



## SYRACUSE CITY

### Syracuse City Council Work Session Notice

June 23, 2015 - 6:00 p.m.

Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will participate in a work session on Tuesday, June 23, 2015, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Prayer or thought.
- b. Public Comments.
- c. Request to be on the agenda: Representatives of Don's Meats to discuss the access road between their business and the Syracuse Museum as well as food trucks. (10 min.)
- d. Review items forwarded by Planning Commission: (10 min.)
  - i. Property rezone: Proposed Ordinance 15-07 rezoning the property located at approximately 1950 S. Doral Drive from Agriculture A-1 to Residential R-1.
  - ii. Property rezone: Proposed Ordinance 15-11 rezoning the property located at approximately 1600 W. 1700 S. from Agriculture A-1 to Residential PRD.
- e. Review Special Meeting Agenda item 8: Authorize Administration to award contract for Steed Storm Drain Outfall Project. (5 min.)
- f. Discussion of potential waiver of overage charges for culinary water utility bill. (10 min.)
- 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 18<sup>th</sup> day of June, 2015 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 June 18, 2015.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

June 23, 2015

Agenda Item C

Request to be on the agenda

***Factual Summation***

- A representative of Don's Meats contacted the City and requested time on the City Council work session agenda to discuss the access road between their business and the Syracuse Museum as well as food trucks.



# CITY COUNCIL AGENDA

June 23 2015

## **Agenda Item #d.i                      Rezone from A-1 Agriculture to R-1 Residential**

### **Factual Summation**

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

|                        |                  |
|------------------------|------------------|
| Subdivision Name:      | To be determined |
| Location:              | 1950 S Doral Dr  |
| Current Zoning:        | A-1 Agricultural |
| General Plan:          | R-1 Residential  |
| Requested Zoning:      | R-1 Residential  |
| Total Area:            | 34.018 Acres     |
| Net Developable Acres: | 27.214 Acres     |
| Density Allowed:       | 78 lots          |

### **Attachments:**

- Aerial
- Zoning Map
- Ordinance 15-07

### **Summary**

This application is for single family residential zoning that is consistent with the surrounding development.

### **Planning Commission Recommendation**

The Planning Commission recommended approval, to the City Council, to rezone property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, subject to all applicable requirements of the City's municipal codes.

**ORDINANCE NO. 15-07**

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

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

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

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

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

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

**Deed Description**

**Legal Description:**

**BEG AT A PT S 00°12'17" W ALG THE 1/4 SEC LINE 1318.93 FT TO THE 1/16 SEC LINE FR THE N 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 89°53'32" W ALG SD LINE 368.33 FT TO THE E LINE OF DORAL DRIVE (3600 WEST) AS RECORDED ON MILLER SPRINGS SUB PH 2; TH S 00°11'44" W 405.34 FT; TH N 89°57'33" W 60.00 FT; TH S 89°45'10" W 580.76 FT; TH N 00°11'44" E 409.01 FT TO THE 1/16 SEC LINE; TH W 310.79 FT, M/L, TO THE W LINE OF THE SE 1/4 OF THE NW 1/4 SD SEC; TH S 20.0 CHAINS; TH E 20.0 CHAINS; TH N 20.0 CHAINS TO THE POB. CONT 34.01 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)**

Said property is located at approximately 1950 S Doral Drive, Syracuse.  
Parcel(s) #12-096-0129

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23<sup>RD</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

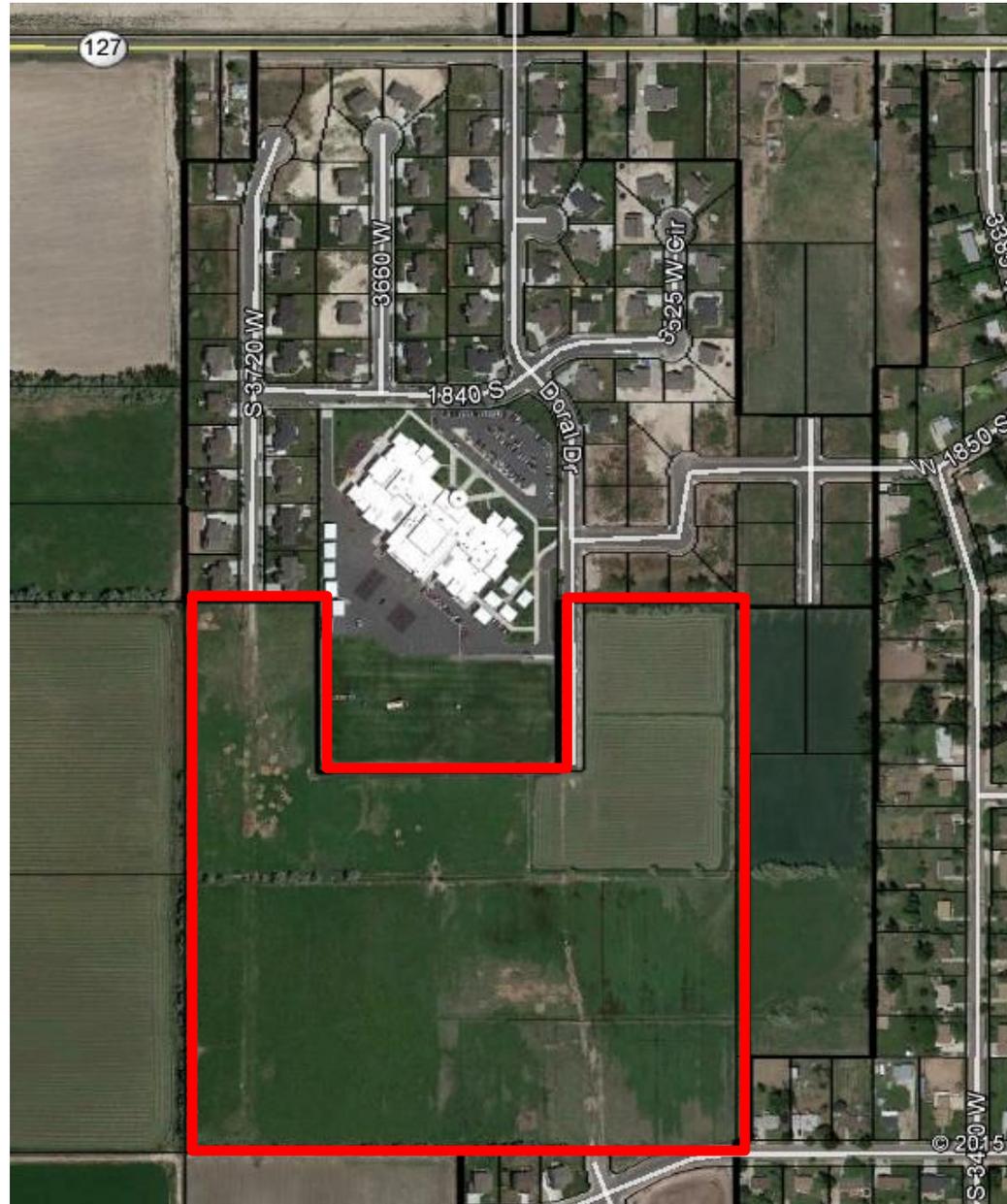
\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

|                        | “AYE” | “NAY” |
|------------------------|-------|-------|
| Councilmember Peterson | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Duncan   | _____ | _____ |
| Councilmember Johnson  | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |



# Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.

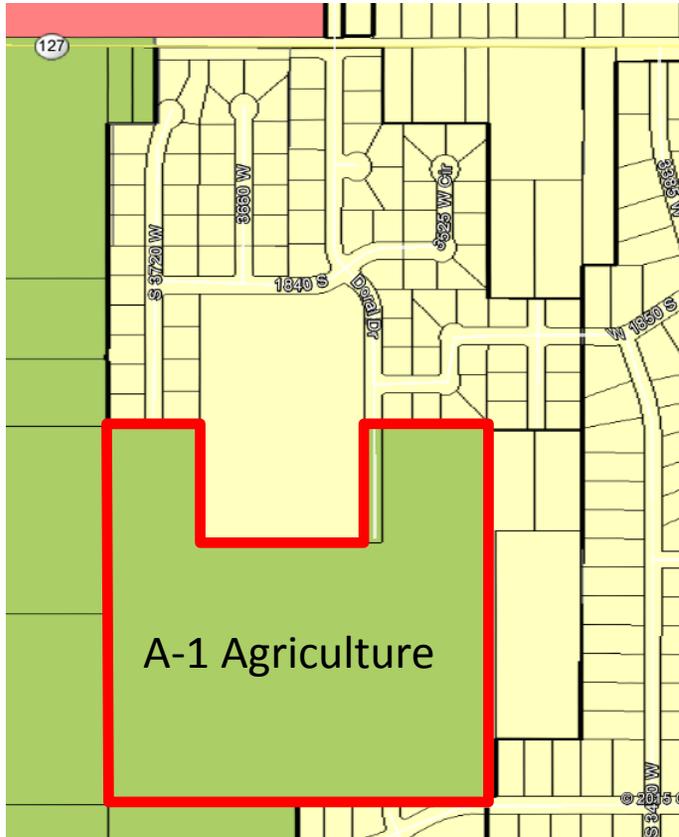




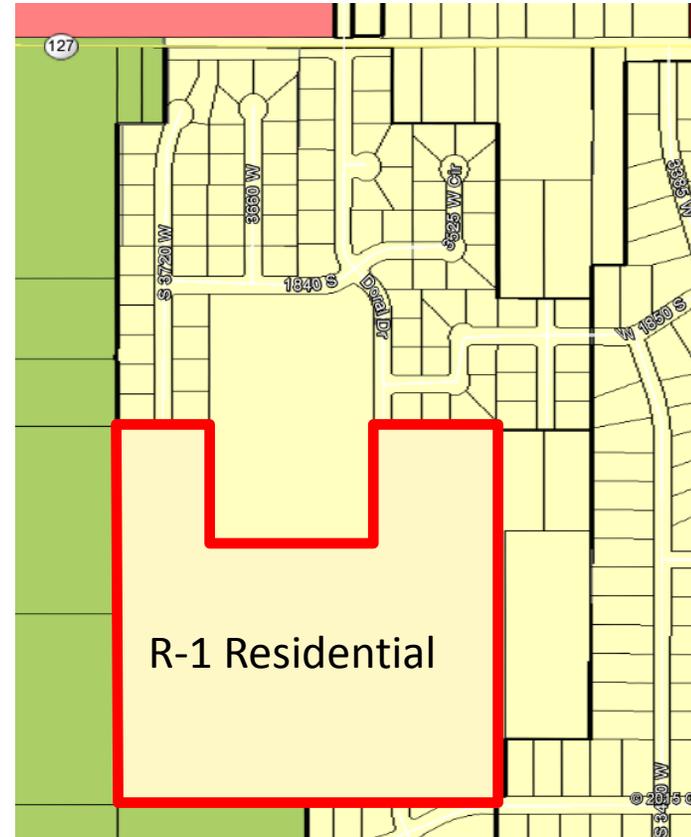
# Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.



Existing Zoning Map



Proposed Zoning Request



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



# CITY COUNCIL AGENDA

June 23, 2015

## **Agenda Item #d.ii      Rezone from A-1 Agriculture to PRD Planned Residential Development**

### **Factual Summation**

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

|                   |                                     |
|-------------------|-------------------------------------|
| Subdivision Name: | To be determined                    |
| Location:         | 1600 W 1700 S                       |
| Current Zoning:   | A-1 Agricultural                    |
| General Plan:     | PRD Planned Residential Development |
| Requested Zoning: | PRD Planned Residential Development |
| Total Area:       | 6.71 Acres                          |
| Density Allowed:  | 40 lots                             |

### **Attachments:**

- Aerial
- Zoning Map
- Public Notice Letter

### **Summary:**

This application is for Planned Residential Development. The adjacent property to the north is zoned R-3, the property to the south is zoned General Commercial and A-1 Agriculture. The applicant has indicated his interest in developing a retirement community.

### **Planning Commission Recommendation**

The Planning Commission moved to recommend approval, to the City Council, to rezone property located at 1600 W 1700 S, from A-1 Agriculture to PRD Planned Residential Development, subject to all applicable requirements of the City's municipal codes.

**ORDINANCE NO. 15-11**

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

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

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

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

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

**SECTION 1:** That the following described real parcels of property in Agricultural (A-1) Zone as shown on a zoning map are hereby amended and to Planned Residential Development (PRD) Zone accordingly:

**Deed Description**

**Legal Description:**

A part of the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian:

Beginning at the Southeast corner of Lot 36, Banbury Place Phase 5 Subdivision in Syracuse City, Davis County Utah, said point being 1328.61 feet South 89°58'46" West along the Section line and 520.02 feet North 0°01'14" West from the Southeast corner of said Southwest Quarter and running thence three (3) courses along the West Right of way line of Banbury Drive as follows: (1) South 00°09'27" West 33.50 feet to a point of curvature; (2) Southerly along the arc of a 686.00 foot radius curve to the left a distance of 162.50 feet (Central Angle equals 13°34'19" and Long Chord bears South 06°37'43" East 162.12 feet) to a point of reverse curvature; and (3) Southerly along the arc of a 614.00 foot radius curve to the right a distance of 93.74 feet (Central Angle Equals 08°44'50", and Long Chord bears South 09°02'27" East 93.65 feet); thence South 89°58'46" West 137.69 feet; thence North 00°01'14" West 62.02 feet; thence North 89°54'35" West 3.36 feet; thence North 00°09'27" East 225.01 feet to the South Line of said Banbury Place Phase 5 Subdivision; thence North 89°58'46" East 107.12 feet along said South Line to the Point of Beginning.

Containing 0.783 acres

Said property is located at approximately 1600 W. 1700 S., Syracuse.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23<sup>RD</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

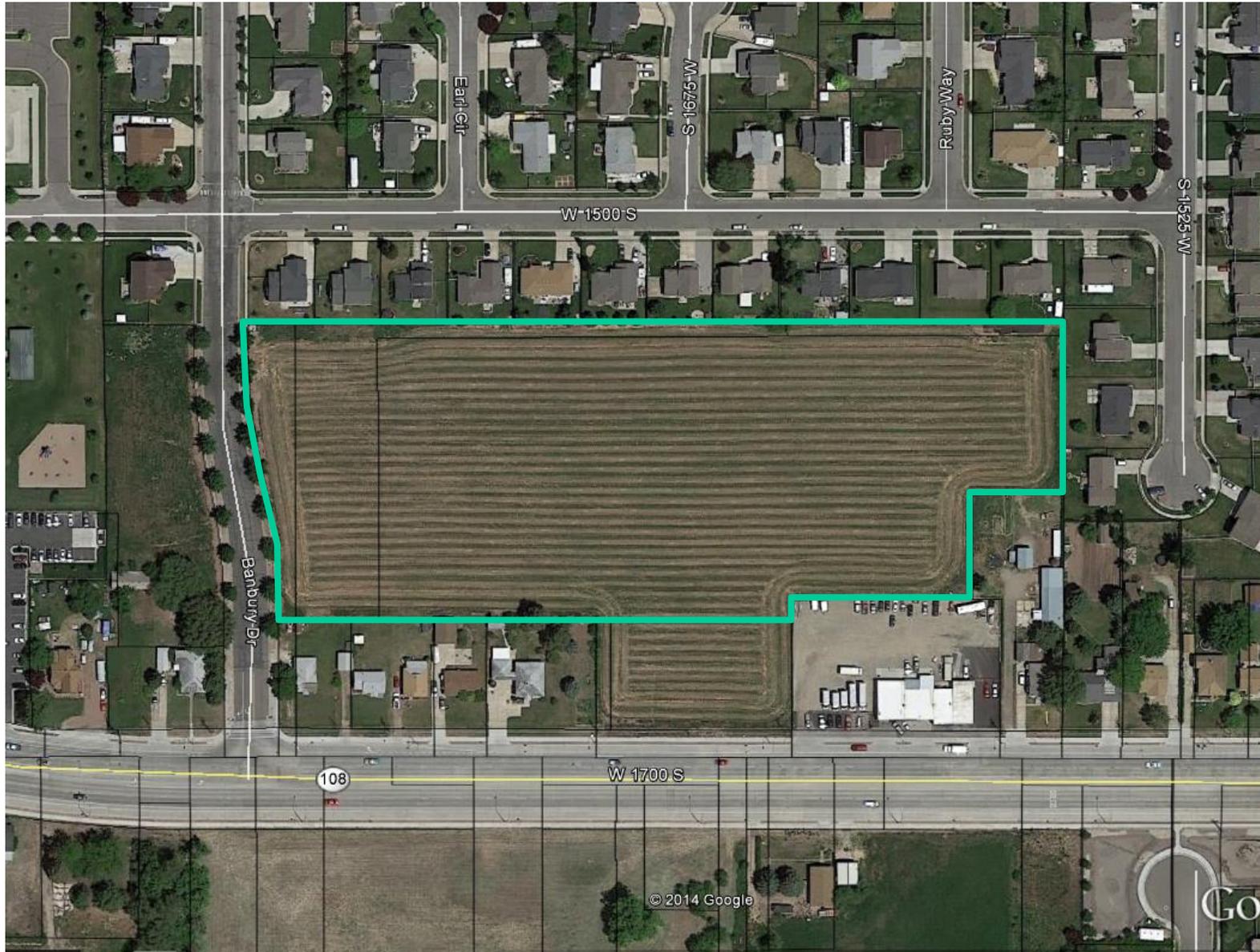
\_\_\_\_\_  
Cassie Z. Brown, City Recorder

\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

|                        | “AYE” | “NAY” |
|------------------------|-------|-------|
| Councilmember Peterson | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Duncan   | _____ | _____ |
| Councilmember Johnson  | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |

# Q-2 LLC 1600 W 1700 S



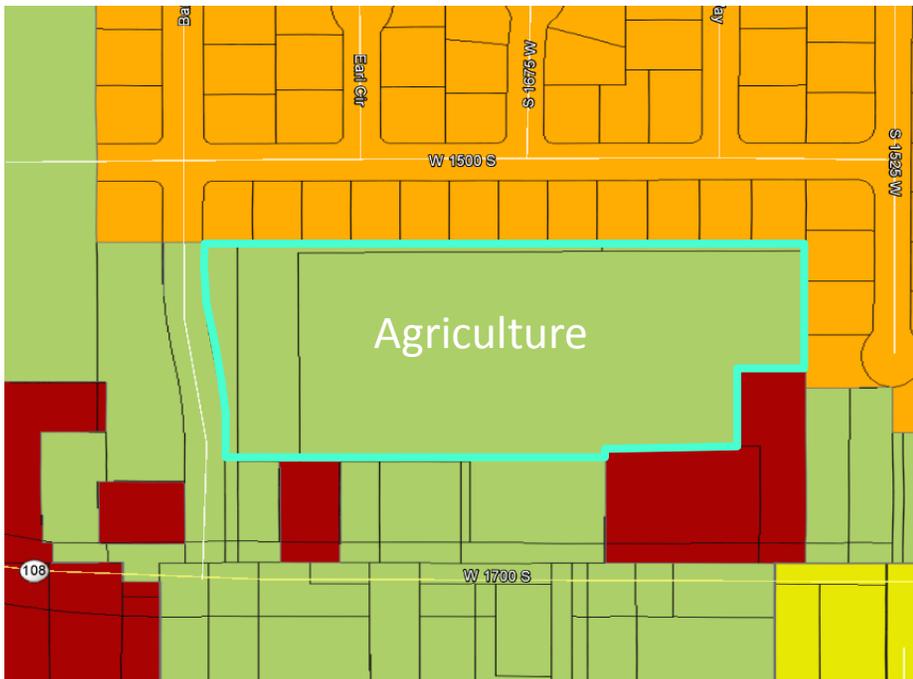


# Zoning Request

## Q-2 LLC 1600 W 1700 S



Existing Zoning Map



Zoning Request



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



**Mayor**  
Terry Palmer

**City Council**  
Brian Duncan  
Mike Gailey  
Craig Johnson  
Karianne Lisonbee  
Douglas Peterson

**City Manager**  
Brody Bovero

June 5, 2015

The City has received a Rezone request from General Commercial to Planned Residential Development, requested by Q2 LLC, property located approximately 1600 W 1700 S. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **June 16, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

*Syracuse City*

Community Development Department  
Phone and/or Fax: 801-614-9632  
Email: [jschow@syracuseut.com](mailto:jschow@syracuseut.com)

jm



# COUNCIL AGENDA

June 23, 2015

Agenda Item #e

## **Award Contract for Steed Storm Drain Outfall Project**

### ***Background***

This project will install a storm drain trunk line from 3000 West to Rock Creek Park having an outfall into the 700 South ditch. This trunk line will allow future development of properties in the area to detain in Rock Creek Park as a regional detention basin instead of creating numerous smaller detention basins as each subdivision develops. The construction of the regional detention basin at Rock Creek Park is not included in the project and will be bid out separately.

### ***Resource***

Any supporting questions for staff about this agenda item can be directed to Robert Whiteley.

### ***Schedule***

The construction will begin as soon as contract documents are in place and be completed by the winter of 2015.

### ***Cost***

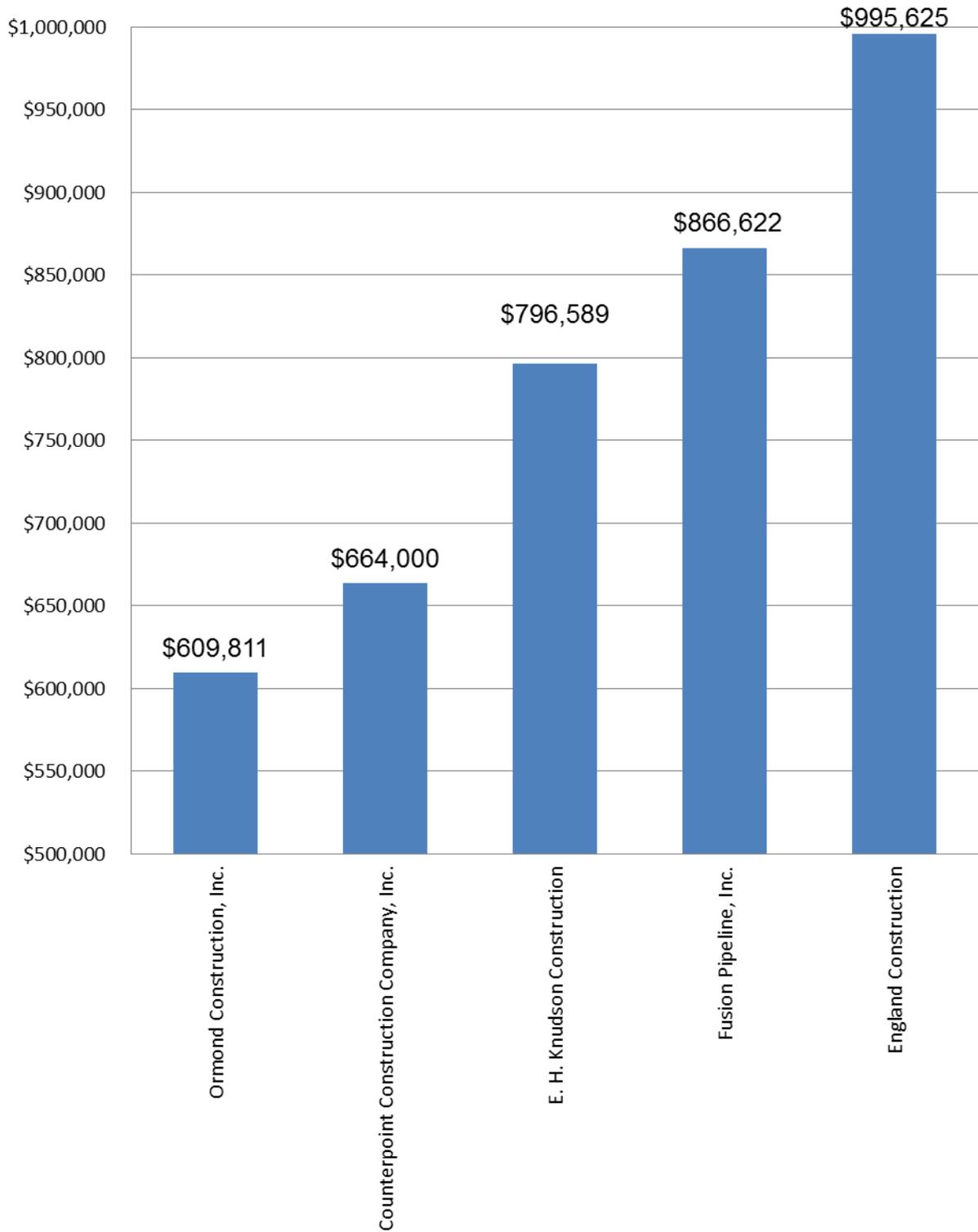
Bids were opened on June 16, 2015. Five bids were submitted. The low bidder is Ormond Construction. The bid amount is \$609,810.54

The funding for this project will come from the storm drain impact fee fund. The project came in \$209,810.54 over what was originally budgeted. The increased cost is believed to be from some required design changes which were not originally anticipated. Public Works believes the bids were competitive and would not change significantly if the project were to be re-bid.

### ***Recommendation***

Award contract to Ormond Construction

## Bid Tabulation Steed Storm Drain Outfall Project



SYRACUSE CITY CORPORATION  
STEED STORM DRAIN OUTFALL PROJECT  
DIRECT ALL QUESTIONS TO SYRACUSE CITY

LAST UPDATED:  
JUNE 1, 2015

DRAWN BY: BB

STEED STORM DRAIN  
OUTFALL PROJECT

COVER



Schedule A Must Be Completed By July 30, 2015.  
Schedule B Cannot Begin Until Crops Have Been Harvested In The Fall of 2015.

JUNE 2015

WO 2015-08

SHEET:  
0 OF 20





# COUNCIL AGENDA

June 23, 2015

Agenda Item #f                      Discussion on potential waiver of overage charges for culinary water utility bill.

## *Factual Summation*

- Any question regarding this agenda item may be directed at City Finance Director Stephen Marshall or City Manager Brody Bovero.
- Staff recommended placing this item on the council agenda to discuss any potential waiver of fees on the culinary water utility bill.
- This discussion revolves around the cross connection of the secondary water and culinary water systems. The city recommended that all citizens flush their culinary water systems as a precautionary measure after the culinary water was deemed safe to drink. Citizens have expressed their concern that they may be billed for excess water use based upon flushing their systems.
- Staff recommends that the base fee of \$16.50 per home be charged and should not be waived. This fee is charged for the first 8,000 gallons of water used. The City Council could discuss the potential waiver of any overage charges that a citizen may incur on their bill. Residential homes are charged an excess fee of \$2.05 per 1,000 gallons over the 8,000 gallon base amount. If they reach 15,000 gallons, they are charged \$2.45 for each additional 1,000 gallons.

## **Recommendation**

Staff recommends that the base fee of \$16.50 **NOT** be waived. The City Council could consider waiving the overage charges for households that use in excess of the 8,000 gallons per month.



## SYRACUSE CITY

**Syracuse City Council Special Meeting Agenda **\*\*AMENDED\*\*****  
**June 23, 2015 – immediately following the City Council work session,**  
**which begins at 6:00 p.m.**

City Council Chambers  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
2. Common Consent:
  - a. Proposed Resolution R15-18 re-appointing Dale Rackham to the Syracuse City Planning Commission with his term expiring June 30, 2019.
  - b. Proposed Resolution R15-19 re-appointing Curt McCuiston to the Syracuse City Planning Commission with his term expiring June 30, 2019.
  - c. Proposed Resolution R15-20 appointing Grant Thorson to the Syracuse City Planning Commission with his term expiring June 30, 2018.
  - d. Proposed Resolution R15-21 appointing Adam Bernard as an alternate member of the Syracuse City Planning Commission with his term expiring June 30, 2019.
  - e. Proposed Resolution R15-23 appointing Brigham Mellor as the Community Development Director for Syracuse City.
3. Public Hearing: Proposed Ordinance 15-13 enacting and codifying Section 3.50 of Title III of the Syracuse City Code relating to the Syracuse City Disaster Preparedness Committee.
4. Proposed Resolution R15-22 appointing members to the Syracuse City Disaster Preparedness Committee.
5. Proposed Ordinance 15-07 rezoning the property located at approximately 1950 S. Doral Drive from Agriculture A-1 to Residential R-1.
6. Proposed Ordinance 15-11 rezoning the property located at approximately 1600 W. 1700 S. from Agriculture A-1 to Residential PRD.
7. Proposed Ordinance 15-12 amending Title 10 of the Syracuse City Code pertaining to land use, specifically related to accessory structures.
8. Authorize Administration to Award Contract for Steed Storm Drain Outfall Project.
9. Discussion and/or action regarding potential waiver of overage charges for culinary water utility bill.
10. 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 18<sup>th</sup> day of June, 2015 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examine on June 18, 2015.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

## June 23, 2015

Agenda Item #2                      Planning Commission appointments

### *Factual Summation*

- Any question regarding this agenda item may be directed at Mayor Palmer.
- The terms for Planning Commissioners Dale Rackham and Curt McCuiston are set to expire June 30, 2015. Mayor Palmer has indicated he would like to reappoint these two Commissioners for an additional four-year term.
- There is a vacancy on the Planning Commission that was created by the resignation of Trevor Hatch. Mayor Palmer has recommended Grant Thorson be appointed to complete the remainder of Mr. Hatch's term, which expires June 30, 2018.
- Mayor Palmer would also like to appoint an alternate Planning Commissioner to fill in for absent Planning Commissioners to ensure a quorum of the Planning Commission is present at meetings to take action on agenda items. He has recommended Adam Bernard be appointed with a term set to expire June 30, 2019.
- Please see attached the proposed resolutions listed as items 2a, 2b, 2c, and 2d on the agenda; the resolutions can be adopted to formalize the suggested appointments.

**RESOLUTION R15-18**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL RE-APPOINTING DALE RACKHAM TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2019.**

**WHEREAS** Title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Dale Rackham's term on the Planning Commission is scheduled to expire on the last day of June, 2015; and

**WHEREAS** Mr. Rackham has expressed his desire and willingness to continue to serve on the Planning Commission.

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

**Section 1. Re-appointment.** Dale Rackham is hereby re-appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2019.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor

**RESOLUTION R15-19**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL RE-APPOINTING CURT MCCUISTION TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2019.**

**WHEREAS** Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Curt McCuiston's term on the Planning Commission is scheduled to expire on the last day of June, 2015; and

**WHEREAS** Mr. McCuiston has expressed his desire and willingness to continue to serve on the Planning Commission.

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

**Section 1. Re-appointment.** Curt McCuiston is hereby re-appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2019.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor

**RESOLUTION R15-20**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING GRANT THORSON TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2018.**

**WHEREAS** Title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Trevor Hatch was appointed to the Planning Commission with a term set to expire June 30, 2018; however, Mr. Hatch has resigned his position and a vacancy exists on the Planning Commission; and

**WHEREAS** Grant Thorson is a current Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

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

**Section 1. Appointment.** Grant Thorson is hereby appointed to fill the vacancy created by Trevor Hatch's resignation; he will serve on the Syracuse City Planning Commission with his term expiring June 30, 2018.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor

**RESOLUTION R15-21**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING ADAM BERNARD AS AN ALTERNATE MEMBER OF THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2019.**

**WHEREAS** Title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 3.10.010 of the Syracuse City Code allows for two alternate members to be appointed to act as a voting member of the Planning Commission in the absence of any regular voting member; and

**WHEREAS** Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Adam Bernard is a current Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

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

**Section 1. Appointment.** Adam Bernard is hereby appointed to serve as an alternate member of the Syracuse City Planning Commission with his term expiring June 30, 2019.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# COUNCIL AGENDA

June 23, 2015

Agenda Item 2e

Proposed Resolution appointing Brigham Mellor as the Community Development Director for Syracuse City.

### *Factual Summation*

- Any question regarding this agenda item may be directed at City Manager Bovero or Mayor Palmer.
- The Mayor has extended a conditional offer to Brigham Mellor for the Community & Economic Development Director position. This was following two rounds of interviews that involved Council Member Lisonbee, Shauna Greer (HR Specialist), and Mayor Palmer. The second round of interviews also included me, Cassie Brown, and Stephen Marshall.
- Mr. Mellor has a solid background in economic development and we believe he has the managerial and leadership skills to run the department well.

**RESOLUTION NO. R15-23**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING BRICHAM MELLOR AS THE COMMUNITY DEVELOPMENT DIRECTOR OF SYRACUSE CITY.**

**WHEREAS**, the Syracuse City Council desires to employ a qualified individual to act in the position of Community Development Director; and

**WHEREAS**, Brigham Mellor desires to work as the Community Development Director of Syracuse City and the Council has found that he possesses the necessary skills, abilities and qualifications to do so; and

**WHEREAS**, the City Council has determined that it will be in the best interests of the City and will promote public welfare to employ Brigham Mellor as the Community Development Director.

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

**Section 1. Appointment.** The Syracuse City Council hereby appoints Brigham Mellor to serve as the Community Development Director of the City effective June 23, 2015, pursuant to the City's Ordinances, Rules and Regulations.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# COUNCIL AGENDA

June 23, 2015

Agenda Item “3”

Disaster Preparedness Committee

## *Factual Summation*

- Any question regarding this agenda item may be directed at Brody Bovero, City Manager
- Mayor Palmer has given the direction that the City, in conjunction with Syracuse residents and businesses, should provide leadership on preparing for natural disasters and other larger scale emergencies.
- In order to provide better coordination with residents and volunteers, administration is proposing a Disaster Preparedness Committee, which will serve as an advisory body to the Mayor and City Council.
- This ordinance would be placed under Title 3 of the Syracuse City Code, specifically Chapter 3.50.
- Attached for your review is a draft outline of the powers, duties, and organization of the proposed committee.

**ORDINANCE NO. 15-13**

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL ENACTING AND CODIFYING SECTION 3.50 OF TITLE III OF THE SYRACUSE CITY MUNICIPAL CODE, RELATING TO THE SYRACUSE CITY DISASTER PREPAREDNESS COMMITTEE**

**WHEREAS**, the Mayor and Syracuse City Council desire to create a committee that will coordinate with residents, businesses, and volunteers pertaining to disaster preparedness practices and procedures; and

**WHEREAS**, the organization, makeup, and rules of procedure for the committee will be contained with Section 3.50 of Title Three of the Syracuse City Code.

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

**Section 1. Enactment and Codification.** Section 3.50 of Title Three of the Syracuse City Municipal Code is hereby enacted and codified to read in its entirety as more particularly set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

**Section 2. Severability Clause.** If any section, part of provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

\_\_\_\_\_  
Terry Palmer, Mayor

Voting by the City Council:

“AYE” “NAY”

Councilmember Peterson \_\_\_\_\_

Councilmember Lisonbee \_\_\_\_\_  
Councilmember Duncan \_\_\_\_\_  
Councilmember Johnson \_\_\_\_\_  
Councilmember Gailey \_\_\_\_\_

**EXHIBIT A**

## **Disaster Preparedness Committee (Proposed)**

### **3.50.010 Establishment**

There is hereby created a Disaster Preparedness Committee for Syracuse City to act as an advisory committee to the Mayor and City Council regarding preparation efforts and volunteer coordination related to larger scale natural disasters and other similar emergency events that will involve the participation of City residents and businesses.

### **3.50.020 Members**

(A) Number. The Committee shall be comprised of seven members who shall be appointed by the Mayor with the advice and consent of the City Council. All members shall be residents of Syracuse City.

(B) Term. The members shall be appointed to staggered terms of three years; provided, that members may be appointed to terms shorter than three years when necessary to provide for staggered terms. These terms are renewable.

(C) Compensation. Committee members shall receive no compensation for their services, but may be reimbursed for reasonable expenses incurred in the performance of their duties.

### **3.50.030 Organization and Procedure**

(A) Chairperson. The members of the Disaster Preparedness Committee shall appoint one of the members as Chairperson. The Chairperson shall serve for a term of one year, which term may be renewed. The Chairperson shall oversee the proceedings and activities of the Committee.

(B) Rules. The Committee may adopt reasonable rules and regulations in accordance with this chapter for governing the conduct of its business. Any such rules or bylaws shall be reviewed and adopted by resolution of the City Council.

(C) Meetings. The Committee may hold meetings at such times as the Committee determines is necessary and as properly called with notice given to each Committee member.

(D) Advisor. The City Council shall appoint the Mayor or a Council Member to serve as an advisor of the Board. The advisor shall attend the meetings of the Board and serve only to advise and act as a liaison to the City Council regarding the Board with no power to vote thereon.

### **3.50.040 Duties and Responsibilities**

(A) Make recommendations to the Mayor and Council on measures that the City can take to better prepare for natural disasters and other similar emergencies.

(B) Communicate and coordinate with City emergency management personnel on emergency response plans, and protocol involving volunteers.

(C) Develop and make recommendations to the Mayor and Council on public education and awareness programs for better disaster preparedness of the City and its residents.



# COUNCIL AGENDA

June 23, 2015

Agenda Item “4”

Disaster Preparedness Committee  
Appointments

### *Factual Summation*

- Any question regarding this agenda item may be directed at Mayor Palmer.
- Mayor Palmer has given the direction that the City, in conjunction with Syracuse residents and businesses, should provide leadership on preparing for natural disasters and other larger scale emergencies. Upon creation of the Disaster Preparedness Committee, he would like to appoint to the Committee members of the community that are currently actively serving in a disaster preparedness committee capacity. The six residents he has identified at this time are: William Moody, Joe Thornton, Gregg Brustad, Byron Hellewell, Lee Hammond, and Matt Jones. He would also like the Council to appoint himself or a member of the City Council to serve as an advisor to the Committee.
- Attached for your review is a proposed resolution making the appointments recommended by Mayor Palmer.

## RESOLUTION R15-22

### **A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING MEMBERS OF THE SYRACUSE CITY DISASTER PREPAREDNESS COMMITTEE.**

**WHEREAS** Title 3 of the Syracuse City Code provides for the establishment of a Disaster Preparedness Committee in Syracuse; and

**WHEREAS** Section 3.50.020 of the Syracuse City Code calls for the appointment of seven members of who will serve terms of three years; and

**WHEREAS** Section 3.50.030(D) of the Syracuse City Code calls for the City Council to appoint the Mayor or a Councilmember to serve as an advisor to the Committee; and

**WHEREAS** Mayor Palmer has recommended the appointment of six residents at this time and would like for the Council to determine the appropriate elected official to be appointed as the Committee's advisor.

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

#### **Section 1. Appointment.**

- William Moody and Joe Thornton are appointed to serve on the Syracuse City Disaster Preparedness Committee with their terms expiring June 30, 2016.
- Gregg Brustad and Byron Hellewell are appointed to serve on the Syracuse City Disaster Preparedness Committee with their terms expiring June 30, 2017.
- Lee Hammond and Matt Jones are appointed to serve on the Syracuse City Disaster Preparedness Committee with their terms expiring June 30, 2018.
- Mayor Palmer or Councilmember \_\_\_\_\_ is appointed to serve on the Syracuse City Disaster Preparedness Committee with a term concurrent with their term in office.

**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 23<sup>rd</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# CITY COUNCIL AGENDA

June 23 2015

## **Agenda Item #5                      Rezone from A-1 Agriculture to R-1 Residential**

### **Factual Summation**

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

Subdivision Name:	To be determined
Location:	1950 S Doral Dr
Current Zoning:	A-1 Agricultural
General Plan:	R-1 Residential
Requested Zoning:	R-1 Residential
Total Area:	34.018 Acres
Net Developable Acres:	27.214 Acres
Density Allowed:	78 lots

### **Attachments:**

- Aerial
- Zoning Map
- Ordinance 15-07

### **Summary**

This application is for single family residential zoning that is consistent with the surrounding development.

### **Planning Commission Recommendation**

The Planning Commission recommended approval, to the City Council, to rezone property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, subject to all applicable requirements of the City's municipal codes.

**ORDINANCE NO. 15-07**

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

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

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

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

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

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

**Deed Description**

**Legal Description:**

**BEG AT A PT S 00°12'17" W ALG THE 1/4 SEC LINE 1318.93 FT TO THE 1/16 SEC LINE FR THE N 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 89°53'32" W ALG SD LINE 368.33 FT TO THE E LINE OF DORAL DRIVE (3600 WEST) AS RECORDED ON MILLER SPRINGS SUB PH 2; TH S 00°11'44" W 405.34 FT; TH N 89°57'33" W 60.00 FT; TH S 89°45'10" W 580.76 FT; TH N 00°11'44" E 409.01 FT TO THE 1/16 SEC LINE; TH W 310.79 FT, M/L, TO THE W LINE OF THE SE 1/4 OF THE NW 1/4 SD SEC; TH S 20.0 CHAINS; TH E 20.0 CHAINS; TH N 20.0 CHAINS TO THE POB. CONT 34.01 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)**

Said property is located at approximately 1950 S Doral Drive, Syracuse.  
Parcel(s) #12-096-0129

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23<sup>RD</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

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

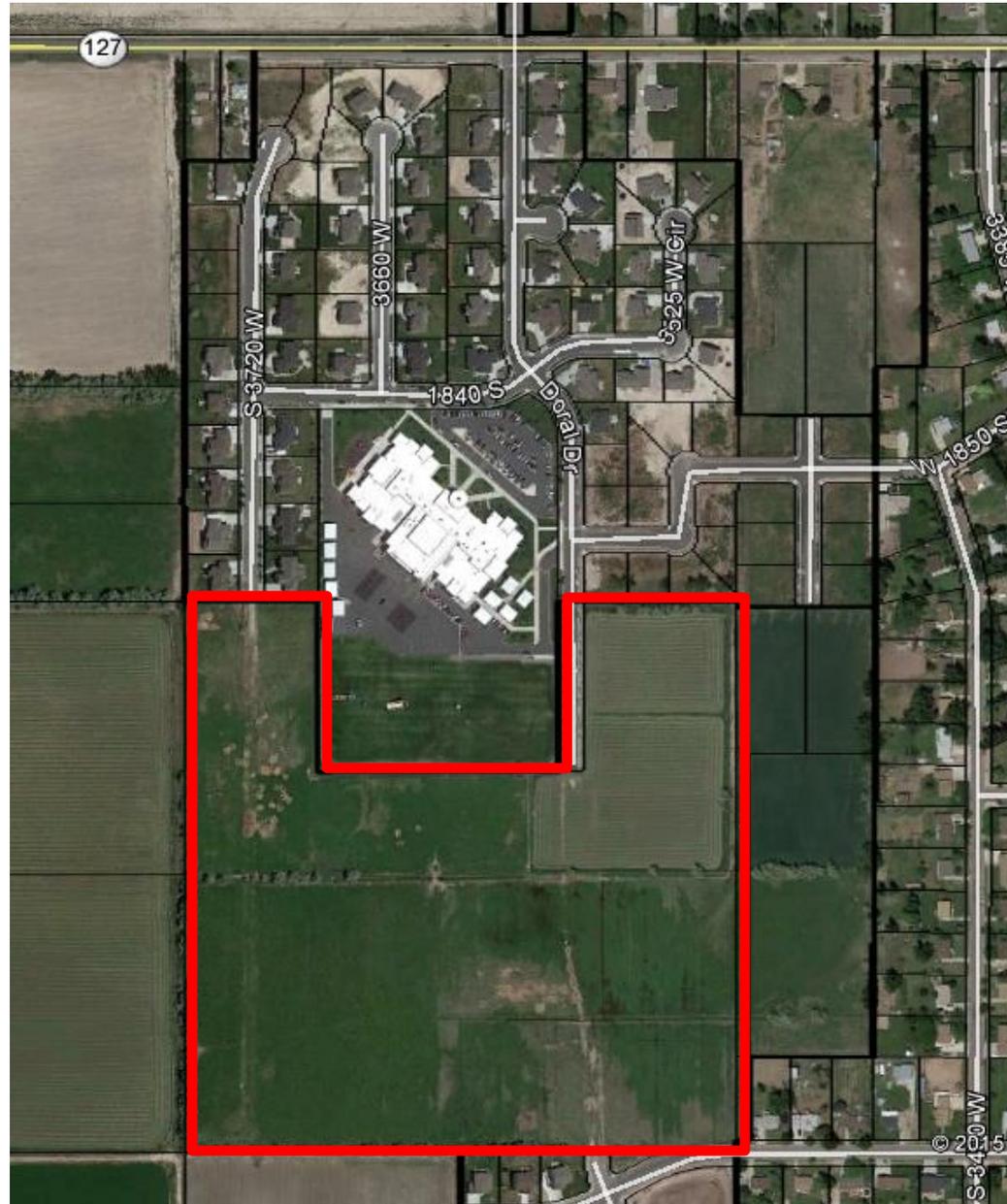
\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Peterson	_____	_____
Councilmember Lisonbee	_____	_____
Councilmember Duncan	_____	_____
Councilmember Johnson	_____	_____
Councilmember Gailey	_____	_____



# Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.

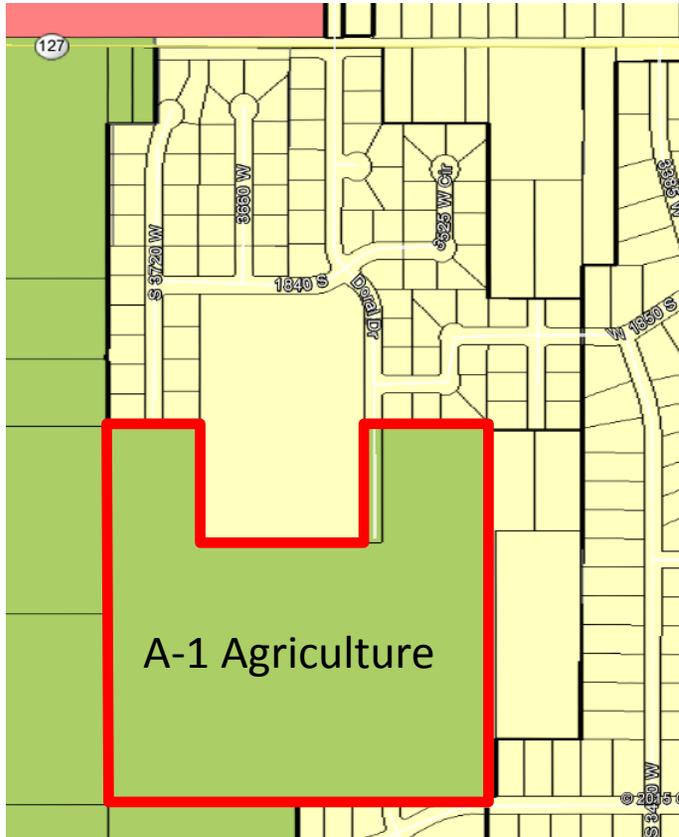




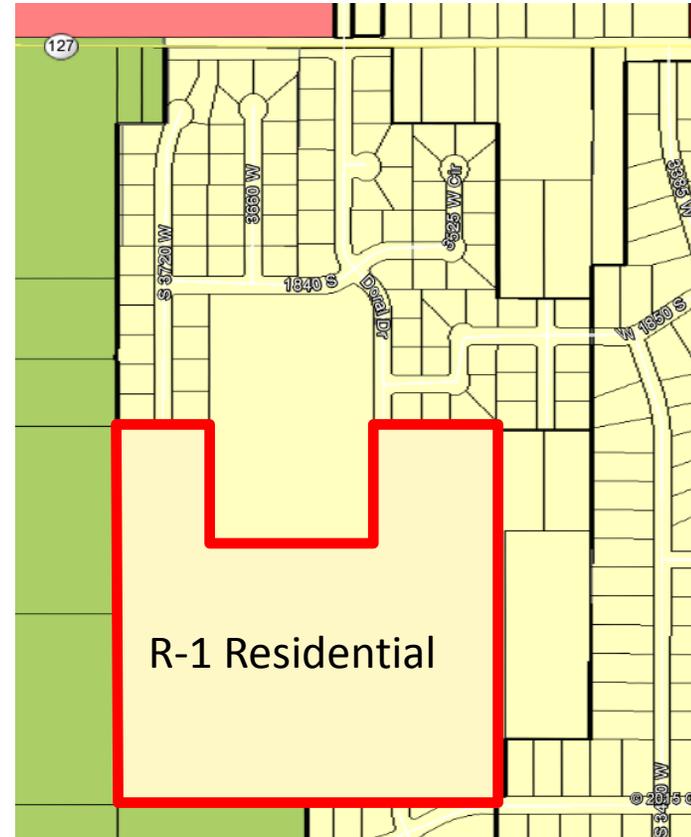
# Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.



Existing Zoning Map



Proposed Zoning Request



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



# CITY COUNCIL AGENDA

June 23, 2015

## Agenda Item #6

## Rezone from A-1 Agriculture to PRD Planned Residential Development

### Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

Subdivision Name:	To be determined
Location:	1600 W 1700 S
Current Zoning:	A-1 Agricultural
General Plan:	PRD Planned Residential Development
Requested Zoning:	PRD Planned Residential Development
Total Area:	6.71 Acres
Density Allowed:	40 lots

### Attachments:

- Aerial
- Zoning Map
- Public Notice Letter

### Summary:

This application is for Planned Residential Development. The adjacent property to the north is zoned R-3, the property to the south is zoned General Commercial and A-1 Agriculture. The applicant has indicated his interest in developing a retirement community.

### Planning Commission Recommendation

The Planning Commission moved to recommend approval, to the City Council, to rezone property located at 1600 W 1700 S, from A-1 Agriculture to PRD Planned Residential Development, subject to all applicable requirements of the City's municipal codes.

**ORDINANCE NO. 15-11**

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

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

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

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

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

**SECTION 1:** That the following described real parcels of property in Agricultural (A-1) Zone as shown on a zoning map are hereby amended and to Planned Residential Development (PRD) Zone accordingly:

**Deed Description**

**Legal Description:**

A part of the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian:

Beginning at the Southeast corner of Lot 36, Banbury Place Phase 5 Subdivision in Syracuse City, Davis County Utah, said point being 1328.61 feet South 89°58'46" West along the Section line and 520.02 feet North 0°01'14" West from the Southeast corner of said Southwest Quarter and running thence three (3) courses along the West Right of way line of Banbury Drive as follows: (1) South 00°09'27" West 33.50 feet to a point of curvature; (2) Southerly along the arc of a 686.00 foot radius curve to the left a distance of 162.50 feet (Central Angle equals 13°34'19" and Long Chord bears South 06°37'43" East 162.12 feet) to a point of reverse curvature; and (3) Southerly along the arc of a 614.00 foot radius curve to the right a distance of 93.74 feet (Central Angle Equals 08°44'50", and Long Chord bears South 09°02'27" East 93.65 feet); thence South 89°58'46" West 137.69 feet; thence North 00°01'14" West 62.02 feet; thence North 89°54'35" West 3.36 feet; thence North 00°09'27" East 225.01 feet to the South Line of said Banbury Place Phase 5 Subdivision; thence North 89°58'46" East 107.12 feet along said South Line to the Point of Beginning.

Containing 0.783 acres

Said property is located at approximately 1600 W. 1700 S., Syracuse.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23<sup>RD</sup> DAY OF JUNE, 2015.**

**SYRACUSE CITY**

ATTEST:

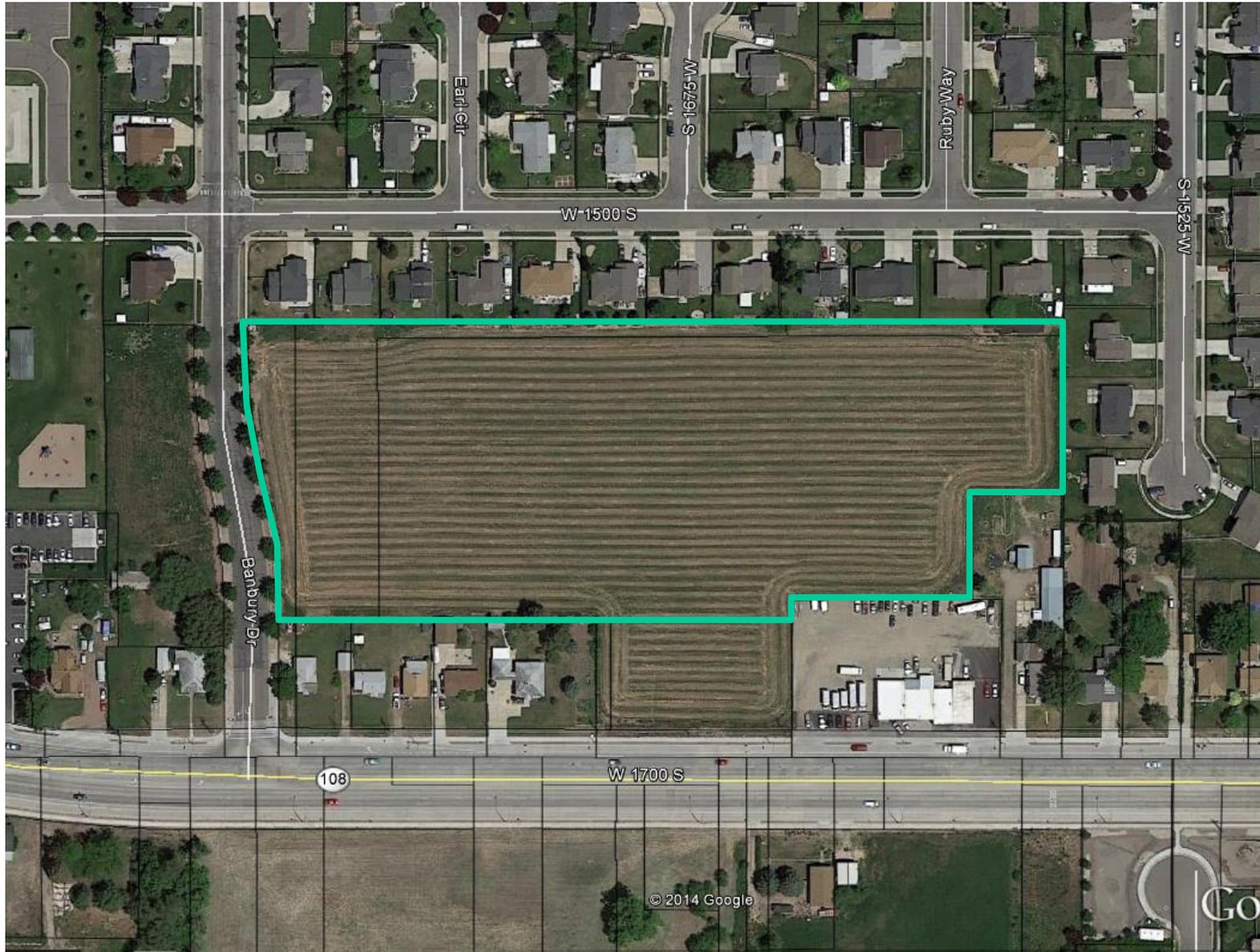
\_\_\_\_\_  
Cassie Z. Brown, City Recorder

\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Peterson	_____	_____
Councilmember Lisonbee	_____	_____
Councilmember Duncan	_____	_____
Councilmember Johnson	_____	_____
Councilmember Gailey	_____	_____

# Q-2 LLC 1600 W 1700 S



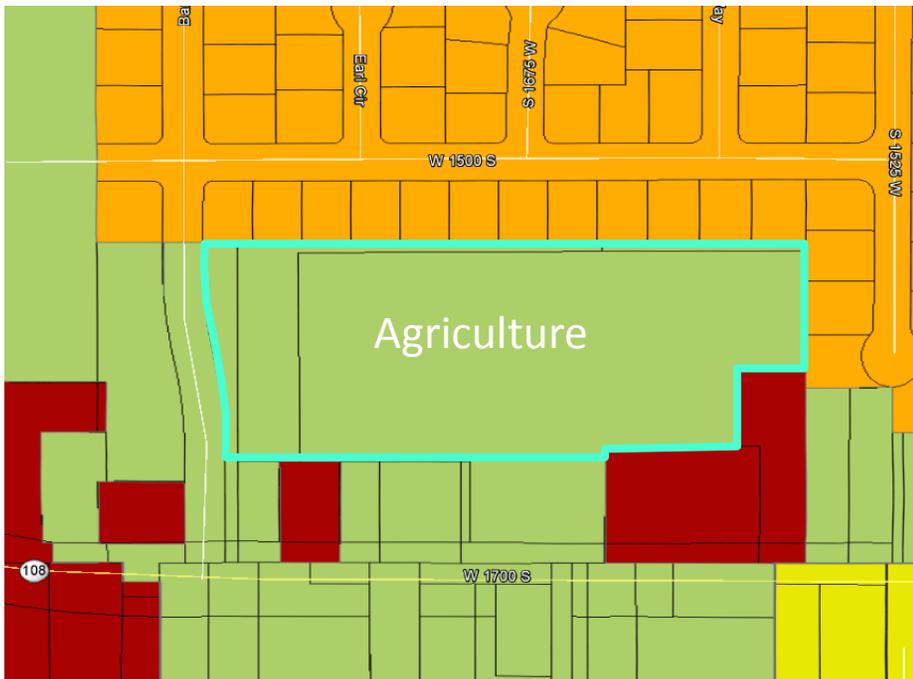


# Zoning Request

## Q-2 LLC 1600 W 1700 S



Existing Zoning Map



Zoning Request



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



**Mayor**  
Terry Palmer

**City Council**  
Brian Duncan  
Mike Gailey  
Craig Johnson  
Karianne Lisonbee  
Douglas Peterson

**City Manager**  
Brody Bovero

June 5, 2015

The City has received a Rezone request from General Commercial to Planned Residential Development, requested by Q2 LLC, property located approximately 1600 W 1700 S. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **June 16, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

*Syracuse City*

Community Development Department  
Phone and/or Fax: 801-614-9632  
Email: [jschow@syracuseut.com](mailto:jschow@syracuseut.com)

jm



# COUNCIL AGENDA

June 23, 2015

## **Agenda Item #7                      Code Amendment to Title X pertaining to Accessory Structures.**

### **Public Meeting Outline**

#### **Planning Commission Discussions**

February 17, 2015

March 17, 2015

April 7, 2015

April 21, 2015 –made motion to forward to City Council

June 16, 2015-Public Hearing

#### **City Council**

May 12 – tabled for additional discussion

May 26 – addition discussion during work session

### **Summary**

The Planning Commission has conducted a review of the accessory structure ordinance in Title X of the City Code. The following is a summary of the changes:

- Clarify confusing language throughout
- Remove the fencing requirement
- Change the setback requirements
- Change the allowed height requirements
- Change the pool/hot tub requirements

### **Attachments**

- Red Lined Code Amendments (Proposed in red, strike through to be removed, black is existing text)
- Proposed Code

### **Planning Commission Recommendation**

The Planning Commission moved to recommend approval, to the City Council, of the proposed Code Amendment to Title X pertaining to Accessory Structures on June 16, 2015.

**ORDINANCE NO. 15-12**

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

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

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

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

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

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

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

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

Exhibit A

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 23rd DAY OF June, 2015.**

**SYRACUSE CITY**

ATTEST:

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Cassie Z. Brown, City Recorder

---

Mayor Terry Palmer

Voting by the City Council:

“AYE” “NAY”

Councilmember Peterson	___	___
Councilmember Lisonbee	___	___
Councilmember Duncan	___	___
Councilmember Johnson	___	___
Councilmember Gailey	___	___

## Chapter 10.30 General Land Use Regulations

### (C) Accessory Buildings and Structures.

#### (1) General Requirements.

(a) No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized by the applicable easement holder through written approval.

(b) No accessory building or structure may encroach into a front yard

#### (2) Accessory buildings or structures 200 square feet or less shall comply with the following requirements:

(a) Not larger than 200 square feet.

(i) Awnings, carports or other attached features are not considered part of the structure and shall not exceed the size of the accessory building.

(b) Not taller than 15 feet to the peak of the roof structure.

(c) Located at least 10 feet from the primary structure and located at least three feet from any property lines.

#### (3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements:

(a) Building Permit and Conditional Use Permit. Approval for a minor conditional use permit and issuance of a building permit is required prior to construction. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for minor conditional use approval as outlined in SCC 10.30.100.

Application shall include the following submittals:

(i) Site plan showing location of the home, property line, setbacks, location of the proposed buildings, parking spaces, and easements.

(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements

(b) Size. Accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(c) Design. The design, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

(d) Setback. The building shall be setback from any property line the distance specified in the table below:

Roof Height (feet)	Up to 21	21 + to 24	24 + to 27	27 + to 30
Setback (feet)	5	6	7	8

(e) Corner Lot. Accessory buildings on corner lots shall be set back a minimum of 20 feet from the street side property line when a driveway accesses the street from the rear or side yard.

(f) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure.

(g) Height. The height, as measured from the foundation to the highest point on the roof, shall not exceed the height of the primary structure and in no case shall exceed 30 feet.

(D) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 48 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

(i) All ponds or pools over 24 inches deep in any residential zone shall comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(ii) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(iii) Temporary swimming pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height.

[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

## Chapter 10.30 General Land Use Regulations

### (C) Accessory Buildings and Structures.

#### (1) General Requirements.

(a) ~~No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced. No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized by the Land Use Authority~~ **applicable easement holder through written approval.** ~~All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.~~

(b) No accessory building or structure may encroach into a front ~~or side yard unless the structure is:~~

(i) ~~Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; and~~

#### (2) Accessory buildings or structures 200 square feet or less shall comply with the following requirements:

(a) ~~Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure.~~

(i) ~~awnings, carports or other attached features are not considered part of the structure and shall not exceed the size of the accessory building.~~

(ii) ~~(b) Not taller than 10 15 feet; and to the peak of the roof structure.~~

(iii) ~~Concealed or otherwise located behind a privacy fence of at least six feet in height; and~~

(iv) ~~(c) Located at least 10 feet from the primary structure and located at least three feet from any property lines.~~

#### (2) (3) Accessory buildings or structures **greater than 200 square feet or greater shall comply with the following requirements:**

(a) Building Permit **and Conditional Use Permit. Required.** ~~Accessory buildings of 200 square feet or greater shall require approval for a~~ **Approval for a** minor conditional use permit and issuance of a building permit **is required prior to construction. Persons**

desiring to construct accessory buildings shall make application to the Land Use Authority or designee for minor conditional use approval as outlined in SCC 10.30.100.

Application shall include the following submittals:

- (i) Site plan showing location of the home, property line, setbacks, location of the proposed buildings, parking spaces, and easements.
- (ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements

(b) ~~Size.~~ ~~Such accessory~~ **Accessory** building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

~~(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:~~

~~(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, easements, and buildings on adjacent properties within 50 feet of the proposed accessory building.~~

~~(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.~~

(c) Design. The design, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

(d) **Setback.** The building shall be setback from any property line the distance specified in the table below:

<b>Roof Height (feet)</b>	<b>Up to 21</b>	<b>21 + to 24</b>	<b>24 + to 27</b>	<b>27 + to 30</b>
<b>Setback (feet)</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>

~~(3) Setback Requirements. Shown in Exhibit 10.30.010 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:~~

~~(a) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three feet to any property line.~~

~~(b) Walls. Accessory buildings 200 square feet or greater and exceeding 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.~~

~~(c) Roof. The roof height on an accessory structure that exceeds 50 percent of the wall height, as measured from the top exterior wall plate to the highest point on the roof, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above the 50 percent requirement.~~

~~(d) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCC 10.30.050.~~

(e) Corner Lot. Accessory buildings on corner lots shall be set back a minimum of 20 feet from the street side property line when a driveway accesses the street from the rear or side yard.

~~(e) (f) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure or within six feet of any structure 200 square feet or greater.~~

(g) Height. The height, as measured from the foundation to the highest point on the roof, shall not exceed the height of the primary structure and in no case shall exceed 30 feet.

(D) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at

least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24 48 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

(i) All such ponds or pools over 24 inches deep in any residential zone shall be accessory uses and comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(ii) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(iii) Temporary swimming pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height.

[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]



# COUNCIL AGENDA

June 23, 2015

Agenda Item #8

## **Award Contract for Steed Storm Drain Outfall Project**

### ***Background***

This project will install a storm drain trunk line from 3000 West to Rock Creek Park having an outfall into the 700 South ditch. This trunk line will allow future development of properties in the area to detain in Rock Creek Park as a regional detention basin instead of creating numerous smaller detention basins as each subdivision develops. The construction of the regional detention basin at Rock Creek Park is not included in the project and will be bid out separately.

### ***Resource***

Any supporting questions for staff about this agenda item can be directed to Robert Whiteley.

### ***Schedule***

The construction will begin as soon as contract documents are in place and be completed by the winter of 2015.

### ***Cost***

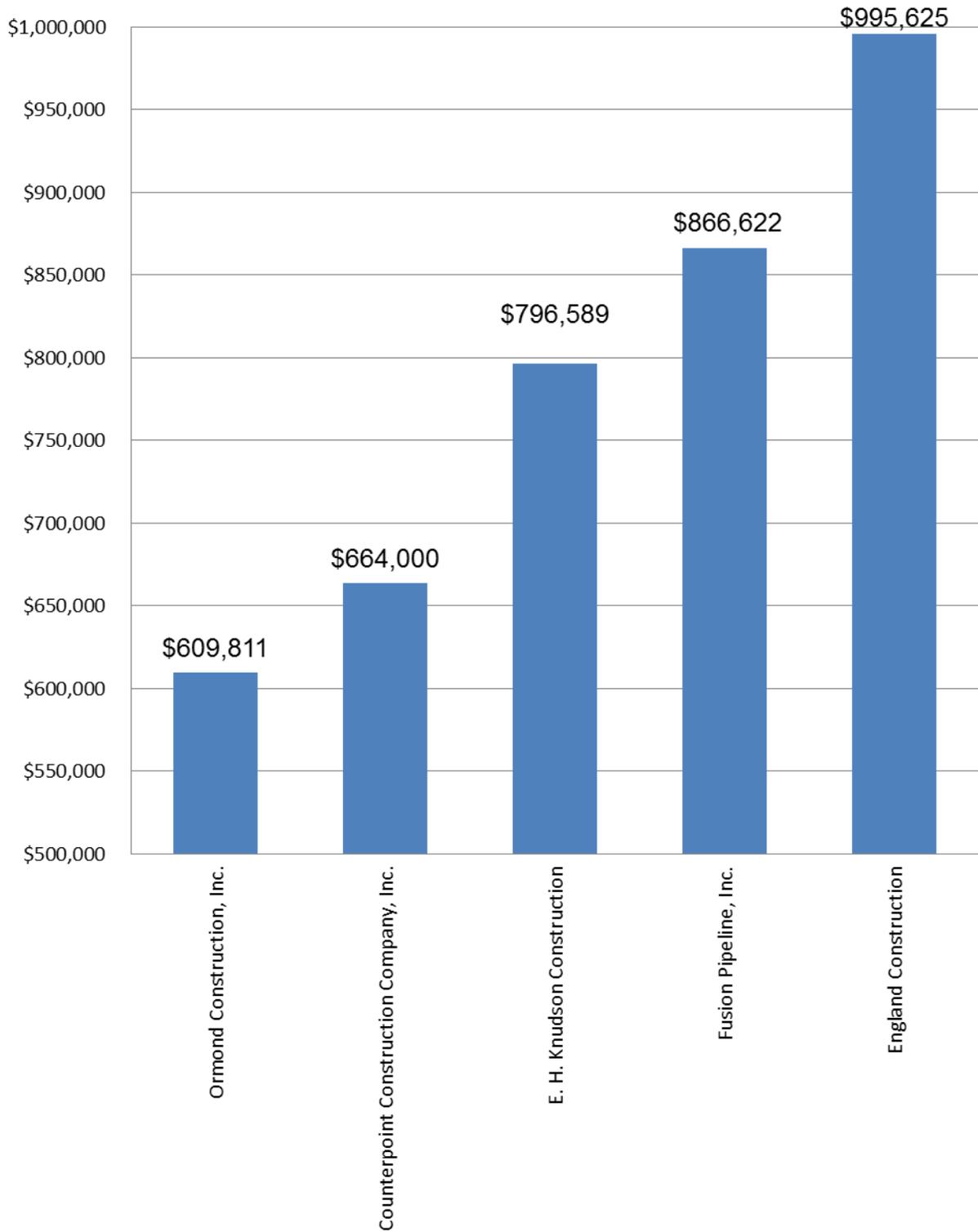
Bids were opened on June 16, 2015. Five bids were submitted. The low bidder is Ormond Construction. The bid amount is \$609,810.54

The funding for this project will come from the storm drain impact fee fund. The project came in \$209,810.54 over what was originally budgeted. The increased cost is believed to be from some required design changes which were not originally anticipated. Public Works believes the bids were competitive and would not change significantly if the project were to be re-bid.

### ***Recommendation***

Award contract to Ormond Construction

## Bid Tabulation Steed Storm Drain Outfall Project



SYRACUSE CITY CORPORATION  
STEED STORM DRAIN OUTFALL PROJECT  
DIRECT ALL QUESTIONS TO SYRACUSE CITY

LAST UPDATED:  
JUNE 1, 2015

DRAWN BY: BB

STEED STORM DRAIN  
OUTFALL PROJECT

COVER



Schedule A Must Be Completed By July 30, 2015.  
Schedule B Cannot Begin Until Crops Have Been Harvested In The Fall of 2015.

JUNE 2015

WO 2015-08

SHEET:  
0 OF 20





# COUNCIL AGENDA

June 23, 2015

Agenda Item #9 Discussion/and or action regarding potential waiver of overage charges for culinary water utility bill.

## *Factual Summation*

- Any question regarding this agenda item may be directed at City Finance Director Stephen Marshall or City Manager Brody Bovero.
- Staff recommended placing this item on the council agenda to discuss any potential waiver of fees on the culinary water utility bill.
- This discussion revolves around the cross connection of the secondary water and culinary water systems. The city recommended that all citizens flush their culinary water systems as a precautionary measure after the culinary water was deemed safe to drink. Citizens have expressed their concern that they may be billed for excess water use based upon flushing their systems.
- Staff recommends that the base fee of \$16.50 per home be charged and should not be waived. This fee is charged for the first 8,000 gallons of water used. The City Council could discuss the potential waiver of any overage charges that a citizen may incur on their bill. Residential homes are charged an excess fee of \$2.05 per 1,000 gallons over the 8,000 gallon base amount. If they reach 15,000 gallons, they are charged \$2.45 for each additional 1,000 gallons.

## **Recommendation**

Staff recommends that the base fee of \$16.50 **NOT** be waived. The City Council could consider waiving the overage charges for households that use in excess of the 8,000 gallons per month.