINATE           | ZC   | ANCHOR           |
| LV | LAMINATE           | ZD   | ANCHOR           |
| LV | LAMINATE           | ZE   | ANCHOR           |
| LV | LAMINATE           | ZF   | ANCHOR           |
| LV | LAMINATE           | ZG   | ANCHOR           |
| LV | LAMINATE           | ZH   | ANCHOR           |
| LV | LAMINATE           | ZI</ |                  |



# COUNCIL AGENDA

May 22, 2012

## Agenda Item “4”

**Proposed Ordinance No. 12-12 amending various provisions of Title 10, the Land Use Ordinance, relating to the Neighborhood Services Zone.**

### *Factual Summation*

- Any questions regarding this item may be directed at City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Kent Andersen.



**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 proposed amendment for Title Ten – Neighborhood Services Zone
- See the attached proposed amendment for Title Ten – 10-6-080 Buffer Yards
- See the attached proposed amendment for Title Ten – 10-10-010 Establishment of Zones
- See the attached Ordinance No. 12-12
- See the attached emails and letters regarding the Neighborhood Services Zone (may be referenced as Light Industrial Zone)

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 22, 2012

**Subject:** Proposed change to Title Ten – addition of Neighborhood Services (NS) Zone

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### **Background**

In October, 2011, expanding on a desire to relocate a business to the corner of 1700 South and Banbury Drive, Russell Rentmeister of Rentmeister & Co., Inc. approached City Staff with a request to modify his existing building off 2000 West on 2250 South into storage units (see attached letter). Staff viewed this as an opportunity to incent gentrification at this location by creating a zone that allows more uses and encourages a landowner to modify and improve the existing location. During discussion with Planning Commission and in an effort to recognize requests that come in to the City, the proposed Neighborhood Services Zone could also meet future planning needs by creating a zone that would either be isolated or transitional in nature. This zone would permit a mix of small-scale uses (both in building and lot size), including commercial, professional office, and local services. The proposed purpose of the Neighborhood Services Zone is to provide for a range of opportunities specifically identified as providing local neighborhood services. Uses in this zone are not meant to have a large footprint, or be overly invasive to neighboring uses (further established by limiting acreage allowances in this zone).

## **Consideration of an Amendment to Title Ten – Neighborhood Services Zone**

On November 1, 2011, the Syracuse City Planning Commission received their first draft of the Neighborhood Services Zone, at the time titled Light Industrial Zone. Since the first draft, eight additional revisions have occurred through Planning Commission discussions. During Planning Commission review of the Neighborhood Services Zone, the Planning Commission was also reviewing the Flex Development Zone. There was some confusion from the public regarding the Neighborhood Services Zone, as it was misunderstood that this zone would be used to meet The Ninigret Group request to develop in Syracuse. Therefore, two of the emails received during the Light Industrial/Neighborhood Services Zone public comment phase reference SR-193 and Ninigret (see attached emails). However, with a maximum lot size of five acres and maximum building size of 20,000 square feet, the proposed Neighborhood Services Zone could not meet the Ninigret request. Nor is it the desire of the Planning Commission or City Staff to have this zone used for any future large development.

On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Neighborhood Services Zone (at that time titled Light Industrial Zone), in which a few comments were received (submitted letters and emails are attached; Planning Commission minutes are also available upon request). On May 15, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendment to Title Ten, a new Neighborhood Services Zone for inclusion into the Land Use Ordinance.

### **Recommendation(s)**

The Community & Economic Development Department hereby recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Ten, to include the addition of the Neighborhood Services (NS) Zone within the Syracuse City Code to reflect attached Ordinance No. 12-12.

## CHAPTER **xx**

### NS - NEIGHBORHOOD SERVICES

**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-010: PURPOSE.** The purpose of this Zone is to provide for a range of opportunities specifically identified as providing local neighborhood services. Uses in this zone are not meant to have a large footprint, or be overly invasive to neighboring uses.

**10-xx-020: PERMITTED USES.** The following uses, and no others, are appropriate to this Zone, compatible with each other, and a permitted right provided that the parcel and buildings meet all other provisions of this Title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in Section 10-4-090 of this Title.

- (A) Accessory Uses and Buildings (under two hundred [200] square feet)
- (B) Amusement and Recreational Activities (includes athletic or tennis club)
- (C) Animal Clinics
- (D) Automotive and Engine Repair Services (excluding body repair)
- (E) Automotive Retail and Routine Maintenance Services
- (F) Business Services and Professional Offices
- (G) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style
- (H) Churches, Synagogues, and Temples
- (I) Commercial Outdoor Recreational Activities (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.)
- (J) Convenience Store
- (K) Equipment Rental, Sales, Service and Repair
- (L) Financial Institutions
- (M) Financial Planning, Investment Planning, Real Estate, and General Business Offices

- (N) Fruit and Vegetable Stands
- (O) Greenhouses
- (P) Marriage and Family Counseling Services
- (Q) Optical Shops
- (R) Preschool Centers
- (S) Private Parks and Recreational Activities
- (T) Professional Non-Retail Services
- (U) Public and Quasi-Public Buildings
- (V) Public Parks
- (W) Retail Building Materials, Hardware, and Farm Equipment
- (X) Retail Trade, including equipment sales, service and repair
- (Y) Uses Considered Similar and Compatible by the Land Use Administrator

**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 Hospitals [Major]
- (C) Automobile and Truck Sales and Rental [Major]
- (D) Cabinet Making / Woodworking [Major]
- (E) Community or Civic Services [Major]
- (F) Contract Construction Services [Major]
- (G) Day-Care Centers [Major]
- (H) Hotels and Motels [Major]
- (I) Light Industrial Uses (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) [Major]
- (J) Medical and Other Health Facilities [Major]
- (K) Packaging Operations/Delivery Facility [Major]
- (L) Precision Equipment Repair [Major]
- (M) Printing and Publishing Industries [Major]
- (N) Public Utility Substations, Generating Plants, Pumping Stations, and Buildings [Major]

- (O) Restaurants and Fast Food Services [Major]
- (P) Schools, Professional and Vocational [Major]
- (Q) Storage Facilities [Major]
- (R) Temporary Commercial Uses (see Section 10-7-050) [Minor]
- (S) Temporary Use of Buildings [Minor]
- (T) Theaters and Amusement Facilities [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: Maximum of five (5) acres
- (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 Size: No greater than twenty thousand (20,000) square feet
- (G) Building Height: Building height shall generally be no greater than thirty-five (35) feet. However, building heights in excess of thirty-five (35) 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) Buffer Yards: 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 or Institutional Zones.
  1. 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.
  2. 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, or sites shall have a minimum fifteen (15) 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 Neighborhood Services 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 70 dB(A) from 7 a.m. to 10 p.m. or 55 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.

# TITLE X

## CHAPTER 6

### GENERAL LAND USE REGULATIONS

#### 10-6-080: BUFFER YARDS.

TABLE 1  
Existing Land Use Classification

| Classification | Existing land use                                                                 | Classification | Existing land use                                                                                                      |
|----------------|-----------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------|
| 1              | Agriculture<br>Farm Industry                                                      | 4              | R-3 Residential<br>R-4 Residential<br>PRD Residential<br>Commercial Pre-Schools                                        |
| 2              | R-1 Residential<br>Outdoor Recreational<br>Parks                                  | 5              | Churches<br>Hospitals<br>Medical-Care Facilities<br>Office Complex<br>Professional Offices<br>Nurseries<br>Greenhouses |
| 3              | R-2 Residential<br>Indoor Recreation<br>Day-Care Centers<br>Schools<br>Cemeteries | 6              | Industrial<br><u>Neighborhood Services</u><br>Dog Kennels<br>Commercial<br>Commercial Entertainment<br>Research Park   |

TABLE 2  
Buffer Classification Requirements

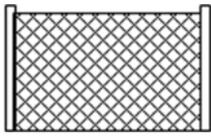
|                   |                                     | EXISTING LAND USE CLASSIFICATION |          |          |          |          |   |
|-------------------|-------------------------------------|----------------------------------|----------|----------|----------|----------|---|
|                   |                                     | 1                                | 2        | 3        | 4        | 5        | 6 |
| Proposed Land Use | Buffer Classification Requirements* |                                  |          |          |          |          |   |
|                   | Industrial                          | —                                | E        | E        | E        | E        | — |
|                   | <u>Neighborhood Services</u>        | —                                | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | — |
|                   | General Commercial                  | A                                | D        | D        | D        | D        | — |
|                   | C-2 Commercial                      | A                                | C        | D        | E        | D        | — |
|                   | Agriculture                         | —                                | —        | A        | A        | B        | C |
|                   | R-1 Residential                     | A                                | —        | —        | A        | B        | C |
|                   | R-2 Residential                     | A                                | —        | —        | —        | C        | D |
|                   | R-3 Residential                     | A                                | —        | —        | —        | C        | E |

|  |                                 |   |   |   |   |   |   |
|--|---------------------------------|---|---|---|---|---|---|
|  | R-4 Residential                 | A | A | — | — | C | E |
|  | Private Residential Development | A | C | D | — | D | E |
|  | Professional Office             | C | D | D | D | — | — |
|  | Research Park                   | C | D | E | E | E | E |

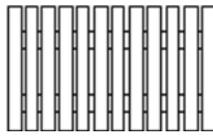
\* Refer to MINIMUM LOT STANDARDS associated with each zone for minimum yard setback requirements.  
(Ord. 08-11)

NOTE: Any residential use abutting agriculture or farm industry must have a five- (5) foot non-climbable fence.

## BUFFER TABLE A



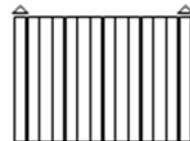
5' Chain Link Fence



5' Wood Stockade Fence



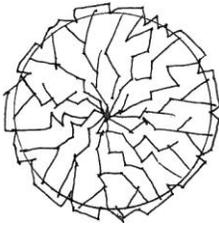
5' Wood Rail Fence



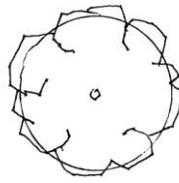
5' Vinyl Fence

**AND**

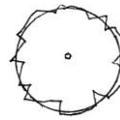
### Required Plat Units/100'



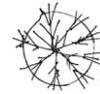
(0.6) Canopy Tree



(1) Understory Tree

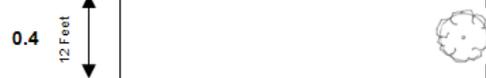
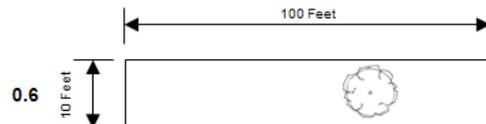
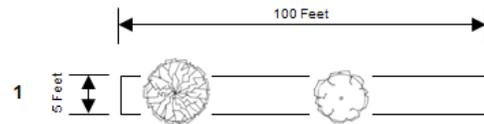


Shrub



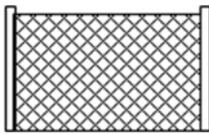
Evergreens/Conifers

### Plant Multiplier

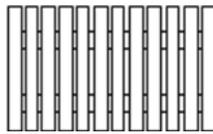


(Ord. 08-07) (Ord. 08-11)

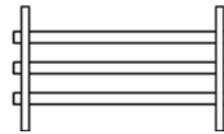
## BUFFER TABLE B



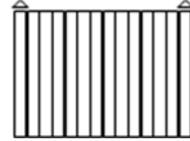
5' Chain Link Fence



5' Wood Stockade Fence



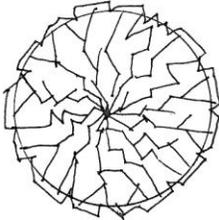
5' Wood Rail Fence



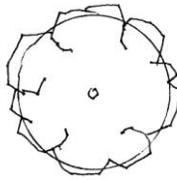
5' Vinyl Fence

**AND**

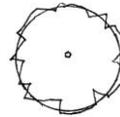
### Required Plat Units/100'



(1) Canopy Tree



(1) Understory Tree

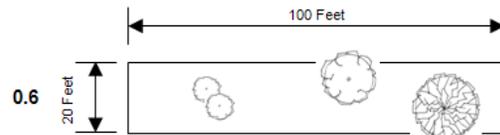
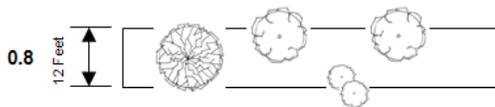
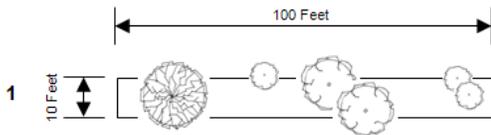


Shrub



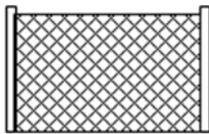
Evergreens/Conifers

### Plant Multiplier

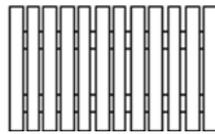


(Ord. 08-07) (Ord. 08-11)

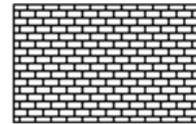
## BUFFER TABLE C



6' Chain Link Fence  
with Privacy Slats



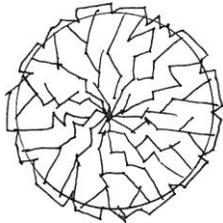
6' Impervious and Opaque  
Wood Stockade or Vinyl Fence



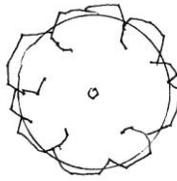
6' foot Masonry Wall

**AND**

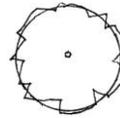
### Required Plat Units/100'



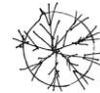
(2) Canopy Tree



(4) Understory Tree

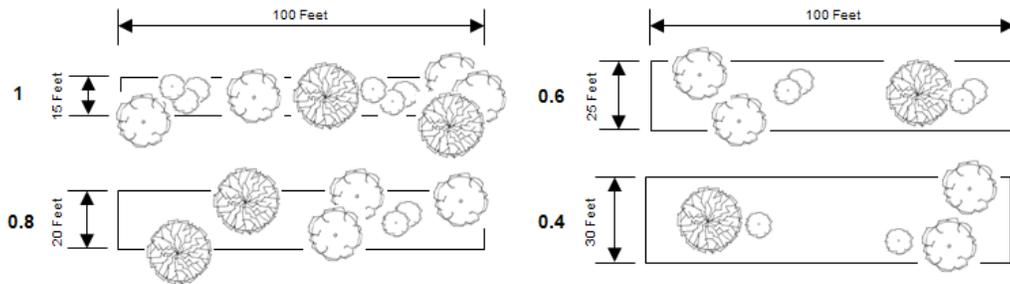


(6) Shrub



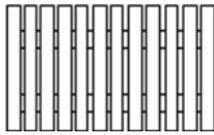
Evergreens/Conifers

### Plant Multiplier

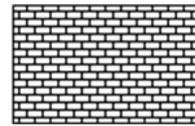


(Ord. 08-07) (Ord. 08-11)

## BUFFER TABLE D



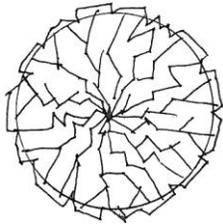
6' Impervious and Opaque  
Wood Stockade or Vinyl Fence



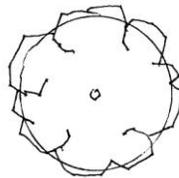
6' foot Masonry Wall

**AND**

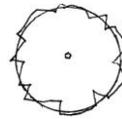
### Required Plat Units/100'



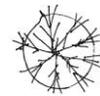
(3) Canopy Tree



(6) Understory Tree

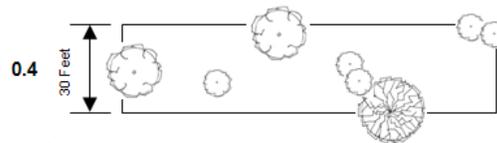
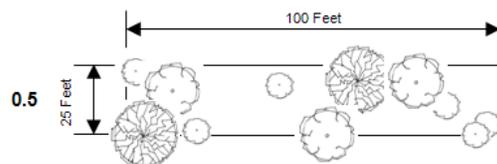
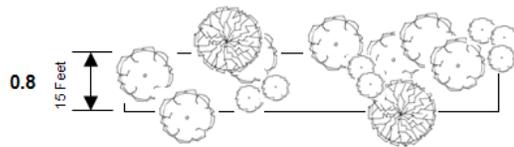
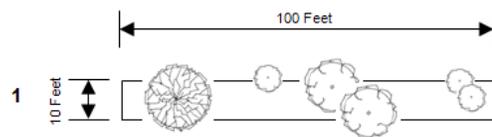


(9) Shrub



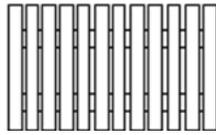
Evergreens/Conifers

### Plant Multiplier



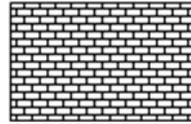
(Ord. 08-07) (Ord. 08-11)

# BUFFER TABLE E



F1 = 6'  
F2 = 8'

Impervious and Opaque  
Wood Stockade or Vinyl Fence

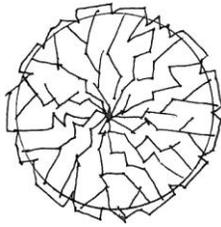


F1 = 6'  
F2 = 8'

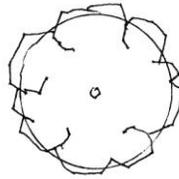
Masonry Wall

OR

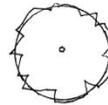
## Required Plat Units/100'



(3) Canopy Tree



(6) Understory Tree

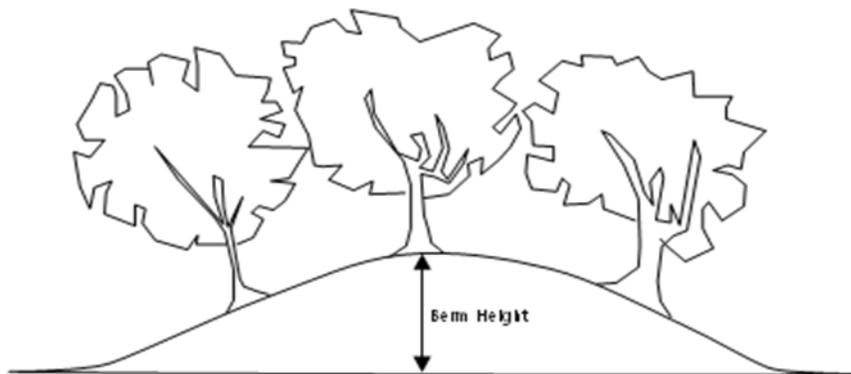
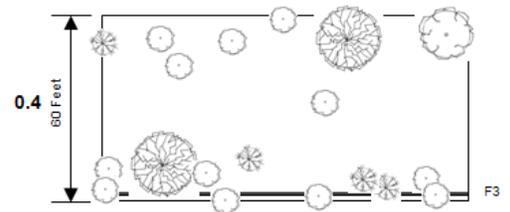
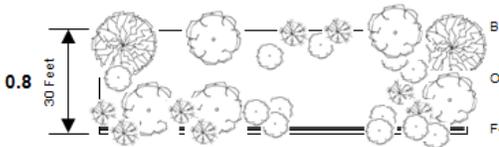
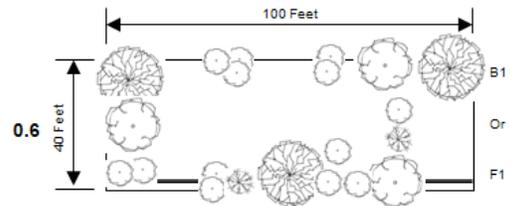
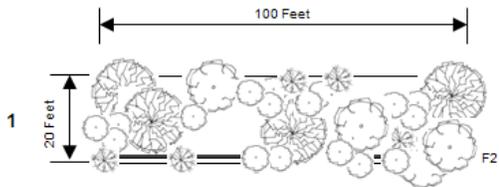


(9) Shrub



Evergreens/Conifers

## Plant Multiplier



| Symbol | Height | Material |
|--------|--------|----------|
| B1     | 6 feet | Earth    |
| B2     | 8 feet | Earth    |

(Ord. 08-07) (Ord. 08-11)

# TITLE X

## CHAPTER 10

### ESTABLISHMENT OF ZONES

**10-10-010: ESTABLISHMENT OF ZONES.** The City Council hereby divides the City into the following zones as shown on the map entitled "Syracuse City Zoning Map," which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by said map were all fully described herein.

|     |                                 |                                                                                                                                                                      |
|-----|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-1 | Agriculture                     | Half a (.5) dwelling per net acre                                                                                                                                    |
| R-1 | Residential                     | Two and ninety hundredths (2.90) dwellings per net acre                                                                                                              |
| R-2 | Residential                     | Three and seventy-nine hundredths (3.79) dwellings per net acre                                                                                                      |
| R-3 | Residential                     | Five and forty-four hundredths (5.44) dwellings per net acre                                                                                                         |
| R-4 | Residential                     | Fourteen and fifty-two hundredths (14.52) dwellings per net acre                                                                                                     |
| PRD | Residential                     | Up To 8.0 Dwelling Units Per Net Acre; or up to 12.0 Dwelling Units Per Net Acre, subject to Recommendation by the Planning Commission and Approval by City Council. |
| PO  | Professional Office             |                                                                                                                                                                      |
| GC  | General Commercial              |                                                                                                                                                                      |
| C-2 | Commercial                      |                                                                                                                                                                      |
|     | <u>NS Neighborhood Services</u> |                                                                                                                                                                      |
| RP  | Research Park                   |                                                                                                                                                                      |
| ID  | Industrial Development          |                                                                                                                                                                      |
| SO  | Sensitive Overlay               |                                                                                                                                                                      |

(Ord. 06-17) (Ord. 08-07)

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**ORDINANCE NO. 12-12**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING  
VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE,  
RELATING TO A NEIGHBORHOOD SERVICES 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**

**NS - NEIGHBORHOOD SERVICES**

**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**

**10-21-010: PURPOSE.** The purpose of this Zone is to provide for a range of opportunities specifically identified as providing local neighborhood services. Uses in this zone are not meant to have a large footprint, or be overly invasive to neighboring uses.

**10-21-020: PERMITTED USES.** The following uses, and no others, are appropriate to this Zone, compatible with each other, and a permitted right provided that the parcel and buildings meet all other provisions of this Title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in Section 10-4-090 of this Title.

- (A) Accessory Uses and Buildings (under two hundred [200] square feet)
- (B) Amusement and Recreational Activities (includes athletic or tennis club)
- (C) Animal Clinics
- (D) Automotive and Engine Repair Services (excluding body repair)
- (E) Automotive Retail and Routine Maintenance Services
- (F) Business Services and Professional Offices
- (G) Car Washes, Self-service Coin-operated Style and Full-Service Tunnel Style
- (H) Churches, Synagogues, and Temples
- (I) Commercial Outdoor Recreational Activities (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.)
- (J) Convenience Store
- (K) Equipment Rental, Sales, Service and Repair
- (L) Financial Institutions
- (M) Financial Planning, Investment Planning, Real Estate, and General Business Offices
- (N) Fruit and Vegetable Stands
- (O) Greenhouses
- (P) Marriage and Family Counseling Services
- (Q) Optical Shops
- (R) Preschool Centers
- (S) Private Parks and Recreational Activities
- (T) Professional Non-Retail Services
- (U) Public and Quasi-Public Buildings
- (V) Public Parks
- (W) Retail Building Materials, Hardware, and Farm Equipment
- (X) Retail Trade, including equipment sales, service and repair
- (Y) Uses Considered Similar and Compatible by the Land Use Administrator

**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 Hospitals [Major]
- (C) Automobile and Truck Sales and Rental [Major]
- (D) Cabinet Making / Woodworking [Major]
- (E) Community or Civic Services [Major]
- (F) Contract Construction Services [Major]
- (G) Day-Care Centers [Major]
- (H) Hotels and Motels [Major]
- (I) Light Industrial Uses (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) [Major]
- (J) Medical and Other Health Facilities [Major]
- (K) Packaging Operations/Delivery Facility [Major]
- (L) Precision Equipment Repair [Major]
- (M) Printing and Publishing Industries [Major]
- (N) Public Utility Substations, Generating Plants, Pumping Stations, and Buildings [Major]
- (O) Restaurants and Fast Food Services [Major]
- (P) Schools, Professional and Vocational [Major]
- (Q) Storage Facilities [Major]
- (R) Temporary Commercial Uses (see Section 10-7-050) [Minor]
- (S) Temporary Use of Buildings [Minor]
- (T) Theaters and Amusement Facilities [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: Maximum of five (5) acres
- (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 Size: No greater than twenty thousand (20,000) square feet
- (G) Building Height: Building height shall generally be no greater than thirty-five (35) feet. However, building heights in excess of thirty-five (35) 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) Buffer Yards: 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 or Institutional Zones.
  - 1. 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.
  - 2. 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, or sites shall have a minimum fifteen (15) 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 Neighborhood Services 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 70 dB(A) from 7 a.m. to 10 p.m. or 55 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.

**Section 2. Amendment.** Section 10-6-080 of the Syracuse City Code is hereby amended to read in its entirety as follows:

## **CHAPTER 6**

### **GENERAL LAND USE REGULATIONS**

**10-6-080: BUFFER YARDS.**

**TABLE 1**  
Existing Land Use Classification

| <b>Classification</b> | <b>Existing land use</b>                                                          | <b>Classification</b> | <b>Existing land use</b>                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                     | Agriculture<br>Farm Industry                                                      | 4                     | R-3 Residential<br>R-4 Residential<br>PRD Residential<br>Commercial Pre-Schools                                        |
| 2                     | R-1 Residential<br>Outdoor Recreational<br>Parks                                  | 5                     | Churches<br>Hospitals<br>Medical-Care Facilities<br>Office Complex<br>Professional Offices<br>Nurseries<br>Greenhouses |
| 3                     | R-2 Residential<br>Indoor Recreation<br>Day-Care Centers<br>Schools<br>Cemeteries | 6                     | Industrial<br>Neighborhood Services<br>Dog Kennels<br>Commercial<br>Commercial Entertainment<br>Research Park          |

**TABLE 2**  
Buffer Classification Requirements

|                                            |                                 | <b>EXISTING LAND USE CLASSIFICATION</b> |          |          |          |          |          |
|--------------------------------------------|---------------------------------|-----------------------------------------|----------|----------|----------|----------|----------|
| <b>Buffer Classification Requirements*</b> |                                 | <b>1</b>                                | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> | <b>6</b> |
| <b>Proposed Land Use</b>                   | Industrial                      | —                                       | E        | E        | E        | E        | —        |
|                                            | Neighborhood Services           | —                                       | C        | C        | C        | C        | —        |
|                                            | General Commercial              | A                                       | D        | D        | D        | D        | —        |
|                                            | C-2 Commercial                  | A                                       | C        | D        | E        | D        | —        |
|                                            | Agriculture                     | —                                       | —        | A        | A        | B        | C        |
|                                            | R-1 Residential                 | A                                       | —        | —        | A        | B        | C        |
|                                            | R-2 Residential                 | A                                       | —        | —        | —        | C        | D        |
|                                            | R-3 Residential                 | A                                       | —        | —        | —        | C        | E        |
|                                            | R-4 Residential                 | A                                       | A        | —        | —        | C        | E        |
|                                            | Private Residential Development | A                                       | C        | D        | —        | D        | E        |
|                                            | Professional Office             | C                                       | D        | D        | D        | —        | —        |

|  |               |   |   |   |   |   |   |
|--|---------------|---|---|---|---|---|---|
|  | Research Park | C | D | E | E | E | E |
|--|---------------|---|---|---|---|---|---|

**Section 3. Amendment.** Section 10-10-010 of the Syracuse City Code is hereby amended to read in its entirety as follows:

**CHAPTER 10**

**ESTABLISHMENT OF ZONES**

**10-10-010: ESTABLISHMENT OF ZONES.** The City Council hereby divides the City into the following zones as shown on the map entitled "Syracuse City Zoning Map," which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by said map were all fully described herein.

|     |                        |                                                                                                                                                                      |
|-----|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-1 | Agriculture            | Half a (.5) dwelling per net acre                                                                                                                                    |
| R-1 | Residential            | Two and ninety hundredths (2.90) dwellings per net acre                                                                                                              |
| R-2 | Residential            | Three and seventy-nine hundredths (3.79) dwellings per net acre                                                                                                      |
| R-3 | Residential            | Five and forty-four hundredths (5.44) dwellings per net acre                                                                                                         |
| R-4 | Residential            | Fourteen and fifty-two hundredths (14.52) dwellings per net acre                                                                                                     |
| PRD | Residential            | Up To 8.0 Dwelling Units Per Net Acre; or up to 12.0 Dwelling Units Per Net Acre, subject to Recommendation by the Planning Commission and Approval by City Council. |
| PO  | Professional Office    |                                                                                                                                                                      |
| GC  | General Commercial     |                                                                                                                                                                      |
| C-2 | Commercial             |                                                                                                                                                                      |
| NS  | Neighborhood Services  |                                                                                                                                                                      |
| RP  | Research Park          |                                                                                                                                                                      |
| ID  | Industrial Development |                                                                                                                                                                      |
| SO  | Sensitive Overlay      |                                                                                                                                                                      |

(Ord. 06-17) (Ord. 08-07)

**Section 4. 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 5. 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 22<sup>nd</sup> DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

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Cassie Z. Brown, City Recorder

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Jamie Nagle, Mayor



October 3, 2011

Rentmeister & Co., Inc. – Proposal for Land Use

**Problems with current location, 1956 West 2250 South in Syracuse**

1. Awareness of our business in Syracuse is hindered greatly due to its mostly residential setting. Many customers can't find us; we need to move to a more visible business area.
2. We experience continual theft at current location, since we are not able to secure parts and materials well. Employee theft has been a large problem for us in the past, and we need to secure our valuable parts, equipment, materials, etc., at a new and better designed location in Syracuse.
3. Property upkeep (landscaping, paving, etc.) has been difficult to maintain during the last few years, since the focus has been to keep our company in business during these slow economic times. Changing the location of our business and setting up a different one at the current site will allow us income to afford better maintenance at 2250 South.
4. We worry about the safety of children in the area due to the heavy traffic and diesel trucks that bring us supplies regularly.
5. Leaving the current property vacant would cause economic distress for retired owner, Genene Rentmeister, since she derives monthly income from renting the property to Rentmeister & Co., Inc.

**Land uses proposed by Syracuse City for Current Property (Jason, Troy, Tex, Kent & Larry)**

1. Rent out the facility as-is:
  - a. Two brokerage firms have laughed at this idea. While it is possible to find 1 tenant for a portion of the building, this would not solve all the problems.
  - b. Royal Generation, next door, has unsuccessfully tried for 5 years to get a tenant for their additional space.
  - c. It is difficult to collect rent from our current tenants because the street is a poor choice for retail stores.
  - d. Both brokerage firms have told us to put storage sheds in our current location.
2. Rezone for residential and build a home:

- a. There would not be enough rent generated to offset the expenditure needed in order to accomplish this.
  - b. Building apartments on our lot would create hardship for our 2 neighbors, because it would require tearing down existing buildings, which are connected to those neighbors on the East and on the West of us.
  - c. Tearing down existing buildings to build a home or other business would create the same mess, conflicts and economic hardship for our neighbors, listed in 2b.
3. Sell the property:
- a. We have tried unsuccessfully to sell our property to Royal Generation so that there would be 1 owner for all connected buildings, but due to economic times, Royal Generation cannot afford to buy the property, even at half the valued cost.
  - b. It is impractical to sell the property to a different buyer because of our buildings being tied to 2 other properties/owners.

### **Our Options: Converting current land & buildings to storage sheds**

1. Our property is currently zoned commercial, rather than industrial, which does not allow for storage sheds under existing code. We need a waiver, or change in code to build sheds. Please note the following:
  - 2 facilities on our block currently have storage sheds they rent out – one to the west of us, and one in front of Royal Generation (to south & east of us)
  - This means that the area has already been zoned for storage sheds, or found acceptable for the use of them since 1978.
  - It is also interesting to note that our building is actually a part of the storage sheds located to the west of us. Does it make sense that a portion of the same building can be appropriately used for rented storage sheds, but that our portion cannot?
  - We suggest a zoning waiver to help us accomplish the best usage for our property
2. It was stated by various Syracuse contacts that “neighbors would scream” if storage sheds were built in this area. But as stated above, they already exist in the area and have been accepted by residents for many years. Additionally:
  - We have been told by others that having storage sheds located by apartments is beneficial to those tenants
  - There are some higher-income homes to the south of our property that have owners with campers, trailers, RVs, 5<sup>th</sup> Wheels, etc., who are in need of the larger storage areas, and we have an ideal spot for those units
3. Property values in the area may increase since we are proposing investing \$100,000 in upgrades and improvements to our current location.
  - The property will be cleaned up and maintained. This includes cleaning up the weeds and lawn area and painting and cleaning up the building.
  - The asphalt on the entire property will be redone.

- Anything further that needs to be done to make the building more appealing.
4. Traffic and child safety. We are concerned for the safety of the children in this neighborhood and the impact the constant flow of traffic to and from our company has on the residents around us. Changing to storage sheds at this locale will decrease traffic, and make that a less worrisome issue.
    - We receive vital supplies and materials on a daily basis from large trucks, from suppliers, UPS, Fed Ex, etc., the majority of which are large diesel trucks.
    - We have 15 employees who travel to the area daily for work, and make return trips from job sites and parts runs as needed.
    - Salesmen from our suppliers and retail customers visit us weekly.
  5. A security gate will be installed, and additional security will be given for this area.

### **Summary**

The Rentmeister family has been committed to Syracuse for many years. Our father, Don, served this community at the museum, city council, and in many ways unknown to Syracuse residents. Our commitment continues with free services we provide to some elderly residents. We are active and supportive in various other activities that support Syracuse City and its residents such as SBOSS, Heritage Days and others.

We have had offers from other cities to move there, but our commitment has been and continues to be the city of Syracuse. If we can build storage sheds at the current locale, and build a new facility on Antelope Drive, we can put hundreds of thousands of dollars into “our” community within a short period of time.

Again, our owners have spent two years searching for solutions to the location problems, but are unable to solve them. We have talked with Jason, Troy, Tex, Kent and Larry (all from Syracuse City), and they have said that the only plausible solution they can determine is for us to get a waiver due to economic reasons.

Our new building will be a great improvement and a maintenance-free property. Construction on Antelope Drive will show an economic boost to the residents of Syracuse, and demonstrate that this area is not “dead” but actually thriving. This will lead other businesses to follow, it is hoped.

Our company is committed to Syracuse, and we want to continue this commitment. We want to support Syracuse and its residents in the future and feel that we can accomplish this by being more accessible to both. We have tried for many years to make our current property successful but we are constantly being dragged down by cost, maintenance, upkeep, and lack of accessibility. We want our company and Syracuse City to both be successful.

From: Ray Zaugg <[rfzaugg@gmail.com](mailto: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)<<mailto:gpratt8@msn.com>>>, [braxton.schenk@yahoo.com](mailto:braxton.schenk@yahoo.com)<<mailto:braxton.schenk@yahoo.com>>, [gregoryb81@gmail.com](mailto:gregoryb81@gmail.com)<<mailto:gregoryb81@gmail.com>>, [tjjensen@mrtoast.com](mailto:tjjensen@mrtoast.com)<<mailto:tjjensen@mrtoast.com>>, [tyler@pacecmgc.com](mailto:tyler@pacecmgc.com)<<mailto:tyler@pacecmgc.com>>, [d.rackham@yahoo.com](mailto:d.rackham@yahoo.com)<<mailto:d.rackham@yahoo.com>>, [12bsapper@comcast.net](mailto: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...

From: <[ryan@iasign.com](mailto: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)<mailto:gpratt8@msn.com>>, [braxton.schenk@yahoo.com](mailto:braxton.schenk@yahoo.com)<mailto:braxton.schenk@yahoo.com>, [tjjensen@mrtoast.com](mailto:tjjensen@mrtoast.com)<mailto:tjjensen@mrtoast.com>, [khellewell@yahoo.com](mailto:khellewell@yahoo.com)<mailto:khellewell@yahoo.com>, [gregoryb81@gmail.com](mailto:gregoryb81@gmail.com)<mailto:gregoryb81@gmail.com>, [D.Rackham@yahoo.com](mailto:D.Rackham@yahoo.com)<mailto:D.Rackham@yahoo.com>, [Tyler@pacecmgc.com](mailto:Tyler@pacecmgc.com)<mailto:Tyler@pacecmgc.com>  
Cc: [crjohnson@syracuseut.com](mailto:crjohnson@syracuseut.com)<mailto:crjohnson@syracuseut.com>, [lshingleton@syracuseut.com](mailto:lshingleton@syracuseut.com)<mailto:lshingleton@syracuseut.com>, [klisonbee@syracuseut.com](mailto: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 22<sup>nd</sup> 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 26<sup>th</sup> day of May, 2009.

---

..Mayor

---

..Recorder

# Table of Contents

|                                                                                                                                                                                     |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>GENERAL PLAN HISTORY AND PROCESS .....</b>                                                                                                                                       | <b>1</b>  |
| <b>MASTER GOAL .....</b>                                                                                                                                                            | <b>2</b>  |
| <b>POPULATION PROJECTIONS .....</b>                                                                                                                                                 | <b>2</b>  |
| <b>POPULATION DENSITY.....</b>                                                                                                                                                      | <b>4</b>  |
| <b>COMMUNITY PRIDE/IDENTITY .....</b>                                                                                                                                               | <b>5</b>  |
| <b>AGRICULTURAL CHARACTER .....</b>                                                                                                                                                 | <b>6</b>  |
| <b>LAND USE ELEMENTS &amp; MAP .....</b>                                                                                                                                            | <b>8</b>  |
| <b>LAND USE - RESIDENTIAL .....</b>                                                                                                                                                 | <b>8</b>  |
| Residential Moderate Income Housing .....                                                                                                                                           | 9         |
| Lot Size Requirements .....                                                                                                                                                         | 9         |
| Zoning .....                                                                                                                                                                        | 10        |
| Impact Fees.....                                                                                                                                                                    | 10        |
| <b>LAND USE – COMMERCIAL.....</b>                                                                                                                                                   | <b>12</b> |
| <b>LAND USE – INDUSTRIAL.....</b>                                                                                                                                                   | <b>15</b> |
| Legacy & Gentile Street .....                                                                                                                                                       | 15        |
| <b>LAND USE – PROFESSIONAL OFFICE.....</b>                                                                                                                                          | <b>16</b> |
| <b>TRANSPORTATION .....</b>                                                                                                                                                         | <b>17</b> |
| 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 ..... | 17        |
| Setbacks.....                                                                                                                                                                       | 17        |
| Curb & Gutter.....                                                                                                                                                                  | 17        |
| North Legacy Parkway .....                                                                                                                                                          | 18        |
| Arterial Improvements.....                                                                                                                                                          | 18        |
| 1700 South.....                                                                                                                                                                     | 18        |
| Hill Field Road .....                                                                                                                                                               | 18        |
| Bluff Road .....                                                                                                                                                                    | 19        |
| 200 South.....                                                                                                                                                                      | 19        |
| 700 South.....                                                                                                                                                                      | 19        |
| 1000 West.....                                                                                                                                                                      | 19        |
| Collector Streets .....                                                                                                                                                             | 19        |
| 1700 South1700 SouthMarilyn Drive .....                                                                                                                                             | 19        |

|                                                     |           |
|-----------------------------------------------------|-----------|
| Trails.....                                         | 20        |
| <b>PUBLIC SERVICES AND CAPITAL FACILITIES .....</b> | <b>21</b> |
| Recreation.....                                     | 21        |
| Culinary Water .....                                | 22        |
| Secondary Water .....                               | 22        |
| Storm Water .....                                   | 23        |
| Sanitary Water.....                                 | 23        |
| Public Safety.....                                  | 23        |
| Street Lights .....                                 | 24        |
| Tail/Waste Water.....                               | 24        |
| Land Drains .....                                   | 24        |
| Cemetery .....                                      | 24        |
| <b>PLANNING DISTRICTS .....</b>                     | <b>26</b> |
| District 1 .....                                    | 26        |
| Residential Areas.....                              | 26        |
| 2000 West & 700 South Commercial Area.....          | 26        |
| 200 South Corridor Commercial Area.....             | 26        |
| 1700 South Commercial Corridor .....                | 27        |
| District 2 .....                                    | 27        |
| Residential Areas.....                              | 28        |
| 200 South Corridor Commercial Area.....             | 28        |
| 2000 West Commercial Corridor .....                 | 28        |
| 1700 South & Town Center Commercial Area .....      | 28        |
| District 3 .....                                    | 29        |
| Residential Golf Course Community .....             | 29        |
| 1700 South & Bluff Road.....                        | 29        |
| Sensitive Overlay Zone .....                        | 29        |
| District 4 .....                                    | 30        |
| Agriculture & Open Space .....                      | 30        |
| R-1 Residential .....                               | 30        |
| District 5 .....                                    | 30        |
| R-1 Residential .....                               | 30        |
| Sewer District Research Park .....                  | 31        |
| Commercial .....                                    | 31        |
| Sensitive Overlay Zone .....                        | 31        |
| District 6 .....                                    | 31        |
| R-1 Residential .....                               | 31        |
| Future Legacy Parkway .....                         | 31        |
| Parks & Trail .....                                 | 32        |
| 1700 South Commercial Corridor .....                | 32        |
| Sensitive Overlay Zone .....                        | 32        |
| District 7 .....                                    | 32        |
| R-2 Residential .....                               | 32        |
| 1700 South Commercial Corridor .....                | 32        |
| District 8 .....                                    | 33        |
| R-2 Residential .....                               | 33        |
| R-3 Residential .....                               | 33        |
| 1700 South Commercial Corridor .....                | 33        |

|                                                       |           |
|-------------------------------------------------------|-----------|
| Public & Municipal Uses.....                          | 33        |
| Other Commercial Zones .....                          | 33        |
| Professional Office .....                             | 34        |
| District 9 .....                                      | 34        |
| 1700 South Commercial Corridor .....                  | 34        |
| Gentile Street & Bluff Road Commercial District ..... | 34        |
| Planned Residential Development.....                  | 34        |
| R-2 & R-3 Residential .....                           | 34        |
| Professional Office .....                             | 35        |
| Arterial Roadway Development .....                    | 35        |
| District 10 .....                                     | 35        |
| Agriculture & Open Space .....                        | 35        |
| Equestrian Park & Syracuse City Public Works .....    | 35        |
| Sensitive Overlay Zone .....                          | 36        |
| Gentile Street & Bluff Road Commercial District ..... | 36        |
| North Legacy Parkway .....                            | 36        |
| <br>                                                  |           |
| <b>GENERAL PLAN IMPLEMENTATION .....</b>              | <b>37</b> |
| <br>                                                  |           |
| <b>POLICY TOOLS FOR PLAN IMPLEMENTATION .....</b>     | <b>37</b> |
| <br>                                                  |           |
| <b>LAND USE ORDINANCES .....</b>                      | <b>37</b> |
| <br>                                                  |           |
| <b>SUBDIVISION REGULATIONS .....</b>                  | <b>38</b> |
| <br>                                                  |           |
| <b>CAPITAL IMPROVEMENTS PROGRAM.....</b>              | <b>38</b> |
| <br>                                                  |           |
| <b>MINOR GENERAL PLAN REVISIONS .....</b>             | <b>38</b> |
| <br>                                                  |           |
| <b>PERIODIC REVIEW OF THE GENERAL PLAN.....</b>       | <b>38</b> |

# SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08  
May 26<sup>th</sup>, 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 State 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 grow 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 significant 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 | $\$60,132 \times 3.1 = \$186,409$              |
| Maximum Monthly Rent   | $\$60,132 / 12 = \$5,011 \times .27 = \$1,353$ |

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 may include 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 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 South Marilyn 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 Way 1700 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 a regional 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 of 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 South near the intersection of 3000 West 1700 South. See “1700 South & Bluff Road” description in District 4 above for more details on this zone.

### **Sensitive Overlay Zone**

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

### **District 6**

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

### **R-1 Residential**

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

### **Future Legacy Parkway**

On the north end of this district there is the same commercial opportunity adjoining districts 2, 3 and 7. As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor

between North Legacy Parkway and 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 are 1700 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.

### **Gentle 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.

### **Gentle 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.



# COUNCIL AGENDA

May 22, 2012

Agenda Item #5 Proposed Resolution R12-15 adopting the updated City Council Rules of Order and Procedure.

## *Factual Summation*

- Any questions regarding this item may be directed toward City Attorney William Carlson.

## *Memorandum*

- Attached is an amended two page draft of rules of order and procedure. This draft includes the following changes from the previous meeting's draft:
  - The introductory paragraph includes language from Title 2 referencing Roberts Rules of Order as a guide.
  - Rule 1.A.2 adds language also allowing a majority of the City Council to change the order that the Mayor presents items on the meeting agenda.
  - Rule 1.C.1 removed an address requirement during public comment and now only requires "city of residence."
  - Rule 1.C.2 now sets the public comment time limit at three minutes unless extended.
  - Rule 1.C.6 was added to allow the Mayor or a majority of the Council to reopen a public hearing.
  - Rule 1.D was altered to require a motion before a discussion rather than discussion before a motion
  - Rule 2.A was changed to allow those with a self-perceived conflict to excuse themselves from the dias. It also changes the prohibition of speaking to elected officials to a prohibition of speaking to other council members except the Mayor.
  - Rule 3 adds language also allowing a majority of the City Council to allow or disallow members of the staff and public to participate in a discussion. Language was also added regarding attentiveness and avoiding distractions, whether by phone or other sources.

**RESOLUTION NO. R12-15**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL ADOPTING  
UPDATED RULES OF ORDER AND PROCEDURE TO GOVERN PUBLIC  
MEETINGS OF THE LEGISLATIVE BODY OF SYRACUSE CITY.**

**WHEREAS**, on November 15, 2011 the City Council adopted Resolution R11-33 implementing the Rules of Order and Procedure to govern public meetings of the legislative body of Syracuse City; and

**WHEREAS**, the City Council and the Mayor have suggested revisions and updates to the document in order to promote efficient and orderly conduction of public meetings of the legislative body; and

**WHEREAS**, The City Council and the Mayor have reviewed the attached bylaws and rules of order and procedure and desire to adopt the same;

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

**Section 1. Adoption.** The bylaws and rules of order and procedure attached hereto as Exhibit "A," and incorporated herein by reference are hereby adopted by Syracuse City.

**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 22<sup>nd</sup> DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor

## EXHIBIT A

## 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. For issues not addressed herein, the City Council refers to *Robert's Rules of Order* as a guide for the conduct of its business.

### 1. PARLIAMENTARY ORDER AND PROCEDURE

- 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 or a majority of the City Council 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 city of residence.
  2. To maintain order, there is a three minute time limit unless otherwise extended by the Mayor.
  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.
  6. A public hearing may be reopened by the Mayor or by a majority of the City Council.
- 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, a motion may be offered by the Council. If the motion is debatable, Council may discuss the item. When discussion by the Council is finished, any necessary votes may occur. Work sessions generally have discussion of items without motions.
- 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 |
|-----------------------------------------|--------------------------|-----------|-----------|---------------|----------------|
| <b>Fix time to adjourn</b>              | 2 <sup>nd</sup> required |           | Amendable | Majority      | Reconsider     |
| <b>Adjourn</b>                          | 2 <sup>nd</sup> required |           |           | Majority      |                |
| <b>Recess</b>                           | 2 <sup>nd</sup> required |           | Amendable | Majority      |                |
| <b>Previous Question</b>                | 2 <sup>nd</sup> required |           |           | 2/3           | Reconsider     |
| <b>Limit debate time or extend time</b> | 2 <sup>nd</sup> required |           | Amendable | 2/3           | Reconsider     |
| <b>Table (Postpone Definitely)</b>      | 2 <sup>nd</sup> required | Debatable | Amendable | Majority      |                |
| <b>Refer</b>                            | 2 <sup>nd</sup> required | Debatable | Amendable | Majority      | Reconsider     |
| <b>Amend</b>                            | 2 <sup>nd</sup> required | Debatable | Amendable | Majority      | Reconsider     |
| <b>Postpone Indefinitely</b>            | 2 <sup>nd</sup> required | Debatable |           | Majority      | Reconsider     |
| <b>Approve/Authorize/Deny</b>           | 2 <sup>nd</sup> 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 be excused from the dias during consideration of the matter. Under such circumstances, an elected official shall not discuss the matter privately with any other member of the Council, except with the Mayor.
- 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 an issue is one that requires discussion, Council Members can consider the issue in a polite, civil, free-for-all type exchange of ideas for as long as they feel necessary. The Mayor or a majority of the Council may or may not allow members of the public or staff to participate in the discussion. Civil discourse requires attentiveness, and so distractions during the meeting are discouraged, whether by phone, by digital device, by side conversations with other attendees, or by any other method.



# COUNCIL AGENDA

May 22, 2012

## Agenda Item “6”

### **Proposed Resolution R12-16 supporting the selection of Hill Air Force Base for basing of F-35A Aircraft.**

#### *Factual Summation*

- Any questions regarding this item may be directed at City Manager Bob Rice
- Please see the following memo and attached Proposed Resolution R12-16

#### *Memorandum*

The public comment period for the F-35 Environmental Impact Statement (EIS) runs through June 1. Because this is an extremely important issue for Northern Utah, staff recommends the council approve Proposed Resolution R12-16 supporting the selection of Hill Air Force Base for basing of F-35A Aircraft.

**RESOLUTION NO. R12-16**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL SUPPORTING THE  
SELECTION OF HILL AIR FORCE BASE FOR BASING OF F-35A  
AIRCRAFT.**

**WHEREAS**, Syracuse City supports the mission of the United States Air Force to *fly, fight,* and *win* in air, space and cyberspace; and

**WHEREAS** the Department of Defense and Congress have determined that the F-35 Joint Strike Fighter (F-35A) will supplement and replace Air Force legacy fighter and attack aircraft; and

**WHEREAS**, The Air Force has identified Hill Air Force Base as a preferred location to base the F-35As; and

**WHEREAS**, Hill Air Force Base provides a cost-effective location to base the F-35As; and

**WHEREAS**, the F-35A is critical to the future defense of the United States and Hill Air Force Base, as an Air Force Material Command, is an ideal location to base the F-35As; and

**WHEREAS**, Syracuse City strongly supports the continued operation and improvement of Hill Air Force Base

**NOW, THEREFORE, BE IT RESOLVED THAT THE SYRACUSE CITY COUNCIL  
RESOLVES THAT:**

**Section 1. Support.** Syracuse City strongly supports the selection of Hill Air Force Base for the basing of F-35A aircraft.

**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 22<sup>nd</sup> DAY OF MAY, 2012.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor



# COUNCIL AGENDA

May 22, 2012

## **Agenda Item #7**

**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 or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (roll call vote).**



# SYRACUSE CITY

## Syracuse City Council Work Session Notice

May 22, 2012 – 7:30 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 Wednesday, May 22, 2012, at 7:30 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. Public Comment
- b. Presentation from the North Davis Sewer District. (40 min.)
- c. Discussion regarding the creation of a Volunteer Group/Citizen Committee.
- d. Discussion regarding proposed change to Title Ten- the addition of Business Park Zone.
- e. Discussion regarding the State Audit Report with findings and recommendations.
- f. Discussion regarding Title Two of the Syracuse City Code.
- g. Council business

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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 17<sup>th</sup> 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 17, 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 22, 2012

**Agenda Item “B”**

**Presentation from the North Davis Sewer District  
Director Kevin Cowan. (40 min.)**

***Factual Summation***

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



# COUNCIL AGENDA

May 22, 2012

**Agenda Item “C”**

**Discussion regarding the creation of a Volunteer Group/Citizen Committee.**

***Factual Summation***

- This item has been added to the agenda at the request of Councilmember Shingleton.
- Any questions regarding this item may be directed at Councilmember Shingleton.



# COUNCIL AGENDA

May 22, 2012

## Agenda Item “D”

**Discussion regarding proposed change to Title Ten-  
the addition of Business Park Zone.**

### *Factual Summation*

- Any questions regarding this item may be directed at City Planner [Kent Andersen](#)
- Please see the attached factual summation, memo, and supporting documentation provided by Kent Andersen.



**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 proposed amendment for Title Ten – Business Park Zone

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** May 22, 2012

**Subject:** Proposed change to Title Ten – addition of Business Park Zone

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### **Background**

The Syracuse City Planning Commission, in coordination with a 200 South Subcommittee, created the Business Park Zone (see attached). Planning Commission review of the first draft of the Business Park Zone began December 6, 2011. The Business Park Zone went through three additional refinements to get it to the present product.

The purpose of this zone is to provide areas primarily for planned general office and business park developments and related service that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding uses.

### **Consideration of an Amendment to Title Ten – Business Park Zone**

On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Business Park Zone, in which a few comments were received. On April 17, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendment to Title Ten, a new Business Park Zone within the Syracuse City Code.

Within the Business Park Zone, the way the Architectural Review Committee is structured, it is in conflict with other chapters within Title Ten which also outline the structure of the Committee. In other chapters of Title Ten, the Mayor, with consent of the City Council, appoint the Committee members. However, in the Business Park Zone, the Planning Commission Chair, with consent of the Planning Commission, appoint the Committee members. Staff recommends consistency with the application of the Architectural Review Committee.

### **Recommendation**

The Community & Economic Development Department hereby recommends that the Mayor and City Council discuss the inclusion of a new Business Park Zone in Title Ten within the Syracuse City Code.

## CHAPTER xx

### BP - BUSINESS PARK

**10-xx-010: Purpose**

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

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

**10-xx-040: Development Theme**

**10-xx-050: Development Plan and Agreement Requirements**

**10-xx-060: Minimum Lot Standards**

**10-xx-070: Distance Between Buildings**

**10-xx-080: Off-Street Parking and Loading**

**10-xx-090: Signs**

**10-xx-100: Design Standards**

**10-xx-110: Architectural Review Committee**

**10-xx-010: PURPOSE.** The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding land uses.

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

- (A) Business Services and Professional Offices
- (B) Churches, Synagogues, and Temples
- (C) Data Processing Services
- (D) Financial Institutions
- (E) Hotels
- (F) Printing and Publishing Industries
- (G) Public or Quasi-Public Administrative Offices (excluding temporary or portable buildings)

- (H) Public Parks
- (I) Research Services
- (J) Restaurants (sit-down only, no drive-throughs)
- (K) Schools, Professional and Vocational
- (L) Uses Considered Similar and Compatible by the Land Use Administrator

**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) Amusement and Recreational Activities (includes athletic or tennis club) [Major]
- (B) Commercial Outdoor Recreation, Minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.) [Major]
- (C) Commercial Testing Laboratories and Services
- (D) Day-Care Centers [Major]
- (E) Funeral Home [Major]
- (F) Light Manufacturing as an accessory use (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) [Major]
- (G) Preschool Centers [Major]
- (H) Public Utility Substations, Generating Plants, Pumping Stations, and Buildings [Major]
- (I) Storage/Warehousing, as an accessory use, as necessary to maintain a principal use. Not to exceed thirty-five (35) percent of the building. [Major]

**10-xx-040: DEVELOPMENT THEME.** Development in this Zone shall conform to an approved development theme. The theme shall be prepared by the developer and recommended by the Planning Commission and approved by City Council, and shall conform to the provisions outlined in the area's Master Plan or overlay.

In addition to an approved development theme, this zone also requires a "Development Design Pattern Book," subject to the following standards:

- (A) Development Design Pattern Book Approval: The development design pattern book shall be prepared by the developer and reviewed and approved by the Planning Commission in conjunction with a subdivision plan and/or site plan application.
- (B) Development Design Pattern Book Submittal Requirements: The development design pattern book shall provide and address the following:
  1. Written descriptions and graphic illustrations explaining how the development complements the physical form of the property and how the theme, standards, and guidelines found in this Chapter are to be integrated into the design of the development.

2. Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and
  3. Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.
- (C) Effect of Development Design Pattern Book Approval: Upon acceptance of the development design pattern book by the City, further development activities, such as subdivision plan and site plan approval, shall comply with the development design pattern book.

**10-xx-050: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.**

- (A) Subdivision Ordinance requirements shall generally apply to Business Parks. 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 the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.
- (C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans 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. Open space should be a focal point for the overall design of the development.
- (D) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.
- (E) A Business Park shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established owners' association and governed by enforceable, duly recorded CC&Rs.

**10-xx-060: MINIMUM LOT STANDARDS.** All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards. When adjacent to residential zoning an additional buffer of ten (10) feet is required.

- (A) Lot Area: Minimum of one (1) acre
- (B) Lot Width: As required by site plan review
- (C) Front Yard: Fifteen (15) feet

- (D) Side Yards: Twenty (20) feet or as required by site plan review
- (E) Rear Yard: Twenty (20) feet or as required by site plan review
- (F) Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be located within twenty (20) feet of the Zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same business park.

**10-xx-070: DISTANCE BETWEEN BUILDINGS.** In this Zone, where there is more than one (1) building constructed on a site, there shall be a minimum distance between structures of at least twenty (20) feet.

**10-xx-080: OFF-STREET PARKING AND LOADING.** Off-street parking and loading shall be provided as specified in Chapter 8 of this Title.

**10-xx-090: SIGNS.** Signs allowed in this Zone shall be provided as specified in Chapter 9 of this Title.

**10-xx-100: DESIGN STANDARDS.** The Land Use Authority shall approve the required common-building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit.

- (A) Landscaping. In this Zone, the following landscaping requirements shall include:
  1. A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (Plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).
  2. A landscaped area of five (5) feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (Landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 6 of this Title).
  3. Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two (2) trees per every fifty (50) feet of frontage (Asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).
  4. Landscape covering at least fifteen (15) percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.
- (B) Temporary buildings for intermittent commercial uses shall meet the provisions of the currently adopted edition of the International Building Code and must be sufficiently anchored to withstand a one hundred (100) mile per hour wind.
- (C) Fencing. Where the site abuts a residential zone, a six- (6) foot high decorative texture solid-masonry wall shall be located along the property line. All fencing must comply with Chapter 6 of this Title.
- (D) Outdoor storage is not allowed, except in a fully enclosed or screened manner.

- (E) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary-use building.
- (F) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this Zone:
1. All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.
  2. Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.
  3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet, whichever is shorter.
  4. Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.
  5. The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.
  6. The level of lighting shall not exceed half- (0.5) foot-candles at any residential property line or one- (1.0) foot candles at any nonresidential property line.
  7. Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.
  8. Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a non-protruding diffuser.
- (G) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Commercial uses of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.
- (H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.
- (I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

**10-xx-110: ARCHITECTURAL REVIEW COMMITTEE.** All proposed development plans within the Business Park zone shall be reviewed by the Architectural Review Committee. This Committee shall function as a subcommittee of the Planning Commission and shall consist of

seven (7) members appointed by the Planning Commission Chair, with the consent of the Planning Commission, to review development plans. Members shall be representatives of the community, City Council (City Council member shall be appointed by the Mayor), Planning Commission, and City staff. The Committee shall be responsible to review the plan, elevations, architectural details, and development design pattern book and make recommendations to the Planning Commission for consideration. The Planning Commission will, in turn, submit their recommendations to the City Council for final approval.



# COUNCIL AGENDA

May 22, 2012

## **Agenda Item #E**

## **Discussion regarding the State Audit Report with findings and recommendations.**

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.
- The city has received a draft audit report from the State Auditor's Office that addresses a hotline complaint and allegations that the City misspent Class C Road funds and had not followed proper bidding procedures.
- The Staff is reviewing the audit report and will have a draft complete with responses placed in your drop box no later than Monday afternoon for your review.



# COUNCIL AGENDA

May 22, 2012

**Agenda Item #F**

**Discussion regarding Title Two of the Syracuse City Code.**

***Factual Summation***

- Any question regarding this agenda item may be directed at City Attorney Will Carlson.
- Please see the attached memo as provided by Mr. Carlson, as well as the 2011 copy of Title Two.



**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 22, 2012  
**Subject:** Title Two and Actions Based on Reliance on Invalid Law.

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### 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.

On May 8, 2012 the City Attorney introduced two alternative resolutions to the City Council, The first was to adopt the new version of Title II as currently drafted and the second was to adopt Title II with revisions to the four previously mentioned adjustments of mayoral power. The City Attorney recommended that whether the Mayor and Council proceeded with either version or draft a new version of Title II, a unanimous vote of the Council or a vote of a majority of the Council and the Mayor would be the best way to avoid a challenge.

On May 8 after hearing the City Attorney's recommendation, Councilmember Duncan suggested that due to the invalid vote, the previous version of Title II is automatically in effect. The City Attorney recommended that since the City has been implementing the new version for the last 18 months, if the City were to now proceed under the earlier version of Title II, a unanimous vote by the Council or a majority vote of the Council with the Mayor would help avoid any challenge from individuals who relied on the new version to their detriment. Councilmember Duncan asked the City Attorney to research whether anyone who has detrimentally relied on an invalid law has been successful.

## Research

There are multiple, but not many, cases where people have detrimentally relied on an invalid municipal law and later sued based on that reliance. In each case, the courts have declined to extend protection to the people who relied on the invalid law.

In *State v. Spring City*, 260 P.2d 527 (Utah 1953), Spring City issued bonds to improve a power plant. Three years after the bonds were issued Spring City stopped making payments, maintaining the bonds were void because they were issued in violation of the state constitution. The purchaser filed suit against the city, arguing “the bonds were purchased under mutual mistake, that defendant Spring City used the money for a legitimate purpose for its benefit and that plaintiff is therefore entitled to restitution apart from any express contract. Although it results in a hardship on the purchasers of such invalid bonds, neither reason nor authority support this position.” *Id* at 531.

While the Utah Supreme Court declined to protect the interests of the purchasers of the bonds, it did extend a warning:

This situation should be distinguished from cases where, although the city was authorized to [pass a specific law, the law was] found to be invalid because certain procedural requirements were not met... In such situations, justice may well require restitution... *Id*

In spite of such warnings, Utah courts have yet to grant restitution to parties who detrimentally rely on a constitutionally invalid law. For example, in *Weese v. Davis County Commission*, county employees sued for breach of contract regarding pay raises. 834 P.2d 1 (Utah 1992). The Utah Supreme Court held that 1- the County was constitutionally barred from negotiating raises for future years, so any such promise was null and void, and 2- any reliance on a contract like that was unreasonable and could not form the basis for a claim of promissory estoppel.

This position is similar to that held in other jurisdictions, including Oregon. In *Wild Rose Ranch v. Benton County*, a developer filed suit after relying on a county land use planner’s statement that a conditional use permit would not be necessary even though it was required by ordinance. 149 P.3d 1281 (Or. App. 2006). The Court of Appeals of Oregon held that the County was not liable for misstating the law because “plaintiffs’ evidence failed to establish that a special relationship existed between

plaintiffs and defendant that gave rise to a duty by defendant to protect plaintiffs from economic loss.” *Id* at 1286.

The research does not clearly indicate how a court might decide a case where 1- a special relationship does exist between the city and the plaintiff that does not exist between the city and the general public, and/or 2- there is detrimental reliance on a law that is not constitutionally invalid, but invalid because certain procedural requirements were not met.

### **Recommendation**

The City Attorney continues to recommend that whether the City proceeds under the new version of Title II, the old version of Title II, or any variation, that such decision be made with a unanimous vote of the Council or a vote of a majority of the Council and the Mayor. Should the Mayor and Council decide to proceed under the old version of Title II without such a vote, limited case law on the issue suggests that the city would be reasonably likely to succeed against any challenge based on detrimental reliance.

# TITLE II

## ADMINISTRATIVE AND PERSONNEL

### CHAPTER 1: GENERAL ADMINISTRATIVE PROVISIONS

- 2.01.010 Intent, Purpose
- 2.01.020 Temporary Absence of City Manager
- 2.01.030 Administrative Organization Generally
- 2.01.040 Intergovernmental Cooperation

### CHAPTER 2: CITY COUNCIL

- 2.02.010 Governing Body
- 2.02.020 Powers and Duties
- 2.02.030 Meetings
- 2.02.040 Open Meetings Law
- 2.02.050 Notice of Meetings
- 2.02.060 Agenda
- 2.02.070 Minutes
- 2.02.080 Mayor Presides
- 2.02.090 Quorum
- 2.02.100 Voting
- 2.02.110 Reconsideration
- 2.02.120 Rules of Procedure
- 2.02.130 Council Committees
- 2.02.140 Attendance
- 2.02.150 Disorderly Conduct
- 2.02.160 Required Attendance of Witnesses and Production of Evidence

### CHAPTER 3: MAYOR

- 2.03.010 Functions and Duties
- 2.03.020 Presiding Officer
- 2.03.030 Intergovernmental Cooperation
- 2.03.040 Vacancy in Office
- 2.03.050 Restrictions

### CHAPTER 4: CITY MANAGER

- 2.04.010 Office Created
- 2.04.020 Term of Office
- 2.04.030 Resignation
- 2.04.040 Other Employment
- 2.04.050 Powers of Mayor Not Delegated
- 2.04.060 Duties

### CHAPTER 5: APPOINTED OFFICES

- 2.05.010 Appointed Offices
- 2.05.020 Appointment and Vacancies
- 2.05.030 Bond
- 2.05.040 Salaries
- 2.05.050 Transfer of Records
- 2.05.060 Conflicts of Interests

2.05.070 City Recorder  
2.05.080 City Treasurer  
2.05.090 City Police Chief

**CHAPTER 6: DEPARTMENT ORGANIZATION**

2.06.010 City Finance Director  
2.06.020 City Engineer  
2.06.030 City Building Inspector  
2.06.040 City Public Works Director  
2.06.050 City Attorney  
2.06.060 City Justice Court Judge  
2.06.070 City Recreation Director  
2.06.080 City Fire Chief

**CHAPTER 7: CAMPAIGN FINANCIAL DISCLOSURE IN CITY ELECTIONS**

2.07.010 Campaign Financial Disclosure

**CHAPTER 8: GOVERNMENT RECORDS**

2.08.010 General  
2.08.020 Retention Schedule  
2.08.030 Records requests  
2.08.040 Fees  
2.08.050 Fee Waiver  
2.08.060 Appeals

**CHAPTER 1**

**GENERAL ADMINISTRATIVE PROVISIONS**

- 2.01.010 Intent, Purpose**
- 2.01.020 Temporary Absence of City Manager**
- 2.01.030 Administrative Organization Generally**
- 2.01.040 Intergovernmental Cooperation**

**2.01.010: INTENT, PURPOSE**

It is the intent and purpose of this title of the Syracuse Municipal Code to establish and clarify the organization and operation of city departments and to provide for an orderly means of conducting the operation of city government. It is further intended that this title ensure cooperation and coordination between the legislative branch, the executive branch, and all departments of the city. All ordinances of the city shall be construed in such manner as to foster and promote such cooperation, liaison and coordination.

**2.01.020: TEMPORARY ABSENCE OF CITY MANAGER**

In the event of the temporary absence of the City Manager due to illness, vacation or similar reasons, the Mayor may assign a designee or act in the position of the City Manager.

**2.01.030: ADMINISTRATIVE ORGANIZATION GENERALLY**

Department heads, as provided by this title, shall report to the City Manager who shall report directly to the Mayor. Subject to the limitations and requirements of applicable budget and appropriations, the city's administrative organization shall consist of the operating departments, offices, and divisions or bureaus, as set forth in this title.

**2.01.040: INTERGOVERNMENTAL COOPERATION**

1. Information to City Council: The Mayor, in conjunction with the City Manager, shall provide such information concerning city finances, operations and procedures, as reasonably requested by the City Council and necessary for the City Council to fulfill its statutory duties, which are not privileged, private or confidential.
2. Interference by Council Prohibited: No member of the City Council shall direct or request, except in writing, the appointment of any person to, or his removal from, office or to interfere in any way with the performance by the officers of their duties. The City Council shall, in compliance with norms and code of Conduct, not give orders to any subordinate of the Mayor either publicly or privately.

**CHAPTER 2**  
**CITY COUNCIL**

<b>2.02.010</b>	<b>Powers and Duties</b>
<b>2.02.020</b>	<b>Vacancy in Office</b>
<b>2.02.030</b>	<b>Meetings</b>
<b>2.02.040</b>	<b>Open Meetings Law</b>
<b>2.02.050</b>	<b>Notice of Meetings</b>
<b>2.02.060</b>	<b>Agenda</b>
<b>2.02.070</b>	<b>Minutes</b>
<b>2.02.080</b>	<b>Mayor Presides</b>
<b>2.02.090</b>	<b>Quorum</b>
<b>2.02.100</b>	<b>Voting</b>
<b>2.02.110</b>	<b>Reconsideration</b>
<b>2.02.120</b>	<b>Rules of Procedure</b>
<b>2.02.130</b>	<b>Council Committees</b>
<b>2.02.140</b>	<b>Attendance</b>
<b>2.02.150</b>	<b>Disorderly Conduct</b>
<b>2.02.160</b>	<b>Required Attendance of Witnesses and Production of Evidence</b>

**2.02.010: POWERS AND DUTIES**

The City Council:

1. is the legislative body of the municipality and shall exercise the legislative powers and perform the legislative duties and functions of the municipality;  
and
2. may:
  - (a) adopt rules and regulations, not inconsistent with statute, for the efficient administration, organization, operation, conduct, and business of the municipality;
  - (b) prescribe by resolution additional duties, powers, and responsibilities for any elected or appointed municipal official, unless prohibited by statute;
  - (c) require by ordinance that any or all appointed officers reside in the municipality;
  - (d) provide for filling a vacancy in an elective or appointive office;
  - (e) take any action allowed under Utah Code Ann. § 10-8-84, as amended; and
  - (f) perform any function specifically provided for by statute or necessarily implied by law.

**2.02.020: MID-TERM VACANCY IN OFFICE**

Mid-term City Council vacancies shall be filled as provided in *Utah Code Annotated Section 20A-1-510*.

**2.02.030: MEETINGS**

1. Regular Meetings. The City Council shall hold regular meetings to conduct the business of the City at least once each month and shall prescribe by ordinance the time and place for holding its regular meetings.
2. Special Meetings. If at any time the business of the City requires a special meeting of the City Council, such a special meeting may be ordered by the Mayor or any two Council Members. Notice of the special meeting shall be provided in accordance with the provisions of *Utah Code Ann. § 10-3-502*, as amended. The order of the special meeting shall be entered into the minutes of the City Council.
3. Closed Meetings. The affirmative vote of at least two-thirds of the City Council present at an open meeting for which notice is given and a quorum is present may call a closed meeting to discuss certain items as provided under *Utah Code Ann. § 52-4-5*, as amended. The reason or reasons for holding a closed meeting and the vote, either for or against the proposition to hold such a meeting, cast by each member, by name, shall be entered on the minutes of the meeting. No ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting.
4. Electronic Meetings.
  - a. Definitions. As used in this Syracuse Municipal Code:
    - i. "Anchor location" means the physical location from which the electronic meeting originates or from which the participants are connected.
    - ii. "Electronic meeting" means a City Council meeting convened or conducted by means of a conference using electronic communications.
    - iii. "Electronic notice" means electronic mail or fax.
    - iv. "Monitor" means to hear or observe, live, by audio or video equipment, all of the public statements of each member of the City Council who is participating in a meeting.
    - v. "Participate" means the ability to communicate with all of the members of the City Council, either verbally or electronically, so that each member of the City Council can hear or observe the communication.
    - vi. "Public hearing" means a portion of a meeting at which comments from the public will be accepted.
    - vii. "Public statement" means a statement made in the ordinary course of business of the City Council with the intent that all other members of the City Council receive it.

- b. Procedures. The City Council may, by following the procedures and requirements of this Ordinance, convene and conduct an electronic meeting. The City Council convening or conducting an electronic meeting shall:
  - i. Give public notice of the meeting pursuant to *Utah Code Ann.* § 52-4-202 by posting written notice at the anchor location; and
  - ii. Providing written or electronic notice to at least one newspaper of general circulation within the state; and a local media correspondent;
- c. In addition to giving public notice required by Subsection (i), provide:
  - i. Notice of the electronic meeting to the members of the City Council at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and
  - ii. A description of how the members will be connected to the electronic meeting.
- d. Electronic Meeting General. The procedures to be followed at the electronic meeting shall be the same as those followed by the City Council in a non-electronic 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. If the meeting is a public hearing, space and facilities will be provided at the anchor location so that interested persons and the public may attend, monitor and participate in the open portions of the meeting.

**2.02.040: OPEN MEETINGS LAW**

All meetings of the City Council shall be open to the public, except closed meetings, and shall be conducted in accordance with the Open and Public Meetings Act as set forth in *Utah Code Ann.* § 52-4-1, *et seq.*, as amended.

**2.02.050: NOTICE OF MEETINGS**

The City shall give public notice at least once each year of its annual meeting schedule and shall give not less than twenty-four (24) hours public notice of the agenda, date, time and place of each of its meetings, other than emergency meetings, in accordance with *Utah Code Ann.* § 52-4-6, as amended.

**2.02.060: AGENDA**

A written agenda for each regular meeting shall be prepared by the City Manager or his designee. The Mayor or two members of the City Council may place items on the agenda.

**2.02.070: MINUTES**

Written minutes shall be kept of all meetings of the City Council in accordance with the provisions set forth in *Utah Code Ann. § 52-4-7*, as amended.

**2.02.080: MAYOR PRESIDES**

The Mayor shall be the chairperson and preside at the meetings of the City Council. In the absence of the Mayor or because of his inability or refusal to act, the City Council may elect a member of the City Council to preside over the meeting as Mayor Pro Tempore in accordance with the procedures set forth in Chapter 2.03 of this Title of the Syracuse Municipal Code.

**2.02.090: QUORUM**

No action of the City Council shall be official or of any effect except when a quorum of the Council Members are present, except as otherwise provided by law. Three (3) or more members of the City Council, not including the Mayor, shall constitute a quorum.

**2.02.100: VOTING**

1. How Taken. A roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the city and in any other case at the request of any member of the City Council by a “yes” or a “no” vote. Every resolution or ordinance shall be in writing before the vote is taken.
2. Number Required. The minimum number of “yes” votes required to pass any ordinance, resolution, or to take any action by the Governing Body, unless otherwise prescribed by law, shall be three (3). Any ordinance, resolution, or motion of the Governing Body having fewer favorable votes than required herein shall be deemed defeated and invalid; except in the following: fewer votes may compel attendance of absentees, may adjourn a meeting from time to time, and may fill a vacancy in the Governing Body.
3. Mayor Voting. The Mayor shall not vote at meetings of the City Council, except in case of a tie vote of the City Council, the appointment or dismissal of the City Manager, or as otherwise provided by law. Furthermore, the Mayor shall have no power to veto any act of the City Council unless otherwise specifically authorized by statute.

**2.02.110: RECONSIDERATION**

Any action taken by the City Council shall not be reconsidered or rescinded at any special meeting unless the number of members of the City Council present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

**2.02.120: RULES OF PROCEDURE**

Except as otherwise provided by law, the City Council may determine its own rules of procedure or the proper conduct of its meetings. In general, the City Council refers to *Robert's Rules of Order* as a guide for the conduct of its business. The Council may further adopt norms and/or a Code of Conduct to establish practices and procedures, at its discretion.

**2.02.130: COUNCIL ADVISORY COMMITTEES**

The City Council may from time to time create subcommittees titled Council Advisory Committees to advise the City Council as a whole on issues affecting the City.

**2.02.140: ATTENDANCE**

The City Council shall have the power to compel the attendance of its own members and to provide such penalties as it deems necessary for the failure to comply therewith.

**2.02.150: DISORDERLY CONDUCT**

The City Council may fine or expel any of its members for disorderly conduct upon an affirmative majority vote of those members present. The City Council may also, upon an affirmative majority vote of those members present, expel any person who is disorderly during any regular, study, or special meeting of the City Council.

**2.02.160: REQUIRED ATTENDANCE OF WITNESSES AND PRODUCTION OF EVIDENCE**

The City Council may require the attendance of any person to give testimony or produce records, documents or things for inspection, copying or examination necessary or useful for the governance of the City. The City Council shall issue subpoenas in its own name in the manner provided in the Utah Rules of Civil Procedure or may by ordinance establish its own procedure for issuing subpoenas under this Section.

## CHAPTER 3

### MAYOR

2.03.010	Functions and Duties
2.03.020	Presiding Officer
2.03.030	Mayor Pro Tempore
2.03.040	Intergovernmental Cooperation
2.03.050	Vacancy in Office
2.03.060	Restrictions

#### 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 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 may be required by ordinance consistent with a six member council.

**2.03.020: PRESIDING OFFICER**

The Mayor shall be the Chief Executive Officer and preside at the meetings of the City Council. However, the Mayor shall not vote at meetings of the City Council, except in case of a tie vote of the City Council, the appointment or dismissal of the City Manager, or as otherwise provided by law. Furthermore, the Mayor shall have no power to veto any act of the City Council unless otherwise specifically authorized by statute.

**2.03.030: MAYOR PRO TEMPORE**

The City Council shall annually elect the Mayor Pro Tempore and two additional persons, in specific order of succession, as emergency interim successors to act in the absence of the Mayor. In the absence of the Mayor or because of his inability or refusal to act, the Mayor Pro Tempore shall preside over the meeting and shall possess the powers and duties of Mayor. Any member of the City Council elected as Mayor Pro Tempore shall retain his power and authority as a member of the City Council and shall be entitled to vote as a member of the City Council on all matters.

**2.03.050: MID-TERM VACANCY IN OFFICE**

A mid-term vacancy in the office of the Mayor shall be filled as provided in *Utah Code Annotated*, section 20A-1-510.

**2.03.060: RESTRICTIONS**

The Mayor may not serve as the City Recorder or as the City Treasurer as dictated in *Utah Code Annotated*, section 10-3-301.

**CHAPTER 4**  
**CITY MANAGER**

<b>2.4.010</b>	<b>Term of Office</b>
<b>2.04.020</b>	<b>Resignation</b>
<b>2.04.030</b>	<b>Other Employment</b>
<b>2.04.040</b>	<b>Powers of Mayor Not Delegated</b>
<b>2.04.050</b>	<b>Duties</b>

**2.4.010: Term of Office**

The City Manager shall serve at the pleasure of the City Council and may be terminated at any time with or without cause.

**2.04.020: Resignation**

Before voluntarily resigning from the position of City Manager, the City Manager shall give the City Council at least thirty (30) days notice in writing of his intent to resign.

**2.04.030: Other Employment**

The City Manager shall not accept any outside employment in addition to employment by the City without prior annual written approval of the City Council.

**2.04.040: Powers of Mayor Not Delegated**

The legislative and judicial powers of the Mayor, his position as chairman of the City Council, and any ex officio position he may hold, shall not be delegated to the City Manager.

**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.
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.

## CHAPTER 5

### APPOINTED OFFICES

2.05.010	Appointed Offices
2.05.020	Appointment and Vacancies
2.05.030	Bond
2.05.040	Salaries
2.05.050	Transfer of Records
2.05.060	Conflicts of Interests
2.05.070	City Recorder
2.05.080	City Treasurer
2.05.090	City Chief of Police

#### 2.05.010: APPOINTED OFFICES

The City Council may create any appointed office deemed necessary for the government of the City and shall prescribe the powers and duties to be performed by appointed officials, including, but not limited to, the City Manager, the City Recorder, the City Treasurer, the City Attorney, the City Engineer, the City Police Chief, the City Justice Court Judge, and Department Heads.

#### 2.05.020: APPOINTMENT AND VACANCIES

The Mayor, with the advice and consent of the City Council, may appoint and fill vacancies in all appointed offices provided for by law or ordinance. Except as otherwise provided by law, the term of office of all appointed officers shall be until their respective successors are chosen and qualified, unless they are sooner removed by the Mayor with the concurrence of a majority of the members of the City Council, or by the City Council with the concurrence of the Mayor.

#### 2.05.030: BOND

1. Required. Before commencing the duties of office, the City Recorder and City Treasurer shall execute a bond with good and sufficient sureties payable to the City or shall be included within public employee blanket bonds conditioned for the faithful performance of the duties of his office and the payment of all monies received by such officer according to the law and the ordinances of the City in the applicable amount set forth by the State Money Management Council. In the event that someone other than the City Treasurer is disbursing funds, that person shall be bonded as well.
2. Limitation on Treasurer's Bond. The City Treasurer's bond may not be set at an amount less than that established by the State Money Management Council pursuant to *Utah Code Annotated*, section 51-7-15, as amended.
3. Filed. All bonds shall be filed with the City Recorder, except the City Recorder's bond, which shall be filed with the City Treasurer.
4. Premium Charge. The premium charge by a corporate surety for any official bond shall be paid by the City.

5. Additional Bonds. The City Council may at any time require further and additional bonds of any or all appointed officers of the City by resolution or ordinance.

**2.05.040: SALARIES**

1. Salary. Appointed officers shall receive such compensation for their services as the City Council may fix or amend by ordinance in accordance with notice and hearing requirements set forth in *Utah Code Annotated*, section 10-3-818, as amended.
2. Monthly Compensation. Unless otherwise provided by ordinance, the compensation of municipal officers shall be paid at least monthly.

**2.05.050: TRANSFER OF RECORDS**

Every officer of the City, upon expiration of his term for any cause whatsoever, shall deliver to his successor all books and records which may be the property of the City immediately after notification and/or request to do so.

**2.05.060: CONFLICTS OF INTERESTS**

All appointed officers of the City shall annually disclose conflicts of interest and otherwise adhere to provisions of the Utah Officers' and Employees' Ethics Act, set forth at *Utah Code Ann. §10-3-1301, et seq.*, as amended, hereby adopted by reference as if fully set forth herein.

**2.05.070: CITY RECORDER**

1. Appointment. On or before the first Monday in February following a municipal election, the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of City Recorder.
2. Office. The City Recorder shall occupy an office in the City offices or at some other place convenient thereto as the City Council may direct.
3. Corporate Seal. The City Recorder shall keep the Corporate Seal. When certified by the City Recorder under the Corporate Seal, copies of all papers filed in the City Recorder's office and transcripts from all records of the City Council shall be admissible in all courts as originals.
4. Meetings of City Council. The City Recorder, or his designee, shall attend meetings and keep the record of the proceedings of the City Council.
5. Actions of City Council. The City Recorder shall record all ordinances, resolutions, and regulations passed by the City Council.
6. Contracts. The City Recorder shall countersign all contracts made on behalf of the City or to which the City is a party and shall maintain a properly indexed record of all such contracts.
7. Elections and Appointments. The City Recorder shall manage all municipal election procedures and requirements as provided in the *Utah Code*

*Annotated*, as amended, and shall keep a record of all persons elected or appointed to any office within the City, including the date of appointment or election, term of office, date of death, resignation, or removal, and name of person appointed to fill any vacancy.

8. Records of the City. The City Recorder shall keep all of the books, records, accounts and documents of the City at the Recorder's Office. Such records shall be open for public inspection pursuant to the provisions of the Utah Government Records Access and Management Act.
9. Limitations. The City Recorder shall not serve as the City Treasurer.
10. Additional Duties. The City Recorder shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation..

**2.05.080: CITY TREASURER**

1. Appointment. On or before the first Monday in February following a municipal election, the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of City Treasurer.
2. Custodian. The City Treasurer shall be the custodian of all money, bonds, or other securities belonging to the City.
3. Collections. The City Treasurer shall collect and receive all monies payable to the City, including taxes, assessments, licenses, fines, forfeitures, service charges, fees and other revenues of the City. The City Treasurer shall keep an accurate account of all monies received hereunder and shall promptly deposit all such monies in the appropriate bank accounts of the City.
4. Receipts. The City Treasurer shall give or cause to be given to every person paying money to the City Treasury, a receipt or other evidence of payment therefore, specifying the date of payment and the amount paid. The City Treasurer shall file the duplicate of such receipt, a summary report, or other evidence of payment in the office of the City Recorder.
5. Checks. The City Treasurer, or other designated person, shall sign all checks and shall, prior to affixing said signature, determine or cause to be determined that sufficient funds are on deposit in the appropriate bank account of the City to honor such check.
6. Warrants. The City Treasurer shall pay all warrants in the order in which presented and as money becomes available for payment thereof in the appropriate funds of the City. The City Treasurer shall note upon the back of each warrant presented the date of presentation and the date of payment.
7. Special Assessments. All monies received by the City Treasurer on any special assessment shall be applied to the payment of the improvement for which the assessment was made.
8. Accounting. The City Treasurer shall keep an accurate and detailed accounting of all transactions, receipts, collections, disbursements and other

matters within the Treasurer's charge as provided by State law or as the City may by ordinance or resolution direct.

9. Limitations. The City Treasurer shall not serve as the City Recorder.
10. Additional Duties. The City Treasurer shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

**2.05.090: CITY POLICE CHIEF**

1. Appointment. On or before the first Monday in February following a municipal election, the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of City Police Chief.
2. Duties. The Police Chief shall have the same authority and responsibilities as sheriffs and constables of Davis County, Utah, pursuant to provisions of *Utah Code Annotated §10-3-913*, or its successor section,, and shall:
  - a. suppress riots, disturbances, and breaches of the peace;
  - b. apprehend all persons violating State laws or City ordinances;
  - c. diligently discharge his or her duties and enforce all ordinances of the City to preserve the peace, good order, and protection of the rights and property of all persons; attend the municipal Justice Court of the City when required, provide security for such Court, and obey its orders and directions; and
  - d. Additional Duties. The City Police Chief shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

## CHAPTER 6

### DEPARTMENT ORGANIZATION

2.06.010	City Finance Director
2.06.020	City Engineer
2.06.030	City Building Official
2.06.040	City Public Works Director
2.06.050	City Attorney
2.06.060	City Justice Court Judge
2.06.070	City Recreation Director
2.06.080	City Fire Chief

#### 2.06.010: CITY FINANCE DIRECTOR

1. Position Created. The position of Finance Director is hereby created pursuant to *Utah Code Annotated*, Section 10-6-157, as amended (1953).
2. Accounts and Payment of Claims. The Finance Director shall maintain or cause to be maintained the general books for each fund of the City and all subsidiary and detailed records relating thereto, including a list of outstanding bonds, for what purpose, when and where payable, and the rate of interest they respectively bear, together with the amount of each outstanding. The Director shall keep accounts with all receiving and disbursing officers of the City, shall pre-audit all claims and demands against the City before they are allowed, and shall prepare checks in payment thereof to be drawn on the appropriate bank accounts of the City. The Director shall certify on the check or voucher copy of the check that he has pre-audited the claim, that it is true and correct, that it is within the lawful debt limit of the City, that it does not over expend the appropriate departmental budget and that the claim has been approved by the City Council. The Director shall also state the date of approval.
3. Ex Officio Auditor. The Finance Director shall be the ex officio auditor of Syracuse City and shall perform the duties of such office without extra compensation.
4. Financial Statements. The Finance Director or other delegated person shall prepare and present to the City Council the following financial statements:
  - a. As of the end of each month, a summary of cash receipts and disbursements by funds or appropriate groups of funds, showing in total, the beginning cash and invested balances, the receipts and disbursements separately for the period, and cash and invested balances in each fund or groups of funds at the end of the period.
  - b. As of the end of such period as the City Council may direct, but not less often than once each quarter, a statement of revenues and expenditures and comparison with the budget of the general fund.
  - c. An annual statement of income and expense of each utility fund, reflecting operations to date in the current year and a comparison

thereof with operating results for the same period during the preceding year.

- d. As of the end of such periods as the City Council may require, a condensed statement of receipts and disbursements and comparison with the cash budget of each utility fund.
  - e. Such statements of operations in other special funds or reports on financial condition at such times as the City Council may require.
5. Annual Audited Report. Within 180 days after the close of each fiscal period, the Finance Director or other delegated person shall prepare an annual financial report, in accordance with the Uniform Accounting Manual for Utah Cities. This report shall include a statement of revenues and expenditures and comparison with budgets for those funds for which budgets are required, statements of revenues and expenditures or of income and expense, as the case may be, of all other operating funds; a balance sheet of each fund and a combined balance sheet of all funds as of the close of the fiscal year, together with such other financial and statistical data as the City Council may require. The report shall also identify impact fee funds by the year in which they were received, the project from which they were collected, the capital projects for which the funds are budgeted, and the projected schedule for expenditure. The annual financial report may be conducted by an independent auditor on the results of operation for the year and financial condition at the close of the year, if the report is appropriately prepared and reviewed with the City Council. Copies of the annual report shall be filed as a public document in the office of the City Recorder.
  6. Publication of Annual Statement of Financial Condition. The Finance Director shall prepare and furnish to the City Council, on or before the first Monday in October of each year, a detailed statement of the financial condition of the City, and all the revenues and expenditures of the previous year.
  7. Certification of Annual Property Tax Levy. The Finance Director shall certify the resolution making the annual tax levy to the County Auditor not later than the first Thursday in August of each year.
  8. Additional Duties. The City Finance Director shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

**2.06.020: CITY ENGINEER**

1. Appointment. The City Council may contract with, retain, or appoint an engineer licensed to practice engineering in the State of Utah to the office of City Engineer. Any person appointed or retained as City Engineer shall be a registered professional engineer under Title 58, Chapter 22 of the *Utah Code Annotated*, as amended.
2. Records. The City and/or the City Engineer shall maintain all maps, plans, plats, profiles, drawings, final estimates, specifications and contracts which in any way relate to the public improvements and engineering affairs of the City

and the holder of such records shall ensure public accessibility to the same as required by law.

3. Recording. The City Engineer shall record and file all drawings and documents pertaining to public lands and improvements of the City, and shall maintain such records and files in good condition allowing no alteration, mutilation or changes to be made. The recording or filing of any drawing or instrument with the City shall not conflict in any way with the recording or filing of the same in other offices of record.
4. Fees. The City Engineer shall not record any drawings or instruments, file any papers or notices, furnish any copies, or render any service connected with his official duties, until the required fees for the same are paid or tendered.
5. Seal. The City Engineer shall have a seal for his use, which seal shall be affixed to every certification approval.
6. Additional Duties. The City Engineer shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

**2.06.030: CITY BUILDING OFFICIAL**

1. Appointment. There is hereby created the position of Building Official who shall be appointed by the City Council. (1971)
2. Duties. It shall be the duty of the Building Inspector to see to the enforcement of all ordinance provisions relating to buildings or zoning, and to inspect all buildings or structures being erected or altered, as frequently as may be necessary to insure compliance with the City ordinances. The Building Inspector shall also act as plumbing inspector and electrical inspector and shall have all the powers and perform all the duties connected therewith. (1971)
3. Permits. The Building Inspector shall issue permits for the construction, alteration or repair of structures or parts thereof and for the repair or installation of plumbing and electrical facilities or fixtures within any structure; but no permit shall be issued unless the plans of and for the proposed construction, alteration, repair, installation or use, fully conform to all City regulations then in effect. (1971)
4. Stop Order. The Building Inspector shall have the power to order all work stopped on construction or alteration or repair of building in the City when such work is being done in violation of any provision of any ordinance relating thereto. Work shall not be resumed after the issuance of such an order except on the written permission of the Inspector; provided, that if the stop order is an oral one, it shall be followed by a written stop order within an hour. (1971)
5. Entry powers. The Building Inspector shall have the power to make or cause to be made an entry into any building or premises where the work of altering, repairing or constructing any building or structures is going on, for the purpose of making inspections, at any reasonable hour. (1971)

6. Additional Duties. The City Building Official shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

**2.06.040: CITY PUBLIC WORKS DIRECTOR**

1. Position Created. There is hereby created the position of Public Works Director who shall act as the Department Head of the Public Works Department.
2. Duties. The Public Works Director shall have such powers and duties as designated and assigned to him by the City Council.

**2.06.050: CITY ATTORNEY**

1. Appointment. The City may contract with, retain, or appoint an attorney licensed to practice law in the State of Utah to the office of City Attorney to provide such legal assistance to the City as may be necessary.
2. Duties. The City Attorney shall act as legal advisor to the City in all matters pertaining to contracts with or by the City or questions of legality arising out of any law, ordinance or otherwise, and shall advise all City officers in relation to their official duties.
3. Criminal Prosecutor. The City may make a separate contract with an attorney or attorneys for the performance of criminal prosecutorial legal services.

**2.06.060: CITY JUSTICE COURT JUDGE**

The office of City Justice Court Judge is hereby created, who shall act as the Justice Court Judge of the Syracuse City Justice Court. The Justice Court Judge shall be appointed and shall have such powers and duties as set forth in Title 4 of this Syracuse Municipal Code and as otherwise designated or assigned to him by the City Council.

**2.06.070: RECREATION DIRECTOR**

The Recreation Director plans, schedules, and develops various recreation activities and programs for the community.

**2.06.080: CITY FIRE CHIEF**

1. Appointment. On or before the first Monday in February following a municipal mayoral election, there shall be appointed by the Mayor, with the advice and consent of the City Council, a City Fire Chief who shall perform the duties required of him by law, and shall perform such other duties as the City Council may require.
2. Duties. The duty of extinguishing fires and of protecting life and property within the city is entrusted to the Chief of the Fire Department. He may make suitable regulations under which the officers and the members of the department shall be required to wear an appropriate uniform or

badge by which, in case of fire and at other times, their authority and position in the fire department may be known. The Chief shall have sole and entire command over all officers and members of the department at fires. He shall have full charge at all times of all apparatus and appurtenances belonging to the department, and he shall adopt such measures as deemed expedient for the extinguishment of fire, protection of property, observance of the laws of the state, and duties required of him by law and the ordinances of the city. It shall be the duty of the Fire Chief to examine the condition of all buildings and to inspect engines, hoses, and hoods, and ladder equipment of the city fire department. It shall further be the duty of the Fire Chief to see that at all times the provisions of the ordinances relating to the protection and regulation of the property are strictly enforced, and to enforce all ordinances concerning the prevention and protection against fires.

3. Additional Duties. The City Fire Chief shall perform such other and further duties as the City Council may provide by ordinance, resolution, or regulation.

## CHAPTER 7

### CAMPAIGN FINANCIAL DISCLOSURE IN CITY ELECTIONS

#### 2.07.010 Campaign Financial Disclosure

#### 2.07.010: CAMPAIGN FINANCIAL DISCLOSURE

Campaign Financial Disclosure in City Elections is in accordance with *Utah Code Ann. § 10-3-208*, as amended

(1) As used in this section:

(a) "Reporting date" means:

(i) 10 days before a municipal general election, for a campaign finance statement required to be filed no later than seven days before a municipal general election; and

(ii) the day of filing, for a campaign finance statement required to be filed no later than 30 days after a municipal primary or general election.

(b) "Reporting limit" means:

(i) \$50; or

(ii) an amount lower than \$50 that is specified in an ordinance of the municipality.

(2) (a) (i) Each candidate for municipal office who is not eliminated at a municipal primary election shall file with the municipal clerk or recorder a campaign finance statement:

(A) no later than seven days before the date of the municipal general election; and

(B) no later than 30 days after the date of the municipal general election.

(ii) Each candidate for municipal office who is eliminated at a municipal primary election shall file with the municipal clerk or recorder a campaign finance statement no later than 30 days after the date of the municipal primary election.

(b) Each campaign finance statement under Subsection

(2)(a) shall:

(i) except as provided in Subsection (2)(b)(ii):

(A) report the candidate's itemized and total:

(I) campaign contributions, including in-kind and other non-monetary contributions, received before the close of the reporting date; and  
(II) campaign expenditures made through the close of the reporting date; and

(B) identify:

(I) for each contribution that exceeds the reporting limit, the amount of the contribution and the name of the donor;

(II) the aggregate total of all contributions that individually do not exceed the reporting limit; and

(III) for each campaign expenditure, the amount of the expenditure and the name of the recipient of the expenditure; or

(ii) report the total amount of all campaign contributions and expenditures if the candidate receives \$500 or less in campaign contributions and spends \$500 or less on the candidate's campaign.

(4) Each municipal clerk or recorder shall, at the time the candidate for municipal office files a declaration of candidacy, and again 14 days before each municipal general election, notify the candidate in writing of:

(a) the provisions this ordinance governing the disclosure of campaign contributions and expenditures;

(b) the dates when the candidate's campaign finance statement is required to be filed; and

(c) the penalties that apply for failure to file a timely campaign finance statement, including the statutory provision that requires removal of the candidate's name from the ballot for failure to file the required campaign finance statement when required.

(5) Notwithstanding any provision of Title 63G, Chapter 2, Government Records Access and Management Act, the municipal clerk or recorder shall:

(a) make each campaign finance statement filed by a candidate available for public inspection and copying no later than one business day after the statement is filed; and

(b) make the campaign finance statement filed by a candidate available for public inspection by:

(i) (A) posting an electronic copy or the contents of the statement on the municipality's website no later than seven business days after the statement is filed; and

(B) verifying that the address of the municipality's website has been provided to the lieutenant governor in order to meet the requirements of Subsection 20A-11-103(5); or

(ii) submitting a copy of the statement to the lieutenant governor for posting on the website established by the lieutenant governor under Section 20A-11-103 no later than two business days after the statement is filed.

(6) (a) If a candidate fails to file a campaign finance statement before the municipal general election by the deadline specified in Subsection (2)(a)(i)(A), the municipal clerk or recorder shall inform the appropriate election official who:

(i) shall:

(A) if practicable, remove the candidate's name from the ballot by blacking out the candidate's name before the ballots are delivered to voters; or

(B) if removing the candidate's name from the ballot is not practicable, inform the voters by any practicable method that the candidate has been disqualified and that votes cast for the candidate will not be counted; and

(ii) shall not count any votes for that candidate.

(b) Notwithstanding Subsection (6)(a), a candidate who files a campaign finance statement seven days before a municipal general election is not disqualified if:

(i) the statement details accurately and completely the information required under Subsection (2)(b), except for inadvertent omissions or insignificant errors or inaccuracies; and

(ii) the omissions, errors, or inaccuracies are corrected in an amended report which is filed within 24 hours of discovery of the discrepancy.

(7) A campaign finance statement required under this section is considered filed if it is received in the municipal clerk or recorder's office by 5 p.m. on the date that is it due.

(8) (a) A private party in interest may bring a civil action in district court to enforce the provisions of this section.

(b) In a civil action under Subsection (8)(a), the court may award costs and attorney's fees to the prevailing party.

## CHAPTER 7

### GOVERNMENT RECORDS

2.07.010	General
2.07.020	Retention Schedule
2.07.030	Records requests
2.07.040	Fees
2.07.050	Fee Waiver
2.07.060	Appeals

#### 2.07.010: GENERAL

All government records of the City shall be maintained, classified and accessed in accordance with the Government Records Access and Management Act set forth at *Utah Code Ann.* §§ 63-2-101. *et seq.*, as amended.

#### 2.07.020: RETENTION SCHEDULE

All government records of the City shall be retained in accordance with the Utah Municipal General Records Retention Schedule (1998), as updated, which is hereby adopted by reference as the Syracuse City Records Retention Schedule.

#### 2.07.030: RECORDS REQUESTS

Any person requesting a record shall file a written Government Records Access and Management Request Form as provided by the City. Such requests shall be submitted and processed in accordance with the Government Records Access and Management Act.

#### 2.07.040: FEES

The City may charge reasonable fees to cover the City's actual cost of providing a record. Fees for providing a record shall be adopted and may be amended as part of the City's Fee Schedule. When the City compiles a records in a form other than that normally maintained by the City in response to a records request, the actual costs for compiling the record may include those costs set forth in *Utah Code Ann.* § 63-2-203, as amended; provided, no charge may be made for the first quarter hour of staff time. The City may require payment of past fees and future estimated fees before beginning to process a request if: (1) fees are expected to exceed fifty dollars (\$50.00); or (2) the requester has not paid fees from previous requests. Any prepaid amount in excess of fees due shall be returned to the requester.

#### 2.07.050: FEE WAIVER

In accordance with *Utah Code Ann.* Section 63-2-203 of the Act, the City may fulfill a record request without charge when it determines that:

1. releasing the record primarily benefits the public rather than a person;

2. the individual requesting the record is the subject of the record, or an individual specified in Subsections 63-2-202(1) or (2) of the Act; or
3. the requester's legal rights are directly implicated by the information in the record and the requester is impecunious.

**2.07.060: APPEALS**

Any person aggrieved by the City's access determination made or fees imposed under this Chapter may appeal the determination, or fee assessed, within thirty (30) days to the Mayor in accordance with the provisions set forth in *Utah Code Ann.* § 63-2-401, as amended.