



SYRACUSE CITY

Syracuse City Council Work Session Notice

August 12, 2014

6:00 p.m. – Municipal Building, 1979 W. 1900 S.

Prior to convening in the Work Session Meeting, the Mayor and City Council will participate in a ground breaking ceremony for Chloe's Sunshine Playground. The ceremony is scheduled to begin at 5:00 p.m.

Notice is hereby given that the Syracuse City Council will participate in a work session on Tuesday, August 12, 2014, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (2 min.)
- b. Review agenda item 9: proposed amendments to Public Safety Impact Fee. (20 min.)
- c. Discuss agenda item 6: appointment of new Justice Court Judge. (5 min.)
- d. Review items forwarded by Planning Commission: (10 min.)
 - i. Final Plan, Tivoli Gardens, Wright Development Group, property located at approximately 1950 S 1000 W, R-3 Zone.
 - ii. General Plan Amendment, David George-3807 W 2700 S-Amendment from A-1/Open Space to R-1 or R-2 Residential for purpose of annexation and single family development
 - iii. General Plan Amendment and Rezone, Business Park to Commercial C-G & Residential R-3, Ninigret North LC, property located at approximately 1550 W 200 S.
 - iv. General Plan Amendment, Requested by City Council to amend following locations:
 - Properties owned by Schneiters Riverside Golf Club & Rocky Mountain Power, at approximately 3400 W. 200 S. from PRD(Planned Residential Development) to Open Space/Recreational
 - Portion of property owned by Nathan George Clark, Jr-Trustee, at approximately 3500 S Bluff Rd., from PRD (Planned Residential Development) to R-2 Residential.
- e. Discussion regarding funding for a short film about Syracuse. (5 min.)
- f. Discussion regarding 1700 South RDA. (5 min.)
- g. Review agenda item 15: interlocal agreement for maintenance of Gentile Street and 2000 West.
- h. Council business. (2 min.)

~~~~~

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 7<sup>th</sup> day of August, 2014 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on August 7, 2014.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

August 12, 2014

Agenda Item #b Discussion regarding Public Safety Impact Fee Plan.

## *Factual Summation*

Any questions about this agenda item may be directed at Finance Director Stephen Marshall.

Please review the following attachments:

- a. PowerPoint summary.
- b. Ordinance 14-18 amending and enacting the public safety impact fee.
- c. Ordinance 14-19 amending Title III with regards to impact fees.
- d. Redline edits of Title III.
- e. Exhibit A – Public Safety impact fee facilities plan.
- f. Exhibit B – Public Safety impact fee analysis.
- g. Resolution R14-27 Amending the consolidated fee schedule

## *Background*

We are currently in the process of evaluating and updating our impact fee plans for Syracuse City. This update is to our public safety impact fee plan.

Historically the City has charged a public safety impact fee. This update is a requirement of the impact fee law. The current impact fee we charge is \$225 per residential home. The revised impact fee plan calculates a gross fee of \$563 per residential home. The revised fee is offset with credits in order to avoid double payments given the outstanding debt for the fire and police stations. The net fee charged to new homes would escalate each year as additional debt is paid off and excess capacity is reduced. The impact fees for FY2015 would be \$141.80, FY2016 would be \$166.47, FY2017 would be \$191.92, and FY2018 would be \$218.12 and would continue to escalate up to the maximum fee of \$563 in FY2029 when the debt for the public safety buildings is paid off.

Impact fees can be charged to new development to help pay a proportionate share of the cost of planned facilities needed to serve the growth and development of the city. Impact fees are allowed per Utah Code 11-36A. Under that code, there are two separate plans required in order to charge a public safety impact fee. They are the Impact Fee Analysis and the Impact Fee Facilities Plan. An impact fee enactment ordinance is also required.

According to Utah Code 11-36a-301:

*(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve development resulting from new development activity.*

According to Utah Code 11-36a-303:

*(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.*

11-36a-401. Impact fee enactment.

*(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.*

*(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.*

*(2) An impact fee enactment may not take effect until **90 days** after the day on which the impact fee enactment is approved.*

The impact fee enactment is attached as Ordinance 14-18 and is accompanied by, Exhibit A – impact fee facilities plan, and Exhibit B – impact fee analysis.

I have also included Ordinance 14-19 that amends sections of the Syracuse City municipal code; specifically Title III. I have included a redline document that shows the proposed changes.

These ordinances can both be approved tonight along with the resolution for the consolidated fee schedule; however, there is a 90 day protest period before the ordinances and fee schedule would take effect. This would mean an effective date of November 10, 2014.

## **Recommendation**

I recommend that the City Council approve Ordinance 14-18 – impact fee enactment and approve Ordinance 14-19 – updating Title III related to impact fees. I also recommend the City Council approve resolution R14-27 updating the consolidated fee with the revised public safety impact fee amount. I recommend that these ordinances and the consolidated fee schedule have an effective date of November 10, 2014.



SYRACUSE  
EST. CITY 1935

# Public Safety Impact Fees Analysis

August 12, 2014

---



SYRACUSE  
EST. CITY 1935

# Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
  - Must identify existing and proposed service levels
  - Must identify any excess capacity in system (“system” improvements only)
  - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
  - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
  - Discuss funding options
- Impact Fee Analysis
  - Proportionate share analysis
    - “Buy-In” excess capacity component
    - New facilities required
    - Other costs – engineering, financial, fund balances
    - Financing and credits



SYRACUSE  
EST. CITY 1935

# POPULATION GROWTH PROJECTIONS

| Year | Building Permits Issued | Population | HH Projections | Non-Residential Building SF |
|------|-------------------------|------------|----------------|-----------------------------|
| 2013 | 219                     | 25,507     | 6,780          | 1,790,809                   |
| 2014 | 163                     | 26,112     | 6,941          | 1,833,334                   |
| 2015 | 163                     | 26,717     | 7,102          | 1,875,859                   |
| 2016 | 163                     | 27,322     | 7,262          | 1,918,120                   |
| 2017 | 163                     | 27,927     | 7,423          | 1,960,645                   |
| 2018 | 163                     | 28,532     | 7,584          | 2,003,170                   |
| 2019 | 163                     | 29,137     | 7,745          | 2,045,695                   |
| 2020 | 163                     | 29,742     | 7,906          | 2,088,220                   |
| 2021 | 163                     | 30,347     | 8,067          | 2,130,746                   |
| 2022 | 163                     | 30,952     | 8,227          | 2,173,007                   |
| 2023 | 163                     | 31,557     | 8,388          | 2,215,532                   |



SYRACUSE  
EST. CITY 1935

# System Improvements

---

## Public Safety - Fire

---

|                               |             |
|-------------------------------|-------------|
| Fire Station Cost (22,508 sf) | \$5,954,000 |
| Qualified Fire Truck Costs    |             |
| Pierce Fire Truck VI (2008)   | \$639,274   |
| Pierce Ladder Truck (2002)    | \$542,907   |
| Total Fire Trucks             | \$1,182,181 |
| Total Costs                   | \$7,136,181 |

---

## Public Safety - Police

---

|                                  |             |
|----------------------------------|-------------|
| Police Building Cost (19,479 sf) | \$1,651,286 |
|----------------------------------|-------------|

---

# Proportionate Share – Call Allocation

| <b>FIRE</b>               | <b>Residential</b> | <b>Non-Residential</b> | <b>TOTAL Syracuse</b> | <b>Total Unincorporated County</b> |
|---------------------------|--------------------|------------------------|-----------------------|------------------------------------|
| Projected Calls           | 1,071.2            | 106.6                  | 1,177.8               | 223.6                              |
| Building Square Feet (SF) | 17,205             | 1,712                  | 18,917                | 3,591                              |
| Percent of Total Building | 76.4%              | 7.6%                   | 84.0%                 | 16.0%                              |

| <b>POLICE</b>                  | <b>Residential</b> | <b>Nonresidential</b> | <b>TOTAL</b> |
|--------------------------------|--------------------|-----------------------|--------------|
| Projected Calls - Capacity     | 12,329             | 9,627                 | 21,955       |
| Percent of Total Calls by Type | 56%                | 44%                   | 100%         |



SYRACUSE  
EST. CITY 1935

# Proportionate Share

|                                  | Residential per DU | Nonresidential per SF |
|----------------------------------|--------------------|-----------------------|
| Fire Station                     | \$493.32           | \$0.14                |
| Fire Vehicles                    | NA                 | \$0.02                |
| Fund Balance                     | (\$24.61)          | (\$0.00)              |
| Consulting                       | \$1.23             | \$0.00                |
| <b>Subtotal Fire Gross Fee</b>   | <b>\$469.95</b>    | <b>\$0.16</b>         |
| Police Station + Interest        | \$108.26           | \$0.24                |
| Fund Balance                     | (\$15.19)          | (\$0.02)              |
| Consulting                       | \$0.63             | \$0.00                |
| <b>Subtotal Police Gross Fee</b> | <b>\$93.70</b>     | <b>\$0.22</b>         |
| <b>TOTAL</b>                     | <b>\$563.64</b>    | <b>\$0.38</b>         |



SYRACUSE  
EST. CITY 1935

# Outstanding Bonds

## **Police**

MBA Lease Revenue Bond, 2006 (17.7% to police station)

## **Fire**

MBA Lease Revenue Bond, 2012 (refinance of 2008 bond)

---



**SYRACUSE**  
EST. CITY 1935

# Credit on Outstanding Bond & Impact Fee Calculation

| With Credits | Fire - Residential | Fire - Nonresidential | Police - Residential | Police - Nonresidential | Residential Total | Nonresidential Total |
|--------------|--------------------|-----------------------|----------------------|-------------------------|-------------------|----------------------|
| 2015         | \$124.69           | \$0.06                | \$17.11              | \$0.05                  | <b>\$141.80</b>   | <b>\$0.11</b>        |
| 2016         | \$144.89           | \$0.07                | \$21.59              | \$0.06                  | <b>\$166.47</b>   | <b>\$0.13</b>        |
| 2017         | \$165.68           | \$0.07                | \$26.25              | \$0.07                  | <b>\$191.92</b>   | <b>\$0.14</b>        |
| 2018         | \$187.07           | \$0.08                | \$31.04              | \$0.08                  | <b>\$218.12</b>   | <b>\$0.16</b>        |
| 2019         | \$209.20           | \$0.08                | \$35.92              | \$0.09                  | <b>\$245.12</b>   | <b>\$0.18</b>        |
| 2020         | \$231.94           | \$0.09                | \$40.97              | \$0.10                  | <b>\$272.92</b>   | <b>\$0.19</b>        |
| 2021         | \$255.37           | \$0.10                | \$46.18              | \$0.11                  | <b>\$301.55</b>   | <b>\$0.21</b>        |
| 2022         | \$279.51           | \$0.10                | \$51.54              | \$0.12                  | <b>\$331.04</b>   | <b>\$0.23</b>        |
| 2023         | \$304.36           | \$0.11                | \$57.06              | \$0.14                  | <b>\$361.42</b>   | <b>\$0.25</b>        |
| 2024         | \$329.97           | \$0.12                | \$62.74              | \$0.15                  | <b>\$392.71</b>   | <b>\$0.27</b>        |
| 2025         | \$356.33           | \$0.13                | \$68.57              | \$0.16                  | <b>\$424.91</b>   | <b>\$0.29</b>        |
| 2026         | \$383.49           | \$0.13                | \$74.58              | \$0.18                  | <b>\$458.07</b>   | <b>\$0.31</b>        |
| 2027         | \$411.46           | \$0.14                | \$80.76              | \$0.19                  | <b>\$492.22</b>   | <b>\$0.33</b>        |
| 2028         | \$440.27           | \$0.15                | \$87.13              | \$0.20                  | <b>\$527.40</b>   | <b>\$0.35</b>        |
| 2029+        | \$469.95           | \$0.16                | \$93.70              | \$0.22                  | <b>\$563.64</b>   | <b>\$0.38</b>        |

## Ordinance No. 14-18

### ORDINANCE AMENDING AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE ANALYSIS FOR PUBLIC SAFETY; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

**WHEREAS**, In February 2013, Syracuse City, Utah (the “City”) posted notice as to its intention to prepare impact fee facilities plans (“Impact Fee Facilities Plans”) and impact fee analysis (“Impact Fee Analysis”) for Public Safety and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501;

**WHEREAS**, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

**WHEREAS**, on July 28, 2014, the City posted notice of a public hearing in the local paper, the Standard Examiner, Utah’s Public Notice Website and at the City’s administrative building and library to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analysis;

**WHEREAS**, the Syracuse City Council (the “Council”) met in regular session on August 12, 2014, to convene a public hearing and to consider adopting the Impact Fee Facilities Plans and Impact Fee Analysis, imposing updated Public Safety impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

**WHEREAS**, on July 28, 2014 the Impact Fee Facilities Plan Consultant certified its work under UCA section 11-36a-306(1);

**WHEREAS**, on August 12, 2014 considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants, the City adopted the findings, conclusions, and recommendations of the impact fee facilities plans prepared by Zion’s Bank Public Finance (“Consultant”), a copy of which is attached hereto as Exhibit A and incorporated by this reference; and

**WHEREAS**, on July 28, 2014, the Impact Fee Analysis Consultant certified its work under UCA Section 11-36a-306(2);

**WHEREAS**, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultant, a copy of which is attached as Exhibit B and incorporated by this reference; and

**WHEREAS**, on August 1, 2014, a copy of the Impact Fee Analysis and Impact Fee Facilities Plans and the proposed Impact Fee Ordinance, along with a summary of the analysis that was designated to be understood by a lay person, were made available to the public and deposited at the Davis County public library, northwest branch (Syracuse), administrative office and on the public notice website; and

**WHEREAS**, on July 28, 2014, the Standard Examiner published notice on the date, time and place of the first public hearing to consider the Impact Fee Ordinance; and

**WHEREAS**, on July 28, 2014, the City posted notice of the date, time and place of the first public hearing to consider the Impact Fee Analysis in three public places and on the public notices website; and

**WHEREAS**, on August 12, 2014, the Council held a public hearing regarding the Impact Fee Analysis and the Impact Fee Ordinance; and

**WHEREAS**, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the Impact Fee Facilities Plans and Impact Fee Analysis to address the impacts of development upon Public Safety, to adopt the Impact Fee Facilities Plans as proposed, to approve the Impact Fee Analysis as proposed, to adopt Public Safety impact fees, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

**NOW, THEREFORE, BE IT ORDAINED** by the Syracuse City Council as follows:

**Section 1. Findings.** The Council finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as requested by the Impact Fees Act with respect to the Impact Fee Facilities Plans, the Impact Fee Analysis, and this Impact Fee Ordinance (this "Ordinance").

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements which are analyzed in the Impact Fee Facilities Plans and the Impact Fee Analysis are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the Impact Fee Analysis and this Ordinance, the Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City which are the result of the City's future facilities' needs, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

**Section 2. Definitions.**

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. "Service Area" shall mean that geographic area designated within the entire incorporated area of the City's boundaries, including future planned annexed areas.

2.3. "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. "Utah State Impact Fees Act" shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

**Section 3. Adoption.**

The Council hereby approves and adopts the Impact Fee Analysis attached as Exhibit B and the analysis reflected therein. The Impact Fee Facilities Plans (Exhibit A) and the Impact Fee Analysis (Exhibit B) are incorporated herein by reference and adopted as though fully set forth herein.

**Section 4. Impact Fee Calculations.**

4.1. Impact Fees. The impact fees imposed by this Ordinance shall have two components; a future facilities impact fee as well as a buy-in fee for excess capacity in existing facilities. The Impact Fees shall be calculated as set forth in Exhibit B.

4.2. Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. Adjustment of Fees. The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee funds by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

(c) Time of Expenditure. Cash impact fees collected pursuant to this Ordinance are to be expended, dedicated, or encumbered for a permissible use within six (6) years of receipt by the City, unless

the Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) Extension of Time. The City may hold previously dedicated or unencumbered fees for longer than six (6) years if it identifies in writing, before the expiration of the six year period, (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six years of the payment date; and

(c) no impact has resulted.

4.6. Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to developer fees and charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee. However, developer fees and charges must be based on the actual cost of providing such service or regulation.

4.7. Fees Effective at Time of Payment. Unless the City is otherwise bound by the terms of a prior, separate, contractual requirement, the impact fee shall be determined from the impact fee schedule in effect at the time of payment in accordance with the provisions of Section 5 below.

#### **Section 5. Impact Fee Imposed.**

Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities or makes demands on the Public Safety facilities in the City. The fees imposed are outlined and attached in Exhibit B.

#### **Section 6. Fee Exceptions and Adjustments.**

6.1. Waiver for "Public Purpose". The Council may, on a project by project basis, authorize exceptions or adjustments to the then impact fee rate structure for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or the adjustment.

6.2. Adjustments. The Council may adjust impact fees imposed pursuant to this Ordinance as necessary in order to respond to unusual circumstances in specific areas, ensure that impact fees are imposed fairly, permit the adjustments of the amount of the impact fees based upon studies and data submitted by an applicant in order to ensure that the impact fee represents the proportionate share of the cost of providing such public facilities which are reasonably related to and necessary in order to provide the services in question to anticipate future growth and development activities. The Council may also adjust impact fees to respond to a request for a prompt and individualized impact fee review for the development activity of an agency of the State of Utah, a school district, or charter school.

**Section 7. Appeal.**

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the City Council.

5.2. Within two weeks of the receipt of the request for information the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4. The notice of the administrative appeal to the Council shall be filed and shall contain the following information:

1. The person's name, mailing address, and daytime telephone number;
2. A copy of the written request for information and a brief summary of the grounds for appeal;
3. The relief sought.

5.5. The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

**Section 8. 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 9. Effective Date.**

This Ordinance shall be effective on **November 10, 2014** or **90 days** after the adoption of the Ordinance as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH,  
THIS 12<sup>th</sup> DAY OF AUGUST, 2014.**

SYRACUSE CITY

ATTEST:

\_\_\_\_\_

Cassie Z. Brown, City Recorder

By: \_\_\_\_\_

Terry Palmer, Mayor

Voting by the City Council:

Councilmember Peterson  
Councilmember Lisonbee  
Councilmember Duncan  
Councilmember Johnson  
Councilmember Gailey

“AYE”

“NAY”

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

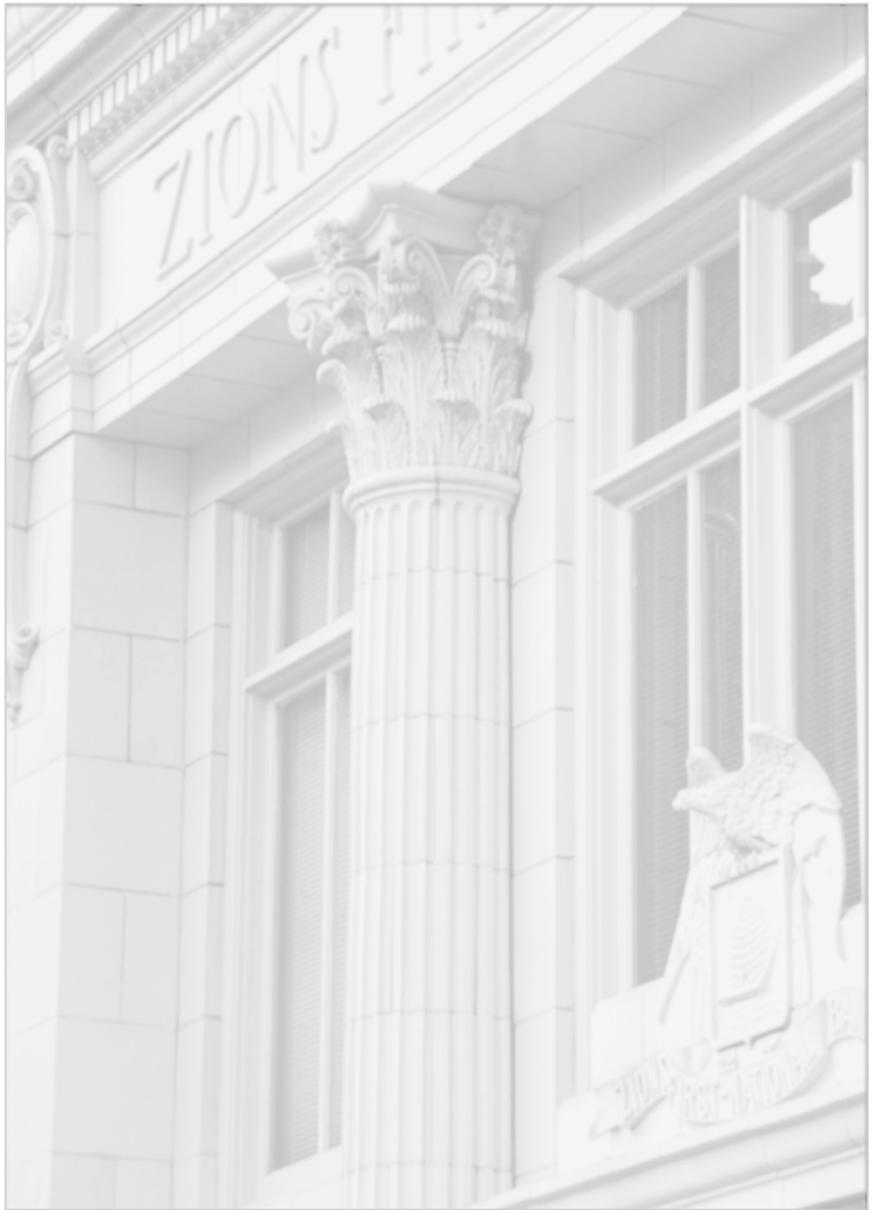
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Syracuse City

---

# Public Safety Impact Fee Facilities Plan

---

ZIONS BANK  PUBLIC FINANCE

July 2014

## Contents

---

|                                                                                                                                                                                                                                       |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Summary of Impact Fee Facilities Plan (IFFP) .....                                                                                                                                                                                    | 1  |
| Service Areas .....                                                                                                                                                                                                                   | 1  |
| Calls for Service.....                                                                                                                                                                                                                | 2  |
| Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv) .....                                                                              | 2  |
| Existing Level of Service .....                                                                                                                                                                                                       | 2  |
| Proposed Level of Service.....                                                                                                                                                                                                        | 3  |
| Excess Capacity .....                                                                                                                                                                                                                 | 4  |
| Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)..... | 5  |
| Consideration of Revenue Sources .....                                                                                                                                                                                                | 6  |
| Utah Code .....                                                                                                                                                                                                                       | 7  |
| Notice of Intent to Prepare Impact Fee Facilities Plan.....                                                                                                                                                                           | 7  |
| Preparation of Impact Fee Facilities Plan .....                                                                                                                                                                                       | 7  |
| Growth Projections .....                                                                                                                                                                                                              | 8  |
| Existing Level of Service (“LOS”), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii) .....                                                                             | 10 |
| Existing Level of Service (“LOS”) .....                                                                                                                                                                                               | 10 |
| Proposed Level of Service .....                                                                                                                                                                                                       | 12 |
| Excess Capacity.....                                                                                                                                                                                                                  | 13 |
| Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1) (a)(iv).....                                                                                    | 15 |
| Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v).....                                                                                                                 | 17 |
| Consideration of All Revenue Sources - Utah Code 11-36a-302(2).....                                                                                                                                                                   | 18 |
| General Fund Revenues.....                                                                                                                                                                                                            | 18 |
| General Obligation (“GO”) Bonds .....                                                                                                                                                                                                 | 18 |
| Special Assessment Areas (“SAA”) Bonds.....                                                                                                                                                                                           | 18 |
| Grants.....                                                                                                                                                                                                                           | 18 |
| Impact Fees .....                                                                                                                                                                                                                     | 18 |
| IFFP Certification.....                                                                                                                                                                                                               | 19 |
| Appendix A.....                                                                                                                                                                                                                       | 20 |

## Summary of Impact Fee Facilities Plan (IFFP)

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- (i) Existing level of service;
- (ii) Proposed level of service;<sup>1</sup>
- (iii) Excess capacity to accommodate future growth at the proposed level of service;
- (iv) Demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”<sup>2</sup> This analysis complies with all Utah Impact Fee Facility Plan requirements.

This IFFP considers both fire and police service levels and the corresponding capital facility requirements that are associated with new growth and development. For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

**In this study, the term “units” means dwelling units when referring to residential development and building square footage when referring to nonresidential development.**

### Service Areas

The demand for police facilities comes only from Syracuse City itself. The fire facilities, however, are used to provide services outside of Syracuse City boundaries in the unincorporated county. While the unincorporated area served by the City’s Fire Department currently includes only 22 residential units, land use plans project future development of 2,176 residential units and 155,928 square feet of nonresidential space.

Table 1: Fire Service Area Demand Analysis

| Development Type   | Syracuse Developed | Unincorporated Area Developed Units | Syracuse City Total Capacity Units | Annex Area Total Capacity Units |
|--------------------|--------------------|-------------------------------------|------------------------------------|---------------------------------|
| Residential Units  | 6,780              | 22                                  | 10,637                             | 2,176                           |
| Non-Residential SF | 1,833,334          | 0                                   | 3,757,497                          | 155,928                         |

<sup>1</sup> The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-3021(c)(i)

<sup>2</sup> Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

## Calls for Service

**Fire.** There were approximately 751 fire calls for service in Syracuse City over the most recent one-year period for which figures were available, resulting in a level of service (“LOS”) of 0.10070595 calls per residential unit annually and 0.000028 calls for service per nonresidential square foot (0.028 calls for service per 1,000 nonresidential square feet).

Table 2: Fire Service Area Calls for Service

| Syracuse Only – Development Type   | Calls | % of Total | Calls per Unit | Units     |
|------------------------------------|-------|------------|----------------|-----------|
| Residential                        | 699   | 92.8%      | 0.10070595     | 6,941     |
| Non-Residential                    | 52    | 6.9%       | 0.000028       | 1,833,334 |
| Subtotal                           | 751   | 100%       |                |           |
| Outside Syracuse - Residential     | 2     | 0.294%     |                | 22        |
| Outside Syracuse – Non-Residential | 0     | 0.000%     |                |           |
| Total                              | 753   |            |                |           |

**Police.** Based on call data provided by Syracuse City, the Police Department receives 1.16 calls per residential unit per year, and the equivalent of 2.56 calls per 1,000 square feet of nonresidential space.

Table 3: Existing Police Calls for Service

| Development Type | Calls  | % of Total | Calls per Unit |
|------------------|--------|------------|----------------|
| Residential      | 8,045  | 63.1%      | 1.159054891    |
| Non-Residential  | 4,697  | 36.9%      | 0.002561999    |
| TOTAL            | 12,742 | 100%       |                |

## Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv)

### *Existing Level of Service*

**Fire.** Syracuse City currently has one fire station located at 1869 South 3000 West that includes 22,508 square feet. In order to assess the relative demand from residential and non-residential development, fire service calls were analyzed to determine total calls from residential and non-residential uses. Approximately 93 percent of fire service calls are to residential dwelling units and seven percent of calls are to non-residential buildings. Less than one percent of calls originate in the unincorporated county area serviced by Syracuse.

Syracuse provides fire services to a small area of unincorporated Davis County located adjacent to the City. The existing LOS must therefore be calculated on the percentage of the building and fire trucks used by Syracuse City for its own purposes. New development cannot be charged for the portion of the building and fire trucks attributable to contract services outside of the City limits.

The Fire Station has a total of 22,508 square feet, 20,888 of which serve *existing* residential demand in Syracuse City and 1,554 of which serve *existing* non-residential demand, for a total of 22,442 square feet (over 99 percent) used for Syracuse City. The remaining 66.21 square feet serve demand arising from the unincorporated county that is serviced by the City. The existing level of service is therefore 3.01 square feet per household and 0.85 square feet of fire station space for every 1,000 square feet of non-residential development.<sup>3</sup>

Table 4: Existing Fire Level of Service – Syracuse City

| Development Type | Calls | % of Total | Calls per Unit | Units     | Fire Station SF* Allocation | LOS*    |
|------------------|-------|------------|----------------|-----------|-----------------------------|---------|
| Residential      | 699   | 92.8%      | 0.10070595     | 6,941     | 20,887.90                   | 3.01    |
| Non-Residential  | 52    | 6.9%       | 0.000028       | 1,833,334 | 1,553.89                    | 0.00085 |
| TOTAL            | 751   | 100%       |                |           | 22,441.79                   |         |

SF = square feet; LOS = level of service

In addition, the City has two fire vehicles that qualify for impact fees – a Pierce Fire Truck VI (acquired in 2008) and a Pierce Ladder Truck (acquired in 2012). Only nonresidential development can be assessed impact fees on these fire vehicles. Therefore, only \$81,615<sup>4</sup> of the total cost of \$1,182,181 for the two vehicles is *currently* attributable to non-residential development in Syracuse. The existing LOS for fire vehicles is therefore \$0.04 per non-residential square foot.

**Police.** The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 5: Existing Police Level of Service

| Development Type | Calls  | % of Total | Calls per Unit | Units     | Police Station SF Allocation | LOS – SF per Unit |
|------------------|--------|------------|----------------|-----------|------------------------------|-------------------|
| Residential      | 8,045  | 63.1%      | 1.159054891    | 6,941     | 12,298.58                    | 1.77              |
| Non-Residential  | 4,697  | 36.9%      | 0.002561999    | 1,833,334 | 7,180                        | 0.00392           |
| TOTAL            | 12,742 | 100%       |                |           | 19,479.00                    |                   |

### *Proposed Level of Service*

**Fire.** The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services.<sup>5</sup> This standard can be maintained, given the current facilities, when the City reaches its capacity.

<sup>3</sup> As of 2014, there are 6,941 households in Syracuse and 1,833,334 nonresidential square feet.

<sup>4</sup> Calculated by multiplying the actual cost of the vehicles (\$1,182,181) by the current percentage use by Syracuse City (99.7%) and by the percentage use by nonresidential development (6.9%).

<sup>5</sup> NFPA 1710 – Fire: Response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. EMS: AED and BLS – arrive within four minute response time to

Therefore, the proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The proposed level of service is 1.62 square feet per residential unit (17,205 square feet of station space divided by 10,647 dwelling units) and 0.46 square feet of nonresidential space (1,712) square feet divided by 3,757,497 nonresidential square feet) per 1,000 square feet of nonresidential space.

Table 6: Proposed Level of Service - Fire

| Development Type | Calls | % of Total | Units     | Fire Station SF Allocation | SF per Unit/SF |
|------------------|-------|------------|-----------|----------------------------|----------------|
| Residential      | 1,071 | 76.44%     | 10,637    | 17,204.95                  | 1.62           |
| Non-Residential  | 107   | 7.61%      | 3,757,497 | 1,711.79                   | 0.00046        |
| Total            | 1,178 | 84.04%     |           | 18,916.73                  |                |

For the fire vehicles, the proposed level of service is the allocable cost of \$89,908<sup>6</sup> (based on the proposed usage of the vehicles at capacity) divided by the 3,757,497 nonresidential square feet to arrive at an investment of \$0.02 per nonresidential square foot.

**Police.** The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 7: Proposed Police Level of Service

| Development Type | Calls  | % of Total  | Units     | Police Station SF Allocation | SF per Unit/SF |
|------------------|--------|-------------|-----------|------------------------------|----------------|
| Residential      | 12,329 | 0.561531237 | 10,637    | 10,938                       | 1.03           |
| Non-Residential  | 9,627  | 0.438468763 | 3,757,497 | 8,541                        | 0.00227        |
| Total            | 21,955 |             |           | 19,479                       |                |

**Excess Capacity**

**Fire.** With a proposed LOS of 1.62 square feet of station space per dwelling unit, the 6,941 existing households account for 11,227 square feet of the total station space.<sup>7</sup> The existing nonresidential development accounts for 835 square feet.<sup>8</sup> Therefore, total usage is 12,062 square feet; there is excess capacity of 6,854 square feet, calculated by subtracting the total usage of 12,062 square feet from 18,917 – the total number of square feet that will be used to serve Syracuse City at buildout. While the building has a total of 22,508 square feet, 3,591 square

90 percent of all emergency medical incidents; ALS – arrive within eight minutes to 90 percent of all emergency medical incidents.

<sup>6</sup> Calculated by multiplying the total vehicle cost of \$1,182,181 by the percent usage (84.0%) by Syracuse City at capacity and then by the percent non-residential use of the truck (9.0%).

<sup>7</sup> Calculated by multiplying 1.62 square feet by the 6,941 dwelling units.

<sup>8</sup> Calculated by multiplying the 1,833,334 square feet of nonresidential space by the amount of station space (.00046) per nonresidential square foot.

feet will be used to serve the anticipated demand from the surrounding unincorporated area now serviced by Syracuse.

Table 8: Fire Station Excess Capacity

| Development Type | Existing Units | Proposed LOS – Fire Station SF per Unit | Existing Demand at Proposed LOS – Fire Station SF | Allocated Space - Fire Station SF | Excess Capacity - Fire Station SF |
|------------------|----------------|-----------------------------------------|---------------------------------------------------|-----------------------------------|-----------------------------------|
| Residential      | 6,941          | 1.62                                    | 11,227                                            | 17,205                            | 5,978                             |
| Non-Residential  | 1,833,334      | 0.00046                                 | 835                                               | 1,712                             | 877                               |
| TOTAL            |                |                                         | 12,062                                            | 18,917                            | 6,854                             |

There is excess capacity in the existing fire vehicles of approximately \$0.02 per square foot of nonresidential development. This is based on the existing standard of \$0.04 and the proposed standard of \$0.02.

The existing Fire Station and fire vehicles are considered sufficient to serve development for at least the next ten years. Therefore, new development will simply use up excess capacity in the existing facilities and no new facilities are needed to serve the demands of new growth during this timeframe. No specific plans for new vehicles in the future have been set forth by the City at this time.

**Police.** Excess capacity is based on the amount of square footage needed by existing demand at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 8,174 excess square feet in the police facility.

Table 9: Police Excess Capacity

| Development Type | Existing Units | Proposed LOS – Police Station SF per Unit | Existing Demand at Proposed LOS – Police Station SF | Allocated Space – Police Station SF | Excess Capacity – Police Station SF |
|------------------|----------------|-------------------------------------------|-----------------------------------------------------|-------------------------------------|-------------------------------------|
| Residential      | 6,941          | 1.03                                      | 7,138                                               | 10,938.07                           | 3,800                               |
| Non-Residential  | 1,833,334      | .002227                                   | 4,167                                               | 8,540.93                            | 4,374                               |
| TOTAL            |                |                                           | 11,305                                              | 19,479                              | 8,174                               |

#### Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

Public safety facilities located in Syracuse City have excess capacity to meet the projected demands of residential and non-residential growth. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the cost of existing public safety public facilities for both fire and police facilities.

## Consideration of Revenue Sources

---

Syracuse has issued a lease revenue bond to pay for the outstanding Fire Station. Therefore, the City will need to make credits against any impact fees charged in order to reflect the fact that the General Fund will be making the lease revenue payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station.

## Utah Code

---

Utah law requires that communities<sup>9</sup> prepare an Impact Fee Facilities Plan (IFFP) before preparing an impact fee analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. The City of Syracuse has retained Zions Bank Public Finance to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

### Notice of Intent to Prepare Impact Fee Facilities Plan

---

A local political subdivision must provide written notice of its intent to prepare or amend an IFFP before preparing the IFFP (Utah Code 11-36a-501(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Syracuse has complied with this noticing requirement for the IFFP by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Facilities Plan

---

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) The existing level of service
- (ii) A proposed level of service<sup>10</sup>
- (iii) Excess capacity to accommodate future growth at the proposed level of service
- (iv) Identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Identify the means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources, to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”<sup>11</sup>

---

<sup>9</sup> Local political subdivisions with populations of less than 5,000 as of the last federal census that collect annual impact fees of less than \$250,000 need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse City with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

<sup>10</sup> The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-302(c)(i)

<sup>11</sup> Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

## Growth Projections

Syracuse City's population is projected to grow at an average annual rate of 2.1 percent per year from 2014 through 2023 based on an average of 163 building permits issued per year. In 2012, 163 building permits were issued and this number is assumed to be typical of future growth. Building permits were higher in 2013, with 219 residential units added. However, in planning for a ten-year horizon, the 2012 building permits are felt to be a more conservative estimate of the *average* growth that will occur during the ten-year time period, recognizing that growth will be more rapid in some years than in others.

Table 10: Growth Projections

| Year | Building Permits Issued | Population | HH Projections | Non-Residential Building SF |
|------|-------------------------|------------|----------------|-----------------------------|
| 2013 | 219                     | 25,507     | 6,780          | 1,790,809                   |
| 2014 | 163                     | 26,112     | 6,941          | 1,833,334                   |
| 2015 | 163                     | 26,717     | 7,102          | 1,875,859                   |
| 2016 | 163                     | 27,322     | 7,262          | 1,918,120                   |
| 2017 | 163                     | 27,927     | 7,423          | 1,960,645                   |
| 2018 | 163                     | 28,532     | 7,584          | 2,003,170                   |
| 2019 | 163                     | 29,137     | 7,745          | 2,045,695                   |
| 2020 | 163                     | 29,742     | 7,906          | 2,088,220                   |
| 2021 | 163                     | 30,347     | 8,067          | 2,130,746                   |
| 2022 | 163                     | 30,952     | 8,227          | 2,173,007                   |
| 2023 | 163                     | 31,557     | 8,388          | 2,215,532                   |

Non-residential growth is projected at the same average annual rate of 2.1 percent per year over the same time period. Growth projections are based on a GIS land analysis that shows that, as of 2014, the City had 6,941 residential units and 1,833,334 square feet of non-residential space.

Table 11: Land Analysis – Syracuse City

| ACRES                             | Developed | Undeveloped | Total     |
|-----------------------------------|-----------|-------------|-----------|
| Residential                       | 2,910     | 1,612       | 4,522     |
| Commercial                        | 276       | 575         | 851       |
| Industrial                        | 70        | 39          | 109       |
| Institutional                     | 255       | 17          | 272       |
| Total Non-Residential Acres       | 601       | 631         | 1,232     |
| UNITS/SQUARE FEET                 |           |             |           |
| Residential                       | 6,780     | 3,857       | 10,637    |
| Commercial                        | 842,506   | 1,752,650   | 2,595,156 |
| Industrial                        | 214,053   | 119,800     | 333,854   |
| Institutional                     | 776,775   | 51,714      | 828,488   |
| Total Non-Residential Square Feet | 1,833,334 | 1,924,164   | 3,757,497 |

In addition, the City provides fire service to surrounding, unincorporated areas. Most of the unincorporated area is currently undeveloped, but there is the potential for over 2,000 residential units and over 150,000 square feet of nonresidential building space to be developed in this area.

Table 12: Land Analysis – Potential Annexation Area

| <b>UNANNEXED AREA</b>    |                  |                    |              |
|--------------------------|------------------|--------------------|--------------|
|                          | <b>Developed</b> | <b>Undeveloped</b> | <b>Total</b> |
| <b>ACRES</b>             |                  |                    |              |
| Residential              | 43               | 967                | 1,010        |
| Commercial               | 0                | 51                 | 51           |
| <b>UNITS/SQUARE FEET</b> |                  |                    |              |
| Residential              | 22               | 2,154              | 2,176        |
| Commercial               | 0                | 155,928            | 155,928      |

The demand on the existing fire facilities has been allocated between residential and nonresidential development based on calls for service.

At capacity, Syracuse City represents 83 percent of the residential demand on the fire station and 96 percent of the nonresidential demand. Impact fees can only be charged for these proportions of the building and cannot include the costs associated with providing services outside of Syracuse City.

Table 13: Land Analysis – Syracuse City and Potential Annexation Area (Entire Fire Service Area)

|                       | <b>Residential Units</b> | <b>Nonresidential SF</b> |
|-----------------------|--------------------------|--------------------------|
| Syracuse City         | 10,637                   | 3,757,497                |
| Annexation Area       | 2,176                    | 155,928                  |
| <b>TOTAL</b>          | <b>12,813</b>            | <b>3,913,425</b>         |
| Syracuse % of Total   | 83%                      | 96%                      |
| Annex Area % of Total | 17%                      | 4%                       |

## Existing Level of Service (“LOS”), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii)

### Existing Level of Service (“LOS”)

**Fire.** The Syracuse Fire Department provides fire and ambulance service to the residents of Syracuse and to select areas of unincorporated Davis County. The Fire Department is currently housed in a new fire station (built in 2008) located at 1869 South 3000 West. This new building includes 22,508 square feet, with integrated training space, a large training room, as well as offices and living quarters for the firefighters.

Demand for fire services is generally proportional to the number of buildings in the fire service area. Therefore, the existing level of fire/EMS service provided to residential and non-residential buildings was calculated taking into account the square feet of the fire station, the number of fire<sup>12</sup> calls from residential dwelling units and non-residential buildings, the number of dwelling units and the square feet of non-residential development.

Based on the City’s fire call data, there were 751 fire and EMS calls for service within City boundaries. Approximately 93 percent of the calls were to residential dwelling units and seven percent of the calls were to non-residential buildings.

Table 14: Allocation of Fire Calls for Service

|                                   | Calls | % of Total | Calls per Unit | Existing Units | Fire Station SF Allocation | LOS – SF per Unit |
|-----------------------------------|-------|------------|----------------|----------------|----------------------------|-------------------|
| Residential                       | 699   | 93%        | 0.10070595     | 6,941          | 20,887.90                  | 3.01              |
| Non-Residential                   | 52    | 7%         | 0.000028       | 1,833,334      | 1,553.89                   | 0.00085           |
| Subtotal                          | 751   | 100%       |                |                | 22,441.79                  |                   |
| Outside Syracuse - Residential    | 2     | 0.294%     |                | 22             | 66.21                      | 3.01              |
| Outside Syracuse - Nonresidential | 0     | 0.000%     |                | NA             | NA                         | NA                |
| Total                             | 753   |            |                |                | 22,508.00                  |                   |

In 2014, the City has approximately 6,941 residential dwelling units and 1,833,334 square feet of non-residential space. The existing LOS for residential dwelling units is calculated by dividing the total fire station square feet allocated to residential fire service by the number of residential units. Therefore, the existing fire LOS for residential dwelling units is 3.01 fire station square feet per residential dwelling unit.

The existing level of fire service for non-residential buildings is calculated by dividing the total fire station square feet allocated to non-residential fire service by the total square feet for non-residential buildings. Therefore, the existing LOS for non-residential units is 0.85 fire station square feet per 1,000 square feet of non-residential space.

<sup>12</sup> Includes EMS calls

The Syracuse City Fire Department also owns a Pierce Fire Truck VI and a Pierce Ladder Truck that qualify as public safety facilities.<sup>13</sup> The City anticipates that both trucks currently have sufficient excess capacity to accommodate future growth and meet the NFPA response time guidelines. New nonresidential development will be required to buy into its fair share of existing fire service public facilities.

Table 15: Existing Fire Vehicles

| Equipment                   | Actual Cost |
|-----------------------------|-------------|
| Pierce Fire Truck VI (2008) | \$639,274   |
| Pierce Ladder Truck (2002)  | \$542,907   |
| Total Fire Trucks           | \$1,182,181 |

Usage of the fire equipment is divided between residential and nonresidential development in the same ratio as for the fire station.

Table 16: Existing Level of Fire Vehicle Service

| Category                                             | Amount      |
|------------------------------------------------------|-------------|
| Fire Equipment Actual Cost                           | \$1,182,181 |
| Percent Usage by Syracuse City - Existing            | 99.7%       |
| Cost Attributable to Syracuse City                   | \$1,178,704 |
| Percent Residential Usage in Syracuse                | 93.1%       |
| Residential Actual Cost of Truck                     | \$1,097,089 |
| Non-Residential Actual Cost of Truck - Syracuse City | \$81,615    |
| Existing Square Feet for Non-Residential Buildings   | 1,833,334   |
| Existing Level of Service per Non-Residential SF     | \$0.04      |

A level of service has only been calculated for the non-residential use of the fire vehicles because impact fees can only be charged to nonresidential development.

**Police.** The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 17: Existing Police Level of Service

| Development Type | Calls  | % of Total | Calls per Unit | Units     | Police Station SF Allocation | LOS – SF per Unit |
|------------------|--------|------------|----------------|-----------|------------------------------|-------------------|
| Residential      | 8,045  | 63%        | 1.159054891    | 6,941     | 12,299                       | 1.77              |
| Non-Residential  | 4,697  | 37%        | 0.002561999    | 1,833,334 | 7,180                        | 0.00392           |
| TOTAL            | 12,742 | 100%       |                |           | 19,479                       |                   |

<sup>13</sup> Utah Code 11-36a-102

## Proposed Level of Service

**Fire.** The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services. NFPA 1710 standards for fire is a response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. The standards for EMS is an arrival time within four minutes for 90 percent of all emergency medical incidents for AED (automated external defibrillator) and BLS (basic life support) calls and an arrival time within eight minutes to 90 percent of all emergency medical incidents for ALS (advanced life support) calls.

The existing building is sufficient for maintain these response time standards when the City has reached an anticipated population of 40,016 persons (10,637 households) and 3,757,497 square feet of non-residential space, plus the anticipated development of 2,176 residential units and 155,928 non-residential square feet of development in the surrounding unincorporated area (all part of the “fire service area”).

The proposed level of service for Syracuse City and the remaining unincorporated area is the same. In both Syracuse City (where impact fees can be charged), as well as in the surrounding unincorporated area that receives fire services from Syracuse City, the proposed level of service is 1.62 square feet of fire station space per residential unit and 0.00046 square feet of fire station space per square foot of nonresidential development.

Table 18: Proposed Level of Fire Service – Fire Station

|                                   | Calls    | % of Total | Units     | Fire Station SF Allocation | Fire Station SF per Unit |
|-----------------------------------|----------|------------|-----------|----------------------------|--------------------------|
| Residential – Syracuse            | 1,071    | 76.44%     | 10,637    | 17,204.95                  | 1.62                     |
| Non-Residential - Syracuse        | 107      | 7.61%      | 3,757,497 | 1,711.79                   | 0.00046                  |
| Subtotal                          | 1,178    | 84.04%     |           | 18,916.73                  |                          |
| Outside Syracuse - Residential    | 219      | 15.64%     | 2,176     | 3,520.23                   |                          |
| Outside Syracuse - Nonresidential | 4.42     | 0.32%      | 155,928   | 71.04                      |                          |
| Total                             | 1,401.35 | 100.00%    |           | 22,508.00                  |                          |

The proposed level of service for fire vehicles is \$0.02 per non-residential square foot of development.

Table 19: Proposed Level of Fire Service – Fire Vehicles

| Category                                                  | Amount                 |
|-----------------------------------------------------------|------------------------|
| Actual Cost for Nonresidential Use in Syracuse City       | \$89,908 <sup>14</sup> |
| Capacity Number of Non-Residential Square Feet            | 3,757,497.45           |
| LOS - Allocated Fire Vehicle Costs per Non-Residential SF | \$0.02                 |

<sup>14</sup>This cost is calculated by taking the \$1,182,181 of total fire vehicle costs and multiplying by the 84.04 percent usage that will be attributable to Syracuse City at capacity. The resulting \$993,558 is then multiplied by the percentage of use that is anticipated to come from nonresidential development (9%). The percentage use from nonresidential development is calculated based on the percentage of calls (and therefore building square feet) at capacity.

**Police.** The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 20: Proposed Police Level of Service

| Development Type | Calls  | % of Total  | Units     | Police Station SF Allocation | Police Station SF per Unit/SF |
|------------------|--------|-------------|-----------|------------------------------|-------------------------------|
| Residential      | 12,329 | 0.561531237 | 10,637    | 10,938.07                    | 1.03                          |
| Non-Residential  | 9,627  | 0.438468763 | 3,757,497 | 8,540.93                     | 0.00227                       |
| Total            | 21,955 |             |           | 19,479.00                    |                               |

## Excess Capacity

**Fire.** The City's Fire Station, located at 1869 South 3000 West, was designed to accommodate current fire service needs as well as to meet the known future fire service needs of the City. As the City reaches capacity for residential and non-residential development, the City anticipates the current facility is sufficient to house the necessary staff and equipment to continue to meet the NFPA standards for response times. Additionally, the fire service area for the City will not change at capacity and traffic conditions at capacity are not expected to slow down response times below the desired level of service. Therefore, the City anticipates that the current fire station has excess capacity to accommodate its projected future growth. The fire vehicles also have excess capacity to serve projected growth in the City for the foreseeable future.

The excess capacity of the fire station is calculated based on the proposed level of service multiplied by the existing units. This number is then subtracted from the total capacity of the building.

Table 21: Excess Capacity of Fire Station

| Development Type | Existing Units | Existing Demand at Proposed LOS – Fire Station SF | Allocated Space – Fire Station SF | Excess Capacity – Fire Station SF |
|------------------|----------------|---------------------------------------------------|-----------------------------------|-----------------------------------|
| Residential      | 6,941          | 11,227                                            | 17,204                            | 5,978                             |
| Non-Residential  | 1,833,334      | 835                                               | 1,712                             | 877                               |
| TOTAL            |                | 12,062                                            | 18,917                            | 6,854                             |

Table 22: Excess Capacity Fire Station, 2013 - 2023

| Year | Household Projections | Non-Residential Units | Residential Fire Station SF Used | Residential Excess Capacity | Non-Residential Fire Station SF Used | Non-Residential Excess Capacity | Total Excess Capacity – Fire Station SF |
|------|-----------------------|-----------------------|----------------------------------|-----------------------------|--------------------------------------|---------------------------------|-----------------------------------------|
| 2013 | 6,780                 | 1,790,809             | 10,967                           | 6,238                       | 816                                  | 896                             | 7,134                                   |
| 2014 | 6,941                 | 1,833,334             | 11,227                           | 5,978                       | 835                                  | 877                             | 6,854                                   |

| Year | Household Projections | Non-Residential Units | Residential Fire Station SF Used | Residential Excess Capacity | Non-Residential Fires Station SF Used | Non-Residential Excess Capacity | Total Excess Capacity – Fire Station SF |
|------|-----------------------|-----------------------|----------------------------------|-----------------------------|---------------------------------------|---------------------------------|-----------------------------------------|
| 2015 | 7,102                 | 1,875,859             | 11,487                           | 5,717                       | 855                                   | 857                             | 6,575                                   |
| 2016 | 7,262                 | 1,918,120             | 11,746                           | 5,459                       | 874                                   | 838                             | 6,297                                   |
| 2017 | 7,423                 | 1,960,645             | 12,007                           | 5,198                       | 893                                   | 819                             | 6,017                                   |
| 2018 | 7,584                 | 2,003,170             | 12,267                           | 4,938                       | 913                                   | 799                             | 5,737                                   |
| 2019 | 7,745                 | 2,045,695             | 12,528                           | 4,677                       | 932                                   | 780                             | 5,457                                   |
| 2020 | 7,906                 | 2,088,220             | 12,788                           | 4,417                       | 951                                   | 760                             | 5,177                                   |
| 2021 | 8,067                 | 2,130,746             | 13,048                           | 4,157                       | 971                                   | 741                             | 4,898                                   |
| 2022 | 8,227                 | 2,173,007             | 13,307                           | 3,898                       | 990                                   | 722                             | 4,620                                   |
| 2023 | 8,388                 | 2,215,532             | 13,568                           | 3,637                       | 1,009                                 | 702                             | 4,340                                   |

The excess capacity in the fire vehicles is calculated by subtracting the proposed LOS from the existing LOS to arrive at the excess capacity.

Table 23: Excess Capacity of Fire Vehicles

| Fire Vehicles                            | Amount per SF of Nonresidential Development |
|------------------------------------------|---------------------------------------------|
| Existing LOS                             | \$0.04                                      |
| Proposed LOS                             | \$0.02                                      |
| Excess Capacity - Non-Residential per SF | \$0.02                                      |

**Police.** Excess capacity is based on the amount of square footage needed by existing development at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 10,090 excess square feet in the police facility.

Table 24: Police Excess Capacity

| Development Type | Existing Units | Existing Demand for Police Station SF at Proposed LOS | Allocated Police Station SF Based on Proposed LOS | Excess Capacity – Police Station SF |
|------------------|----------------|-------------------------------------------------------|---------------------------------------------------|-------------------------------------|
| Residential      | 6,941          | 7,138                                                 | 10,938                                            | 3,800                               |
| Non-Residential  | 1,833,334      | 4,167                                                 | 8,541                                             | 4,374                               |
| TOTAL            |                | 11,305                                                | 19,479                                            | 8,174                               |

## Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1) (a)(iv)

**Fire.** The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Based on the most recent Census, Syracuse City had a 2010 population of approximately 24,331, with the population reaching 26,112 in 2014 (6,941 households). At capacity, the City is projected to have a population of approximately 40,016 residents, assuming current City boundaries. Non-residential growth is expected to increase from 1,833,334 square feet to 3,757,497 square feet. The following table shows how new development will use existing, excess capacity over the next ten years. By the year 2023 there is still excess capacity in both the fire station and fire vehicles. Therefore, no new facilities are planned.

Table 25: Demand Placed on Existing Fire Station

| Year | Household Projections | Non-Residential Units | Residential Allocated SF – Fire Station | Non-Residential Allocated SF – Fire Station | Residential Excess Capacity SF – Fire Station | Nonresidential Excess Capacity SF – Fire Station |
|------|-----------------------|-----------------------|-----------------------------------------|---------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| 2013 | 6,780                 | 1,790,809             | 17,205                                  | 1,712                                       | 6,238                                         | 896                                              |
| 2014 | 6,941                 | 1,833,334             | 17,205                                  | 1,712                                       | 5,978                                         | 877                                              |
| 2015 | 7,102                 | 1,875,859             | 17,205                                  | 1,712                                       | 5,717                                         | 857                                              |
| 2016 | 7,262                 | 1,918,120             | 17,205                                  | 1,712                                       | 5,459                                         | 838                                              |
| 2017 | 7,423                 | 1,960,645             | 17,205                                  | 1,712                                       | 5,198                                         | 819                                              |
| 2018 | 7,584                 | 2,003,170             | 17,205                                  | 1,712                                       | 4,938                                         | 799                                              |
| 2019 | 7,745                 | 2,045,695             | 17,205                                  | 1,712                                       | 4,677                                         | 780                                              |
| 2020 | 7,906                 | 2,088,220             | 17,205                                  | 1,712                                       | 4,417                                         | 760                                              |
| 2021 | 8,067                 | 2,130,746             | 17,205                                  | 1,712                                       | 4,157                                         | 741                                              |
| 2022 | 8,227                 | 2,173,007             | 17,205                                  | 1,712                                       | 3,898                                         | 722                                              |
| 2023 | 8,388                 | 2,215,532             | 17,205                                  | 1,712                                       | 3,637                                         | 702                                              |

The proposed LOS for fire vehicles is an investment of \$0.02 per nonresidential square foot of development. Excess capacity in the fire vehicles remains after 2023.

**Police.** The following table shows how new development will use existing, excess police station capacity over the next ten years. By the year 2023 there is still excess capacity; therefore, no new facilities are planned.

Table 26: Demand Placed on Existing Police Station

| Year | Household Projections | Non-Residential Units | Residential Allocated SF – Police Station | Non-Residential Allocated SF – Police Station | Residential Excess Capacity SF – Police Station | Nonresidential Excess Capacity SF – Police Station |
|------|-----------------------|-----------------------|-------------------------------------------|-----------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| 2013 | 6,780                 | 1,790,809             | 10,938                                    | 8,541                                         | 3,966                                           | 4,470                                              |
| 2014 | 6,941                 | 1,833,334             | 10,938                                    | 8,541                                         | 3,800                                           | 4,374                                              |
| 2015 | 7,102                 | 1,875,859             | 10,938                                    | 8,541                                         | 3,635                                           | 4,277                                              |

| Year | Household Projections | Non-Residential Units | Residential Allocated SF – Police Station | Non-Residential Allocated SF – Police Station | Residential Excess Capacity SF – Police Station | Nonresidential Excess Capacity SF – Police Station |
|------|-----------------------|-----------------------|-------------------------------------------|-----------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| 2016 | 7,262                 | 1,918,120             | 10,938                                    | 8,541                                         | 3,470                                           | 4,181                                              |
| 2017 | 7,423                 | 1,960,645             | 10,938                                    | 8,541                                         | 3,305                                           | 4,084                                              |
| 2018 | 7,584                 | 2,003,170             | 10,938                                    | 8,541                                         | 3,139                                           | 3,988                                              |
| 2019 | 7,745                 | 2,045,695             | 10,938                                    | 8,541                                         | 2,974                                           | 3,891                                              |
| 2020 | 7,906                 | 2,088,220             | 10,938                                    | 8,541                                         | 2,808                                           | 3,794                                              |
| 2021 | 8,067                 | 2,130,746             | 10,938                                    | 8,541                                         | 2,643                                           | 3,698                                              |
| 2022 | 8,227                 | 2,173,007             | 10,938                                    | 8,541                                         | 2,478                                           | 3,602                                              |
| 2023 | 8,388                 | 2,215,532             | 10,938                                    | 8,541                                         | 2,312                                           | 3,505                                              |

## Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

The public safety facilities located in Syracuse City have excess capacity to meet the projected demands of new development. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the excess capacity of public safety facilities. The actual cost of the existing public facilities is shown in the table below.

Table 27: Actual Cost of Fire Station and Fire Vehicles

| Capital Facility            | Cost        |
|-----------------------------|-------------|
| Fire Station Cost           | \$5,954,000 |
| Qualified Fire Truck Costs  |             |
| Pierce Fire Truck VI (2008) | \$639,274   |
| Pierce Ladder Truck (2002)  | \$542,907   |
| Total Fire Trucks           | \$1,182,181 |
| Total Costs                 | \$7,136,181 |

However, only a percentage of these facilities can be allocated to Syracuse as a portion of the facilities is used to service part of unincorporated Davis County. The facility costs that qualify for consideration for impact fees are as follows:

Table 28: Impact-Fee Eligible Costs - Fire

|                               | Residential    | Non-Residential | ELIGIBLE       |
|-------------------------------|----------------|-----------------|----------------|
| Number of Square Feet         | 17,205         | 1,712           | 18,917         |
| Percent of Cost - Station     | \$4,551,192.79 | \$452,815.86    | \$5,004,008.65 |
| Percent of Cost - Fire Trucks | \$903,650.44   | \$89,907.69     | \$89,907.69    |
| TOTAL                         |                |                 | \$5,093,916.35 |

**Police.** The actual cost of the police station renovations which converted the former City Hall into a police station was \$1,651,286.

## Consideration of All Revenue Sources - Utah Code 11-36a-302(2)

---

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance public safety facilities.

### General Fund Revenues

---

The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

### General Obligation (“GO”) Bonds

---

General Obligation (GO) Bonds are generally used to purchase facilities that are widely desired across the community and that benefit all property owners. However, because the Fire Station has already been funded from Lease Revenue bonds, GO bonds are not a likely future source of payment.

### Special Assessment Areas (“SAA”) Bonds

---

SAA bonds are used to finance new facilities and place an assessment on real property. Generally these assessments are levied for specific infrastructure improvements in specific geographic areas and are tied to demand – i.e., lot size, frontage, etc. No *new* public safety facilities are required to meet the increased demand for public safety services resulting from population and commercial growth and therefore, SAA bonds are not a viable revenue option.

### Grants

---

As the fire station is already in place, it would not be possible to obtain grant monies.

### Impact Fees

---

Impact fees are a reasonable means of funding growth-related infrastructure which has been built with a capacity designed to serve future development. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

## IFFP Certification

---

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
  
2. Does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  
3. Complies in each and every relevant respect with the Impact Fees Act.

## Appendix A

---

**Entity:** Syracuse City

**Public Body:** City Council

**Subject:** Fees

**Notice Title:** Public Notice of Intent

**Notice Type:** Notice

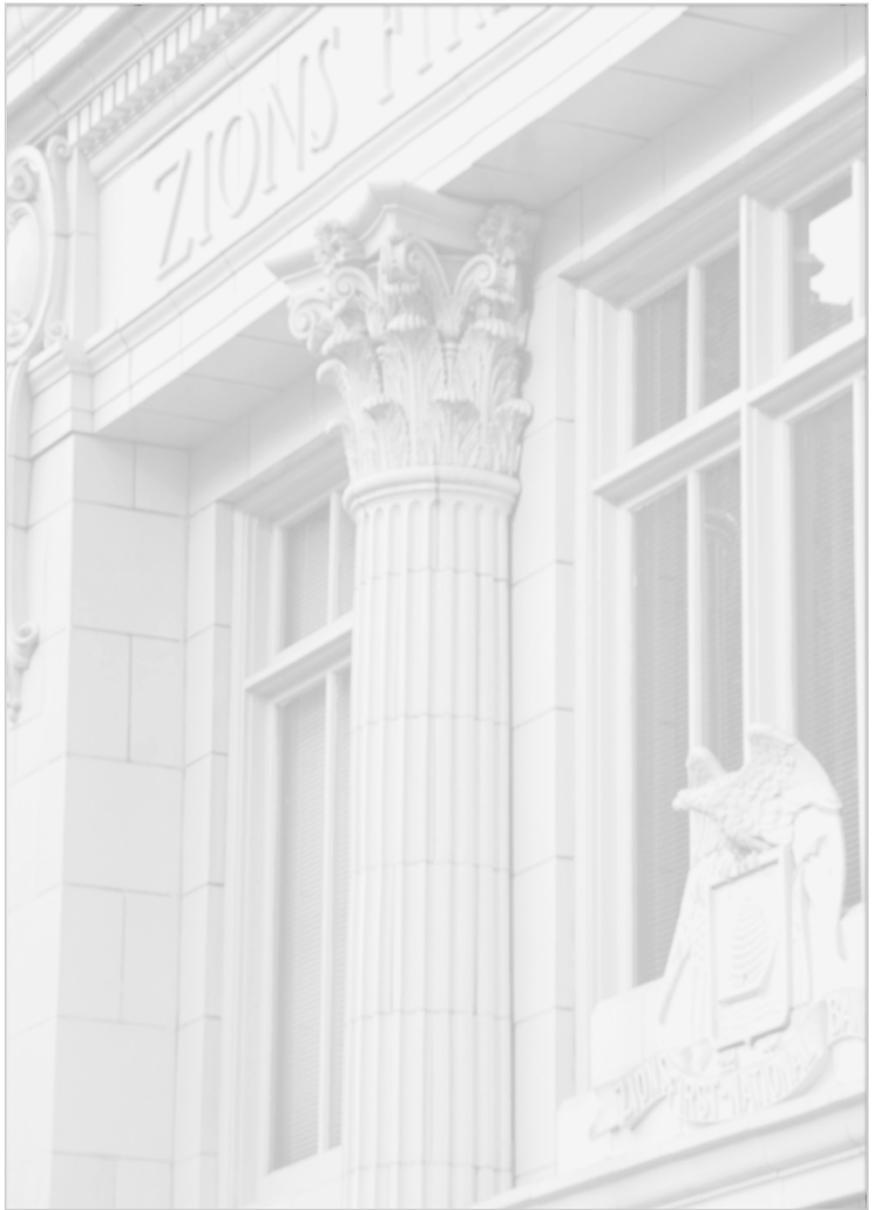
**Notice Date & Time:** Feb 1, 2013  
5:00 PM

**Description/Agenda:**

NOTICE OF INTENT TO PREPARE OR AMEND AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE WRITTEN ANALYSIS

Syracuse City, a municipality of the State of Utah, located in Davis County, Utah intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Written Impact Fee Analysis for culinary water, secondary water, storm drains, public safety, transportation and parks. This notice is pursuant to the provisions of 11-36a-501. Pursuant to the requirements of Utah Code Ann 11-36a-501 and 11-36a-50, notice is hereby provided of the intent of Syracuse City to create or amend an Impact Fee Facilities Plan and Impact Fee Written Analysis. The service area for the prepared IFFP and IFA includes the entire city limits of Syracuse City.

**Notice of Special Accommodations:** call Steve Marshall at 801-614-9621 for questions.



Syracuse City

---

# Public Safety Impact Fee Analysis

---

ZIONS BANK  PUBLIC FINANCE

July 2014

## Contents

---

|                                                                                                                                         |    |
|-----------------------------------------------------------------------------------------------------------------------------------------|----|
| Introduction to Impact Fee Analysis .....                                                                                               | 1  |
| Summary of Impact Fee Analysis .....                                                                                                    | 1  |
| Fire .....                                                                                                                              | 1  |
| Police.....                                                                                                                             | 3  |
| Summary of Gross Fee .....                                                                                                              | 4  |
| Utah Code Legal Requirements .....                                                                                                      | 5  |
| Notice of Intent to Prepare Impact Fee Analysis.....                                                                                    | 5  |
| Preparation of Impact Fee Analysis .....                                                                                                | 5  |
| Calculating Impact Fees.....                                                                                                            | 6  |
| Certification of Impact Fee Analysis.....                                                                                               | 6  |
| Impact Fee Enactment.....                                                                                                               | 6  |
| Impact Fee Analysis .....                                                                                                               | 7  |
| Impact on Consumption of Existing Capacity – Utah Code 11-36a-304(1)(a).....                                                            | 7  |
| Impact on System Improvements – Utah Code 11-36a-304(1)(b).....                                                                         | 10 |
| Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements - Utah Code 11-36a-304(1)(c) ..... | 10 |
| Proportionate Share Analysis - Utah Code 11-36a-304(1)(d).....                                                                          | 10 |
| Fee Adjustment for Financing Structures - Utah Code 11-36a-304(2)(d)(e)(f).....                                                         | 13 |
| Certification.....                                                                                                                      | 19 |
| Notice of Intent .....                                                                                                                  | 20 |

## Introduction to Impact Fee Analysis

---

Impact fees are one-time charges to new development designed to offset the proportional impact of new development on capital costs incurred by municipalities, counties and local districts to provide necessary public services. Impact fees must be accounted for in separate capital facility accounts and expenditures are limited to the specific public service for which they were assessed. The Utah Impact Fee Act allows impact fees for public safety facilities to be collected for buildings constructed or leased to house police, fire, or other public safety entities or a fire suppression vehicle costing in excess of \$500,000.

Demand for public safety (fire and police) services and facilities are attributable to residential and non-residential development. Impact fees have therefore been calculated based on both residential and non-residential growth.

For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

This analysis is compliant with all requirements of the Utah Code Impact Fee Analysis requirements.

## Summary of Impact Fee Analysis

---

### Fire

---

Syracuse City provides fire protection services to a small portion of the unincorporated County, as well as to Syracuse City itself. Impact fees can only be charged for the demand placed on capital facilities from new development occurring within Syracuse City. Impact fees can be charged to residential and nonresidential development for the fire station building, but can only be charged to nonresidential development for the two fire vehicles that have a cost exceeding \$500,000 each. The analysis shows that there is sufficient excess capacity in the existing building to serve the needs of new development and therefore no new capital facilities have been planned.

The gross fee for fire services has been allocated between residential and commercial development based on calls for service. **Throughout the report, the term “units” means residential dwelling units when referring to residential development, and building square feet when referring to nonresidential development.**

The calculation of the impact fee includes a buy-in to excess capacity of the existing building and fire vehicles only. No new fire buildings or qualifying fire vehicles are planned within the next ten years.

Table 1: Fire Proportionate Share Analysis

|                                   | Residential     | Non-Residential | TOTAL<br>Syracuse | Total<br>Unincorporated<br>County |
|-----------------------------------|-----------------|-----------------|-------------------|-----------------------------------|
| <b>Call Allocation</b>            |                 |                 |                   |                                   |
| Projected Calls                   | 1,071.2         | 106.6           | 1,177.8           | 223.6                             |
| Building Square Feet (SF)         | 17,205          | 1,712           | 18,917            | 3,591                             |
| Percent of Total Building         | 76.4%           | 7.6%            | 84.0%             | 16.0%                             |
| <b>Building Cost Allocation</b>   |                 |                 |                   |                                   |
| Cost Allocation - Building        | \$4,551,193     | \$452,816       | \$5,004,009       | \$949,991                         |
| Capacity Units                    | 10,637          | 3,757,497       | NA                | NA                                |
| Gross Fee for Building            | \$427.87        | \$0.12          |                   |                                   |
| <b>Fire Truck Cost Allocation</b> |                 |                 |                   |                                   |
| Cost Allocation Fire Trucks       | \$0             | \$89,908        |                   |                                   |
| Capacity Units                    | NA              | 3,757,497       |                   |                                   |
| Gross Fee for Fire Trucks         | \$0             | \$0.02          |                   |                                   |
| <b>Interest Cost Allocation</b>   |                 |                 |                   |                                   |
| Cost Allocation for Interest      | \$696,175       | \$69,265        |                   |                                   |
| Capacity Units                    | 10,637          | 3,757,497       |                   |                                   |
| Gross Fee for Interest            | \$65.45         | \$0.02          |                   |                                   |
| <b>Consultant Costs</b>           |                 |                 |                   |                                   |
| Cost Allocation for Consultants   | \$4,548         | \$452           |                   |                                   |
| Capacity Units                    | 3,696           | 1,924,164       |                   |                                   |
| Gross Fee for Consultant Costs    | \$1.23          | \$0.00          |                   |                                   |
| <b>Fund Balance Allocation</b>    |                 |                 |                   |                                   |
| Cost Allocation for Fund Balance  | \$90,950.94     | \$9,049.06      |                   |                                   |
| Capacity Units                    | 3,696           | 1,924,164       |                   |                                   |
| Gross Credit for Fund Balance     | (\$24.61)       | (\$0.00)        |                   |                                   |
| <b>GROSS FEE PER UNIT</b>         | <b>\$469.95</b> | <b>\$0.16</b>   | <b>NA</b>         | <b>NA</b>                         |

The fees for the fire vehicles were allocated based on the percentage of calls generated by commercial development only. Residential development accounts for 91 percent of the total capacity calls projected in Syracuse (1,071 of the 1,178 total calls), while nonresidential development accounts for nine percent (107 of the 1,178 total calls). Therefore, only nine percent of the \$993,558 fire vehicle cost (amount attributable to Syracuse City) is eligible for reimbursement through impact fees - \$89,908. This amount is divided by the total capacity of 3,757,497 nonresidential building square feet to arrive at a cost of \$0.02 per building square foot for fire vehicles.

Table 2: Fire Vehicle Proportionate Share Analysis

| <b>Fire Vehicles</b>                                                   | <b>Amount</b> |
|------------------------------------------------------------------------|---------------|
| Fire Equipment Actual Cost                                             | \$1,182,181   |
| Percent Usage by Syracuse City                                         | 84.0%         |
| Cost Attributable to Syracuse City                                     | \$993,558     |
| Percent Residential Usage in Syracuse                                  | 91.0%         |
| Residential Cost of Truck                                              | \$903,650     |
| Non-Residential Cost of Truck - Syracuse City - Proposed Service Level | \$89,908      |
| Capacity Non-Residential Development                                   | 3,757,497.45  |
| Proposed Level of Service per Non-Residential SF                       | \$0.02        |

## Police

The police building serves Syracuse City only. Police costs are calculated based on a buy-in to excess capacity in the existing police building. The total cost of the building was \$1,651,286. There are currently 8,174 square feet of excess capacity. Based on a fair share allocation between residential and commercial, we have calculated a fee of \$93.70 for residential and \$0.22 for nonresidential development.

Table 3: Police Proportionate Share Analysis

|                                          | <b>Residential</b> | <b>Non-Residential</b> | <b>TOTAL</b> |
|------------------------------------------|--------------------|------------------------|--------------|
| <b><i>Demand Analysis - Calls</i></b>    |                    |                        |              |
| Projected Calls - Capacity               | 12,329             | 9,627                  | 21,955       |
| Percent of Total Calls by Type           | 56%                | 44%                    | 100%         |
| Existing Calls                           | 8,045              | 4,697                  | 12,742       |
| Existing Calls as % of Total Capacity    | 65%                | 49%                    | 58%          |
| Building SF Allocation                   | 10,938.07          | 8,540.93               | 19,479.00    |
| Building Cost Allocation                 | \$927,249          | \$724,037              | \$1,651,286  |
| Interest Cost Allocation                 | \$224,294          | \$175,139              | \$399,433.49 |
| Total Building Cost Allocation           | \$1,151,543        | \$899,176              | \$2,050,720  |
| <b><i>Excess Capacity Analysis</i></b>   |                    |                        |              |
| Capacity Units                           | 10,637             | 3,757,497              |              |
| Existing Units                           | 6,941              | 1,833,334              |              |
| Growth in Units                          | 3,696              | 1,924,164              |              |
| Excess Capacity - Building SF            | 3,800.44           | 4,374                  | 8,174        |
| Excess Capacity Building Cost Allocation | \$400,104.83       | \$460,456.08           | \$860,560.92 |
| <b><i>Fee Calculation</i></b>            |                    |                        |              |
| Gross Fee - Building                     | \$108.26           | \$0.24                 |              |
| Fund Balance Allocation                  | \$56,153.12        | \$43,846.88            |              |
| Capacity Units - Fund Balance            | 3,696              | 1,924,164              |              |
| Fund Balance Credit per Unit             | (\$15.19)          | (\$0.02)               |              |
| Consulting Cost                          | \$2,325            | \$2,675                |              |
| Consulting Fee per Unit                  | \$0.63             | \$0.00                 |              |
| <b>GROSS FEE</b>                         | <b>\$93.70</b>     | <b>\$0.22</b>          |              |

## Summary of Gross Fee

Table 4: Summary of Gross Public Safety Fee (Before Credits)

|                                  | Residential per Dwelling Unit | Non-Residential per Building SF |
|----------------------------------|-------------------------------|---------------------------------|
| Fire Station                     | \$493.32                      | \$0.14                          |
| Fire Vehicles                    | NA                            | \$0.02                          |
| Fund Balance                     | (\$24.61)                     | (\$0.00)                        |
| Consulting                       | \$1.23                        | \$0.00                          |
| <b>Subtotal Fire Gross Fee</b>   | <b>\$469.95</b>               | <b>\$0.16</b>                   |
| Police Station                   | \$108.26                      | \$0.24                          |
| Fund Balance                     | (\$15.19)                     | (\$0.02)                        |
| Consulting                       | \$0.63                        | \$0.00                          |
| <b>Subtotal Police Gross Fee</b> | <b>\$93.70</b>                | <b>\$0.22</b>                   |
| <b>TOTAL</b>                     | <b>\$563.64</b>               | <b>\$0.38</b>                   |

Credits against the gross fee must be calculated in order to avoid double payments given the outstanding debt for the fire and police stations. The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. When appropriate credits are calculated, the fees to be paid are shown in the two right hand columns in Table 5, shaded in gray. While the gross fee of \$563.64 remains constant each year, the yearly credits decline as the outstanding bond is paid off and fewer bond years remain. The amount to be paid each year reflects the gross fee less the credits. The residential fire fees due are shown in column B and increase each year as the credits decline; the residential police fee is shown in column D and the total residential impact fee for public safety is shown in column F. Nonresidential fees to be paid are shown in columns C, E and G.

Table 5: Summary of Gross Public Safety Fee (With Credits)

| A     | B                  | C                     | D                    | E                       | F                 | G                    |
|-------|--------------------|-----------------------|----------------------|-------------------------|-------------------|----------------------|
| Year  | Fire - Residential | Fire - Nonresidential | Police - Residential | Police - Nonresidential | Residential Total | Nonresidential Total |
| 2015  | \$124.69           | \$0.06                | \$17.11              | \$0.05                  | \$141.80          | \$0.11               |
| 2016  | \$144.89           | \$0.07                | \$21.59              | \$0.06                  | \$166.47          | \$0.12               |
| 2017  | \$165.68           | \$0.07                | \$26.25              | \$0.07                  | \$191.92          | \$0.14               |
| 2018  | \$187.07           | \$0.08                | \$31.04              | \$0.08                  | \$218.12          | \$0.16               |
| 2019  | \$209.20           | \$0.08                | \$35.92              | \$0.09                  | \$245.12          | \$0.17               |
| 2020  | \$231.94           | \$0.09                | \$40.97              | \$0.10                  | \$272.92          | \$0.19               |
| 2021  | \$255.37           | \$0.10                | \$46.18              | \$0.11                  | \$301.55          | \$0.21               |
| 2022  | \$279.51           | \$0.10                | \$51.54              | \$0.12                  | \$331.04          | \$0.23               |
| 2023  | \$304.36           | \$0.11                | \$57.06              | \$0.14                  | \$361.42          | \$0.25               |
| 2024  | \$329.97           | \$0.12                | \$62.74              | \$0.15                  | \$392.71          | \$0.27               |
| 2025  | \$356.33           | \$0.13                | \$68.57              | \$0.16                  | \$424.91          | \$0.29               |
| 2026  | \$383.49           | \$0.13                | \$74.58              | \$0.17                  | \$458.07          | \$0.31               |
| 2027  | \$411.46           | \$0.14                | \$80.76              | \$0.19                  | \$492.22          | \$0.33               |
| 2028  | \$440.27           | \$0.15                | \$87.13              | \$0.20                  | \$527.40          | \$0.35               |
| 2029+ | \$469.95           | \$0.16                | \$93.70              | \$0.22                  | \$563.64          | \$0.38               |

## Utah Code Legal Requirements

---

Utah law requires that communities<sup>1</sup> prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City of Syracuse has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

### Notice of Intent to Prepare Impact Fee Analysis

---

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. Syracuse City has complied with this noticing requirement for the IFA by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Analysis

---

Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee” (Utah Code 11-36a-303).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- (a) Anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) Anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) How anticipated impacts are reasonably related to the anticipated development activity;
- (d) Estimate the proportionate share of:
  - (i) Costs for existing capacity that will be recouped; and
  - (ii) Costs of impacts on system improvement that are reasonably related to the new development activity; and
- (e) How the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) The cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) The cost of system improvements for each public facility;
- (c) Other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

---

<sup>1</sup> Local political subdivisions with populations of less than 5,000 as of the last federal census need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to the City of Syracuse with a population of approximately 25,507 as of 2012 and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (d) The relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) The relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) The extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) Extraordinary costs, if any in servicing the newly developed properties; and
- (h) The time-price differential inherent in fair comparisons of amounts paid at different times.

### Calculating Impact Fees

---

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- (a) Construction contract price;
- (b) Cost of acquiring land, improvements, materials, and fixtures;
- (c) Cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) Debt service charges for a political subdivision, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

### Certification of Impact Fee Analysis

---

Utah Code states that an impact analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

### Impact Fee Enactment

---

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

## Impact Fee Analysis

### Impact on Consumption of Existing Capacity – Utah Code 11-36a-304(1)(a)

**Fire.** Projected growth in Syracuse will have an impact on existing capacity in the fire station building, as well as on the two fire vehicles purchased by the City. The fire facilities are used to provide services outside of Syracuse City boundaries in the unincorporated county. While the unincorporated area currently includes only 22 residential units, land use plans project future development of 2,176 residential units and 155,928 square feet of commercial space. Impact fees cannot be charged to development that takes place outside of City boundaries.

Table 6: Fire Service Area Demand Analysis

| Combined          | Existing Developed |                     | Future Development                 |                                 |
|-------------------|--------------------|---------------------|------------------------------------|---------------------------------|
|                   | Syracuse Developed | Unincorporated Area | Syracuse City Total Capacity Units | Annex Area Total Capacity Units |
| Residential Units | 6,780              | 22                  | 10,637                             | 2,176                           |
| Commercial SF     | 1,833,334          | 0                   | 3,757,497                          | 155,928                         |

The Fire Station has a total of 22,508 square feet, 20,888 of which serve *existing residential* demand in Syracuse City and 1,554 of which serve *existing non-residential* demand in the City, for a total of 22,442 square feet (over 99 percent) used for Syracuse City. The existing level of service is therefore 3.01 square feet per household and 0.85 square feet of fire station space for every 1,000 square feet of non-residential development (or 0.00085 per square foot).<sup>2</sup>

Table 7: Existing Fire Level of Service

| Development Type | Calls | % of Total | Calls per Unit | Units     | Fire Station SF* Allocation | LOS* - Fire Station SF per Unit |
|------------------|-------|------------|----------------|-----------|-----------------------------|---------------------------------|
| Residential      | 699   | 92.8%      | 0.10070595     | 6,941     | 20,887.90                   | 3.01                            |
| Non-Residential  | 52    | 6.9%       | 0.000028       | 1,833,334 | 1,553.89                    | 0.00085                         |
| TOTAL            | 751   | 100%       |                |           | 22,441.79                   |                                 |

SF = square feet; LOS = level of service

However, at capacity, a larger percentage of the Fire Station will be needed to serve the needs of the unincorporated County, given the growth projections for the unincorporated County. Based on the same ratio of calls per residential and nonresidential unit as occurs at the present time, future demand will be as shown in the table below. At capacity, 18,917 square feet of the building will be used for Syracuse City; 17,205 square feet will be required from residential development and 1,712 square feet will be required by nonresidential development. The remaining 3,591 square feet of fire station space will be used to provide services to the unincorporated county.

<sup>2</sup> As of 2014, there are 6,941 households in Syracuse and 1,833,334 nonresidential square feet.

Table 8: Proposed Fire Level of Service

|                 | Calls | % of Total | Units     | Fire Station SF Allocation | LOS – Fire Station SF per Unit |
|-----------------|-------|------------|-----------|----------------------------|--------------------------------|
| Residential     | 1,071 | 76.44%     | 10,637    | 17,204.95                  | 1.62                           |
| Non-Residential | 107   | 7.61%      | 3,757,497 | 1,711.79                   | 0.00046                        |
| TOTAL           | 1,178 | 84.04%     |           | 18,916.73                  |                                |

The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Based on the most recent Census, Syracuse City had a 2010 population of approximately 24,331, with the population reaching 26,112 in 2014 (6,941 households). At capacity, the City is projected to have a population of approximately 40,016 residents (10,637 households), assuming current City boundaries. Non-residential growth is expected to increase from 1,833,334 square feet to 3,757,497 square feet. The following table shows how new development will use existing, excess capacity over the next ten years. By the year 2023 there is still excess capacity in both the fire station and fire vehicles. Therefore, no new facilities are planned.

Table 9: Demand Placed on Existing Fire Station

| Year | Household Projections | Non-Residential Units | Residential Allocated SF of Fire Station Space | Non-Residential Allocated SF of Fire Station Space | Residential Excess Capacity – Fire Station SF | Nonresidential Excess Capacity – Fire Station SF |
|------|-----------------------|-----------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| 2013 | 6,780                 | 1,790,809             | 17,205                                         | 1,712                                              | 6,238                                         | 896                                              |
| 2014 | 6,941                 | 1,833,334             | 17,205                                         | 1,712                                              | 5,978                                         | 877                                              |
| 2015 | 7,102                 | 1,875,859             | 17,205                                         | 1,712                                              | 5,717                                         | 857                                              |
| 2016 | 7,262                 | 1,918,120             | 17,205                                         | 1,712                                              | 5,459                                         | 838                                              |
| 2017 | 7,423                 | 1,960,645             | 17,205                                         | 1,712                                              | 5,198                                         | 819                                              |
| 2018 | 7,584                 | 2,003,170             | 17,205                                         | 1,712                                              | 4,938                                         | 799                                              |
| 2019 | 7,745                 | 2,045,695             | 17,205                                         | 1,712                                              | 4,677                                         | 780                                              |
| 2020 | 7,906                 | 2,088,220             | 17,205                                         | 1,712                                              | 4,417                                         | 760                                              |
| 2021 | 8,067                 | 2,130,746             | 17,205                                         | 1,712                                              | 4,157                                         | 741                                              |
| 2022 | 8,227                 | 2,173,007             | 17,205                                         | 1,712                                              | 3,898                                         | 722                                              |
| 2023 | 8,388                 | 2,215,532             | 17,205                                         | 1,712                                              | 3,637                                         | 702                                              |

For the fire vehicles, the proposed level of service is the allocable cost of \$89,908<sup>3</sup> (based on the proposed usage of the vehicles at capacity) divided by the 3,757,497 nonresidential square feet to arrive at an investment of \$0.02 per commercial square foot. Only nonresidential development can be charged impact fees for fire vehicles. No new fire vehicles are planned during the next ten years; therefore, new development will buy into the excess capacity of the existing fire vehicles.

**Police.** The Police Station has a total of 19,479 square feet. Using current call ratios, the City has 1.15905 calls per residential unit and 0.028 calls per 1,000 square feet of nonresidential space.

<sup>3</sup> Calculated by multiplying the total vehicle cost of \$1,182,181 by the percent usage (84.0%) by Syracuse City at capacity and then by the percent non-residential use of the truck (9.0%).

Table 10: Existing Police Level of Service

| Development Type | Calls  | % of Total | Calls per Unit | Units     | Police Station SF Allocation | LOS – Police Station SF per Unit |
|------------------|--------|------------|----------------|-----------|------------------------------|----------------------------------|
| Residential      | 8,045  | 63%        | 1.159054891    | 6,941     | 12,298.58                    | 1.77                             |
| Non-Residential  | 4,697  | 37%        | 0.002561999    | 1,833,334 | 7,180                        | 0.00392                          |
| TOTAL            | 12,742 | 100%       |                |           | 19,479.00                    |                                  |

Projecting these same call ratios in the future results in 10,938 square feet of the building space attributable to residential demand and 8,541 square feet attributable to nonresidential demand.

Table 11: Proposed Police Level of Service

| Development Type | Calls  | % of Total | Capacity Units | Police Station SF Allocation | Police Station SF per Unit - LOS |
|------------------|--------|------------|----------------|------------------------------|----------------------------------|
| Residential      | 12,329 | 0.561      | 10,637         | 10,938.07                    | 1.03                             |
| Non-Residential  | 9,627  | 0.438      | 3,757,497      | 8,540.93                     | 0.00227                          |
| TOTAL            | 21,955 |            |                | 19,479.00                    |                                  |

The following table shows how new development will use existing, excess police station capacity over the next ten years. By the year 2023 there is still excess capacity; therefore, no new facilities are planned. The excess capacity is calculated by multiplying the number of residential units or nonresidential square feet by their respective proposed service levels and then subtracting from the existing space. Total excess capacity in the current police facility is 8,174 square feet as of 2014.

Table 12: Demand Placed on Existing Police Station

| Year | Households | Non-Residential Units | Residential Allocated SF – Police Station | Non-Residential Allocated SF – Police Station | Residential Excess Capacity SF – Police Station | Nonresidential Excess Capacity SF – Police Station | Total Excess Capacity SF – Police Station |
|------|------------|-----------------------|-------------------------------------------|-----------------------------------------------|-------------------------------------------------|----------------------------------------------------|-------------------------------------------|
| 2013 | 6,780      | 1,790,809             | 10,938                                    | 8,541                                         | 3,966                                           | 4,470                                              | 8,436                                     |
| 2014 | 6,941      | 1,833,334             | 10,938                                    | 8,541                                         | 3,800                                           | 4,374                                              | 8,174                                     |
| 2015 | 7,102      | 1,875,859             | 10,938                                    | 8,541                                         | 3,635                                           | 4,277                                              | 7,912                                     |
| 2016 | 7,262      | 1,918,120             | 10,938                                    | 8,541                                         | 3,470                                           | 4,181                                              | 7,651                                     |
| 2017 | 7,423      | 1,960,645             | 10,938                                    | 8,541                                         | 3,305                                           | 4,084                                              | 7,389                                     |
| 2018 | 7,584      | 2,003,170             | 10,938                                    | 8,541                                         | 3,139                                           | 3,988                                              | 7,127                                     |
| 2019 | 7,745      | 2,045,695             | 10,938                                    | 8,541                                         | 2,974                                           | 3,891                                              | 6,865                                     |
| 2020 | 7,906      | 2,088,220             | 10,938                                    | 8,541                                         | 2,808                                           | 3,794                                              | 6,602                                     |
| 2021 | 8,067      | 2,130,746             | 10,938                                    | 8,541                                         | 2,643                                           | 3,698                                              | 6,340                                     |
| 2022 | 8,227      | 2,173,007             | 10,938                                    | 8,541                                         | 2,478                                           | 3,602                                              | 6,080                                     |
| 2023 | 8,388      | 2,215,532             | 10,938                                    | 8,541                                         | 2,312                                           | 3,505                                              | 5,817                                     |

## Impact on System Improvements – Utah Code 11-36a-304(1)(b)

---

**Fire.** Development activity will use some of the existing, excess capacity in the fire station and fire vehicles, as shown in the previous section. No new facilities will need to be constructed or purchased before 2023. Therefore, new development will only be required to buy into the excess capacity of existing improvements.

**Police.** The existing police station is also projected to serve the capacity needs of Syracuse City. However, changes in security procedures, level of calls, etc., in the future could change anticipated capital facility needs. Therefore, for the present time, the police station is viewed as having excess capacity to serve the needs of the community at capacity and certainly through 2023, the timeframe of this impact fee analysis. Therefore, new development will only be required to buy into the excess capacity of the existing police station.

## Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements - Utah Code 11-36a-304(1)(c)

---

### *Cost of Existing Public Facilities*

**Fire.** The current Syracuse Fire Station was built in 2008/2009 for a total cost of \$5,954,000. Additionally, the Syracuse Fire Department currently has two fire trucks that are impact fee eligible – a Pierce Fire Truck VI and a Pierce Ladder Truck.<sup>4</sup> The total cost of these two fire suppression vehicles is \$1,182,181. No new fire capital facilities are anticipated to be needed before 2023. Therefore, new development will only be required to buy into the excess capacity of existing improvements.

**Police.** The current Syracuse Police Station was built in 2006/2007 for a total cost of \$1,651,286. No new police station capital facilities are anticipated to be needed before 2023. Therefore, new development will only be required to buy into the excess capacity of existing police improvements.

### *Manner of Financing*

**Fire.** The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station.

**Police.** The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station. Outstanding costs for the remodeling of the police portion of this bond must be credited against the gross impact fee.

## Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)

---

**Fire.** Fire station costs are based on new development buying in to the excess capacity of the existing fire station. Costs have been allocated using a three-step procedure. First, square footage was allocated between Syracuse and the surrounding unincorporated area based on the ratio of projected call volumes. Second, the actual cost of \$5,954,000 was apportioned among the City (residential and non-residential) and unincorporated County based on the same ratios. This results

---

<sup>4</sup> Utah Code 11-36a-102

in an allocation of \$4,551,193 to residential development in Syracuse and \$452,816 for nonresidential development in the City. Finally, the residential cost was divided by the 10,637 capacity units to arrive at a gross fee of \$427.87 per residential unit and the nonresidential cost of \$452,816 was divided by the 3,757,497 nonresidential capacity units to arrive at a cost of \$0.12 per square foot.

Table 13: Fire Station Proportionate Share Analysis

|                               | Residential | Non-Residential | TOTAL<br>Syracuse | Total<br>Unincorporated<br>County | TOTAL       |
|-------------------------------|-------------|-----------------|-------------------|-----------------------------------|-------------|
| Call Volume –<br>Capacity     | 1,071.2     | 106.6           | 1,177.8           | 223.6                             | 1,401.4     |
| Building Square Feet          | 17,205      | 1,712           | 18,917            | 3,591                             | 22,508      |
| Percent of Total<br>Building  | 76.4%       | 7.6%            | 84.0%             | 16.0%                             | 100.0%      |
| Cost Allocation –<br>Building | \$4,551,193 | \$452,816       | \$5,004,009       | \$949,991                         | \$5,954,000 |
| Capacity Units                | 10,637      | 3,757,497       | NA                | NA                                | NA          |
| Gross Fee per Unit            | \$427.87    | \$0.12          | NA                | NA                                | NA          |

The total cost of the two public safety facility fire suppression vehicles is \$1,182,181. Based on the call volumes discussed above, Syracuse City will account for 84.0 percent of the total use of the fire trucks, or \$993,558.

Utah Code states that "...a political subdivision or private entity may not impose an impact fee on residential components of development to pay for a public safety facility that is a fire suppression vehicle."<sup>5</sup> Therefore, this analysis includes only the portion of existing capacity for the fire suppression vehicles that can be recouped by non-residential development.

Residential development accounts for 91 percent of the total calls projected in Syracuse (1,071 of the 1,178 total calls), while nonresidential development accounts for nine percent (107 of the 1,178 total calls). Therefore, only nine percent of the \$993,558 cost is eligible for reimbursement through impact fees - \$89,908. This amount is divided by the total capacity of 3,757,497.45 nonresidential building square feet to arrive at a cost of \$0.02 per building square foot for fire vehicles.

Table 14: Fire Vehicle Proportionate Share Analysis

| Fire Vehicles                                                          | Amount       |
|------------------------------------------------------------------------|--------------|
| Fire Equipment Actual Cost                                             | \$1,182,181  |
| Percent Usage by Syracuse City                                         | 84.0%        |
| Cost Attributable to Syracuse City                                     | \$993,558    |
| Percent Residential Usage in Syracuse City                             | 91.0%        |
| Residential Portion Cost of Truck                                      | \$903,650    |
| Non-Residential Cost of Truck - Syracuse City - Proposed Service Level | \$89,908     |
| Capacity Non-Residential Development in Syracuse City                  | 3,757,497.45 |
| Proposed Level of Service Cost per Non-Residential SF                  | \$0.02       |

<sup>5</sup> Utah Code 11-36a-202(2)(i)(ii)

The building and fire vehicle costs are then combined with small charges for interest to be paid on the bond (later credited for outstanding debt), consulting fees and the impact fee fund balance.

Table 15: Fire Proportionate Share Analysis

|                                   | Residential     | Non-Residential | TOTAL<br>Syracuse | Total<br>Unincorporated<br>County |
|-----------------------------------|-----------------|-----------------|-------------------|-----------------------------------|
| <b>Call Allocation</b>            |                 |                 |                   |                                   |
| Projected Calls                   | 1,071.2         | 106.6           | 1,177.8           | 223.6                             |
| Building Square Feet              | 17,205          | 1,712           | 18,917            | 3,591                             |
| Percent of Total Building         | 76.4%           | 7.6%            | 84.0%             | 16.0%                             |
| <b>Building Cost Allocation</b>   |                 |                 |                   |                                   |
| Cost Allocation - Building        | \$4,551,193     | \$452,816       | \$5,004,009       | \$949,991                         |
| Capacity Units                    | 10,637          | 3,757,497       | NA                | NA                                |
| Gross Fee for Building            | \$427.87        | \$0.12          |                   |                                   |
| <b>Fire Truck Cost Allocation</b> |                 |                 |                   |                                   |
| Cost Allocation Fire Trucks       | \$0             | \$89,908        |                   |                                   |
| Capacity Units                    | NA              | 3,757,497       |                   |                                   |
| Gross Fee for Fire Trucks         | \$0             | \$0.02          |                   |                                   |
| <b>Interest Cost Allocation</b>   |                 |                 |                   |                                   |
| Cost Allocation for Interest      | \$696,175       | \$69,265        |                   |                                   |
| Capacity Units                    | 10,637          | 3,757,497       |                   |                                   |
| Gross Fee for Interest            | \$65.45         | \$0.02          |                   |                                   |
| <b>Consultant Costs</b>           |                 |                 |                   |                                   |
| Cost Allocation for Consultants   | \$4,548         | \$452           |                   |                                   |
| Capacity Units                    | 3,696           | 1,924,164       |                   |                                   |
| Gross Fee for Consultant Costs    | \$1.23          | \$0.00          |                   |                                   |
| <b>Fund Balance Allocation</b>    |                 |                 |                   |                                   |
| Cost Allocation for Fund Balance  | \$90,950.94     | \$9,049.06      |                   |                                   |
| Capacity Units                    | 3,696           | 1,924,164       |                   |                                   |
| Gross Credit for Fund Balance     | (\$24.61)       | (\$0.00)        |                   |                                   |
| <b>GROSS FEE PER UNIT</b>         | <b>\$469.95</b> | <b>\$0.16</b>   | <b>NA</b>         | <b>NA</b>                         |

**Police.** Police costs are calculated based on a buy-in to excess capacity in the existing police building. The total cost of the building was \$1,651,286. There are currently 8,174 square feet of excess capacity. Based on a fair share allocation between residential and commercial, based on calls for service, residential development will account for \$400,104.83 of the buy-in costs; nonresidential development will account for \$460,456.08 of the buy-in costs. This results in a fee of \$93.70 for residential development and \$0.22 for nonresidential development.

Table 16: Police Proportionate Share Analysis

|                                          | Residential    | Nonresidential | TOTAL        |
|------------------------------------------|----------------|----------------|--------------|
| <b><i>Demand Analysis - Calls</i></b>    |                |                |              |
| Projected Calls - Capacity               | 12,329         | 9,627          | 21,955       |
| Percent of Total Calls by Type           | 56%            | 44%            | 100%         |
| Existing Calls                           | 8,045          | 4,697          | 12,742       |
| Existing Calls as % of Total Capacity    | 65%            | 49%            | 58%          |
| Building SF Allocation                   | 10,938.07      | 8,540.93       | 19,479.00    |
| Building Cost Allocation                 | \$927,249      | \$724,037      | \$1,651,286  |
| Interest Cost Allocation                 | \$224,294      | \$175,139      | \$399,433.49 |
| Total Building Cost Allocation           | \$1,151,543    | \$899,176      | \$2,050,720  |
| <b><i>Excess Capacity Analysis</i></b>   |                |                |              |
| Capacity Units                           | 10,637         | 3,757,497      |              |
| Existing Units                           | 6,941          | 1,833,334      |              |
| Growth in Units                          | 3,696          | 1,924,164      |              |
| Excess Capacity - Building SF            | 3,800.44       | 4,374          | 8,174        |
| Excess Capacity Building Cost Allocation | \$400,104.83   | \$460,456.08   | \$860,560.92 |
| <b><i>Fee Calculation</i></b>            |                |                |              |
| Gross Fee - Building                     | \$108.26       | \$0.24         |              |
| Fund Balance Allocation                  | \$56,153.12    | \$43,846.88    |              |
| Capacity Units - Fund Balance            | 3,696          | 1,924,164      |              |
| Fund Balance Credit per Unit             | (\$15.19)      | (\$0.02)       |              |
| Consulting Cost                          | \$2,325        | \$2,675        |              |
| Consulting Fee per Unit                  | \$0.63         | \$0.00         |              |
| <b>GROSS FEE</b>                         | <b>\$93.70</b> | <b>\$0.22</b>  |              |

### Fee Adjustment for Financing Structures - Utah Code 11-36a-304(2)(d)(e)(f)

The Impact Fees Act requires credits to be given to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice.

Credits against the gross fee must be calculated in order to incorporate the outstanding debt for the fire and police stations. The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. Credits against the bond have been calculated using several steps of calculations. The first step, shown in Table 17 below, takes the annual bond payments and figures an average bond payment cost per call.

Table 17: Fire - Average Bond Payment Cost per Call

| Year | Households | Nonresi-<br>dential Units | Residential<br>Calls | Nonresi-<br>dential Calls | Bond<br>Payments | Payment<br>Cost<br>Allocated<br>per Call |
|------|------------|---------------------------|----------------------|---------------------------|------------------|------------------------------------------|
| 2015 | 7,102      | 1,875,859                 | 715.21               | 53                        | \$443,495        | \$577                                    |
| 2016 | 7,262      | 1,918,120                 | 731.33               | 54                        | \$443,302        | \$564                                    |
| 2017 | 7,423      | 1,960,645                 | 747.54               | 56                        | \$443,076        | \$552                                    |
| 2018 | 7,584      | 2,003,170                 | 763.75               | 57                        | \$444,289        | \$541                                    |
| 2019 | 7,745      | 2,045,695                 | 779.97               | 58                        | \$443,729        | \$530                                    |
| 2020 | 7,906      | 2,088,220                 | 796.18               | 59                        | \$443,729        | \$519                                    |
| 2021 | 8,067      | 2,130,746                 | 812.39               | 60                        | \$443,729        | \$508                                    |
| 2022 | 8,227      | 2,173,007                 | 828.51               | 62                        | \$443,729        | \$498                                    |
| 2023 | 8,388      | 2,215,532                 | 844.72               | 63                        | \$443,729        | \$489                                    |
| 2024 | 8,549      | 2,258,057                 | 860.94               | 64                        | \$443,650        | \$480                                    |
| 2025 | 8,710      | 2,300,582                 | 877.15               | 65                        | \$443,650        | \$471                                    |
| 2026 | 8,871      | 2,343,107                 | 893.36               | 66                        | \$443,650        | \$462                                    |
| 2027 | 9,031      | 2,385,368                 | 909.48               | 68                        | \$443,650        | \$454                                    |
| 2028 | 9,192      | 2,427,893                 | 925.69               | 69                        | \$443,650        | \$446                                    |

The second step then takes the average cost per call and calculates the average residential and nonresidential payment (based on the average calls per residential unit and nonresidential square foot). Then, this number is adjusted to reflect only the Syracuse portion of the payment.

Table 18: Fire - Average Bond Payment Cost per Call – Syracuse Portion of Payment Only

| Year | Payment<br>Cost per<br>Call | Average<br>Residential<br>Payment | Average<br>Nonresidential<br>Payment | Average<br>Residential Payment<br>- Syracuse Portion<br>of Fire Station Only | Average Non-<br>Residential<br>Payment -<br>Syracuse Portion<br>of Fire Station Only |
|------|-----------------------------|-----------------------------------|--------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 2015 | \$577                       | \$58.12                           | \$0.02                               | \$48.85                                                                      | \$0.01                                                                               |
| 2016 | \$564                       | \$56.82                           | \$0.02                               | \$47.75                                                                      | \$0.01                                                                               |
| 2017 | \$552                       | \$55.56                           | \$0.02                               | \$46.69                                                                      | \$0.01                                                                               |
| 2018 | \$541                       | \$54.53                           | \$0.02                               | \$45.83                                                                      | \$0.01                                                                               |
| 2019 | \$530                       | \$53.33                           | \$0.02                               | \$44.82                                                                      | \$0.01                                                                               |
| 2020 | \$519                       | \$52.24                           | \$0.01                               | \$43.90                                                                      | \$0.01                                                                               |
| 2021 | \$508                       | \$51.20                           | \$0.01                               | \$43.03                                                                      | \$0.01                                                                               |
| 2022 | \$498                       | \$50.20                           | \$0.01                               | \$42.19                                                                      | \$0.01                                                                               |
| 2023 | \$489                       | \$49.24                           | \$0.01                               | \$41.38                                                                      | \$0.01                                                                               |
| 2024 | \$480                       | \$48.30                           | \$0.01                               | \$40.59                                                                      | \$0.01                                                                               |
| 2025 | \$471                       | \$47.41                           | \$0.01                               | \$39.84                                                                      | \$0.01                                                                               |
| 2026 | \$462                       | \$46.55                           | \$0.01                               | \$39.12                                                                      | \$0.01                                                                               |
| 2027 | \$454                       | \$45.72                           | \$0.01                               | \$38.43                                                                      | \$0.01                                                                               |
| 2028 | \$446                       | \$44.92                           | \$0.01                               | \$37.76                                                                      | \$0.01                                                                               |

The next step calculates the percentage of the bond payment attributable to the portion of the fire station that is currently required for the proposed level of service (and not the portion of the bond payment applied to the excess capacity part of the station). This step is necessary because future development will pay impact fees to cover the excess capacity portion of the fire station. When the bond is retired, new development will still be buying in to the excess capacity of the existing building and impact fees, at that time, will be used to repay the General Fund for the purchase of the Fire Station Building. That is why credits are necessary for a portion of the bond payments only.

Table 19: Fire - Average Bond Payment Cost per Call – Syracuse Portion of Payment Only

| Year  | SF Used in Fire Station - Syracuse Portion Only | % of Total Used - Existing | % of Total Capacity - Future | Amount of Credit - Residential - Annual | NPV* Amount of Credit by Year - Residential | Residential Impact Fee to be Paid |
|-------|-------------------------------------------------|----------------------------|------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------------|
| 2015  | 11,487                                          | 61%                        | 39%                          | \$29.66                                 | \$345.25                                    | \$124.69                          |
| 2016  | 11,746                                          | 62%                        | 38%                          | \$29.65                                 | \$325.06                                    | \$144.89                          |
| 2017  | 12,007                                          | 63%                        | 37%                          | \$29.64                                 | \$304.27                                    | \$165.68                          |
| 2018  | 12,267                                          | 65%                        | 35%                          | \$29.72                                 | \$282.87                                    | \$187.07                          |
| 2019  | 12,528                                          | 66%                        | 34%                          | \$29.68                                 | \$260.75                                    | \$209.20                          |
| 2020  | 12,788                                          | 68%                        | 32%                          | \$29.68                                 | \$238.00                                    | \$231.94                          |
| 2021  | 13,048                                          | 69%                        | 31%                          | \$29.68                                 | \$214.57                                    | \$255.37                          |
| 2022  | 13,307                                          | 70%                        | 30%                          | \$29.68                                 | \$190.44                                    | \$279.51                          |
| 2023  | 13,568                                          | 72%                        | 28%                          | \$29.68                                 | \$165.58                                    | \$304.36                          |
| 2024  | 13,828                                          | 73%                        | 27%                          | \$29.67                                 | \$139.98                                    | \$329.97                          |
| 2025  | 14,088                                          | 74%                        | 26%                          | \$29.67                                 | \$113.61                                    | \$356.33                          |
| 2026  | 14,349                                          | 76%                        | 24%                          | \$29.67                                 | \$86.46                                     | \$383.49                          |
| 2027  | 14,608                                          | 77%                        | 23%                          | \$29.67                                 | \$58.48                                     | \$411.46                          |
| 2028  | 14,868                                          | 79%                        | 21%                          | \$29.67                                 | \$29.67                                     | \$440.27                          |
| 2029+ |                                                 |                            |                              |                                         |                                             | <b>\$469.95</b>                   |

\*NPV = net present value

Police credits are calculated in a similar manner; first, the bond payment is allocated as an average bond payment cost per call.

Table 20: Police - Average Bond Payment Cost per Call

| Police Credits | Total Bond Payments | Amount for Police Station | Households | Non-Residential Units | Residential Calls | Non Residential Calls | Payment Cost Allocated per Call |
|----------------|---------------------|---------------------------|------------|-----------------------|-------------------|-----------------------|---------------------------------|
| 2015           | \$705,266           | \$124,556                 | 7,102      | 1,875,859             | 8,232             | 4,806                 | \$9.55                          |
| 2016           | \$710,766           | \$125,527                 | 7,262      | 1,918,120             | 8,417             | 4,914                 | \$9.42                          |
| 2017           | \$710,016           | \$125,395                 | 7,423      | 1,960,645             | 8,604             | 5,023                 | \$9.20                          |
| 2018           | \$703,704           | \$124,280                 | 7,584      | 2,003,170             | 8,790             | 5,132                 | \$8.93                          |
| 2019           | \$706,579           | \$124,788                 | 7,745      | 2,045,695             | 8,977             | 5,241                 | \$8.78                          |
| 2020           | \$706,579           | \$124,788                 | 7,906      | 2,088,220             | 9,163             | 5,350                 | \$8.60                          |

| Police Credits | Total Bond Payments | Amount for Police Station | Households | Non-Residential Units | Residential Calls | Non Residential Calls | Payment Cost Allocated per Call |
|----------------|---------------------|---------------------------|------------|-----------------------|-------------------|-----------------------|---------------------------------|
| 2021           | \$706,579           | \$124,788                 | 8,067      | 2,130,746             | 9,350             | 5,459                 | \$8.43                          |
| 2022           | \$706,579           | \$124,788                 | 8,227      | 2,173,007             | 9,536             | 5,567                 | \$8.26                          |
| 2023           | \$706,579           | \$124,788                 | 8,388      | 2,215,532             | 9,722             | 5,676                 | \$8.10                          |
| 2024           | \$703,770           | \$124,292                 | 8,549      | 2,258,057             | 9,909             | 5,785                 | \$7.92                          |
| 2025           | \$703,770           | \$124,292                 | 8,710      | 2,300,582             | 10,095            | 5,894                 | \$7.77                          |
| 2026           | \$703,770           | \$124,292                 | 8,871      | 2,343,107             | 10,282            | 6,003                 | \$7.63                          |
| 2027           | \$703,770           | \$124,292                 | 9,031      | 2,385,368             | 10,467            | 6,111                 | \$7.50                          |
| 2028           | \$703,770           | \$124,292                 | 9,192      | 2,427,893             | 10,654            | 6,220                 | \$7.37                          |

The residential impact fee for police is then calculated based off of the average cost per call.

Table 21: Police – Residential Credits and Impact Fee by Year

| Year  | Payment Cost Allocated per Call | Average Residential Payment | SF Required in Police Station for Proposed Standard | % of Total Capacity Used | Amount of Credit | NPV Amount of Credit by Year | Residential Impact Fee |
|-------|---------------------------------|-----------------------------|-----------------------------------------------------|--------------------------|------------------|------------------------------|------------------------|
| 2015  | \$9.55                          | \$11.07                     | 11,567                                              | 59%                      | \$6.58           | \$76.58                      | \$17.11                |
| 2016  | \$9.42                          | \$10.91                     | 11,828                                              | 61%                      | \$6.63           | \$72.11                      | \$21.59                |
| 2017  | \$9.20                          | \$10.67                     | 12,090                                              | 62%                      | \$6.62           | \$67.45                      | \$26.25                |
| 2018  | \$8.93                          | \$10.35                     | 12,352                                              | 63%                      | \$6.56           | \$62.65                      | \$31.04                |
| 2019  | \$8.78                          | \$10.17                     | 12,614                                              | 65%                      | \$6.59           | \$57.77                      | \$35.92                |
| 2020  | \$8.60                          | \$9.97                      | 12,877                                              | 66%                      | \$6.59           | \$52.72                      | \$40.97                |
| 2021  | \$8.43                          | \$9.77                      | 13,139                                              | 67%                      | \$6.59           | \$47.52                      | \$46.18                |
| 2022  | \$8.26                          | \$9.58                      | 13,399                                              | 69%                      | \$6.59           | \$42.16                      | \$51.54                |
| 2023  | \$8.10                          | \$9.39                      | 13,662                                              | 70%                      | \$6.59           | \$36.64                      | \$57.06                |
| 2024  | \$7.92                          | \$9.18                      | 13,924                                              | 71%                      | \$6.56           | \$30.95                      | \$62.74                |
| 2025  | \$7.77                          | \$9.01                      | 14,186                                              | 73%                      | \$6.56           | \$25.12                      | \$68.57                |
| 2026  | \$7.63                          | \$8.85                      | 14,448                                              | 74%                      | \$6.56           | \$19.12                      | \$74.58                |
| 2027  | \$7.50                          | \$8.69                      | 14,709                                              | 76%                      | \$6.56           | \$12.93                      | \$80.76                |
| 2028  | \$7.37                          | \$8.54                      | 14,971                                              | 77%                      | \$6.56           | \$6.56                       | \$87.13                |
| 2029+ |                                 |                             |                                                     |                          |                  |                              | <b>\$93.70</b>         |

The nonresidential impact fee is also based off of the average cost per call.

Table 22: Police – Nonresidential Credits and Impact Fees by Year

| Year  | Payment Cost Allocated per Call | Average Non-Residential Payment | SF Required in Police Station for Proposed Standard | % of Total Capacity Used | Amount of Credit | NPV Amount of Credit by Year | Non-Residential Impact Fee |
|-------|---------------------------------|---------------------------------|-----------------------------------------------------|--------------------------|------------------|------------------------------|----------------------------|
| 2015  | \$9.55                          | \$0.02                          | 11,567                                              | 59%                      | \$0.01           | \$0.17                       | \$0.05                     |
| 2016  | \$9.42                          | \$0.02                          | 11,828                                              | 61%                      | \$0.01           | \$0.16                       | \$0.06                     |
| 2017  | \$9.20                          | \$0.02                          | 12,090                                              | 62%                      | \$0.01           | \$0.15                       | \$0.07                     |
| 2018  | \$8.93                          | \$0.02                          | 12,352                                              | 63%                      | \$0.01           | \$0.14                       | \$0.08                     |
| 2019  | \$8.78                          | \$0.02                          | 12,614                                              | 65%                      | \$0.01           | \$0.13                       | \$0.09                     |
| 2020  | \$8.60                          | \$0.02                          | 12,877                                              | 66%                      | \$0.01           | \$0.12                       | \$0.10                     |
| 2021  | \$8.43                          | \$0.02                          | 13,139                                              | 67%                      | \$0.01           | \$0.11                       | \$0.11                     |
| 2022  | \$8.26                          | \$0.02                          | 13,399                                              | 69%                      | \$0.01           | \$0.09                       | \$0.12                     |
| 2023  | \$8.10                          | \$0.02                          | 13,662                                              | 70%                      | \$0.01           | \$0.08                       | \$0.14                     |
| 2024  | \$7.92                          | \$0.02                          | 13,924                                              | 71%                      | \$0.01           | \$0.07                       | \$0.15                     |
| 2025  | \$7.77                          | \$0.02                          | 14,186                                              | 73%                      | \$0.01           | \$0.06                       | \$0.16                     |
| 2026  | \$7.63                          | \$0.02                          | 14,448                                              | 74%                      | \$0.01           | \$0.04                       | \$0.18                     |
| 2027  | \$7.50                          | \$0.02                          | 14,709                                              | 76%                      | \$0.01           | \$0.03                       | \$0.19                     |
| 2028  | \$7.37                          | \$0.02                          | 14,971                                              | 77%                      | \$0.01           | \$0.01                       | \$0.20                     |
| 2029+ |                                 |                                 |                                                     |                          |                  |                              | <b>\$0.22</b>              |

Total public safety impact fees, along with the appropriate credits, are summarized below.

Table 23: Summary of Gross Public Safety Fee (With Credits)

| Year  | Fire - Residential | Fire - Nonresidential | Police - Residential | Police - Nonresidential | Residential Total | Nonresidential Total |
|-------|--------------------|-----------------------|----------------------|-------------------------|-------------------|----------------------|
| 2015  | \$124.69           | \$0.06                | \$17.11              | \$0.05                  | \$141.80          | \$0.11               |
| 2016  | \$144.89           | \$0.07                | \$21.59              | \$0.06                  | \$166.47          | \$0.12               |
| 2017  | \$165.68           | \$0.07                | \$26.25              | \$0.07                  | \$191.92          | \$0.14               |
| 2018  | \$187.07           | \$0.08                | \$31.04              | \$0.08                  | \$218.12          | \$0.16               |
| 2019  | \$209.20           | \$0.08                | \$35.92              | \$0.09                  | \$245.12          | \$0.17               |
| 2020  | \$231.94           | \$0.09                | \$40.97              | \$0.10                  | \$272.92          | \$0.19               |
| 2021  | \$255.37           | \$0.10                | \$46.18              | \$0.11                  | \$301.55          | \$0.21               |
| 2022  | \$279.51           | \$0.10                | \$51.54              | \$0.12                  | \$331.04          | \$0.23               |
| 2023  | \$304.36           | \$0.11                | \$57.06              | \$0.14                  | \$361.42          | \$0.25               |
| 2024  | \$329.97           | \$0.12                | \$62.74              | \$0.15                  | \$392.71          | \$0.27               |
| 2025  | \$356.33           | \$0.13                | \$68.57              | \$0.16                  | \$424.91          | \$0.29               |
| 2026  | \$383.49           | \$0.13                | \$74.58              | \$0.17                  | \$458.07          | \$0.31               |
| 2027  | \$411.46           | \$0.14                | \$80.76              | \$0.19                  | \$492.22          | \$0.33               |
| 2028  | \$440.27           | \$0.15                | \$87.13              | \$0.20                  | \$527.40          | \$0.35               |
| 2029+ | \$469.95           | \$0.16                | \$93.70              | \$0.22                  | \$563.64          | \$0.38               |

Credits may also be given to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit must be included in the IFFP and must be agreed upon with the City before construction begins. There are currently no new public safety facilities included in the Syracuse City Public Safety IFFP.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding fire service excess capacity must be identified.

## Certification

---

Zions Bank Public Finance certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
  
2. Does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  
3. Offsets costs with grants or other alternate sources of payment; and
  
4. Complies in each and every relevant respect with the Impact Fees Act.

## Notice of Intent

---

**Entity:** Syracuse City

**Public Body:** City Council

**Subject:** Fees

**Notice Title:** Public Notice of Intent

**Notice Type:** Notice

**Notice Date & Time:** Feb 1, 2013  
5:00 PM

**Description/Agenda:**

NOTICE OF INTENT TO PREPARE OR AMEND AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE WRITTEN ANALYSIS

Syracuse City, a municipality of the State of Utah, located in Davis County, Utah intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Written Impact Fee Analysis for culinary water, secondary water, storm drains, public safety, transportation and parks. This notice is pursuant to the provisions of 11-36a-501. Pursuant to the requirements of Utah Code Ann 11-36a-501 and 11-36a-50, notice is hereby provided of the intent of Syracuse City to create or amend an Impact Fee Facilities Plan and Impact Fee Written Analysis. The service area for the prepared IFFP and IFA includes the entire city limits of Syracuse City.

**Notice of Special Accommodations:** call Steve Marshall at 801-614-9621 for questions.

## **Ordinance No. 14-19**

### **AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO IMPACT FEES.**

**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 various proposed changes are needed with the approval of Ordinance 14-18, impact fee enactment,

**WHEREAS**, on August 12, 2014, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed ordinance changes;

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

Proposed Title III Amendments:

- 3-11-1: Purpose. Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)
- 3-11-2 Applicability. The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.
- A. All new secondary water connections shall be considered new development.
  - B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.

C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.

D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

3-11-4 Calculation of Impact Fees. Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord. 14-18)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

3-11-9: COLLECTION of Impact Fees. Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

**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 be effective on November 10, 2014 or 90 days after the adoption of Ordinance 14-18, Impact fee enactment, as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,  
STATE OF UTAH, THIS 12TH DAY OF AUGUST 2014.**

SYRACUSE CITY

ATTEST:

\_\_\_\_\_

Cassie Z. Brown, City Recorder

By: \_\_\_\_\_

Terry Palmer, Mayor

Voting by the City Council:

Councilmember Peterson  
Councilmember Lisonbee  
Councilmember Duncan  
Councilmember Johnson  
Councilmember Gailey

“AYE”

“NAY”

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Title III Amendments:**

**3-11-1:**        **PURPOSE.** Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)

**3-11-2**        **APPLICABILITY.** The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.

- A. All new secondary water connections shall be considered new development.
- B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.
- C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.
- D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

**3-11-4**        **CALCULATION OF IMPACT FEES.** Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord. ~~14-1805-03~~)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

**3-11-9:**        **COLLECTION OF IMPACT FEES.** Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

**RESOLUTION NO. R-14-27**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS TO THE PUBLIC SAFETY IMPACT FEES.**

**WHEREAS**, Syracuse City Staff has reviewed and analyzed the fees charged by the City for various services, permits and procedures and has recommended various changes to such fees as more particularly provided in the attached consolidated Syracuse City Fee Schedule; and

**WHEREAS**, the City Council desires to adopt the revised Syracuse City Fee Schedule as recommended by Staff and as more particularly provided herein; and

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

**Section 1. Amendment.** The Syracuse City Fee Schedule is hereby updated and amended to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

**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 90 days from passage or November 10, 2014.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF AUGUST, 2014.**

**SYRACUSE CITY**

ATTEST:

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

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

**Building**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                             | Current Base Fee         | Additional Fee                 | Proposed Base Fee                            | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|---------------------------------------------------------------------------------------------|--------------------------|--------------------------------|----------------------------------------------|-------------------------|-------------------|-------------------------|
| <b>Bond Fees</b>                                                                            |                          |                                |                                              |                         |                   |                         |
| Landscaping Bond                                                                            | \$55.00 per Permit       | NA NA                          |                                              |                         |                   |                         |
| Performance & Guaranty for Temporary Occupancy                                              | 100% of value            | 10% Administration Fee         |                                              |                         |                   |                         |
| <b>Plan Check Fees</b>                                                                      |                          |                                |                                              |                         |                   |                         |
| Residential                                                                                 | All Permitted Structures | 40% Permit Fee                 | NA NA                                        |                         |                   |                         |
| Residential - Duplicate multi-family structure                                              |                          | 50% of original plan check fee |                                              |                         |                   |                         |
| NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period |                          |                                |                                              |                         |                   |                         |
| Commercial                                                                                  | All Permitted Structures | 65% Permit Fee                 | NA NA                                        |                         |                   |                         |
| Building Investigation Fee                                                                  | All Permitted Structures | 100% % Permit Fee              | NA NA                                        |                         |                   |                         |
| Fire Sprinkler/Safety Plans                                                                 | All Permitted Structures | \$75.00 Per Hour               | NA NA                                        |                         |                   |                         |
| Additional Plan Review Due to Revisions                                                     |                          | \$56.40 Per Hour (1/2 hr min.) | NA NA                                        |                         |                   |                         |
| <b>General Building Valuation</b>                                                           |                          |                                |                                              |                         |                   |                         |
| Building Value from \$1-1,000.00                                                            |                          | \$56.40 ea. Unit               | NA NA                                        |                         |                   |                         |
| Building Value from \$1,001-2,000                                                           |                          | \$56.40 ea. Unit               | \$2.70 ea. addl. \$100 or fraction thereof   |                         |                   |                         |
| Building Value from \$2,001-25,000                                                          |                          | \$83.40 ea. Unit               | \$16.80 ea. addl. \$1000 or fraction thereof |                         |                   |                         |
| Building Value from \$25,001-50,000                                                         |                          | \$469.80 ea. Unit              | \$12.11 ea. addl. \$1000 or fraction thereof |                         |                   |                         |
| Building Value from \$50,001-100,000                                                        |                          | \$772.55 ea. Unit              | \$8.40 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$100,001-500,000                                                       |                          | \$1,192.55 ea. Unit            | \$6.72 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$501,000-1,000,000                                                     |                          | \$3,880.55 ea. Unit            | \$5.70 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$1,000,000.00+                                                         |                          | \$6,730.55 ea. Unit            | \$4.65 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| <b>Pools, Tubs &amp; Spas</b>                                                               |                          |                                |                                              |                         |                   |                         |
| Public Pool                                                                                 |                          | Bid Price ea. Unit             | NA NA                                        |                         |                   |                         |
| Private Pool - In Ground                                                                    |                          | Bid Price ea. Unit             | NA NA                                        |                         |                   |                         |
| Private Pool - Above Ground Temporary                                                       |                          | \$56.40 ea. Unit               |                                              |                         |                   |                         |
| Private Pool - Above Ground Permanent                                                       |                          | Bid Price ea. Unit             | NA NA                                        |                         |                   |                         |
| <b>Storage Sheds</b>                                                                        |                          |                                |                                              |                         |                   |                         |
| Storage Sheds                                                                               |                          | Construction Value ea. Unit    | NA NA                                        |                         |                   |                         |
| Storage Sheds - Re-siding only                                                              |                          | \$47.00 ea. Unit               | NA NA                                        |                         |                   |                         |
| State Fee (Surcharge)                                                                       |                          | 1% of Permit Fee               | NA NA                                        |                         |                   |                         |
| <b>Expired Permit</b>                                                                       |                          |                                |                                              |                         |                   |                         |
| Less Than to 180 days                                                                       |                          | 65% Building Value             | NA NA                                        |                         |                   |                         |
| Greater than 180 Days but Less Than 1 Year                                                  |                          | 65% of Original Permit Cost    | NA NA                                        |                         |                   |                         |
| Greater Than 1 Year                                                                         |                          | 100% of Original Permit Cost   | NA NA                                        |                         |                   |                         |
| <b>Impact Fees</b>                                                                          |                          |                                |                                              |                         |                   |                         |
| Parks, Trails, and Recreation                                                               |                          | \$2,393.56 Per Household       |                                              |                         |                   |                         |
| Residential Transportation                                                                  | Single Family Residence  | \$1,131.00 Per Unit            | NA NA                                        |                         |                   |                         |
| Residential Transportation                                                                  | All other types/units    | \$705.00 Per Unit              | NA NA                                        |                         |                   |                         |
| <b>Commercial Transportation</b>                                                            |                          |                                |                                              |                         |                   |                         |
| General Commercial                                                                          |                          | \$2,328.00 Per 1,000 sf of GFA | NA NA                                        |                         |                   |                         |
| Office/Institutional                                                                        |                          | \$2,428.00 Per 1,000 sf of GFA | NA NA                                        |                         |                   |                         |
| Industrial                                                                                  |                          | \$668.00 Per 1,000 sf of GFA   | NA NA                                        |                         |                   |                         |
| <b>Culinary Water</b>                                                                       |                          |                                |                                              |                         |                   |                         |
| ¾" Line                                                                                     |                          | \$966.00 ea. Unit              | NA NA                                        |                         |                   |                         |
| 1" Line                                                                                     |                          | \$1,610.00 ea. Unit            | NA NA                                        |                         |                   |                         |
| 1½" Line                                                                                    |                          | \$4,999.00 ea. Unit            | NA NA                                        |                         |                   |                         |
| 2" Line                                                                                     |                          | \$7,997.00 ea. Unit            | NA NA                                        |                         |                   |                         |
| 3" Line                                                                                     |                          | \$15,994.00 ea. Unit           | NA NA                                        |                         |                   |                         |
| 4" Line                                                                                     |                          | \$24,991.00 ea. Unit           | NA NA                                        |                         |                   |                         |
| 6" Line                                                                                     |                          | \$49,981.00 ea. Unit           | NA NA                                        |                         |                   |                         |
| 8" Line                                                                                     |                          | \$79,970.00 ea. Unit           | NA NA                                        |                         |                   |                         |
| <b>Secondary Water - Residential</b>                                                        |                          |                                |                                              |                         |                   |                         |
| 4,000-7,000sf lot                                                                           |                          | \$523.03 ea. Unit              | NA NA                                        |                         |                   |                         |
| 7,001-8,000sf lot                                                                           |                          | \$760.31 ea. Unit              | NA NA                                        |                         |                   |                         |
| 8,001-9,000sf lot                                                                           |                          | \$883.18 ea. Unit              | NA NA                                        |                         |                   |                         |
| 9,001-10,000sf lot                                                                          |                          | \$1,008.44 ea. Unit            | NA NA                                        |                         |                   |                         |
| 10,001-11,000sf lot                                                                         |                          | \$1,135.85 ea. Unit            | NA NA                                        |                         |                   |                         |
| 11,001-13,000sf lot                                                                         |                          | \$1,330.48 ea. Unit            | NA NA                                        |                         |                   |                         |
| 13,001-15,000sf lot                                                                         |                          | \$1,595.85 ea. Unit            | NA NA                                        |                         |                   |                         |

**Building**

*All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                         | Current Base Fee                 | Additional Fee | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|---------------------------------------------------------|----------------------------------|----------------|-------------------|-------------------------|-------------------|-------------------------|
| 15,001-17,000sf lot                                     | \$1,867.01 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 17,001-19,000sf lot                                     | \$2,143.25 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 19,001-21,000sf lot                                     | \$2,423.98 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 21,001-23,000sf lot                                     | \$2,708.76 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 23,001-25,000sf lot                                     | \$2,997.23 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 25,001-27,000sf lot                                     | \$3,289.06 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 27,001-30,000sf lot                                     | \$3,658.21 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 30,001-33,000sf lot                                     | \$4,107.02 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 33,001-36,000sf lot                                     | \$4,561.61 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 36,001-39,000sf lot                                     | \$5,021.48 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 39,001-42,000sf lot                                     | \$5,486.20 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 42,001-45,000sf lot                                     | \$5,955.43 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 45,001-48,000sf lot                                     | \$6,428.84 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 48,001-51,000sf lot                                     | \$6,906.17 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 51,001-54,000sf lot                                     | \$7,387.17 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 54,001-57,000sf lot                                     | \$7,871.64 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 57,001-60,000sf lot                                     | \$8,359.39 ea. Unit              | NA NA          |                   |                         |                   |                         |
| Secondary Water - Open Land in a Commercial Subdivision | \$0.17 sf of pervious area       | NA NA          |                   |                         |                   |                         |
| Sewer - North Davis Sewer District (Fee)                | \$3,000.00 per Connection        | NA NA          |                   |                         |                   |                         |
| Sewer - Storm (ENR Construction Index)                  |                                  |                |                   |                         |                   |                         |
| R1                                                      | \$4,748.00 per acre or 0.109 sf  | NA NA          |                   |                         |                   |                         |
| R2                                                      | \$5,053.00 per acre or 0.116 sf  | NA NA          |                   |                         |                   |                         |
| R3                                                      | \$5,532.00 per acre or 0.127 sf  | NA NA          |                   |                         |                   |                         |
| R4                                                      | \$6,316.00 per acre or 0.145 sf  | NA NA          |                   |                         |                   |                         |
| PRD                                                     | \$6,011.00 per acre or 0.138 sf  | NA NA          |                   |                         |                   |                         |
| GC                                                      | \$11,369.00 per acre or 0.261 sf | NA NA          |                   |                         |                   |                         |
| C2                                                      | \$10,716.00 per acre or 0.246 sf | NA NA          |                   |                         |                   |                         |
| I1                                                      | \$11,369.00 per acre or 0.261 sf | NA NA          |                   |                         |                   |                         |
| A1                                                      | \$3,006.00 per acre or 0.069 sf  | NA NA          |                   |                         |                   |                         |
| PO                                                      | \$11,369.00 per acre or 0.261 sf | NA NA          |                   |                         |                   |                         |
| Public Safety                                           |                                  |                |                   |                         |                   |                         |
| Residential                                             | \$225.16 per application         | NA NA          | \$141.80          | per application         |                   |                         |
| Commercial                                              | \$0.0440 Per sf of building      | NA NA          | \$0.11            | Per sf of building      |                   |                         |
| <b>Connection Fees</b>                                  |                                  |                |                   |                         |                   |                         |
| Culinary Water                                          |                                  |                |                   |                         |                   |                         |
| 3/4" Meter                                              | \$325.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 1" Meter                                                | \$485.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 1 1/2" Meter                                            | \$680.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 2" Meter                                                | \$983.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 3" Meter                                                | \$1,699.50 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 4" Meter                                                | \$3,005.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 6" Meter                                                | \$4,782.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 8" Meter                                                | \$7,143.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| Secondary Water                                         |                                  |                |                   |                         |                   |                         |
| 3/4" Line                                               | \$300.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 1" Line                                                 | \$400.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 1 1/2" Line                                             | \$600.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 2" Line                                                 | \$800.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| 3" Line                                                 | \$1,200.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 4" Line                                                 | \$1,600.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 6" Line                                                 | \$2,000.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| 8" Line                                                 | \$2,400.00 ea. Unit              | NA NA          |                   |                         |                   |                         |
| Sewer - North Davis Sewer District (Connection)         | \$240.00 per Connection          | NA NA          |                   |                         |                   |                         |
| Sewer - City Connection                                 | \$300.00 ea. Unit                | NA NA          |                   |                         |                   |                         |
| Review for 8" Main Line                                 | \$250.00                         |                |                   |                         |                   |                         |
| <b>Inspection Fees</b>                                  |                                  |                |                   |                         |                   |                         |
| Outside of normal business hours                        | \$56.40 per incident (2 hr min.) | NA NA          |                   |                         |                   |                         |

**Building**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                          | Current Base Fee                               | Additional Fee     | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|----------------------------------------------------------|------------------------------------------------|--------------------|-------------------|-------------------------|-------------------|-------------------------|
| Re-Inspections                                           | \$56.40 per Hour                               | NA NA              |                   |                         |                   |                         |
| Plan Changes                                             | 2 x Plan Fee                                   | NA NA              |                   |                         |                   |                         |
| Inspection with no fee indicated                         | \$56.40 per Hour (1/2 hour min.)               | NA NA              |                   |                         |                   |                         |
| Additional Plan Reviews Due to Revisions                 | \$56.40 per Hour (1/2 hour min.)               |                    |                   |                         |                   |                         |
| Miscellaneous/Requested Inspections                      | \$56.40 per Hour (1/2 hour min.)               | NA NA              |                   |                         |                   |                         |
| Final Off-Site Inspection                                | \$15.00 per Lot                                | NA NA              |                   |                         |                   |                         |
| Final Off-Site Inspection Items                          |                                                |                    |                   |                         |                   |                         |
| Culinary Water                                           | \$0.183 per lf                                 | NA NA              |                   |                         |                   |                         |
| Secondary Water                                          | \$0.124 per lf                                 | NA NA              |                   |                         |                   |                         |
| Sanitary Sewer                                           | \$0.183 per lf                                 | NA NA              |                   |                         |                   |                         |
| Storm Drain                                              | \$0.143 per lf                                 | NA NA              |                   |                         |                   |                         |
| Land Drain                                               | \$0.178 per lf                                 | NA NA              |                   |                         |                   |                         |
| Curb and Gutter                                          | \$0.038 per lf                                 | NA NA              |                   |                         |                   |                         |
| Sidewalk                                                 | \$0.019 per lf                                 | NA NA              |                   |                         |                   |                         |
| Road                                                     | \$0.111 per lf                                 | NA NA              |                   |                         |                   |                         |
| Hydrant Test                                             | \$10.00 per Hydrant                            | NA NA              |                   |                         |                   |                         |
| Smoke Test                                               | \$6.00 per Lot                                 | NA NA              |                   |                         |                   |                         |
| Streetlight                                              | \$6.00 per Streetlight                         | NA NA              |                   |                         |                   |                         |
| Warranty Inspections                                     |                                                |                    |                   |                         |                   |                         |
| First Final Warranty                                     | \$0.00 per Project                             | NA NA              |                   |                         |                   |                         |
| Final Warranty Re-inspection (if punch list is complete) | \$0.00 per Project                             | NA NA              |                   |                         |                   |                         |
| Third Final Warranty                                     | \$75.00 per Project                            | NA NA              |                   |                         |                   |                         |
| Fourth Final Warranty                                    | \$100.00 per Project                           | NA NA              |                   |                         |                   |                         |
| 3rd Party Project or Plan Review Fee                     | Variable Fee assessed to the project applicant |                    |                   |                         |                   |                         |
| <b>Sign Permit Fees</b>                                  |                                                |                    |                   |                         |                   |                         |
| Permanent Attached                                       | Sign Valuation per Sign                        | NA NA              |                   |                         |                   |                         |
| Temporary Attached                                       | 5 days max. \$35.00 per Sign                   | NA NA              |                   |                         |                   |                         |
| Permanent Detached                                       | Sign Valuation Per Sign                        | State Fee per Sign |                   |                         |                   |                         |
| Temporary Detached                                       | 5 days max. \$35.00 per Sign                   | NA NA              |                   |                         |                   |                         |
| Sign Reclamation fee (Illegal sign)                      | \$10.00 per Sign                               | NA NA              |                   |                         |                   |                         |
| Sign Reclamation fee (Repeat offenses)                   | \$40.00 per Sign                               | NA NA              |                   |                         |                   |                         |

\*All permits and reviews are subject to a 1% surcharge imposed by the State of Utah Division of Professional Licensure

\*\*Not every situation is foreseen; fees may be based on bid amounts or the total number of inspections to complete a project

\*\*\*A per inspection fee is calculated at \$56.40/inspection to offset the cost of additional inspections

**Community Development All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                        | Current Base Fee                 | Additional Fee                                         | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|--------------------------------------------------------|----------------------------------|--------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Development Application Fees</b>                    |                                  |                                                        |                   |                         |                   |                         |
| Commercial Site Plan*                                  |                                  |                                                        |                   |                         |                   |                         |
| 0-5 Acres                                              | \$575.00 per Plan set            | \$55.00 per Acre                                       |                   |                         |                   |                         |
| 5.01-10 acres                                          | \$1,585.00 per Plan set          | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 10.01-15 acres                                         | \$2,450.00 per Plan set          | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 15.1-20 acres                                          | \$3,170.00 per Plan set          | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 20.1 acres                                           | \$3,745.00 per Plan set          | \$100.00 per Acre                                      |                   |                         |                   |                         |
| Each Revised Plan*                                     | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Site Plan Amendment (minor)                            | \$100.00 per Plan set            | NA NA                                                  |                   |                         |                   |                         |
| Site Plan Including Conditional use                    | \$650.00 per Plan set            | \$55.00 per acre                                       |                   |                         |                   |                         |
| Site Plan Nonconforming Use/Lot Review Fee             | \$35.00 per Plan set             | NA NA                                                  |                   |                         |                   |                         |
| <b>Residential Development Plat*</b>                   |                                  |                                                        |                   |                         |                   |                         |
| Sketch Plan                                            | \$225.00 per Plan set            | \$25.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Sketch Plan                               | \$50.00 per Plan set             | \$15.00 per Lot                                        |                   |                         |                   |                         |
| Preliminary Plan                                       | \$575.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Preliminary Plan                          | \$150.00 per Plan set            | \$15.00 per Lot                                        |                   |                         |                   |                         |
| Final Plan                                             | \$575.00 per Plan set            | \$75.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Final Plan                                | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| <b>Staff Review Fees</b>                               |                                  |                                                        |                   |                         |                   |                         |
| Amended Subdivision                                    | \$550.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Residential Multi-Family                               | \$750.00 per Plan set            | 1.00% Bond Amount                                      |                   |                         |                   |                         |
| All Additional Reviews Required by Plan Changes        | \$56.40 per Hour (1/2 hour min.) | \$0.00 NA                                              |                   |                         |                   |                         |
| Gen Private Pool - Above Ground Permanent              | Bid Price Per Hour               |                                                        |                   |                         |                   |                         |
| <b>Administrative Fees</b>                             |                                  |                                                        |                   |                         |                   |                         |
| Appeal to Board of Adjustments                         | \$200.00 per appeal              | NA NA                                                  |                   |                         |                   |                         |
| Plat Recording Fee (Per County Recorders Fee Schedule) | \$37.00 per Plat                 | \$1/lot + \$1/signature over 2 + \$1/each common space |                   |                         |                   |                         |
| Payback or Reimbursement Agreement                     | \$500.00 per agreement           | NA NA                                                  |                   |                         |                   |                         |
| <b>Application Fees</b>                                |                                  |                                                        |                   |                         |                   |                         |
|                                                        | \$0.65                           |                                                        |                   |                         |                   |                         |
| General Plan Amendment                                 | \$450.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Re-Zone                                                | \$425.00 per Application         | \$0.00 NA                                              |                   |                         |                   |                         |
| Conditional Use (Major)                                | \$100.00 per Application         | Public Noticing Fees                                   |                   |                         |                   |                         |
| Conditional Use (Minor)                                |                                  |                                                        |                   |                         |                   |                         |
| Conditional Use Extension or Modification (Major)      | \$50.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Conditional Use Extension or Modification (Minor)      |                                  |                                                        |                   |                         |                   |                         |
| Agricultural Protection Area Designation               | \$250.00 per Application         | \$25.00 NA                                             |                   |                         |                   |                         |
| <b>Annexation Petition and Review</b>                  |                                  |                                                        |                   |                         |                   |                         |
| 0-2 acres                                              | \$230.00 per Application         | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 2.1-5 acres                                            | \$575.00 per Application         | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 5.1-10 acres                                           | \$1,007.00 per Application       | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 10 acres                                             | \$1,582.00 per Application       | \$87.00 per Acre                                       |                   |                         |                   |                         |
| Home Occupation                                        | \$45.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Commercial Business                                    | \$25.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| <b>Public Noticing Fees</b>                            |                                  |                                                        |                   |                         |                   |                         |
| Public Notice Signs                                    | \$6.00 Per Sign                  |                                                        |                   |                         |                   |                         |
| Mailing List Generation                                | \$25.00 per Application          |                                                        |                   |                         |                   |                         |
| Noticing Fee for impacted residents                    | \$1.00 Per Address               |                                                        |                   |                         |                   |                         |
| <b>Business License Fees</b>                           |                                  |                                                        |                   |                         |                   |                         |
| Business License Amendment                             | \$5.00 per Application           | NA NA                                                  |                   |                         |                   |                         |
| Business License Listing                               | \$5.00 per copy                  | NA NA                                                  |                   |                         |                   |                         |
| Home Occupation                                        | \$75.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Commercial Business (Temporary - 6 months Max.)        | \$25.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| <b>License Fee - Commercial Retail Business</b>        |                                  |                                                        |                   |                         |                   |                         |
| < 5,000 sf                                             | \$75.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| 5,001-10,000 sf                                        | \$125.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| > 10,001 sf                                            | \$350.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| <b>License Fee - Commercial Business</b>               |                                  |                                                        |                   |                         |                   |                         |
| Professional Services                                  | \$75.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| General Services                                       | \$75.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Food Establishment                                     | \$75.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| <b>Sexually Oriented Business (SOB)</b>                |                                  |                                                        |                   |                         |                   |                         |
| Sexually Oriented Business (SOB)                       | \$950.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Escort Services                                        | \$950.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Nude Entertainment Business                            | \$950.00 per Application         | NA NA                                                  |                   |                         |                   |                         |

Amended 08-12-2014

**Community Development All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                                                                           | Current Base Fee         | Additional Fee            | Proposed Base Fee                       | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-----------------------------------------|-------------------------|-------------------|-------------------------|
| Nude Entertainment Employee                                                                                                                               | \$250.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Semi-Nude Entertainment Business                                                                                                                          | \$950.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Semi-nude Entertainment Employee                                                                                                                          | \$250.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)                                             | \$250.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Nude Dancing Agency                                                                                                                                       | \$950.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Semi-Nude Dancing Agency                                                                                                                                  | \$950.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Outcall Agency                                                                                                                                            | \$950.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$250.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Disclosure Application investigation                                                                                                                      | \$50.00 per Application  | NA NA                     |                                         |                         |                   |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$252.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Application for 2+ Licenses at one time                                                                                                                   | \$20.00 per Application  | Higher of applicable fees |                                         |                         |                   |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$254.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Solicitors/Mobile Sales/Vendors (annual fee)                                                                                                              | \$25.00 per Application  | NA NA                     |                                         |                         |                   |                         |
| License per solicitor                                                                                                                                     | \$25.00 per Month        | NA NA                     |                                         |                         |                   |                         |
| Alcoholic Beverages                                                                                                                                       |                          |                           |                                         |                         |                   |                         |
| Class "A"                                                                                                                                                 | \$200.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Class "B"                                                                                                                                                 | \$300.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Pawn Shops                                                                                                                                                | \$450.00 per Application | NA NA                     |                                         |                         |                   |                         |
| Duplicate Business License                                                                                                                                | \$5.00 per Application   | NA NA                     |                                         |                         |                   |                         |
| Late Payment Fees                                                                                                                                         |                          |                           |                                         |                         |                   |                         |
| Paid after Jan 31                                                                                                                                         | 50.00% of renewal fee    |                           |                                         |                         |                   |                         |
| Paid after Feb. 28                                                                                                                                        | 75.00% of renewal fee    |                           |                                         |                         |                   |                         |
| Paid after Mar 31                                                                                                                                         | 100.00% of renewal fee   |                           |                                         |                         |                   |                         |
| <b>Fines</b>                                                                                                                                              |                          |                           |                                         |                         |                   |                         |
| Utility Excavation without a Permit                                                                                                                       | \$250.00 per Incident    | NA NA                     |                                         |                         |                   |                         |
| Storm Water Pollution - Illicit Discharge                                                                                                                 | \$200.00 Per Incident    |                           |                                         |                         |                   |                         |
| Storm Water - Post construction BMP removal                                                                                                               | \$100.00 Per BMP         |                           |                                         |                         |                   |                         |
| Construction Activity Without a Permit when required                                                                                                      | \$100.00 per Incident    | NA NA                     |                                         |                         |                   |                         |
| Operating without a business license                                                                                                                      | \$15.00 per Incident     | Certified mailing costs   |                                         |                         |                   |                         |
| Late Payment Fees                                                                                                                                         | \$10.00 per month        |                           |                                         |                         |                   |                         |
| Weed Mowing (Code Enforcement)                                                                                                                            |                          |                           |                                         |                         |                   |                         |
| Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)                           |                          |                           | \$170.00                                |                         |                   |                         |
| Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash                                                |                          |                           | \$180.00                                |                         |                   |                         |
| Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.) |                          |                           | \$205.00                                |                         |                   |                         |
| Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash                                                |                          |                           | \$225.00                                |                         |                   |                         |
| Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.) |                          |                           | \$255.00                                |                         |                   |                         |
| Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash                                                  |                          |                           | \$262.50                                |                         |                   |                         |
| Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)   |                          |                           | \$352.50                                |                         |                   |                         |
| Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash                                                   |                          |                           | \$375.00                                |                         |                   |                         |
| Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)    |                          |                           | \$412.50                                |                         |                   |                         |
| Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash                                                  |                          |                           | \$457.50                                |                         |                   |                         |
| Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)   |                          |                           | \$615.00                                |                         |                   |                         |
| Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.                               |                          |                           | bids will be obtained from contractors. |                         |                   |                         |
| 1/4 acre = 10,890 square feet                                                                                                                             |                          |                           |                                         |                         |                   |                         |
| 1/2 acre = 21,780 square feet                                                                                                                             |                          |                           |                                         |                         |                   |                         |
| 3/4 acre = 32,674 square feet                                                                                                                             |                          |                           |                                         |                         |                   |                         |
| 1 acre = 43,560 square feet                                                                                                                               |                          |                           |                                         |                         |                   |                         |
| **All rates include dump fees                                                                                                                             |                          |                           |                                         |                         |                   |                         |
| Administration Fee for each subsequent weed mowing incident                                                                                               | \$50.00 per incident     | NA NA                     |                                         |                         |                   |                         |
| Hourly Rates                                                                                                                                              |                          |                           |                                         |                         |                   |                         |
| Weedeater                                                                                                                                                 | \$33.00                  |                           |                                         |                         |                   |                         |
| Edger                                                                                                                                                     | \$33.00                  |                           |                                         |                         |                   |                         |
| Leaf Blower                                                                                                                                               | \$33.00                  |                           |                                         |                         |                   |                         |
| Push Mower                                                                                                                                                | \$36.00                  |                           |                                         |                         |                   |                         |
| Small Riding Mower                                                                                                                                        | \$43.50                  |                           |                                         |                         |                   |                         |
| Large Riding Mower                                                                                                                                        | \$52.50                  |                           |                                         |                         |                   |                         |
| Tractor                                                                                                                                                   | \$75.00                  |                           |                                         |                         |                   |                         |
| Truck/Trailer                                                                                                                                             | \$82.50                  |                           |                                         |                         |                   |                         |
| Tractor/Mower                                                                                                                                             | \$78.00                  |                           |                                         |                         |                   |                         |
| **Hourly rates include operator, equipment, and all incidentals required to complete the work.                                                            |                          |                           |                                         |                         |                   |                         |
| <b>Excavation Permit Fees</b>                                                                                                                             |                          |                           |                                         |                         |                   |                         |
| NOTE: Trench Repair Fees for Excavations between October 15th and May 15th are double fee shown                                                           |                          |                           |                                         |                         |                   |                         |

**Community Development**    *All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                               | Current Base Fee         | Additional Fee | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|---------------------------------------------------------------|--------------------------|----------------|----------------------|-------------------------------|----------------------|----------------------------|
| Administrative Fee                                            | \$47.00 per application  |                |                      |                               |                      |                            |
| Curb & Gutter Repair                                          | \$20.00 per lf           | NA NA          |                      |                               |                      |                            |
| Sidewalk Repair                                               | \$10.00 per lf           | NA NA          |                      |                               |                      |                            |
| Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts    |                          |                |                      |                               |                      |                            |
| 26'-0" Wide Road (50' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 13'-0" Cut                                           | \$46.14 per Application  | NA NA          |                      |                               |                      |                            |
| 14'-0" to 26'-0" Cut                                          | \$92.40 per Application  | NA NA          |                      |                               |                      |                            |
| 32'-0" Wide Road (50'-60' ROW)                                |                          |                |                      |                               |                      |                            |
| 1'-0" to 16'-0" Cut                                           | \$56.88 per Application  | NA NA          |                      |                               |                      |                            |
| Cut 17'-0" to 32'-0" Cut                                      | \$132.64 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" Wide Road (60' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 18'-0" Cut                                           | \$63.96 per Application  | NA NA          |                      |                               |                      |                            |
| 19'-0" to 36'-0" Cut                                          | \$127.92 per Application | NA NA          |                      |                               |                      |                            |
| 42'-0" Wide Road (66' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$78.12 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 42'-0" Cut                                          | \$156.42 per Application | NA NA          |                      |                               |                      |                            |
| 56'-0" Wide Road (80' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$78.12 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 35'-0" Cut                                          | \$127.92 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" to 56'-0" Cut                                          | \$198.80 per Application | NA NA          |                      |                               |                      |                            |
| Water Line Trench Repair Fee for Perpendicular Cuts           |                          |                |                      |                               |                      |                            |
| 26'-0" Wide Road (50' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 13'-0" Cut                                           | \$53.83 per Application  | NA NA          |                      |                               |                      |                            |
| 14'-0" to 26'-0" Cut                                          | \$107.66 per Application | NA NA          |                      |                               |                      |                            |
| 32'-0" Wide Road (50'-60' ROW)                                |                          |                |                      |                               |                      |                            |
| 1'-0" to 16'-0" Cut                                           | \$66.36 per Application  | NA NA          |                      |                               |                      |                            |
| Cut 17'-0" to 32'-0" Cut                                      | \$132.72 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" Wide Road (60' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 18'-0" Cut                                           | \$74.62 per Application  | NA NA          |                      |                               |                      |                            |
| 19'-0" to 36'-0" Cut                                          | \$149.24 per Application | NA NA          |                      |                               |                      |                            |
| 42'-0" Wide Road (66' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$87.08 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 42'-0" Cut                                          | \$174.16 per Application | NA NA          |                      |                               |                      |                            |
| 56'-0" Wide Road (80' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$87.08 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 35'-0" Cut                                          | \$145.46 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" to 56'-0" Cut                                          | \$232.12 per Application | NA NA          |                      |                               |                      |                            |
| Storm Drain Lines Trench Repair Fee for Perpendicular Cuts    |                          |                |                      |                               |                      |                            |
| 26'-0" Wide Road (50' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 13'-0" Cut                                           | \$61.52 per Application  | NA NA          |                      |                               |                      |                            |
| 14'-0" to 26'-0" Cut                                          | \$123.04 per Application | NA NA          |                      |                               |                      |                            |
| 32'-0" Wide Road (50'-60' ROW)                                |                          |                |                      |                               |                      |                            |
| 1'-0" to 16'-0" Cut                                           | \$75.84 per Application  | NA NA          |                      |                               |                      |                            |
| Cut 17'-0" to 32'-0" Cut                                      | \$151.68 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" Wide Road (60' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 18'-0" Cut                                           | \$85.25 per Application  | NA NA          |                      |                               |                      |                            |
| 19'-0" to 36'-0" Cut                                          | \$170.56 per Application | NA NA          |                      |                               |                      |                            |
| 42'-0" Wide Road (66' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$99.52 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 42'-0" Cut                                          | \$199.04 per Application | NA NA          |                      |                               |                      |                            |
| 56'-0" Wide Road (80' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 21'-0" Cut                                           | \$99.52 per Application  | NA NA          |                      |                               |                      |                            |
| 22'-0" to 35'-0" Cut                                          | \$166.24 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" to 56'-0" Cut                                          | \$265.28 per Application | NA NA          |                      |                               |                      |                            |
| Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts |                          |                |                      |                               |                      |                            |
| 26'-0" Wide Road (50' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 13'-0" Cut                                           | \$69.21 per Application  | NA NA          |                      |                               |                      |                            |
| 14'-0" to 26'-0" Cut                                          | \$138.24 per Application | NA NA          |                      |                               |                      |                            |
| 32'-0" Wide Road (50'-60' ROW)                                |                          |                |                      |                               |                      |                            |
| 1'-0" to 16'-0" Cut                                           | \$85.32 per Application  | NA NA          |                      |                               |                      |                            |
| Cut 17'-0" to 32'-0" Cut                                      | \$170.64 per Application | NA NA          |                      |                               |                      |                            |
| 36'-0" Wide Road (60' ROW)                                    |                          |                |                      |                               |                      |                            |
| 1'-0" to 18'-0" Cut                                           | \$99.40 per Application  | NA NA          |                      |                               |                      |                            |

Amended 08-12-2014

**Community Development**    *All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                   | Current Base Fee              | Additional Fee | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|---------------------------------------------------|-------------------------------|----------------|-------------------|-------------------------|-------------------|-------------------------|
| 19'-0" to 36'-0" Cut                              | \$191.88 per Application      | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$111.96 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$223.92 per Application      | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$111.96 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$187.02 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$298.44 per Application      | NA NA          |                   |                         |                   |                         |
| Combined Trench Repair Fee for Perpendicular Cuts | \$35.00                       |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                        | Sign Valuation Per Sign       |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                               | \$35.00 per Application       | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                              | \$153.60 per Application      | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                    |                               |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                               | \$94.80 per Application       | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                          | \$189.60 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                               | \$106.60 per Application      | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                              | \$213.20 per Application      | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$124.40 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$248.80 per Application      | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$124.40 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$207.80 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$331.60 per Application      | NA NA          |                   |                         |                   |                         |
| Trench Repair Fee for Parallel Cuts               |                               |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                               | \$3.85 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                              | \$7.70 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                    |                               |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                               | \$4.74 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                          | \$9.47 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                               | \$5.33 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                              | \$10.66 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$6.22 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$12.44 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$6.22 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$10.36 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$16.58 per foot of resurface | NA NA          |                   |                         |                   |                         |

\* Site Plan Review includes one (1) additional corrections review after first submittal

**Storm Water Activity Permit Fees**

|                                       |            |                 |
|---------------------------------------|------------|-----------------|
| Storm Water Permit Fees               | \$50.00    | Per application |
| Deposit - Storm Water Activity Permit | \$1,000.00 | Per application |

**Newsletter Advertising Fees**

NOTE: See Resolution R10-13 for policies governing advertising in City Newsletter

|                           |                |
|---------------------------|----------------|
|                           | Per Issue Rate |
| Full page ad (8.5" x 11") | \$400.00       |
| Half page ad              | \$225.00       |
| Quarter page ad           | \$125.00       |
| Eight page ad             | \$60.00        |

**Utility Bill Advertising Fees**

NOTE: See Resolution R11- for policies governing advertising on the Utility Bill

|                                           |                |
|-------------------------------------------|----------------|
|                                           | Per Issue Rate |
| Full page color ad (8.5" x 11")           | \$600.00       |
| Full page black and white ad (8.5" x 11") | \$400.00       |

**Utilities**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                            | Current Base Fee         | Additional Fee | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional<br>Fee Increase |
|--------------------------------------------------------------------------------------------|--------------------------|----------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Utility Rates</b>                                                                       |                          |                |                      |                               |                      |                            |
| Garbage Service                                                                            |                          |                |                      |                               |                      |                            |
| Service                                                                                    | \$9.95 per month         | N/A NA         |                      |                               |                      |                            |
| New Garbage Can Set-up                                                                     | \$100.00 ea. Unit        | NA NA          |                      |                               |                      |                            |
| Extra Garbage Can (Limit 3)                                                                | \$7.20 ea. Unit          | NA NA          |                      |                               |                      |                            |
| Green Waste Can                                                                            | \$6.50 ea. Unit          | N/A N/A        |                      |                               |                      |                            |
| Replacement Cost                                                                           | \$90.00 per can          | NA NA          |                      |                               |                      |                            |
| Early Return of Extra Can(s) - less than six (6) months                                    | \$35.00 per can          | NA NA          |                      |                               |                      |                            |
| Street Lighting (Effective May 1st, 2009)                                                  |                          |                |                      |                               |                      |                            |
| Street Lighting Power Fee                                                                  | \$1.00 per month         | NA NA          |                      |                               |                      |                            |
| Purchase of New Street Lights                                                              | \$0.32 per month         | NA NA          |                      |                               |                      |                            |
| Parks Maintenance Fee                                                                      | \$2.93 per month         | NA NA          |                      |                               |                      |                            |
| Temporary Meter (New Construction)                                                         | \$30.00 per application  | NA NA          |                      |                               |                      |                            |
| New Service (Does not include impact fee)                                                  | \$25.00 per application  | NA NA          |                      |                               |                      |                            |
| Utility Account Transfer (within City limits)                                              | \$15.00 per request      | NA NA          |                      |                               |                      |                            |
| Late Fee on Delinquent Accounts                                                            | \$10.00 per incident     | NA NA          |                      |                               |                      |                            |
| Request for Re-establishment of Service after Delinquency                                  |                          |                |                      |                               |                      |                            |
| First Occurrence                                                                           | \$35.00 per request      | NA NA          |                      |                               |                      |                            |
| Subsequent Occurrences (Same Year)                                                         | \$50.00 per request      | NA NA          |                      |                               |                      |                            |
| After Hours Re-connection of Service                                                       | \$35.00 per request      | NA NA          |                      |                               |                      |                            |
| Deposit for Water Service                                                                  |                          |                |                      |                               |                      |                            |
| Residential                                                                                | \$75.00 per application  | NA NA          |                      |                               |                      |                            |
| Commercial/Industrial/Multi-Family                                                         | \$100.00 per application | NA NA          |                      |                               |                      |                            |
| Culinary Water Service                                                                     |                          |                |                      |                               |                      |                            |
| Private Pool - Above Ground Permanent                                                      | \$2.20 per 1,000 gallons |                |                      |                               |                      |                            |
| Commercial Construction (not to be pro-rated)                                              | \$2.20 per 1,000 gallons |                |                      |                               |                      |                            |
| Commercial Service                                                                         |                          |                |                      |                               |                      |                            |
| < 10,000 Gallons                                                                           | \$16.50 per month        | NA NA          |                      |                               |                      |                            |
| 10,001-30,000 gallons                                                                      | \$1.65 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| 30,001-40,000 gallons                                                                      | \$2.05 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| > 40,000 gallons                                                                           | \$2.65 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| Residential Service (with secondary water)                                                 |                          |                |                      |                               |                      |                            |
| < 8,000 Gallons                                                                            | \$16.50 per month        | NA NA          |                      |                               |                      |                            |
| 8,001 -15,000 gallons                                                                      | \$2.05 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| > 15,000 gallons                                                                           | \$2.45 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| Residential Service (without secondary water)                                              |                          |                |                      |                               |                      |                            |
| < 8,000 Gallons                                                                            | \$16.50 per month        | NA NA          |                      |                               |                      |                            |
| 8,001 -15,000 gallons                                                                      | \$2.20 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| 15,001-20,000 gallons                                                                      | \$2.75 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| > 20,000 gallons                                                                           | \$4.10 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| All Non-Residential Service                                                                |                          |                |                      |                               |                      |                            |
| < 8,000 Gallons                                                                            | \$22.50 per month        | NA NA          |                      |                               |                      |                            |
| 8,001 -15,000 gallons                                                                      | \$2.20 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| 15,001-20,000 gallons                                                                      | \$2.75 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| > 20,000 gallons                                                                           | \$4.10 per 1,000 gallons | NA NA          |                      |                               |                      |                            |
| Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1") |                          |                |                      |                               |                      |                            |
| 3/4" line                                                                                  | \$15.50 per month        | NA NA          |                      |                               |                      |                            |
| 1" line                                                                                    | \$21.50 per month        | NA NA          |                      |                               |                      |                            |
| 1 1/2" line                                                                                | \$58.00 per month        | NA NA          |                      |                               |                      |                            |
| 2" line                                                                                    | \$103.11 per month       | NA NA          |                      |                               |                      |                            |
| 3" line                                                                                    | \$184.50 per month       | NA NA          |                      |                               |                      |                            |
| 4" line                                                                                    | \$412.44 per month       | NA NA          |                      |                               |                      |                            |

**Utilities**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                          | Current Base Fee           | Additional Fee                     | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional<br>Fee Increase |
|----------------------------------------------------------|----------------------------|------------------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| 6" line                                                  | \$928.00 per month         | NA NA                              |                      |                               |                      |                            |
| 8" line                                                  | \$1,649.78 per month       | NA NA                              |                      |                               |                      |                            |
| Hydrant Meter                                            |                            |                                    |                      |                               |                      |                            |
| Meter Deposit                                            | \$1,200.00 per application | NA NA                              |                      |                               |                      |                            |
| Administrative Fee                                       | \$30.00 per application    | NA NA                              |                      |                               |                      |                            |
| Hydrant Rental                                           |                            |                                    |                      |                               |                      |                            |
| Short Term (up to 3 days)                                | \$8.00 per application     | \$2.00 per 1,000 gallons           |                      |                               |                      |                            |
| Long Term (Monthly)                                      | \$30.00 per month          | \$2.00 per 1,000 gallons           |                      |                               |                      |                            |
| General Use Fee                                          | \$2.20 per 1,000 gallons   | NA NA                              |                      |                               |                      |                            |
| Hydrant Flushing                                         | \$250.00 per Flushing      | \$2.18 per 1,000 gallons           |                      |                               |                      |                            |
| Sewer Service (Waste)                                    |                            |                                    |                      |                               |                      |                            |
| Residential & Commercial                                 | \$17.80 per month          | NA NA                              |                      |                               |                      |                            |
| Sewer Service (Storm)                                    |                            |                                    |                      |                               |                      |                            |
| Residential                                              | \$4.55 per month           | NA NA                              |                      |                               |                      |                            |
| Commercial                                               |                            |                                    |                      |                               |                      |                            |
| 0 - 1 acre                                               | \$6.35 per month           | NA NA                              |                      |                               |                      |                            |
| 1.1 - 2 acres                                            | \$12.75 per month          | NA NA                              |                      |                               |                      |                            |
| 2.1 - 2 acres                                            | \$19.10 per month          | NA NA                              |                      |                               |                      |                            |
| 3.1 - 4 acres                                            | \$25.45 per month          | NA NA                              |                      |                               |                      |                            |
| 4.1 - 5 acres                                            | \$31.80 per month          | NA NA                              |                      |                               |                      |                            |
| 5.1 - 6 acres                                            | \$38.20 per month          | NA NA                              |                      |                               |                      |                            |
| 6.1 - 7 acres                                            | \$44.55 per month          | NA NA                              |                      |                               |                      |                            |
| 7.1 - 8 acres                                            | \$50.90 per month          | NA NA                              |                      |                               |                      |                            |
| 8.1 - 9 acres                                            | \$57.25 per month          | NA NA                              |                      |                               |                      |                            |
| Each additional acre                                     | \$6.35 per month           | NA NA                              |                      |                               |                      |                            |
| Secondary Water - Open Land in a Residential Subdivision | \$0.19 sf of pervious area | NA NA                              |                      |                               |                      |                            |
| Public Works                                             |                            |                                    |                      |                               |                      |                            |
| Sidewalk & Driveway Approach Replacement                 | \$45.00 per inspection     | NA NA                              |                      |                               |                      |                            |
| Street Sweeping (Contractor failure to clean)            | \$515.00 per incident      | Time & Material for City Personnel |                      |                               |                      |                            |
| <b>Fines</b>                                             |                            |                                    |                      |                               |                      |                            |
| Fines - Water Meter Tampering                            | \$35.00 per Incident       | NA NA                              |                      |                               |                      |                            |

**Parks & Recreation**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                               | Current Base Fee                  | Additional Fee                            | Proposed<br>Base Fee | Proposed<br>Additional Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|-----------------------------------------------|-----------------------------------|-------------------------------------------|----------------------|----------------------------|----------------------|----------------------------|
| <b>Community Center Fees</b>                  |                                   |                                           |                      |                            |                      |                            |
| Rental - after hours fee for all activities   | \$10.00 per hour per staff member |                                           |                      |                            |                      |                            |
| Rental - Gymnasium                            |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$100.00 per hour per gym         | \$500.00 per 8 hours per gym              |                      |                            |                      |                            |
| Non-resident                                  | \$150.00 per hour per gym         | \$800.00 per 8 hours per gym              |                      |                            |                      |                            |
| Rental - Classroom/Craft Room                 |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$25.00 per hour per room         | \$160.00 per 8 hours per room             |                      |                            |                      |                            |
| Non-resident                                  | \$45.00 per hour per room         | \$280.00 per 8 hours per room             |                      |                            |                      |                            |
| <b>Memberships</b>                            |                                   |                                           |                      |                            |                      |                            |
| Children (Ages 5-13)                          |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$0.50 per day                    | \$5.00 per month or \$36 per year         |                      |                            |                      |                            |
| Non-Resident                                  | \$0.50 per day                    | \$8.00 per month or \$61 per year         |                      |                            |                      |                            |
| Youth (Ages 14-17)                            |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$1.00 per day                    | \$11.00 per month or \$76 per year        |                      |                            |                      |                            |
| Non-Resident                                  | \$1.00 per day                    | \$16.00 per month or \$101 per year       |                      |                            |                      |                            |
| Adults (Ages 18-59)                           |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$2.00 per day                    | \$16.00 per month or \$101 per year       |                      |                            |                      |                            |
| Non-Resident                                  | \$2.00 per day                    | \$26.00 per month or \$181 per year       |                      |                            |                      |                            |
| Seniors (Ages 60+)                            |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$0.50 per day                    | \$5.00 per month or \$36 per year         |                      |                            |                      |                            |
| Non-Resident                                  | \$0.50 per day                    | \$8.00 per month or \$61 per year         |                      |                            |                      |                            |
| Seniors Couples                               |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | n/a per day                       | \$7.00 per month or \$56 per year         |                      |                            |                      |                            |
| Non-Resident                                  | n/a per day                       | \$11.00 per month or \$101 per year       |                      |                            |                      |                            |
| Adult Couples                                 |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | n/a per day                       | \$26.00 per month or \$176 per year       |                      |                            |                      |                            |
| Non-Resident                                  | n/a per day                       | \$46.00 per month or \$301 per year       |                      |                            |                      |                            |
| Families                                      |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | n/a per day                       | \$51.00 per month or \$251 per year       |                      |                            |                      |                            |
| Non-Resident                                  | n/a per day                       | \$76.00 per month or \$401 per year       |                      |                            |                      |                            |
| <b>Park Rental Fees</b>                       |                                   |                                           |                      |                            |                      |                            |
| Park Land Rental (Concessionaire)             | \$250.00 per month                | NA NA                                     |                      |                            |                      |                            |
| Athletic Fields                               |                                   |                                           |                      |                            |                      |                            |
| Non-Recreational Play                         | \$25.00 per (4) hour period       | \$5.00 per hour for 5+ hours              |                      |                            |                      |                            |
| Resident                                      | \$50.00 per field per day         | NA NA                                     |                      |                            |                      |                            |
| Non-Resident                                  | \$75.00 per field per day         | NA NA                                     |                      |                            |                      |                            |
| Recreational Play                             | Fee negotiated per Contract       | NA NA                                     |                      |                            |                      |                            |
| Field Lighting                                | \$30.00 per hour per field        | NA NA                                     |                      |                            |                      |                            |
| Boweries (except for Jensen and Legacy Parks) |                                   |                                           |                      |                            |                      |                            |
| Bowery Rental Deposit                         | \$50.00 per application           | NA NA                                     |                      |                            |                      |                            |
| Parties of 150 or Less                        |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$25.00 per (4) hour period       | \$5.00 per hour for 5+ hours              |                      |                            |                      |                            |
| Non-Resident                                  | \$50.00 per (4) hour period       | \$10.00 per hour for 5+ hours             |                      |                            |                      |                            |
| Parties of 150 or More                        |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$75.00 per (4) hour period       | \$10.00 per hour for 5+ hours             |                      |                            |                      |                            |
| Non-Resident                                  | \$125.00 per (4) hour period      | \$20.00 per hour for 5+ hours             |                      |                            |                      |                            |
| Jensen Nature Park                            |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$50.00 per (4) hour period       | NA NA                                     |                      |                            |                      |                            |
| Non-Resident                                  | \$75.00 per (4) hour period       | NA NA                                     |                      |                            |                      |                            |
| Jensen Park Nature Center                     |                                   |                                           |                      |                            |                      |                            |
| Resident - 1/2 Day                            | \$125.00 per rental               | NA NA                                     |                      |                            |                      |                            |
| Resident - Whole Day                          | \$250.00 per rental               | NA NA                                     |                      |                            |                      |                            |
| Non-resident - 1/2 Day                        | \$175.00 per rental               | NA NA                                     |                      |                            |                      |                            |
| Non-resident - Whole Day                      | \$350.00 per rental               | NA NA                                     |                      |                            |                      |                            |
| Legacy Park                                   |                                   |                                           |                      |                            |                      |                            |
| Resident                                      | \$50.00 per (4) hour period       | NA NA                                     |                      |                            |                      |                            |
| Non-Resident                                  | \$75.00 per (4) hour period       | NA NA                                     |                      |                            |                      |                            |
| Cancellation Fee                              | \$5.00 per cancellation           | 50% within 7 days, no refund under 3 days |                      |                            |                      |                            |

**Parks & Recreation**

*All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                    | Current Base Fee                | Additional Fee | Proposed<br>Base Fee | Proposed<br>Additional Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|------------------------------------|---------------------------------|----------------|----------------------|----------------------------|----------------------|----------------------------|
| <b>Heritage Days</b>               |                                 |                |                      |                            |                      |                            |
| 10 x 10 Booth                      | \$75.00 per booth               | NA NA          |                      |                            |                      |                            |
| 10 x 20 Booth                      | \$120.00 per booth              | NA NA          |                      |                            |                      |                            |
| Power for Booth                    | \$10.00 per booth               | NA NA          |                      |                            |                      |                            |
| Roving Vendor Permit               |                                 |                |                      |                            |                      |                            |
| Without a booth rental             | \$50.00 per permit              | NA NA          |                      |                            |                      |                            |
| With a booth rental                | \$25.00 per permit              | NA NA          |                      |                            |                      |                            |
| Parade Entry                       | \$10.00 per vehicle             |                |                      |                            |                      |                            |
| Late Fee                           | \$15.00 per application         | NA NA          |                      |                            |                      |                            |
| <b>Farmers Market Fees</b>         |                                 |                |                      |                            |                      |                            |
| Booth Rental - Produce             | \$10 Per Week or \$130 per year |                |                      |                            |                      |                            |
| Booth Rental - Merchandise, Retail | \$15 Per Week or \$195 per year |                |                      |                            |                      |                            |
| Power Rental for booth             | \$5 Per Week or \$65 per year   |                |                      |                            |                      |                            |
| Basket Rental                      | \$5 Per Basket                  |                |                      |                            |                      |                            |
| <b>Sports Programs</b>             |                                 |                |                      |                            |                      |                            |
| Late Sign-up Fee                   | \$5.00 per person               | NA NA          |                      |                            |                      |                            |
| Golf                               | \$56.00 per person              | NA NA          |                      |                            |                      |                            |
| Tennis                             | \$31.00 per person              | NA NA          |                      |                            |                      |                            |
| Football (Tackle)                  | \$116.00 per person             | NA NA          |                      |                            |                      |                            |
| Adult Basketball                   | \$351.00 per team               | NA NA          |                      |                            |                      |                            |
| Soccer (Fall/Spring)               |                                 |                |                      |                            |                      |                            |
| Resident                           | \$46.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$61.00 per person              | NA NA          |                      |                            |                      |                            |
| Baseball/Softball                  |                                 |                |                      |                            |                      |                            |
| T-ball                             |                                 |                |                      |                            |                      |                            |
| Resident                           | \$36.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$51.00 per person              | NA NA          |                      |                            |                      |                            |
| Machine Pitch                      |                                 |                |                      |                            |                      |                            |
| Resident                           | \$41.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$41.00 per person              | NA NA          |                      |                            |                      |                            |
| Minor League/Major League          |                                 |                |                      |                            |                      |                            |
| Resident                           | \$46.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$61.00 per person              | NA NA          |                      |                            |                      |                            |
| Pony/Ponytail/High School          |                                 |                |                      |                            |                      |                            |
| Resident                           | \$51.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$66.00 per person              | NA NA          |                      |                            |                      |                            |
| Jr High/5th - 6th Girls            |                                 |                |                      |                            |                      |                            |
| Resident                           | \$51.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$66.00 per person              | NA NA          |                      |                            |                      |                            |
| Basketball                         |                                 |                |                      |                            |                      |                            |
| 1st-6th grades (Jr Jazz)           |                                 |                |                      |                            |                      |                            |
| Resident                           | \$51.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$66.00 per person              | NA NA          |                      |                            |                      |                            |
| 7th-12th grades (Jr Jazz)          |                                 |                |                      |                            |                      |                            |
| Resident                           | \$56.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$71.00 per person              | NA NA          |                      |                            |                      |                            |
| Itty Bitty                         |                                 |                |                      |                            |                      |                            |
| Resident                           | \$36.00 per person              | NA NA          |                      |                            |                      |                            |
| Non-Resident                       | \$51.00 per person              | NA NA          |                      |                            |                      |                            |
| <b>Equipment Rental</b>            |                                 |                |                      |                            |                      |                            |
| Performance Stage                  | \$900.00 per day                |                |                      |                            |                      |                            |

**Cemetery**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                  | Current Base Fee | Additional Fee | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|----------------------------------|------------------|----------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Basic Fees</b>                |                  |                |                   |                         |                   |                         |
| Plot Purchase                    |                  |                |                   |                         |                   |                         |
| Resident                         | \$500.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$1,000.00       |                |                   |                         |                   |                         |
| Plot Purchase - half/infant/urn  |                  |                |                   |                         |                   |                         |
| Resident                         | \$250.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$500.00         |                |                   |                         |                   |                         |
| Interment - Adult                |                  |                |                   |                         |                   |                         |
| Resident                         | \$300.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$700.00         |                |                   |                         |                   |                         |
| Interment - Child                |                  |                |                   |                         |                   |                         |
| Resident                         | \$175.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$400.00         |                |                   |                         |                   |                         |
| Interment - Urn or Infant        |                  |                |                   |                         |                   |                         |
| Resident                         | \$100.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$200.00         |                |                   |                         |                   |                         |
| Interment - Weekend or Holiday   |                  |                |                   |                         |                   |                         |
| Resident                         | \$200.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$200.00         |                |                   |                         |                   |                         |
| Disinterment                     |                  |                |                   |                         |                   |                         |
| Resident                         | \$400.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$400.00         |                |                   |                         |                   |                         |
| Monument Move (Flat Monument)    |                  |                |                   |                         |                   |                         |
| Resident                         | \$50.00          |                |                   |                         |                   |                         |
| Non-Resident                     | \$50.00          |                |                   |                         |                   |                         |
| Monument Move (Upright Monument) |                  |                |                   |                         |                   |                         |
| Resident                         | \$250.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$250.00         |                |                   |                         |                   |                         |
| Position Transfer Fee            |                  |                |                   |                         |                   |                         |
| Resident                         | \$35.00          |                |                   |                         |                   |                         |
| Non-Resident                     | \$35.00          |                |                   |                         |                   |                         |
| After Hours fee (3:00 p.m.)      |                  |                |                   |                         |                   |                         |
| Resident                         | \$100.00         |                |                   |                         |                   |                         |
| Non-Resident                     | \$100.00         |                |                   |                         |                   |                         |

**Public Safety & Public Works**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                               | Current Base Fee                                   | Additional Fee   | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Fire Department</b>                                                                                        |                                                    |                  |                      |                               |                      |                            |
| Ambulance Stand-By Fee (for-profit special events)                                                            | \$36.00 per hour                                   |                  |                      |                               |                      |                            |
| CERT Special Class fee for additional classes requested by organizations outside of regular scheduled classes | \$200.00 per class                                 |                  |                      |                               |                      |                            |
| Equipment issued during CERT Class                                                                            | \$25.00                                            |                  |                      |                               |                      |                            |
| Fire Report                                                                                                   | \$10.00                                            |                  |                      |                               |                      |                            |
| Fire Report with pictures                                                                                     | \$50.00                                            |                  |                      |                               |                      |                            |
| CPR/ First Aid Course                                                                                         |                                                    |                  |                      |                               |                      |                            |
| Resident                                                                                                      | \$10.00                                            |                  |                      |                               |                      |                            |
| Non-Resident                                                                                                  | \$20.00                                            |                  |                      |                               |                      |                            |
| Off-site CPR, First Aid, or AED Training course                                                               | \$200.00 per class                                 |                  |                      |                               |                      |                            |
| Children's Bike Helmets                                                                                       | \$10.00                                            |                  |                      |                               |                      |                            |
| <b>Police Department</b>                                                                                      |                                                    |                  |                      |                               |                      |                            |
| Fingerprinting                                                                                                |                                                    |                  |                      |                               |                      |                            |
| Resident                                                                                                      | \$10.00 per card                                   |                  |                      |                               |                      |                            |
| Non-Resident                                                                                                  | \$15.00 per card                                   |                  |                      |                               |                      |                            |
| Police contract services (i.e. special events, interagency, etc)                                              |                                                    |                  |                      |                               |                      |                            |
| Admin Fee - staffing costs                                                                                    | \$20.00 per event                                  |                  |                      |                               |                      |                            |
| Each officer                                                                                                  | \$55.00 per hour                                   |                  |                      |                               |                      |                            |
| Police Report                                                                                                 | \$10.00                                            |                  |                      |                               |                      |                            |
| Police Report with any pictures/CD/DVD                                                                        | \$50.00                                            |                  |                      |                               |                      |                            |
| Good Conduct Letter Request                                                                                   | \$5.00 per letter                                  |                  |                      |                               |                      |                            |
| Defensive Driving Course ordered by Justice Court                                                             | \$30.00                                            |                  |                      |                               |                      |                            |
| Annual sex offender registration fee                                                                          | \$25.00                                            | Per Registration |                      |                               |                      |                            |
| <b>Emergency Services</b>                                                                                     |                                                    |                  |                      |                               |                      |                            |
| Base Fee and Mileage Rate                                                                                     | As per State approved Utah Health Department Rates |                  |                      |                               |                      |                            |
| Surcharges (Emergency, night service, off-road)                                                               |                                                    |                  |                      |                               |                      |                            |
| Special Provisions (wait time, non-transport)                                                                 |                                                    |                  |                      |                               |                      |                            |
| Medical Supplies                                                                                              |                                                    |                  |                      |                               |                      |                            |
| <b>Public Works Department</b>                                                                                |                                                    |                  |                      |                               |                      |                            |
| Public Works contract services (i.e. staffing, capital projects, interagency, etc)                            |                                                    |                  |                      |                               |                      |                            |
| Staffing costs                                                                                                | \$75.00 per hour                                   |                  |                      |                               |                      |                            |
| Heavy equipment costs                                                                                         | \$100.00 per hour                                  |                  |                      |                               |                      |                            |

**Miscellaneous**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                          | Current Base Fee                 | Additional Fee                 | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------|----------------------------------|--------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Faxes</b>                                                                             |                                  |                                |                   |                         |                   |                         |
| Local                                                                                    | \$2.00 per call                  | NA NA                          |                   |                         |                   |                         |
| Long Distance                                                                            | \$1.00 per page                  | \$0.10 NA                      |                   |                         |                   |                         |
| <b>Copies</b>                                                                            |                                  |                                |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet B&W                                                         | \$0.25 per sheet                 | NA NA                          |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet Color                                                       | \$0.50 per sheet                 | NA NA                          |                   |                         |                   |                         |
| 11 " x 17" - single sheet B&W                                                            | \$0.50                           |                                |                   |                         |                   |                         |
| 11 " x 17" - single sheet Color                                                          | \$1.00                           |                                |                   |                         |                   |                         |
| 24" x 36"                                                                                | \$2.00 per sheet                 | NA NA                          |                   |                         |                   |                         |
| Off-site Printing                                                                        | Actual Cost                      | NA NA                          |                   |                         |                   |                         |
| <b>Post Office Supplies</b>                                                              |                                  |                                |                   |                         |                   |                         |
| Stamps, Packages, Boxes, etc.                                                            | As per approved USPS prices      |                                |                   |                         |                   |                         |
| Bubble Wrap                                                                              | \$3.30                           |                                |                   |                         |                   |                         |
| Packing Tape Dispensers                                                                  | \$3.50                           |                                |                   |                         |                   |                         |
| Mailing Carton 12" x 10" x 8"                                                            | \$2.19                           |                                |                   |                         |                   |                         |
| Mailing Carton 15"x12"x10"                                                               | \$3.49                           |                                |                   |                         |                   |                         |
| Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)                                             | \$2.59                           |                                |                   |                         |                   |                         |
| Mailing Carton 8" x 8" x 8"                                                              | \$1.99                           |                                |                   |                         |                   |                         |
| Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)                                            | \$2.19                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.75" x 12.25" (Chipboard)                                                 | \$1.59                           |                                |                   |                         |                   |                         |
| Cushion Mailer 6" x 10"                                                                  | \$1.19                           |                                |                   |                         |                   |                         |
| Cushion Mailer 8.5" x 12"                                                                | \$1.59                           |                                |                   |                         |                   |                         |
| Cushion Mailer 10.5" x 16"                                                               | \$1.89                           |                                |                   |                         |                   |                         |
| Photo/Doc Mailer 6" x 10" (Chipboard)                                                    | \$1.49                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh                                              | \$1.69                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh                                             | \$2.19                           |                                |                   |                         |                   |                         |
| Bubble Mailer 6" x 10"                                                                   | \$1.49                           |                                |                   |                         |                   |                         |
| Bubble Mailer 10.5" x 16"                                                                | \$2.19                           |                                |                   |                         |                   |                         |
| Bubble Mailer 8.5" x 12"                                                                 | \$1.79                           |                                |                   |                         |                   |                         |
| Bubble Mailer 12.5" x 19"                                                                | \$2.59                           |                                |                   |                         |                   |                         |
| Envelope 6" x 9"                                                                         | \$0.49                           |                                |                   |                         |                   |                         |
| Utility Mailer 10.5" x 16"                                                               | \$1.19                           |                                |                   |                         |                   |                         |
| <b>Administrative Reports &amp; Documents</b>                                            |                                  |                                |                   |                         |                   |                         |
| Financial Report                                                                         |                                  |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report             | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                | NA NA                          |                   |                         |                   |                         |
| Budget Document                                                                          |                                  |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report             | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                | NA NA                          |                   |                         |                   |                         |
| Audio Recordings on CD                                                                   | \$10.00 per CD                   | NA NA                          |                   |                         |                   |                         |
| Certification of Copies                                                                  | \$2.00 per copy                  | NA NA                          |                   |                         |                   |                         |
| GRAMA Records Request                                                                    |                                  |                                |                   |                         |                   |                         |
| Research, compilation, editing etc.                                                      | \$0.00 per minute (first 30 min) | \$15.00 per hour (31+ minutes) |                   |                         |                   |                         |
| Notarization                                                                             | \$5.00 per stamp                 | NA NA                          |                   |                         |                   |                         |
| Subdivision Ordinance Book                                                               |                                  |                                |                   |                         |                   |                         |
| Entire Book                                                                              | \$15.00 per book                 | NA NA                          |                   |                         |                   |                         |
| Per Chapter                                                                              | \$1.50 per chapter               | NA NA                          |                   |                         |                   |                         |
| General Plan Book                                                                        | \$15.00 per book                 | NA NA                          |                   |                         |                   |                         |
| <b>Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)</b> |                                  |                                |                   |                         |                   |                         |
| 8 1/2 " x 11"                                                                            | Size A                           | \$3.00 per map                 | NA NA             |                         |                   |                         |
| 11" x 17"                                                                                | Size B                           | \$5.00 per map                 | NA NA             |                         |                   |                         |
| 17" x 22"                                                                                | Size C                           | \$8.00 per map                 | NA NA             |                         |                   |                         |
| 22" x 34"                                                                                | Size D                           | \$15.00 per map                | NA NA             |                         |                   |                         |
| 34" x 44"                                                                                | Size E                           | \$17.00 per map                | NA NA             |                         |                   |                         |
| Custom                                                                                   |                                  | \$3.00 per sf                  | \$10.00 Minimum   |                         |                   |                         |
| Map Research & Compilation                                                               |                                  | \$50.00 per hour               |                   |                         |                   |                         |
| Maps on disk                                                                             |                                  | \$10.00 per disk               | NA NA             |                         |                   |                         |

**Miscellaneous**

**All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                 | Current Base Fee                     | Additional Fee                | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|-------------------------------------------------|--------------------------------------|-------------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Collections</b>                              |                                      |                               |                      |                               |                      |                            |
| Returned Check Fee                              | \$20.00 per check                    | NA NA                         |                      |                               |                      |                            |
| Warrant Collection Fee                          | 2.75% of outstanding warrant balance |                               |                      |                               |                      |                            |
| Outside Collection Agency Fee                   | 25.00% of balance owed to City       |                               |                      |                               |                      |                            |
| <b>Candidate Filing Fee for Public Office</b>   |                                      |                               |                      |                               |                      |                            |
|                                                 | \$25.00 per application              | NA NA                         |                      |                               |                      |                            |
| <b>City Hall Lobby Rental</b>                   |                                      |                               |                      |                               |                      |                            |
| Small Events (< 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$50.00 per rental                   | \$0.00 per hour               |                      |                               |                      |                            |
| Non-resident                                    | \$75.00 per rental                   | \$0.00 per hour               |                      |                               |                      |                            |
| Small Events (< 25 persons - with food present) |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$100.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$150.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Large Events (> 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$300.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$450.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Large Events (> 25 persons - with food present) |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$300.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$450.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| <b>City Hall Chambers Rental</b>                |                                      |                               |                      |                               |                      |                            |
| Small Events (< 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$100.00 per rental                  | \$35.00 per hour for staffing |                      |                               |                      |                            |
| Non-resident                                    | \$150.00 per rental                  | \$40.00 per hour for staffing |                      |                               |                      |                            |
| Large Events (< 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$300.00 per rental                  | \$40.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$450.00 per rental                  | \$45.00 per hour              |                      |                               |                      |                            |
| <b>City Hall Lobby and Chambers Rental</b>      |                                      |                               |                      |                               |                      |                            |
| Small Events (< 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$150.00 per rental                  | \$35.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$200.00 per rental                  | \$40.00 per hour              |                      |                               |                      |                            |
| Small Events (< 25 persons - with food present) |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$200.00 per rental                  | \$40.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$250.00 per rental                  | \$45.00 per hour              |                      |                               |                      |                            |
| Large Events (> 25 persons - no food present)   |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$350.00 per rental                  | \$50.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$400.00 per rental                  | \$55.00 per hour              |                      |                               |                      |                            |
| Large Events (> 25 persons - with food present) |                                      |                               |                      |                               |                      |                            |
| Resident                                        | \$450.00 per rental                  | \$55.00 per hour              |                      |                               |                      |                            |
| Non-resident                                    | \$500.00 per rental                  | \$60.00 per hour              |                      |                               |                      |                            |



# COUNCIL AGENDA

August 12, 2014

Agenda Item #c                      Proposed Resolution R14-31 confirming the appointment of a part-time Justice Court Judge.

***Factual Summation***

- Please see the attached resolution drafted by staff at the direction of Mayor Palmer.
- Any question regarding this agenda item may be directed at Mayor Palmer.

**RESOLUTION R14-31**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
CONFIRMING THE APPOINTMENT OF A PART-TIME JUSTICE  
COURT JUDGE.**

**WHEREAS**, *Utah Code Section 78A-7-202* provides that municipal justice court judges shall be selected through a county justice court nominating commission that reviews applicants and makes recommendations to the appointing authority.

**WHEREAS**, the Davis County Justice Court Nominating Commission for Syracuse City Justice Court has submitted names to the Mayor of Syracuse City and the Mayor has appointed and submitted to this City Council for confirmation the following person as a part-time justice court judge for the Syracuse City Justice Court for a six year term as provided by law, towit:

Catherine Hoskins

**AND** good cause appearing for confirmation of said person, in accordance with the Mayor's appointment;

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

**Section 1. Appointment.** That the appointment by the Mayor of Syracuse City of the Catherine Hoskins as a part-time Justice Court Judge for the Syracuse City Justice Court be, and is hereby confirmed.

**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 12<sup>th</sup> DAY OF AUGUST, 2014.**

**SYRACUSE CITY**

ATTEST:

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

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



# COUNCIL AGENDA

August 12, 2014

## Agenda Item # d.i

## Final Plat-Tivoli Gardens Subdivision 1950 South 1000 West-Wright Development

### *Factual Summation*

Please see the attached:

- a. Aerial
- b. Plat

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

### **Background**

All requirements and standards of Subdivision have been meet. The project outline is as follows:

- General Plan Approval
  - Planning Commission March 4, 2014
  - City Council March 10, 2014
- Rezone Approval
  - Planning Commission April 1, 2014
  - City Council April 8, 2014
- Sketch Plan Approval
  - Planning Commission April 1, 2014
- Preliminary Plan Approval
  - Planning Commission May 6, 2014
- Final Plat
  - Planning Commission August 5, 2014

The development consists of 30 lots on 10.09 acres. Phase one will complete 1950 S from the Antelope Subdivision to 1000 W. It includes a detention basin with landscaped improvements and small playground with public access.

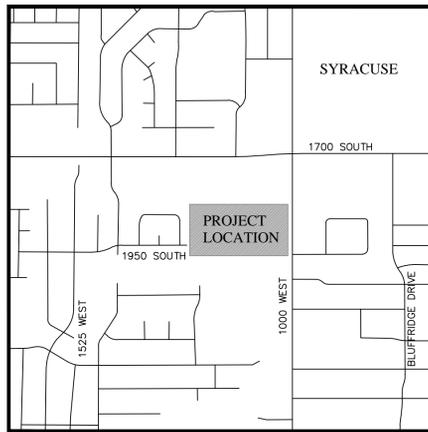
### **Recommendation**

The Planning Commission recommends approval to the City Council for the Final Plat of Tivoli Gardens Subdivision, request from Wright Development Group, property located at approximately 1950 S 1000 W, subject to all applicable requirements of the City's municipal codes and city staff reviews.

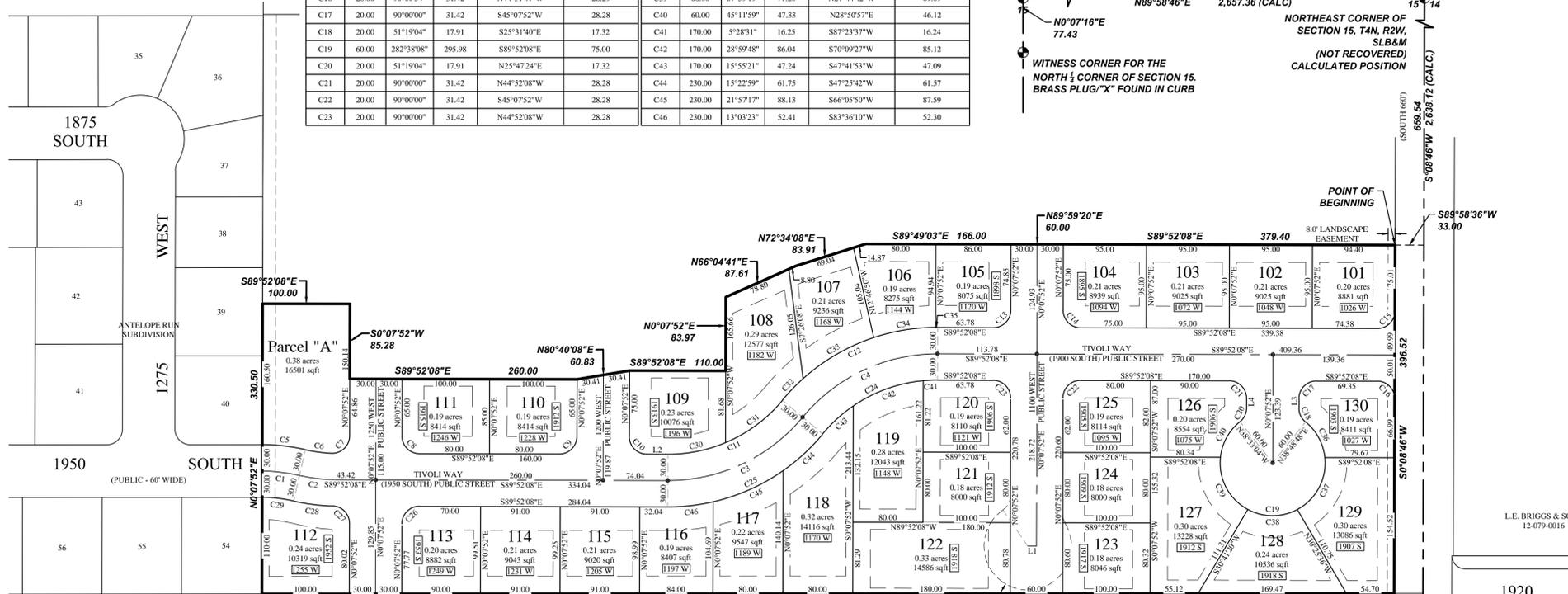


# Tivoli Gardens 1000 W 1900 S Wright Development Group





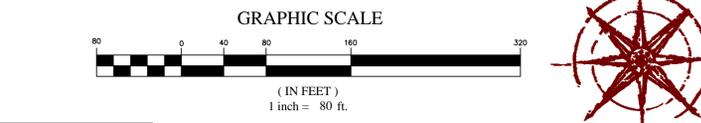
VICINITY MAP  
N.T.S.



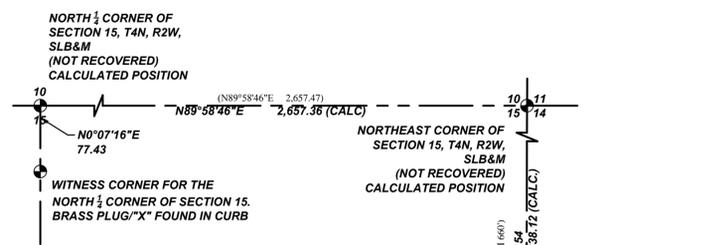
# TIVOLI GARDENS PHASE I

A PORTION OF THE NW 1/4 OF SECTION 24, T4N, R1W, SLB&M  
SYRACUSE, DAVIS COUNTY, UTAH

| Curve Table |        |            |        |                 | Curve Table  |       |        |           |        |                 |              |
|-------------|--------|------------|--------|-----------------|--------------|-------|--------|-----------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD DIRECTION | CHORD LENGTH | CURVE | RADIUS | DELTA     | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 200.00 | 12°18'53"  | 42.99  | N83°19'49"W     | 42.90        | C24   | 170.00 | 50°23'40" | 149.52 | S64°56'02"W     | 144.75       |
| C2          | 200.00 | 12°41'45"  | 44.32  | S83°31'15"E     | 44.23        | C25   | 230.00 | 50°23'40" | 202.30 | N64°56'02"E     | 195.84       |
| C3          | 200.00 | 50°23'40"  | 175.91 | N64°56'02"E     | 170.29       | C26   | 20.00  | 90°00'00" | 31.42  | S45°07'52"W     | 28.28        |
| C4          | 200.00 | 50°23'40"  | 175.91 | S64°56'02"W     | 170.29       | C27   | 20.00  | 88°29'30" | 30.89  | N44°06'53"W     | 27.91        |
| C5          | 230.00 | 12°21'52"  | 49.63  | N83°21'19"W     | 49.54        | C28   | 230.00 | 11°11'16" | 44.91  | S82°46'00"E     | 44.84        |
| C6          | 170.00 | 10°10'54"  | 30.21  | S82°15'49"E     | 30.17        | C29   | 170.00 | 12°14'51" | 36.34  | N83°17'48"W     | 36.27        |
| C7          | 20.00  | 92°30'52"  | 32.29  | N46°23'18"E     | 28.90        | C30   | 170.00 | 22°49'48" | 67.74  | N78°42'58"E     | 67.29        |
| C8          | 20.00  | 90°00'00"  | 31.42  | S44°52'08"E     | 28.28        | C31   | 170.00 | 27°33'52" | 81.79  | N53°31'08"E     | 81.00        |
| C9          | 20.00  | 90°00'00"  | 31.42  | N45°07'52"E     | 28.28        | C32   | 230.00 | 8°28'28"  | 34.02  | N43°58'27"E     | 33.99        |
| C10         | 20.00  | 90°00'00"  | 31.42  | S44°52'08"E     | 28.28        | C33   | 230.00 | 23°25'58" | 94.07  | N59°55'40"E     | 93.41        |
| C11         | 170.00 | 50°23'40"  | 149.52 | N64°56'02"E     | 144.75       | C34   | 230.00 | 17°56'02" | 71.99  | N80°36'40"E     | 71.70        |
| C12         | 230.00 | 50°23'40"  | 202.30 | S64°56'02"W     | 195.84       | C35   | 330.00 | 0°23'08"  | 2.22   | N89°56'18"E     | 2.22         |
| C13         | 20.00  | 90°00'00"  | 31.42  | N45°07'52"E     | 28.28        | C36   | 60.00  | 45°11'59" | 47.33  | S28°35'13"E     | 46.12        |
| C14         | 20.00  | 90°00'00"  | 31.42  | S44°52'08"E     | 28.28        | C37   | 60.00  | 67°59'19" | 71.20  | S28°00'26"W     | 67.09        |
| C15         | 20.00  | 89°59'06"  | 31.41  | N45°08'19"E     | 28.28        | C38   | 60.00  | 56°15'33" | 58.91  | N89°52'08"W     | 56.58        |
| C16         | 20.00  | 90°00'54"  | 31.42  | N44°51'41"W     | 28.29        | C39   | 60.00  | 67°59'19" | 71.20  | N27°44'42"W     | 67.09        |
| C17         | 20.00  | 90°00'00"  | 31.42  | S45°07'52"W     | 28.28        | C40   | 60.00  | 45°11'59" | 47.33  | N28°50'57"E     | 46.12        |
| C18         | 20.00  | 51°19'04"  | 17.91  | S25°31'40"E     | 17.32        | C41   | 170.00 | 5°28'31"  | 16.25  | S87°23'37"W     | 16.24        |
| C19         | 60.00  | 282°38'08" | 295.98 | S89°52'08"E     | 75.00        | C42   | 170.00 | 28°59'48" | 86.04  | S70°09'27"W     | 85.12        |
| C20         | 20.00  | 51°19'04"  | 17.91  | N25°47'24"E     | 17.32        | C43   | 170.00 | 15°52'21" | 47.24  | S47°41'53"W     | 47.09        |
| C21         | 20.00  | 90°00'00"  | 31.42  | N44°52'08"W     | 28.28        | C44   | 230.00 | 15°22'59" | 61.75  | S47°25'42"W     | 61.57        |
| C22         | 20.00  | 90°00'00"  | 31.42  | S45°07'52"W     | 28.28        | C45   | 230.00 | 21°57'17" | 88.13  | S66°05'50"W     | 87.59        |
| C23         | 20.00  | 90°00'00"  | 31.42  | N44°52'08"W     | 28.28        | C46   | 230.00 | 13°03'23" | 52.41  | S83°36'10"W     | 52.30        |



| LINE | LENGTH | DIRECTION   |
|------|--------|-------------|
| L1   | 10.01  | S89°52'08"E |
| L2   | 24.04  | S89°52'08"E |
| L3   | 10.94  | N00°07'52"E |
| L4   | 10.94  | N00°07'52"E |



**SURVEYOR'S CERTIFICATE**  
I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Professional Land Surveyor  
No. 172675  
DENNIS P. CARLISLE  
Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A portion of the NE 1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in West Valley City, Utah, more particularly described as follows:  
Beginning at a point located S0°08'46"W along the Section line 922.55 feet and West 33.00 feet from the Northeast Corner of Section 15, T4N, R2W, S.L.B.& M.; thence S0°08'46"W 396.52 feet; thence S89°52'08"W 1,295.30 feet along the south line of the north half of the NE 1/4 of said Section 15 to the southeast corner of ANTELOPE RUN Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°07'52"E along said Plat 230.50 feet; thence S89°52'08"E 100.00 feet; thence S0°07'52"W 85.28 feet; thence S89°52'08"E 260.00 feet; thence N80°40'08"E 60.83 feet; thence S89°52'08"E 110.00 feet; thence N0°07'52"E 83.97 feet; thence N66°04'41"E 87.61 feet; thence N72°34'08"E 83.91 feet; thence S89°49'03"E 166.00 feet; thence N89°59'20"E 60.00 feet; thence S89°52'08"E 379.40 feet; thence S89°52'08"E 33.00 feet; thence S0°08'46"W 2,687.72 (CALC.) feet to the point of beginning.  
Contains: 10.09 +/- acres

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREIN, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS

**TIVOLI GARDENS  
PHASE I**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

**LIMITED LIABILITY ACKNOWLEDGMENT**  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID L.L.C. EXECUTED THE SAME.

**CENTURY LINK**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY CENTURY LINK  
BY \_\_\_\_\_  
TITLE \_\_\_\_\_

**QUESTAR GAS**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY QUESTAR GAS COMPANY  
BY \_\_\_\_\_  
TITLE \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY ROCKY MOUNTAIN POWER  
BY \_\_\_\_\_  
TITLE \_\_\_\_\_

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY THE SYRACUSE CITY PLANNING COMMISSION.  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**CITY ENGINEER**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.  
SYRACUSE CITY ENGINEER \_\_\_\_\_

**CITY ATTORNEY**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.  
SYRACUSE CITY ATTORNEY \_\_\_\_\_

**CITY COUNCIL**  
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, AT WHICH ACCEPTED.  
MAYOR \_\_\_\_\_  
ATTEST \_\_\_\_\_ CITY RECORDER

**RECORDED #**  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_





# COUNCIL AGENDA

August 12, 2014

Agenda Item # **d.ii**

**General Plan Amendment -3807 W 2700 S**

## *Factual Summation*

Please see the attached:

- a. Aerial
- b. General Plan Map
- c. Wetlands Map
- d. Great Salt Lake High Water Map
- e. Flood Plain Map
- f. City Engineer Letter

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

## **Background**

The applicant has approached the City for a General Plan Amendment along with a request to annex approximately 57 acres on the South side of 2700 South at 3807 West. The property is currently designated as A-1 and Recreational Open Space on the General Plan. The developer is requesting a residential zoning in order to facilitate a single family development. He has indicating that if the school is interested in the site, he would like to set aside the land for the site in exchange for an increased zone density from R-1.

In consideration of the General Plan amendment for this property, the Council should be aware that the property is adjacent to an Agriculture Protection Area. This does not preclude development of the property, it simply puts future land owners on notice that the adjacent property is used for farming and as such will have impacts ranging from early/late farm work hours, noise, dust and odors associated with farming activities. The property owners within the Ag Protection Area are protected from nuisance lawsuits by neighboring property owners.

Also in consideration of the amendment, the Council should take into consideration the possible existence of wetlands (as surveyed by UDOT for WDC study). Those areas affected by wetlands would be subject to mitigation by the Army Corp of Engineers and/or may not be developable.

Another item in consideration is the Great Salt Lake high water mark. As demonstrated by the attached map, a portion of the property was affected in 1985 by the high water. Care will need to be exercised to assure that any areas within the flood plain are developed appropriately to protect private property.

Staff has received inquiries from the North Davis Sewer District and an abutting land owner. The NDSD is concerned about fall to the sewer lines maintaining an 8% slope. Further only about the north 1/3 of the property is within the service district boundary. The boundary can be expanded but the modeling done on the system capacity was completed using the current general plan zoning

designations.

Staff would like resolution as to the feasibility of providing municipal services to the property relating to sewer, storm drain, water, and the provision of a secondary access to the property. Currently the County has been unwilling to provide access via County Roads to development within the City, and requires the City to annex roads that serve developments within the City. Please see the attached letter from the City Engineer.

## **Recommendation**

The Planning Commission recommended DENIAL of the proposed General Plan Amendment with the following motion:

MOVE TO DENY THE GENERAL PLAN AMENDMENT AND ANNEXATION TO THE CITY REQUEST, WITH FINDINGS:

- THAT INGRESS AND EGRESS INTO THE SUBDIVISION WOULD LIMIT ACCESSABILITY FOR RESIDENTS AND EMERGENCY SERVICES BECAUSE THERE WOULD ONLY BE ONE.
- THE GENERAL PLAN AMENDMENT AND THE ANNEXATION WOULD SERVE BY A SINGLE CULINARY WATER FEED WHICH POSES WATER QUALITY MAINTENANCE AND FIRE PROTECTION CONCERNS.
- THE PROPOSED CHANGE TO THE GENERAL PLAN AND THE ANNEXATION WOULD HAVE LIMITED SEWER SERVICE ABILITY TO THAT PARTICULAR AREA,

BY COMMISSIONER VAUGHAN. SECONDED BY COMMISSIONER RACKHAM. COMMISSIONERS VAUGHAN, DAY, RACKHAM, HATCH, AND MCCUITION VOTED YAY. CHAIRMAN JENSEN VOTED NAY. Chairman Jensen voted Nay because he felt the items should be voted on separately. He stated he did not have an issue with the Annexation, but he did with the General Plan Amendment, so he felt forced to vote Nay on both items.

To: Syracuse City

Re: Annexation request

I am requesting annexation into Syracuse City for the property at 3807 W 2700 S for the development of a residential subdivision. It is anticipated that the subdivision will be a planned unit development allowing for the development of residential dwellings, with open space amenities for the residential use as well as potentially an elementary school and other community amenities.

I am requesting the R-2 Zone that will allow for more flexibility in developing the PUD for the property and incorporating, community amenities.

The property is located south of the Current City Boundary on 2700 south. All utilities needed for the property will be connected to the property as a part of the development. Including streets, intersections, water and sewer systems, storm drains, electrical connections, fire protection, garbage collection, etc...

I appreciate your consideration of the Annexation and look forward to building and developing in Syracuse. Let me know if you have any questions or if you need any additional information.

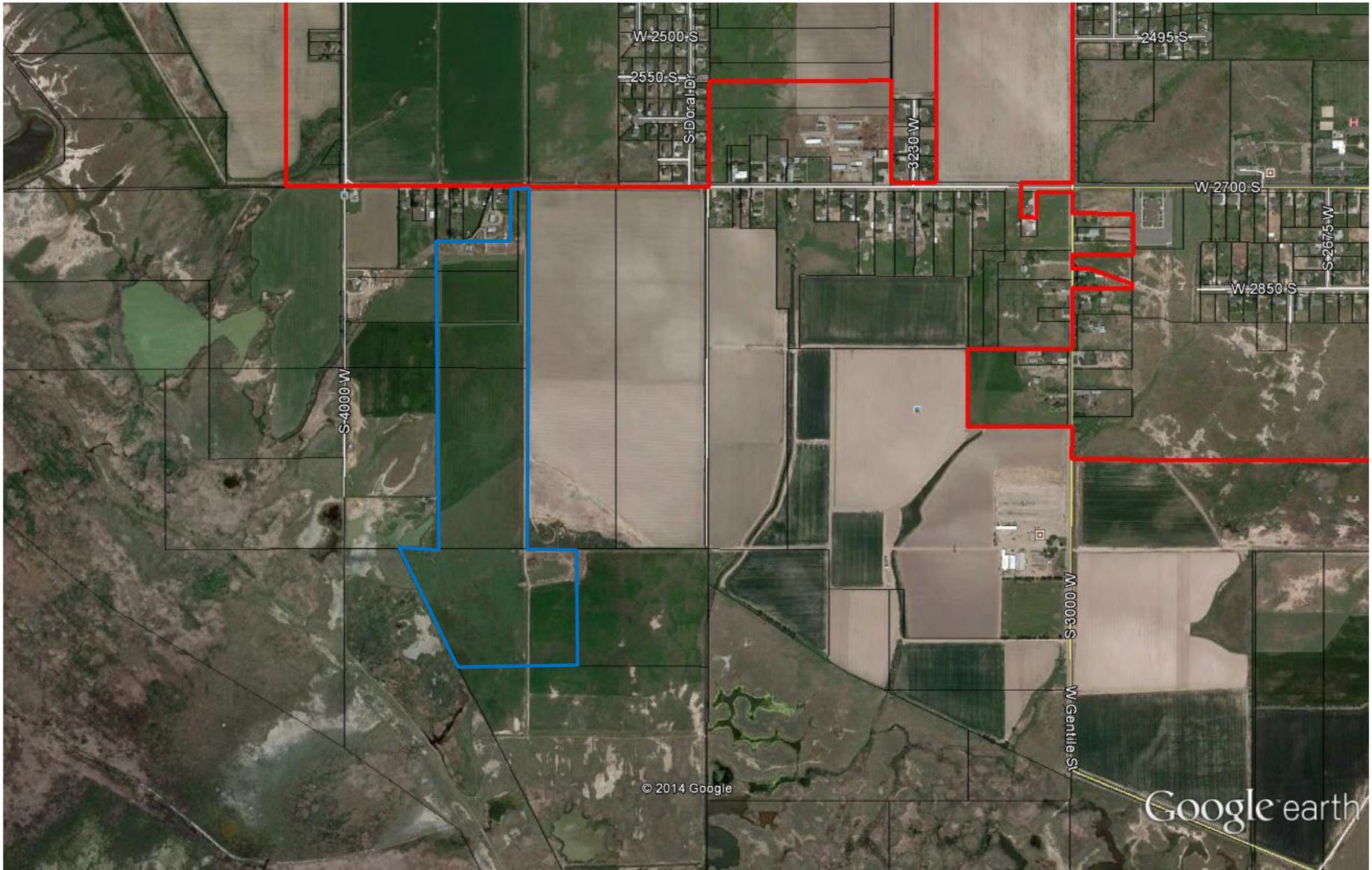
Sincerely,

A handwritten signature in black ink, appearing to read 'David George', with a long, sweeping horizontal stroke at the end.

David George



# Annexation Request 3807 W 2700 S Siefert Meadows, LLC





# Annexation Request

## 3807 W 2700 S

### Siefert Meadows, LLC



Current General Plan



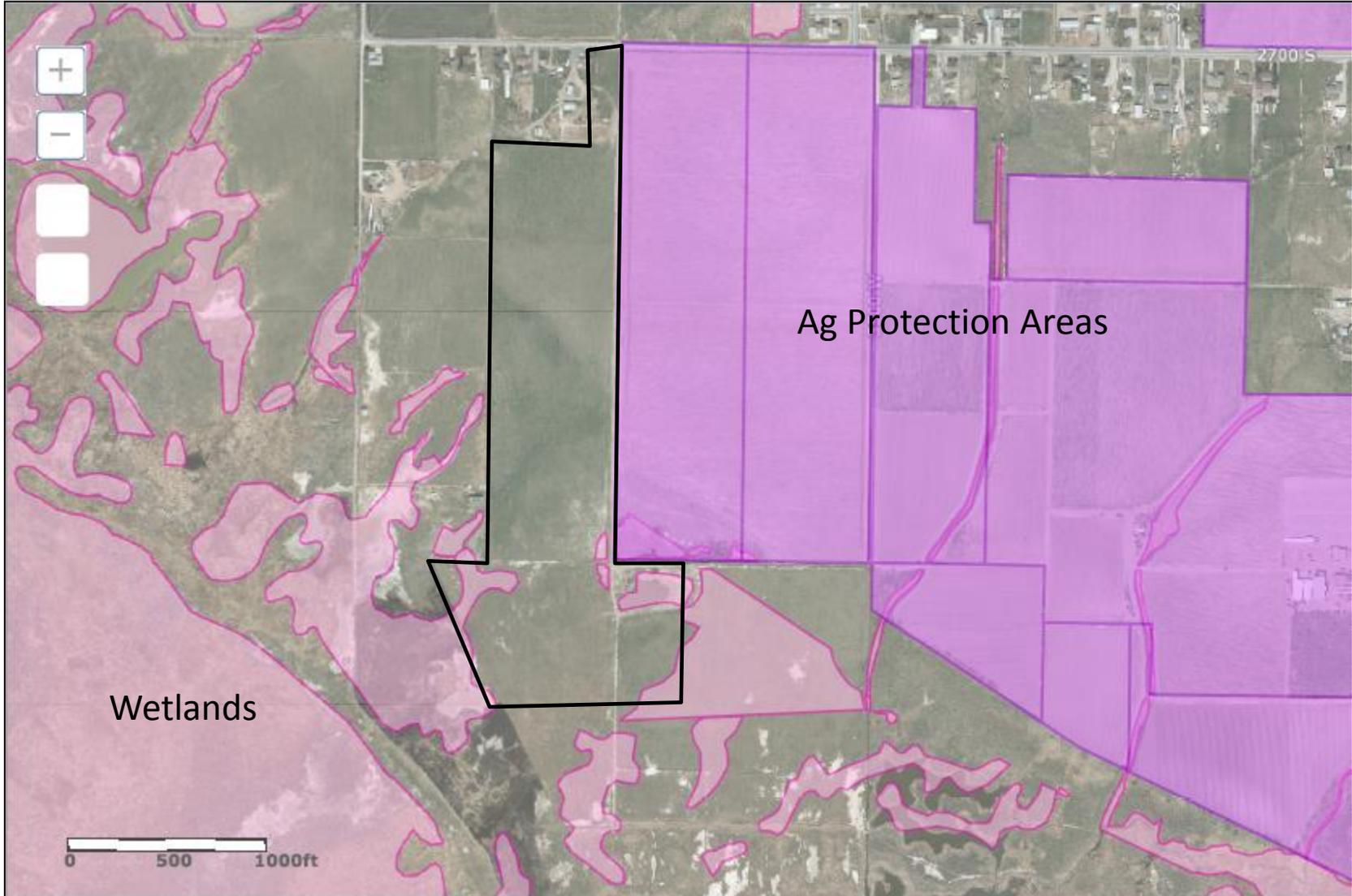
Proposed General Plan



- |                                                                                     |                                    |                                                                                       |                          |
|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | 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                |                                                                                       |                          |

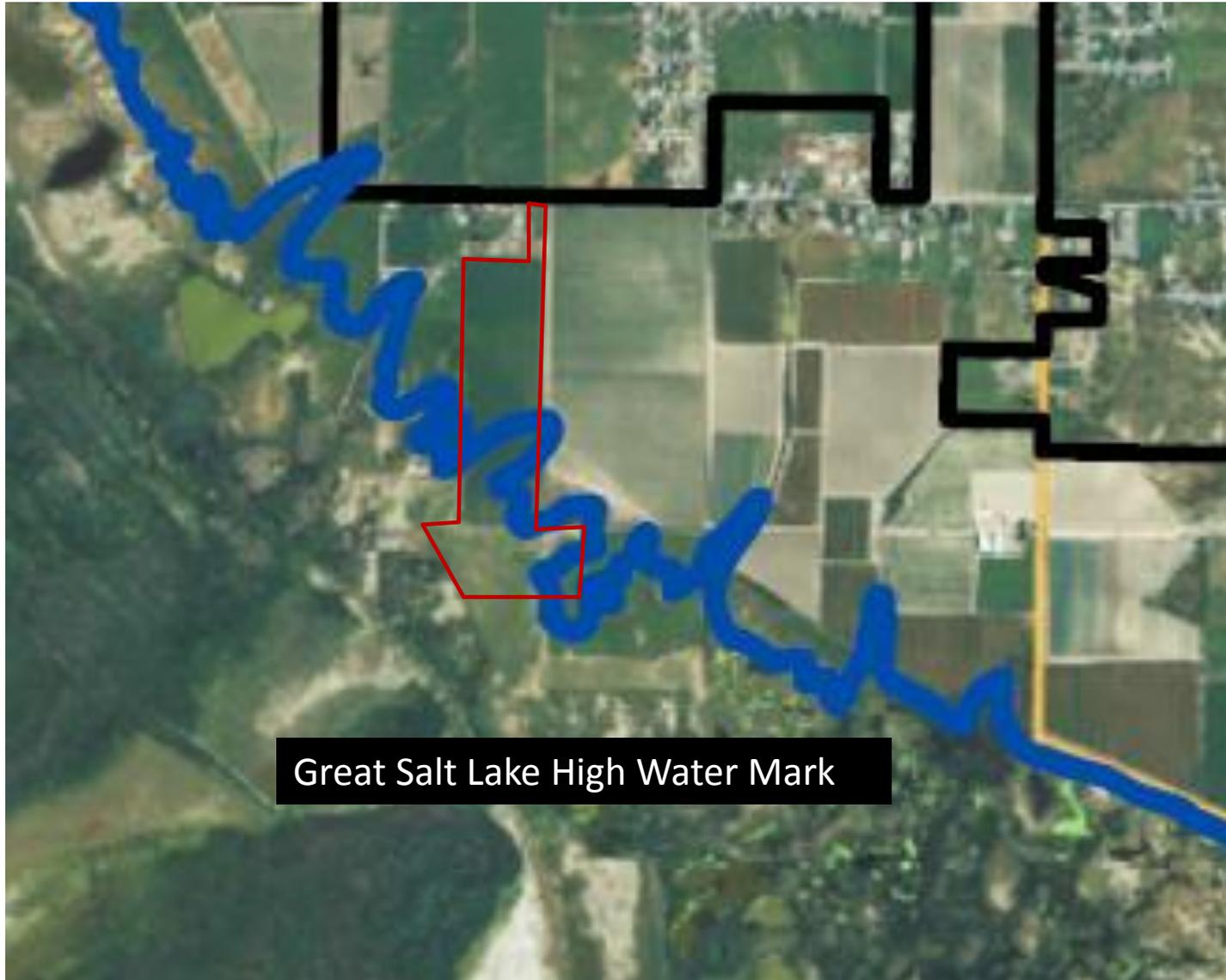


# Annexation Request 3807 W 2700 S Siefert Meadows, LLC



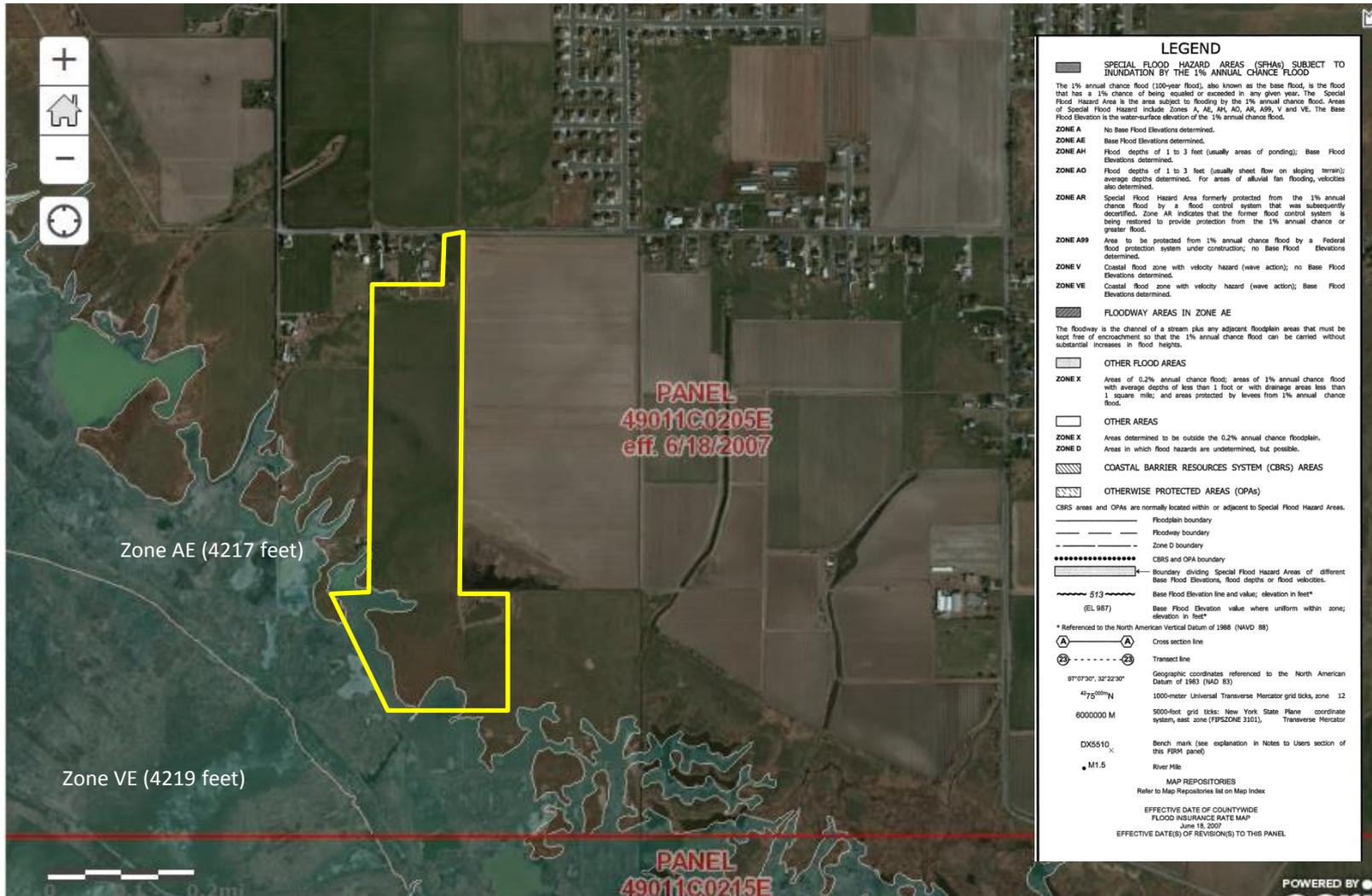


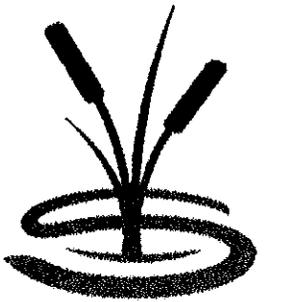
Annexation Request  
3807 W 2700 S  
Siefert Meadows, LLC



Great Salt Lake High Water Mark

# FEMA's National Flood Hazard Layer





**SYRACUSE**  
EST. CITY 1936

**Mayor**  
Terry Palmer

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

July 30, 2014

Planning Commission

RE: Seifert Meadows Annexation

Dear Commissions:

Public Works has reviewed the proposed annexation for the Seifert Meadows Subdivision located at approximately 3800 West 2700 South and does not recommend annexing this portion of land at this time for the following reasons:

1. This annexation will only allow for one ingress/egress into the subdivision which will limit accessibility for residents and emergency services.
2. The proposed annexation will be served off a single culinary waterline feed which poses water quality, maintenance and fire protection concerns.
3. The proposed annexation area will have limited sewer serviceability.

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

Sincerely,

Robert C. Whiteley, Director  
Public Works Department



# COUNCIL AGENDA

August 12, 2014

Agenda Item # **d.iii**

## **General Plan & Zone Map Amendment Ninigret North LLC 1550 W 200 S**

### ***Factual Summation***

Please see the attached:

- a. Aerial Map
- b. Existing/Proposed General Plan Map & Resolution 14-28
- c. Existing/Proposed Zoning Map & Ordinance 14-19

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

### **Background**

General Plan Amendment:

The property is currently designated as BP Business Park on the General Plan. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area.

Zone Map Amendment

The property is currently designated as A-1 Agriculture on the Zoning Map. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area.

The Planning Commission held a public hearing on August 5, 2014 and made a favorable recommendation for the General Plan & Zoning Map Amendments.

### **Recommendation**

#### **General Plan Amendment**

The Planning Commission recommends approval to the City Council for the General Plan Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from BP Business Park to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes, with the recommendation that the G-C Commercial Zone be extended to the East property line adjacent to the power corridor and along the frontage of SR193 at an equivalent depth as proposed by the property owner.

#### **Zone Map Amendment**

The Planning Commission recommends approval to the City Council for the Zoning Map Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from A-1 Agriculture to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes and in conformance to the recommended General Plan Map Amendment.

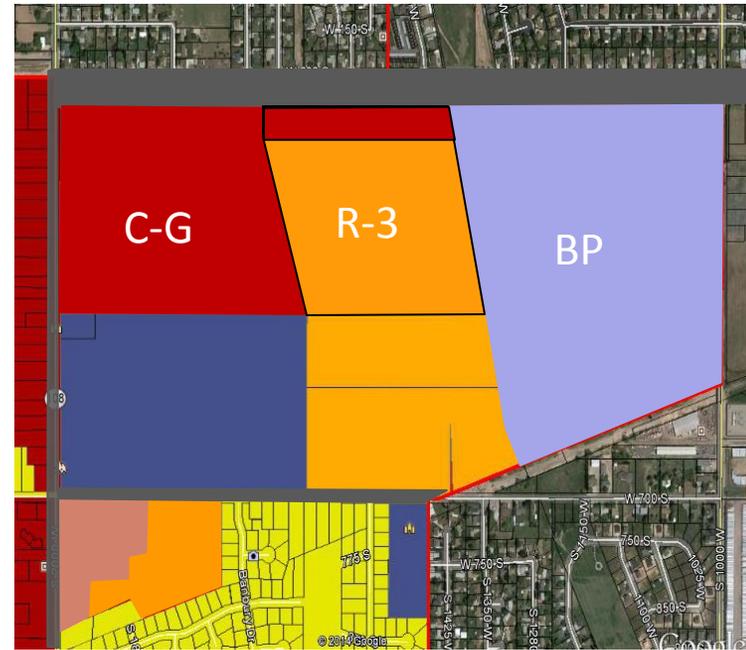
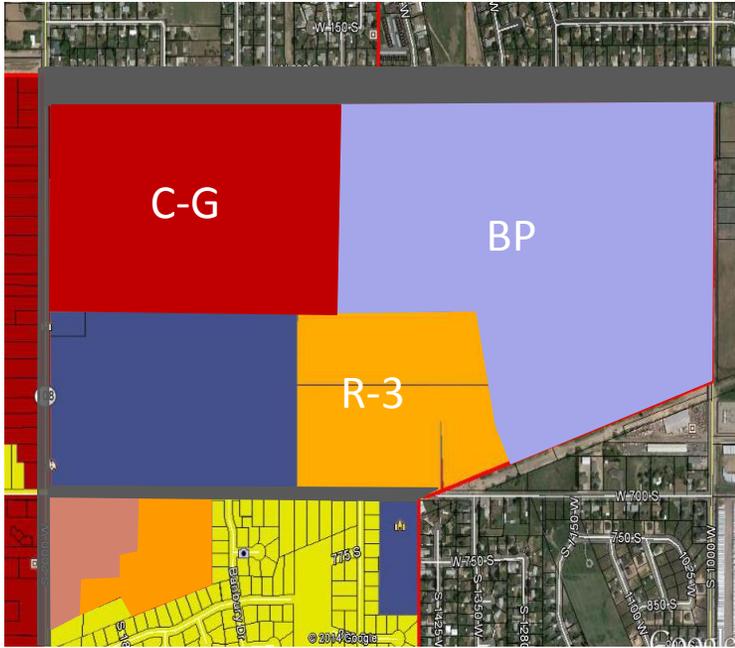


# General Plan Amendment 1550 W 200 S Ninigret North LLC



Current General Plan

Recommended General Plan



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

**ORDINANCE NO. 14-19**

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

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

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

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

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

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

**Deed Description**

ATTACHED

Contains                      Acres-approximately 1550 W 200 S

**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 12<sup>TH</sup> DAY OF AUGUST, 2014.**

ATTEST:

**SYRACUSE CITY**

\_\_\_\_\_  
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   | _____ | _____ |

## **RESOLUTION R14-28**

### **A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED.**

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

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

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

**WHEREAS**, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012, 2013, and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

**WHEREAS**, the Syracuse City Planning Commission adopted a process in 2012, where an applicant may apply for a Syracuse City General Plan update outside of the traditional district review; and

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

**WHEREAS**, the Planning Commission has recommended approval of the proposed amendments to the General Plan concluding that the proposed amendments provide development objectives with respect to the most desirable use of land within the City for subject property which benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

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

**Section 1. Adoption.** That the proposed amendments to the Syracuse City General Plan Land Use Map, attached hereto as Exhibit A, are hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

**Section 3. No Repeal.** This Resolution is not intended and shall not be construed as a repealer of any previously adopted ordinance or resolution and is specifically intended to clarify and supplement existing City ordinances, rules and regulations.

**Section 4. 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 12<sup>th</sup> DAY OF AUGUST, 2014.**

**SYRACUSE CITY**

ATTEST:

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

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

**EXHIBIT "A"**

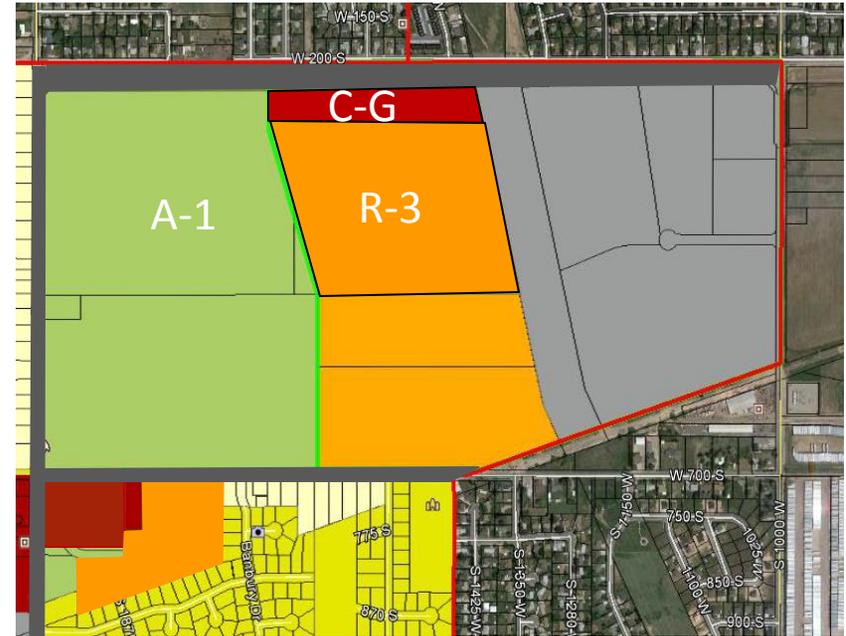
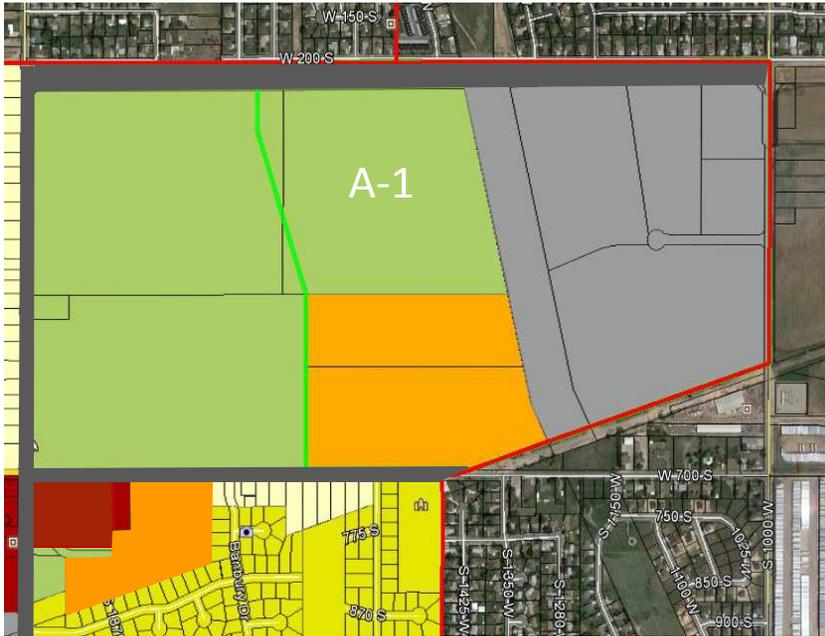


# Zone Map Amendment 1550 W 200 S Ninigret North LLC



Current Zone Map

Proposed Zone Map



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



# COUNCIL AGENDA

August 12, 2014

Agenda Item # **d.iv**

## **General Plan Amendment-PRD**

**3400 W 200 S-Schneiters Riverside Golf**

**3500 S Bluff Road-Nathan George Clark**

### ***Factual Summation***

Please see the attached:

- a. General Plan Maps & Resolution 14-29

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

### **Background**

The current General Plan designates several areas throughout the City with a PRD designation. The City Council has requested the Planning Commission review the appropriateness of the locations of these currently designated PRD zones and consider amendment to the General Plan if the areas are deemed inappropriate.

### **Recommendation**

The Planning Commission recommends approval to the City Council for the General Plan Amendments for the following:

- a. Properties owned by Schneiters Riverside Golf Club & Rocky Mountain Power, at approximately 3400 W. 200 S. from PRD(Planned Residential Development) to Open Space/Recreational
- b. Portion of property owned by Nathan George Clark, Jr-Trustee, at approximately 3500 S Bluff Rd., from PRD (Planned Residential Development) to R-2 Residential.

, subject to all applicable requirements of the City's municipal codes



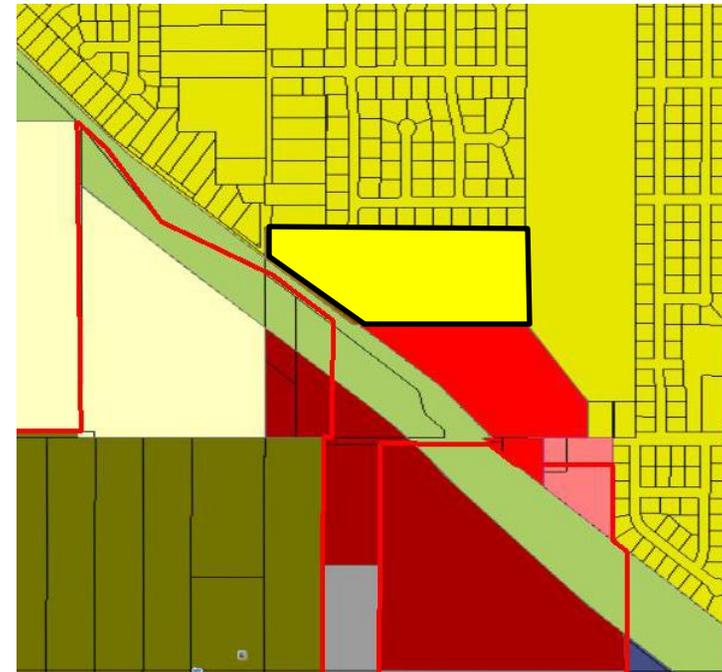
# General Plan Amendment 3500 S Bluff Road City Council Request



Current General Plan



Proposed General Plan



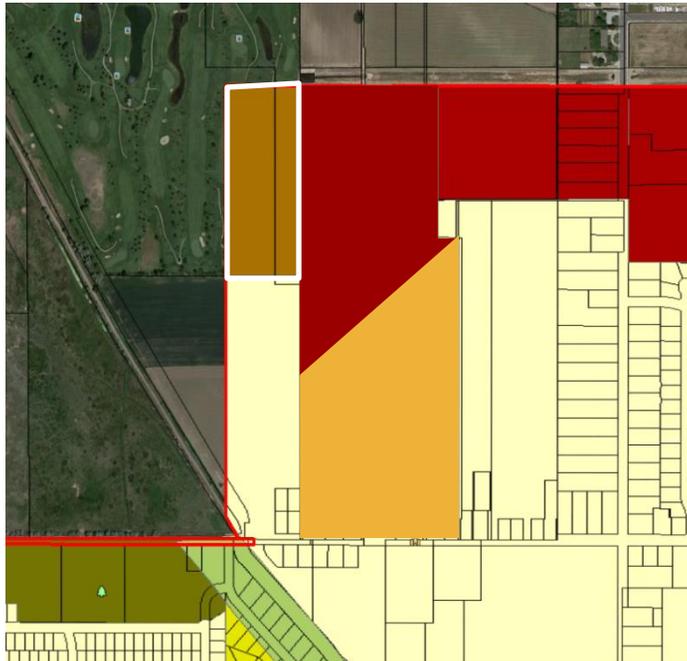
- |                                                                                     |                                    |                                                                                       |                          |
|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | 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                |                                                                                       |                          |



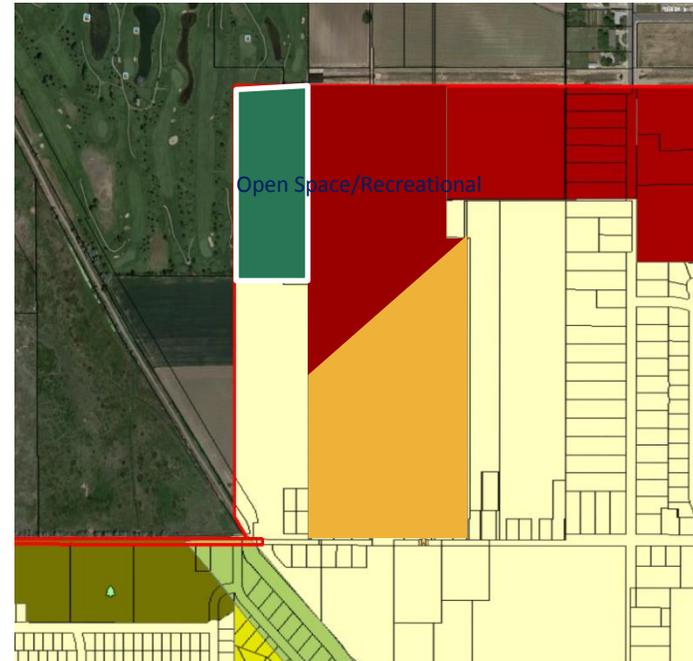
# General Plan Amendment 3400 W 200 S City Council Request



Current General Plan



Proposed General Plan



- |                                                                                                                        |                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  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                |  Open Space/Recreational  |



# COUNCIL AGENDA

## August 12, 2014

Agenda Item “e”                      Television Spotlight Proposal for Syracuse City

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Brody Bovero or Mayor Terry Palmer.
- Please see attached Memorandum and Supporting documentation provided by Brody Bovero

### **“Communities of Distinction” Television Program**

Producers of a syndicated cable program called Communities of Distinction contacted us to see if we are interested in partnering with them to produce a 5-minute video that would play on the Fox Business Channel nation-wide, and multiple airs on a selection of regional networks. The show highlights communities and focuses on their unique strengths, and is hosted by Terry Bradshaw. The City would receive the rights to the video which can be used thereafter on the website, or other promotional situations.

Below are links to two other communities that have been aired:

<https://www.youtube.com/watch?v=AAAZuouCVI>

<https://www.youtube.com/watch?v=1sOXOe1a9SA>

### **About the Show**

Below is an excerpt from the Communities of Distinction website [www.watchcod.com](http://www.watchcod.com) :

“The producers of Communities of Distinction with Terry Bradshaw had a vision for a show geared toward discovering what makes an area desirable to live, work, play, and visit. Is it economic strength, highly-ranked schools, top-notch healthcare, one-of-a-kind events, unique landmarks, or quality of life? What keeps lifelong residents from leaving, and turns newcomers into longtime residents? “We have found that often, it’s a combination of factors that make a city or town attractive,” said Paul Scott, Executive Producer of Communities of Distinction. “These are stories about all sorts of places in North America that, for their own unique reasons, are drawing new businesses, attracting families,

professionals, and retirees, and establishing themselves as fantastic vacation destinations. It's a glimpse into some of the most interesting and inspiring communities."

North America is the world's third-largest continent, spanning more than nine million square miles. Each region is different and offers something special. There's the vibrant U.S. east coast, the charming south, the thriving heartland, the laid-back west coast, and the magnificent provinces and territories of Canada. Communities of Distinction with Terry Bradshaw explores the fascinating states, provinces, counties, cities, and towns that make up this vast land. These are places brimming with opportunities; places that people and businesses are proud to call "home". "We are taking a firsthand look and sharing stories about the very people, places, and things that make up the United States and Canada," said Jim Nicholas Vesper, Senior Vice President of Production for Communities of Distinction. "Viewers will be thrilled to see that we've covered locations of all sizes – terrific small towns and even some of the larger, well-known cities." Viewers travel from region to region, enjoying the familiar voice of Terry Bradshaw narrating each and every story. "It's like touring North America right from your living room," said Bradshaw. "Along with viewers, I am gaining better insight into so many different places."

In addition to concentrating on communities throughout North America, Communities of Distinction also explores the companies, industries, products, and individuals that make these places thrive. Communities of Distinction is filmed on-location in counties, cities, and towns across North America. The show is produced at their studios in Coral Springs, Florida. Along with Host Terry Bradshaw, Communities of Distinction combines a team of talented producers, writers, editors and broadcast professionals to deliver the best in educational and informative programming. The show airs on a variety of well-known television networks throughout the United States and Canada."

### **The Partnership**

In order to partner with the program's producers, the City would need to contribute \$24,800. The spotlight would be aired one (1) time nationally on FOX Business Network, and thirty-four (34) times regionally on ABC, FOX and/or ION Broadcast Stations and/or Regional News Networks, in many of the top 100 markets nationwide based on viewer demographics, interests and distribution checklist.

### **Discussion**

The Mayor indicated that this proposal was worth discussing at the City Council level to evaluate the merits of participating. Economically, this effort is a shotgun approach in highlighting the city, with the chance that someone, either locally or nationally, would see it and gain interest in investing their business in the City. The trailing benefits would include the ongoing use of the film, with the added endorsement of Terry Bradshaw raising the level of notoriety. The cost will also be something to evaluate.



# COUNCIL AGENDA

August 12, 2014

Agenda Item # f

## 1700 SOUTH RDA

### *Factual Summation*

Please see the attached:

- a. Ariel Map-Syracuse 6 Theaters Center

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

### **Background**

The owners of the buildings at 2342 W 1700 S, in the Syracuse 6 Theaters Center have recently obtain commitments from several businesses that would like to locate and open within the center. The owner has agreed to install tenant improvements for the businesses in order to entice them to open new locations within Syracuse.

The Community & Economic Development is excited to see these businesses come Syracuse. These businesses are 2 restaurants, 1 clothing store, a day spa and potentially 1 other highly desired business. The completion of tenancy in the Center will help create a momentum of new commercial development and will spur additional businesses to other vacant locations in Syracuse. The business will also help support the existing businesses in the center by creating synergy and providing opportunities to combine retail activities, such as dinner and movie.

The property owner is requesting assistance from the RDA to utilize the tax increment that is being generated from the property for the RDA. Staff is requesting input from the Council as to the allocation of approved budgeted funds for tenant improvements. The purpose of the funding is to secure quality retail tenants.

Staff supports the expenditures and believes that the opening of these vacant stores will bring much needed traffic to the Center and benefit not only these businesses but the others within the complex, as well. Staff has reviewed the RDA budget with the Finance Director and sufficient funds exist for the improvements and would like to discuss the possibility with the Council/RDA Board.

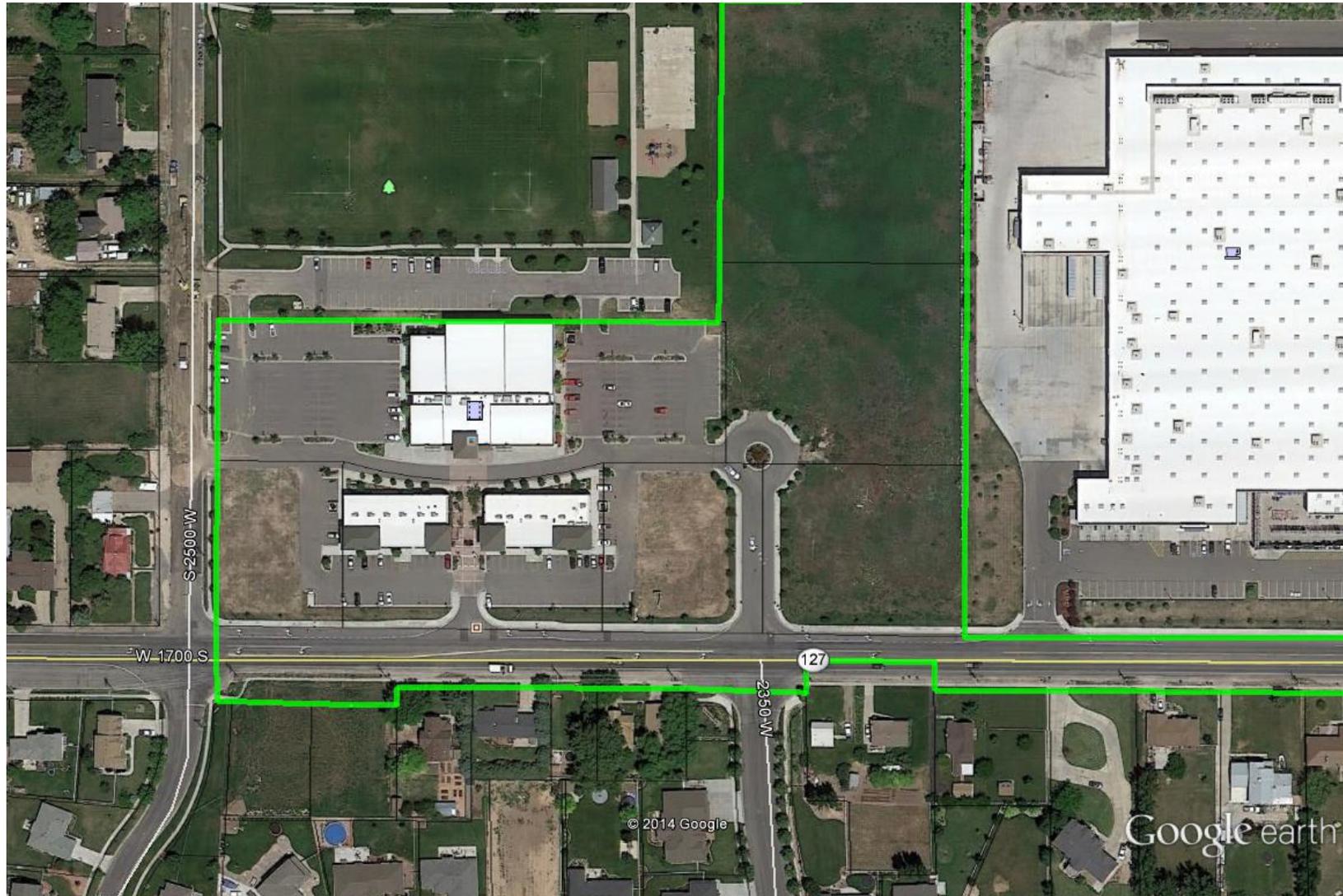
### **Request**

Staff is requesting guidance from the Council/RDA if this is a project that would be appropriate for that RDA line item expenditure.



# Syracuse 6 Theater Center

2432 W 1700 S  
1700 South RDA





# COUNCIL AGENDA

## August 12, 2014

### Agenda Item #15

Authorize Mayor Palmer to execute Interlocal Cooperative Agreement with Davis County pertaining to the maintenance of Gentile Street and 2000 West.

### *Factual Summation*

- Any question regarding this agenda item may be directed at Public Works Director Robert Whiteley or City Manager Brody Bovero.
- For decades, Davis County has maintained roads located at approximately Bluff Road and Gentile Street to 2000 West as well as 2000 West from Gentile Street heading to the roundabout at Bluff Road and 2700 South. In recent years some of the properties abutting these streets have been annexed and development has been approved by the City. The above noted streets were not part of the annexations. In order for development to proceed according to the City's guidelines as set forth by City Ordinances and Engineering Standards and Specifications, the City will need to take over maintenance of the above noted streets until such time that the City can annex these streets into the City boundaries. City staff has met with the County and the developers multiple times in an effort to efficiently and effectively transfer maintenance of the streets to the City. In order to accomplish this goal the County and the City have been working on an interlocal agreement regarding the maintenance and annexation of the streets. Utah law allows for interlocal agreements to be made in order for two or more State or local entities to accomplish a mutual goal. The proposed interlocal agreement allows for the City to essentially take control and maintenance of the road until such time that the streets are annexed. If the City is unsuccessful in annexing the properties after two years, the City may terminate the agreement and the control and maintenance of the streets will revert back to the County.

## INTERLOCAL COOPERATION AGREEMENT

This INTERLOCAL COOPERATION AGREEMENT (this “Agreement”) is made and entered into by and between DAVIS COUNTY, a political subdivision of the State of Utah (“Davis County”), and SYRACUSE CITY, a municipal corporation of the State of Utah (“Syracuse City”). Davis County and Syracuse City may be referred to herein as the “Parties.”

### RECITALS

A. For more than a century prior to the Effective Date (as defined in Section 1 below) of this Agreement, all roads within Davis County used on section lines, as ordered by the Davis County/Utah Territorial Court(s) on or about June 4, 1877, shall be opened and maintained not less than four (4) rods in width (sixty-six (66) feet), and all other roads used in Davis County whether on  $\frac{1}{4}$  section lines or located otherwise for the greater convenience of the public shall be maintained four (4) rods in width unless specially ordered otherwise by the Davis County/Utah Territorial Court(s);

B. For decades prior to the Effective Date (as defined in Section 1 below) of this Agreement, at least the currently paved surface area and adjacent road shoulders of Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road as well as the currently paved surface area and adjacent road shoulders of 2000 West from Gentile Street northward to the current Syracuse City municipal boundary have been highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104;

C. Davis County and Syracuse City are public agencies, as defined by Utah Code Ann. § 11-13-101, *et seq.* (the “Interlocal Cooperation Act”), and are authorized to cooperate on a mutually advantageous basis to provide services in a manner that will best accord with several factors influencing the needs and development of local communities, including, but not limited to, the Still Water Lakes Development adjacent to Gentile Street and 2000 West (the “Development”);

D. On separate occasions beginning prior to 2012 and continuing until approximately March, 2013, certain portions of real property adjacent to Gentile Street and 2000 West were annexed within the municipal boundaries of Syracuse City and preparations were made and continued for the Development;

E. At the time of the annexation referenced in Recital D directly above, the relevant petitioners for the annexation did not annex the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street and 2000 West and bordering real properties and/or portions thereof adjacent to the Development;

F. Based on the foregoing, the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street and 2000 West and the bordering real properties and/or portions thereof adjacent to the Development remained, and as of the Effective Date (as defined in Section 1 below) of this Agreement, continue to be a part of the unincorporated area of Davis County;

G. Syracuse City desires, as soon as reasonably possible, to annex the following real properties: (1) the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road; (2) all of the bordering real properties to Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road that are located beyond and/or outside of the paved portions of Gentile Street but are located within thirty-three (33) feet of the South Section Line of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian (the “South Section Line”), both to the North and to the South of the South Section Line; (3) all real properties located to the North of Gentile Street between 2000 West and Bluff Road; (4) the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of 2000 West from Gentile Street northward to the current Syracuse City municipal boundary; (5) all of the bordering real properties to 2000 West from Gentile Street northward to the current Syracuse City municipal boundary that are located beyond and/or outside of the paved portions of 2000 West but are located within thirty-three (33) feet of the West Section Line of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian (the “West Section Line”), both to the East and to the West of the West Section Line of 2000 West Street; and (6) all real properties located to the East of 2000 West between Gentile Street northward to the current Syracuse City municipal boundary (collectively, the “Future Properties to Annex”) (see map attached hereto as Exhibit “A,” which identifies the Future Properties to Annex);

H. Because the Future Properties to Annex are a part of the unincorporated area of Davis County, Davis County, prior to this Agreement, was responsible for maintaining and/or providing services to those portions of the highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 which are reasonable and necessary to ensure safe travel according to the facts and circumstances of Gentile Street and 2000 West adjacent to the Development and within the unincorporated area of Davis County;

I. In June of 2014, the Syracuse City Council provided Brighton Benchmark Developers, LLC, Irben Development, LLC, and/or SWLW 1, LLC (collectively, the “Developers”) with final plat approval to proceed with the Development, or at least certain phases of the Development, within the municipal boundaries of Syracuse City;

J. For a period of two (2) calendar years from the Effective Date (as defined in Section 1 below) of this Agreement or until Syracuse City annexes all of the Future Properties to Annex, whichever occurs first, the Parties desire that Syracuse City, pursuant to the terms and/or provisions of this Agreement, will, among other things, maintain and provide municipal-type services to all of the relevant portions of 2000 West and Gentile Street that are and/or remain within the unincorporated area of Davis County; and

K. In connection with this Agreement, the Parties contemplate that Davis County will enter into a separate development agreement with the Developers.

NOW, THEREFORE, for and in consideration of the mutual promises, obligations, and/or covenants contained herein, and for other good and valuable consideration, the receipt,

fairness, and sufficiency of which are hereby acknowledged, and the Parties intending to be legally bound, the Parties do hereby mutually agree as follows:

1. Effective Date of Agreement. The effective date of this Agreement shall be the earliest date after all of the following are completed (the “Effective Date”):

- a. This Agreement is approved by the legislative body of Davis County through a resolution or ordinance that, among other things, specifies the effective date of this Agreement;
- b. This Agreement is approved by the legislative body of Syracuse City through a resolution or ordinance that, among other things, specifies the effective date of this Agreement;
- c. This Agreement is approved as to proper form and compliance with applicable law by an attorney authorized to represent Davis County;
- d. This Agreement is approved as to proper form and compliance with applicable law by an attorney authorized to represent Syracuse City;
- e. This Agreement is filed with the keeper of records for Davis County; and
- f. This Agreement is filed with the keeper of records for Syracuse City.

2. Term of Agreement. The term of this Agreement shall begin upon the Effective Date of this Agreement and shall, with the exception of any and all warranties, promises of indemnification, guarantees of workmanship, or as otherwise expressly set forth herein, automatically terminate fifty (50) calendar years after the Effective Date of this Agreement (the “Term”), unless terminated earlier pursuant to the terms and/or provisions of this Agreement.

3. Termination of Agreement. This Agreement shall terminate automatically after any of the following events and/or occurrences:

- a. After all of the Future Properties to Annex have been annexed within the municipal boundaries of Syracuse City;
- b. Ten (10) calendar days after Davis County sends a written notice of termination of this Agreement to Syracuse City by United States mail, postage prepaid;
- c. After a written agreement is mutually and lawfully executed by the Parties terminating this Agreement; or
- d. As otherwise set forth in this Agreement.

4. Annexation of the Future Properties to Annex. At all times during the Term of this Agreement, Syracuse City agrees that it will faithfully engage in a good faith and resolute effort to annex within the municipal boundaries of Syracuse City all of the Future Properties to Annex. The Parties agree that the annexation of the Future Properties to Annex may, pursuant to Utah law, be completed either without petition, through one petition, which results in the annexation of all of the Future Properties to Annex, or through two or more petitions that annex at any one time certain portions, but not all, of the Future Properties to Annex. The Parties agree that the most significant factor in determining whether to annex the Future Properties to Annex either without petition, through just one petition, or through two or more petitions will be what action is legally feasible and reasonably likely to result in the annexation of all of the Future

Properties to Annex on the earliest date possible. Davis County agrees that it will faithfully engage in a good faith and resolute effort to provide reasonable assistance to Syracuse City in its efforts to annex all of the Future Properties to Annex.

Except for the express terms and/or provisions of the final paragraph and subparagraphs of Section 5 of this Agreement, which the Parties agree shall be controlling, upon Syracuse City annexing all or any portion of the Future Properties to Annex, Syracuse City shall have all rights, responsibilities, obligations, or otherwise associated with annexation of all or any portion of the Future Properties to Annex under any and all applicable law.

5. Maintenance of Gentile Street and 2000 West. The Parties acknowledge, understand, and agree that, in order for Syracuse City to potentially annex all or a portion of the Future Properties to Annex without petition and prior to the expiration of two (2) calendar years from the Effective Date of this Agreement, Syracuse City will, for a period of two (2) calendar years from the Effective Date of this Agreement or until Syracuse City annexes all of the Future Properties to Annex, whichever occurs first, maintain and/or provide municipal-type services, pursuant to the terms and/or provisions of this Agreement, to the following real properties that are and/or remain within the unincorporated area of Davis County at Syracuse City's sole cost and/or expense:

- a. Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road as well as the shoulders adjacent to such highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104; and
- b. 2000 West from Gentile Street northward to the current Syracuse City municipal boundary as well as the shoulders adjacent to such highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 (subsections a and b directly above are collectively referred to herein as the "Service Areas").

The Parties further acknowledge, understand, and agree that the maintenance and/or municipal-type services agreed to herein regarding the Service Areas shall include, but are not limited to, the following:

- a. Maintenance of asphalt and related services (e.g. repair potholes and other damages to asphalt);
- b. Maintenance of all areas beneath the asphalt and related services;
- c. Maintenance of the surface and subsurface areas adjacent to the asphalt;
- d. Surface treatments of asphalt;
- e. Maintenance of all signage pursuant to the Manual on Uniform Traffic Control Devices ("MUTCD") standards;
- f. Maintenance of all roadside markers;
- g. Vegetation control;
- h. Maintenance and repainting of all pavement markings; and
- i. Snow removal and related services (e.g. salt and sand).

The Parties also acknowledge, understand, and agree that either after Syracuse City has maintained the Service Areas for two (2) calendar years from the Effective Date of this Agreement and pursuant to the terms and/or provisions of this Agreement or upon the termination of this Agreement for any reason other than Syracuse City's annexation of all of the Future Properties to Annex, whichever occurs first, Syracuse City shall return the Future Properties to Annex to Davis County in substantially the same or better condition than they were as of the Effective Date of this Agreement. If the Future Properties to Annex are not returned by Syracuse City to Davis County in substantially the same or better condition than they were as of the Effective Date of this Agreement, Syracuse City shall restore all Future Properties to Annex to substantially the same or better condition than they were as of the Effective Date of this Agreement before Davis County shall be obligated to, once again, maintain the Surface Areas and prior to Syracuse City being released from its obligation to maintain the Surface Areas.

Notwithstanding anything herein to the contrary, Davis County, pursuant to the Davis County Code and/or as expressly set forth hereafter, hereby expressly reserves the right and obligation to maintain, service, govern, and otherwise control the following drains:

- a. the "Syracuse Drain" that runs perpendicular to Gentile Street between 2000 West and Bluff Road;
- b. the "West Gentile Storm Drain" that runs within and/or parallel to Gentile Street between 2000 West and Bluff Road; and
- c. the "2000 West Storm Drain" that runs within and/or parallel to 2000 West between the current Syracuse City municipal boundary and Gentile Street.

6. Maintenance of Syracuse City Owned or Installed Improvements. At all times during the Term of this Agreement, the Parties acknowledge, understand, and agree that Syracuse City shall service and maintain, at its sole cost and/or expense, any and all improvements:

- a. Owned or installed by Syracuse City and/or its representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or person under the supervision, direction, or control of Syracuse City (e.g. culinary water, secondary water, etc.); and
- b. Located anywhere within the Future Properties to Annex.

Rights and Obligations of the Parties upon Termination of This Agreement. The Parties acknowledge, understand, and agree that, upon the termination of this Agreement, the Parties shall have no rights or obligations under this Agreement except for the rights and/or obligations under this Agreement that, through the express terms and/or provisions of this Agreement or otherwise, survive the termination of this Agreement.

7. Indemnification/Hold Harmless. Syracuse City agrees and promises to indemnify and hold Davis County, its officers, agents, representatives, officials, employees, and volunteers harmless and release them for and from any liability, costs, or expenses arising from any action, causes of action, claims for relief, demands, damages, expenses, costs, fees, or compensation, whether or not said actions, causes of action, claims for relief, demands, damages, costs, fees,

expenses, and/or compensations are known or unknown, are in law, equity, or otherwise, including, but not limited to, all claims of relief which can be set forth through a complaint or otherwise that may arise from, in connection with, or relate to this Agreement and/or the acts or omissions, negligent or otherwise, of Syracuse City and/or Syracuse City's representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of Service Provider (collectively, the "Syracuse City Representatives"). No term or condition of this Agreement shall limit or waive any liability that Syracuse City may have arising from, in connection with, or relating to this Agreement and/or the Syracuse City Representatives' acts or omissions, negligent or otherwise. It is expressly understood and agreed that the terms, provisions, and promises of this Section shall survive the termination of this Agreement.

8. Remedies for Breach of This Agreement. Upon a material breach of this Agreement by either party, the non-breaching party may pursue any remedy under this Agreement or at law, equity, or otherwise against the breaching party arising from, in connection with, or relating to this Agreement. The Parties agree that in the event a Party believes the other Party to be in material breach of this Agreement, said Party will give written notice of the alleged breach to the other Party; at which time the Party alleged to be in breach shall have thirty (30) calendar days to remedy the alleged breach. If the Party alleged to be in breach, upon receiving written notice, immediately engages in a good faith effort to remedy the alleged breach but said breach cannot reasonably be remedied within thirty (30) days, the Parties may extend the timeframe to allow the alleged breach to be remedied. It is expressly understood and agreed that the terms and/or provisions of this Section shall survive the termination of this Agreement.

9. Damages. The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for any and all actions, activities, or business sponsored or conducted by the Parties.

10. Notices. Any notices that may or must be sent under the terms and/or provisions of this Agreement should be delivered, by hand delivery or by United States mail, postage prepaid, as follows:

To Davis County:

Davis County  
Attn: Chair, Davis County Board of Commissioners  
61 South Main Street  
P.O. Box 618  
Farmington, UT 84025

To Syracuse City:

Syracuse City  
Attention: Mayor  
1979 West 1900 South  
Syracuse, UT 84075

The Parties agree that the addresses set forth above regarding notices may be changed at any time during the term of this Agreement by either party providing the other party with written notice, which provides:

- a. That the above-referenced address is no longer applicable; and
- b. The new address to be used to receive notices under this Agreement.

11. No Separate Legal Entity. No separate legal entity is created by this Agreement.

12. Benefits. The Parties acknowledge, understand, and agree that the Parties and their respective representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of the Parties are not in any manner or degree employees of the other party and shall have no right to and shall not be provided with any benefits from the other party.

13. Execution of Additional Documents. The Parties each agree to execute and deliver any and all additional papers, documents, instruments, and other assurances, and shall do any and all acts and things reasonably necessary, in connection with the performance of its obligations hereunder, to carry out the intent of the Parties pertaining to this Agreement.

14. Assignment Restricted. The Parties agree that neither this Agreement nor the rights, privileges, duties, obligations, or otherwise under this Agreement may be assigned without the prior written consent first being obtained from both of the Parties.

15. Waivers or Modification. A waiver or modification of any of the provisions of this Agreement or of any breach thereof shall not constitute a waiver or modification of any other provision or breach, whether or not similar, and any such waiver or modification shall not constitute a continuing waiver. The rights of and available to each of the Parties under this Agreement cannot be waived or released verbally, and may be waived or released only by an instrument in writing, signed by the party whose rights will be diminished or adversely affected by the waiver.

16. Binding Effect; Entire Agreement, Amendment. This Agreement is binding upon and shall inure to the benefit of the Parties. This Agreement represents the entire understanding between the Parties with respect to the subject matter herein, and there are no written or oral agreements between the Parties which are not set forth herein. Neither this Agreement nor any terms and/or provisions hereof may be changed, discharged, or terminated verbally, and may be modified or amended only by an instrument in writing, signed by the Parties.

17. Choice of Law; Jurisdiction; Venue. This Agreement and all matters, disputes, and/or claims arising out of, in connection with, or relating to this Agreement's or its subject matter, formation or validity (including non-contractual matters, disputes, and/or claims) shall be governed by, construed, and interpreted in accordance with the laws of the State of Utah, without reference to conflict of law principals. The Parties irrevocably agree that the courts located in

the Second District Court in and for the State of Utah (or Salt Lake City, State of Utah, for claims that may only be litigated or resolved in the federal courts) shall have exclusive jurisdiction with respect to any suit, action, proceeding, matter, dispute, and/or claim arising out of, in connection with, or relating to this Agreement, its subject matter, formation, or validity, and the Parties irrevocably submit to the jurisdiction of the courts of the State of Utah. Any party who unsuccessfully challenges the enforceability of this clause shall reimburse the prevailing party for its attorneys' fees and costs, and the party prevailing in any such dispute shall be awarded its attorneys' fees and costs.

18. Severability. Any term or provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

19. Authorization. The persons executing this Agreement on behalf of a party to this Agreement hereby represent and warrant that they are duly authorized and empowered to execute the same, that they have carefully read this Agreement, and that this Agreement represents a binding and enforceable obligation of such party.

20. Rights and Remedies Cumulative. The rights and remedies of the Parties under this Agreement shall be construed cumulatively, and none of the rights and/or remedies under this Agreement shall be exclusive of or in lieu or limitation of any other right, remedy, or priority allowed by law, unless specifically set forth herein.

21. No Third-Party Beneficiaries. This Agreement is entered into by the Parties for the exclusive benefit of the Parties. Except and only to the extent provided by applicable statute, no creditor or other third party shall have any rights under this Agreement.

22. Time of Essence. Time is of the essence of all provisions of this Agreement.

23. Construction. This Agreement is the result of negotiations between the Parties. Accordingly, this Agreement shall not be construed for or against any party, regardless of which party drafted this Agreement or any part hereof. The headings and/or captions of the various paragraphs of this Agreement are for convenience of reference only and shall in no way modify or affect the meaning or construction of any of the terms or provisions of this Agreement. Unless the context requires otherwise, singular nouns and pronouns used in this Agreement shall be deemed to include the plural, and pronouns of one gender or the neuter shall be deemed to include the equivalent pronouns of the other gender or the neuter.

24. Recitals Incorporated. The Recitals to this Agreement are incorporated herein by reference and made contractual in nature.

25. Counterparts; Electronically Transmitted Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts

shall constitute one and the same Agreement. Signatures transmitted by facsimile and/or e-mail shall have the same force and effect as original signatures.

WHEREFORE, the Parties have signed this Agreement on the dates set forth below.

DAVIS COUNTY

\_\_\_\_\_  
Louenda H. Downs  
Chair, Davis County Board of Commissioners  
Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Steve S. Rawlings  
Davis County Clerk/Auditor

APPROVED AS TO PROPER FORM AND  
COMPLIANCE WITH APPLICABLE LAW:

\_\_\_\_\_  
Michael D. Kendall  
Davis County Deputy Civil Attorney

SYRACUSE CITY

---

Terry Palmer  
Mayor  
Dated: \_\_\_\_\_

ATTEST:

---

Cassie Z. Brown  
Syracuse City Recorder

APPROVED AS TO PROPER FORM AND  
COMPLIANCE WITH APPLICABLE LAW:

---

Clinton R. Drake  
Syracuse City Attorney



## SYRACUSE CITY

### Syracuse City Council Special Meeting Notice

August 12, 2014 – 7:00 p.m.

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Invocation or thought  
Pledge of Allegiance  
Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Cameron Burt and Rozlyn Tracy.
3. Introduction of new Police Officers.
4. Approval of Minutes:
  - a. Work Session Meeting of July 8, 2014
  - b. Regular Meeting of July 8, 2014
  - c. Special Meeting of July 22, 2014
5. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
6. Proposed Resolution R14-31 confirming the appointment of a part-time Justice Court Judge.
7. Common Consent:
  - a. Set public hearing for September 9, 2014 to consider an ordinance approving the annexation of 57 acres of property located at 3807 W. 2700 S.
  - b. Authorize Administration to write-off outstanding utility accounts due to bankruptcy, bad debt, or low income.
8. **Public Hearing:** Authorize Administration to dispose of surplus property.
9. **Public Hearing:**
  - a. Proposed Ordinance 14-18 amending an impact fee facilities plan and an impact fee analysis for Public Safety; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters.
  - b. Proposed Ordinance 14-19 amending various sections of Title Three of the Syracuse City Municipal Code pertaining to impact fees.
  - c. Proposed Resolution R14-27 updating and amending the Syracuse City Consolidated Fee Schedule by making adjustments to the Public Safety Impact Fees.
10. **Public Hearing:** Proposed Resolution R14-30 adjusting the Syracuse City Budget for Fiscal Year ending June 30, 2015.
11. Final Plan, Tivoli Gardens, Wright Development Group, property located at approximately 1950 S 1000 W, R-3 Zone.
12. General Plan Amendment, David George-3807 W 2700 S-Amendment from A-1/Open Space to R-1 or R-2 Residential for purpose of annexation and single family development
13. General Plan Amendment and Rezone, Business Park to Commercial C-G & Residential R-3, Ninigret North LC, property located at approximately 1550 W 200 S.
14. General Plan Amendment, Requested by City Council to amend following locations:
  - i. Properties owned by Schneiters Riverside Golf Club & Rocky Mountain Power, at approximately 3400 W. 200 S. from PRD(Planned Residential Development) to Open Space/Recreational

- ii. Portion of property owned by Nathan George Clark, Jr-Trustee, at approximately 3500 S Bluff Rd., from PRD (Planned Residential Development) to R-2 Residential.
15. Authorize Mayor Palmer to execute Interlocal Cooperative Agreement with Davis County pertaining to the maintenance of Gentile Street and 2000 West.
16. Councilmember Reports
17. Mayor Report
18. City Manager Report
19. 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).
20. Adjourn

~~~~~

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 7th day of August, 2014 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on August 7, 2014.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER



COUNCIL AGENDA

August 12, 2014

Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to Cameron Burt and Rozlyn Tracy.

Factual Summation

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

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Cameron Burt and Rozlyn Tracy.



Mayor
Terry Palmer

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

Interim City Manager
Steve Marshall

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 12, 2014

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Cameron Burt and Rozlyn Tracy

Background

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

"Syracuse City & Wendy's Award for Excellence"

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

Cameron Burt

Cameron Burt: Cameron is one of those students that I will never forget. He always pushes himself to do his best. He is gifted in many areas: academics, athletics, leadership, and social. Cameron is a bright student. He was always eager to learn new and difficult concepts. Cameron has a positive attitude towards education. Cameron plays on a comp baseball team. He is dedicated to his team and improving his talent. Cameron was a member of our Student Council. He was usually the first to volunteer to help on a project. Cameron goes out of his way to serve others. When he sees a need he jumps up and helps. Many times he has helped me carry items when my hands were full. He holds doors open for students. He tutors students who struggle with academics. He treats everyone with kindness; even those who can be difficult. Cameron is very mature for his age, and it shows in his daily interactions with

others. He has a great sense of humor. I have already given his parent my permission for him to date my daughter when they are older. :)

Rozlyn Tracy: Rozlyn is a very hard working student. She excels in all academic areas. While others her age worked hard, and gave 100%; Rozlyn was giving 200%! Often Rozlyn helped struggling students learn challenging concepts. She enjoys helping others. She has been involved in our Student Council. She was usually one of the first to volunteer. She is kind to others and looks for ways to serve those around her. She has been involved in the Special-Needs Olympics, and often talked about what a wonderful experience it is to help those children. Rozlyn does not serve others to get praise or an award. Many times I would learn, from another student or adult, about some act of kindness that was performed by her.

- Nominated by Jamie Kovary, 6th grade teacher at Cook Elementary

Both students will:

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

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Cameron Burt and Rozlyn Tracy.



COUNCIL AGENDA

August 12, 2014

Agenda Item #3

Introduction of newly hired Police Officers

Factual Summation

- Police Chief Atkin recently hired Bryce Weir as a detective and Mike Osiek as a code enforcement officer. He will be present to introduce the new officers to the Mayor and City Council.
- Any questions can be directed to Police Chief Atkin.



COUNCIL AGENDA

August 12, 2014

Agenda Item #4

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
 - a. Work Session Meeting of July 8, 2014
 - b. Regular Meeting of July 8, 2014
 - c. Special Meeting of July 8, 2014

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

Minutes of the Syracuse City Council Regular Meeting, July 8, 2014.

Minutes of the Special meeting of the Syracuse City Council held on July 8, 2014, at 7:16 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

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

City Employees Present:
Finance Director Steve Marshall
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Community Development Director Sherrie Christensen

7:16:45 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:10 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Mayor Palmer provided a thought regarding the history of July 4, Independence Day; he also read a few sections from the Declaration of Independence to remind those in attendance of the purpose of the holiday. Councilmember Lisonbee then led all present in the Pledge of Allegiance.

7:20:42 PM

COUNCILMEMBER LISONBEE MOVED TO REMOVE ITEM 13 FROM THE AGENDA AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:21:00 PM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence"

To Kylee Jackman, Hailey Cuppett, and Pearce Lewis.

1 The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community
2 service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic
3 Development, in conjunction with Jeff Gibson, present the recipients for the “Syracuse City & Wendy’s Award for
4 Excellence”. This monthly award recognizes the outstanding performance of a male and female who excel in athletics,
5 academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at
6 a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City
7 Newsletter, City’s Facebook and Twitter Feed, and City’s website; be featured on the Wendy’s product television; and
8 receive a \$10 gift certificate to Wendy’s.

9 Mayor Palmer noted both teens receiving the award for July 2014 were nominated by Parks and Recreation
10 Coordinator Chad Smout and local Syracuse City recreation coaches.

11 Kylee Jackman

12 Kylee is diligent in completing all her school work with accuracy and precision. She asks for clarification when she
13 is confronted with or confusing information or directions. Kylee no only excels in her school work, but has extended
14 that learning to outside the classroom in the performing arts. She was recently able to dance in New York. Kylee is
15 also very respectful of those around her. She has the skill to encourage her class mates to do their best as well.

16
17 Hailey Cuppett

18 Hailey is a great all round athlete, but more importantly she displays a great attitude and sportsmanship. Hailey
19 carries with her great leadership qualities that are noticed by opponents, teammates and spectators.

20
21 Pearce Lewis

22 Pearce has an incredible athletic ability, with an enormous upside. Pearce is always up for a challenge and he
23 continually leads by example. His coaches and teammates loved having him on their team.

24
25 [7:28:28 PM](#)

26 3. Citizen Recognition: Letter of Appreciation for Bryson Rowley’s
27 efforts to stop a high-speed chase within Syracuse City.

1 Police Chief Atkin read the following letter of appreciation to Bryson Rowley; the letter was signed by Chief Atkin
2 and Mayor Palmer.

3 Mr. Rowley,

4 On May 31, 2014, you were in Founder's Park when you noticed a white vehicle driving recklessly through the
5 park. There were people in the park, including several juveniles, and the driver's actions placed these people in
6 danger. As a concerned and aware citizen, you made the decision to get involved in this incident to protect the lives
7 of others. You positioned your vehicle at the entrance to the park in case this motorist returned to the area. Seconds
8 later, the motorist returned at a high rate of speed and collided with your vehicle. Your decision to get involved
9 ended a dangerous situation and protected citizens and their children from potential harm.

10 Syracuse Police Department recommends that all citizens attempted to be good witnesses during the commission of
11 a crime; however, there are times when citizens find themselves in a position where they must make a decision to
12 become a justifiably involved participant. On behalf of a grateful community, we would like to thank you for your
13 courageous actions.

14 Mayor Palmer commended Mr. Rowley for his courageous efforts and noted there is no question in his mind that
15 Mr. Rowley saved the lives of residents in the park during the high speed chase. He added he is thankful that an auto body
16 shop in the area offered to repair Mr. Rowley's vehicle free of charge for the service he offered to the community.

17
18 [7:32:52 PM](#)

19 4. Citizen Recognition: Hometown Heroes Emily and Noelle Thorstensen

20 Fire Chief Froerer reported Hometown Heroes Emily and Noelle Thorstensen were on their paper delivery route
21 early on the morning of June 5, 2014. Noelle heard a sound from the home of Robert Calder, who had fallen late the previous
22 night and was unable to get up. The sound turned out to be Mr. Calder's faint cry for 'help.' Noelle and Emily were able to
23 access Mr. Calder and set things in motion to get him the help he needed. We recognize Noelle Thorstensen for her keen
24 sense of awareness, and Emily for being willing to get involved in a life-saving event.

25 Chief Froerer presented Emily and Noelle Thorstensen with a plaque thanking the two for their service to Syracuse
26 City and one of their fellow residents.

1 [7:36:41 PM](#)

2 5. Approval of Minutes:

3 The following minutes were reviewed by the City Council: Work Session of May 27, 2014; Work Session, Special
4 Meeting, Regular Meeting, Special RDA Meeting, and Special MBA Meeting of June 10, 2014; Work Session Meeting and
5 Special Meeting of June 24, 2014.

6 [7:37:25 PM](#)

7 COUNCILMEMBER LISONBEE MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE
8 AGENDA, WITH AN AMENDMENT TO THE WORK SESSION MINUTES OF MAY 27 AS FOLLOWS:

- 9 • PAGE 10, PRIOR TO THE 9:08:37 TIME LINK, ADD COUNCILMEMBER LISONBEE'S
10 CLARIFICATION REGARDING THE DISCUSSION ITEM AT HAND.

11 COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

12

13 [7:38:02 PM](#)

14 6. Public Comments

15 TJ Jensen referenced item nine on the Council agenda, a petition to annex property into Syracuse City; he noted that
16 the applicant will also be submitting an application for a General Plan amendment for the same property and it may behoove
17 the applicant to delay considering the annexation application until the Planning Commission has taken action regarding the
18 General Plan amendment. He then referenced the discussion during the previous work session meeting regarding the West
19 Davis Corridor shared solution and noted the Planning Commission is addressing the issue and he asked if the City Council
20 would prefer that the Commission wait for the shared solution open houses to conclude or provide a recommendation prior to
21 that time. He then stated there are some issues in the City relative to public noticing for public hearings pertaining to the
22 several different types of action the Planning Commission can take and the ordinance regarding public noticing is not
23 consistent and it may behoove the City to select a uniform noticing timeline for the many different applications or issues. He
24 stated that would resolve some friction that he had with a staff member today and he offered an apology for his behavior with
25 that staff member. He stated that when a public hearing notice is published it would be beneficial to make packet materials
26 pertaining to the public hearing available to the public at the same time. He reported to the Council an exchange he had with

1 a City employee today at the front counter regarding the ordinance; he noted he was somewhat heated when communicating
2 his feelings regarding the inconsistencies in the ordinance and he again apologized.

3

4 [7:41:53 PM](#)

5 Gary Pratt thanked Mayor Palmer for his thoughts regarding the Declaration of Independence; it reminds him of his
6 feelings about rights: State rights, City rights, and property rights. He stated the General Plan is the “Holy Bible” for
7 property use in the City. He indicated State law recommends that the General Plan be reviewed every five years, but that has
8 not been done in Syracuse City. Recent history has shown that if the General Plan is not current, issues regarding property
9 use may arise. There are also irregularities in the City’s zoning code, which need to be addressed. His referenced
10 irregularities and noted it would be good for the City Council to know that the Planning Commission wants to go through the
11 process of clarifying and fixing the zoning code. He then referenced procedural issues relative to how applications are
12 handled by City staff and the Planning Commission and noted that the procedures need to remain separate and distinct. He
13 then thanked the City Council for the work they do and the time they dedicate to the City. He added the citizen recognition
14 agenda items tonight are proof of the good citizens living in the City; he is a block captain in his neighborhood and he has
15 seen things happen that perpetuate good citizenship in the City and he appreciates it.

16

17 [7:45:19 PM](#)

18 7. Proposed Resolution R14-26 appointing Councilmembers
19 Johnson and Peterson as liaisons to the Syracuse City Parks
20 Advisory Committee.

21 An administrative memo came before the City Council to explain during the June 24 special City Council meeting
22 the Council appointed new members to the Syracuse City Parks Advisory Committee. Mayor Palmer indicated he would also
23 like to appoint two members of the City Council to serve as liaisons to the Committee. Proposed Resolution R14-26 was
24 drafted to allow the Council to formally appoint liaisons to the Committee.

25 [7:45:24 PM](#)

1 COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT RESOLUTION R14-26 APPOINTING
2 COUNCILMEMBERS JOHNSON AND PETERSON AS LIAISONS TO THE SYRACUSE CITY PAKS ADVISORY
3 COMMITTEE. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4

5 [7:45:47 PM](#)

6 8. Public Hearing: Appeal of Planning Commission land use
7 decision – Stillwaters Treatment Counseling Home Occupation
8 Conditional Use Application.

9 A staff memo from the Community Development Director explained Mr. Taft has applied for a Conditional Use
10 Permit to see patients for Mental Health Treatment. Staff did not believe the requested use could be permitted and that it is
11 prohibited by code. The application was referred to the Planning Commission for review. On June 17, 2014 the Planning
12 Commission held a public meeting to review the application. Several concerned citizens were present to comment on the
13 application and voice opposition to the conditional use permit request. The Planning Commission voted (4 to 1) to deny the
14 application on the basis that Medical Clinics are listed as prohibited as Home Occupations. Mr. Taft has applied to appeal
15 that decision. Syracuse City Code states that such appeals should be heard either by the City Council or Board of Adjustment.
16 As we do not have a functioning Board of Adjustment this appeal is being forwarded to the Council for your review. The
17 Council packet included staff reports, Mr. Taft’s applications, and copies of citizen comments received for Council review.

18 Gary Taft stated the mission of the City is to preserve and promote the health, safety, convenience, order and the
19 general welfare of the City of Syracuse, Utah, its present and future inhabitants, and the public generally. He stated that is
20 the spirit of his application for his City business license. He provided a brief synopsis of his work and stated that as a
21 licensed therapist he would like the opportunity to provide more intensive services to care receivers referred to him. He
22 would not serve more than three or four patients per week and most of his services are pro bono.

23 [7:48:15 PM](#)

24 Mayor Palmer convened the public hearing.

25 [7:48:24 PM](#)

1 Dennis Boyer, 2532 W. 1700 S., stated that he is opposing Mr. Taft's business license application; he attended the
2 Planning Commission June 17, 2014 meeting during which this issue was discussed and submitted a letter from nine property
3 owners who also oppose the application. The type of service Mr. Taft is seeking to provide should be done in professional
4 clinics, not in homes and residential areas. He supports individuals that request help through churches, volunteers, or welfare
5 in professional facilities where they should be located. He knew nothing about Stillwaters Treatment Services until he
6 received a letter from Syracuse City regarding the application; he approached Mr. Taft to ask what he was planning to do he
7 said he would treat three or four people per week and that it would be easier to offer services from his home rather than his
8 church because of his failing health. He added, however, that during the Planning Commission meeting Mr. Taft indicated he
9 would treat six to eight patients per week and that he wanted to offer services at his home because his church did not have
10 sufficient space available for him. He added he is concerned about Mr. Taft's request for approval of two signs for his
11 business; no matter how many times Mr. Taft discusses the issue or changes the description of his business, it is still a
12 medical clinic seeking to relocate in a residential zone. He concluded that Mr. Taft's conditional use permit application for
13 Stillwaters Treatment Services is not in compliance with Syracuse City Code and should be denied.

14 [7:50:35 PM](#)

15 Gloria Boyer, 2532 W. 1700 S., echoed many of her husband's comments and added that the zoning for the area is
16 residential R-1 and the use that Mr. Taft is seeking is not permitted in residential areas. She stated that a block of residents
17 living in the area signed the petition opposing the use and that was provided to the Planning Commission at their last
18 meeting. She stated some people across 1700 South are also opposed to the use. The use would impose hardships on other
19 residents by devaluing their property or the tendency of Mr. Taft's request getting out of control. The business would also
20 increase traffic problems at the corner of 2500 West and 1700 South. Mr. Taft also cannot guarantee that one of his patients
21 will not 'lose control', which could cause danger to neighbors. There are many strange things happening in the United States
22 and this use should not be allowed in a residential zone. The residents are depending on the Council to follow the ordinances
23 in place, which were written for a reason; the neighbors want to live in peace for as long as they can. The City Code is in
24 place and the request for a medical clinic in a residential area violates the Code. Other property owners have followed the
25 ordinances in place and now Mr. Taft is asking for something different and outside of ordinances. She asked why Mr. Taft
26 needs signs for his business if it is a service that he offers free of charge; signs will only attract more business. Mr. Taft's
27 appeal explanation has changed from when his initial application was filed. She stated this is a serious business for a

1 residential zone and she asked who monitors such businesses after they are approved. She read a quote from the application
2 form for a CUP: neighbors should not be aware of businesses in the existing zone.

3 [7:53:00 PM](#)

4 Gary Pratt stated he attended the Planning Commission meeting during which this application was discussed; there
5 were issues on both sides of the request, one being that the applicant stated that there are general commercial uses near the
6 property and he also indicated that he would only treat one person at a time and the parking issue is a non-issue. The
7 applicant felt that traffic congestion on the street would not be increased by his business; however, the business does not meet
8 the current ordinance of the City and that is why he spoke against the application at the last Planning Commission meeting.
9 He indicated that is also why the Planning Commission denied the application. He again recommended that the application
10 be denied by the City Council.

11 [7:54:18 PM](#)

12 Ms. Boyer re-approached and added that there is a commercial property across the street from the subject property;
13 the General Plan calls for the subject property to eventually be developed commercially, but the property does not currently
14 abut commercial property.

15 [7:54:53 PM](#)

16 There were no additional persons appearing to be heard and the public hearing was closed.

17 [7:54:58 PM](#)

18 Ms. Christensen then summarized her staff memo.

19 [7:58:12 PM](#)

20 General Council discussion regarding the application ensued with a focus on the definition of medical clinic and
21 whether Mr. Taft's business meets the definition of a medical clinic included in City ordinance.

22 [8:02:02 PM](#)

23 Councilmember Lisonbee inquired as to whether there are any other home based counseling businesses in the City.
24 Ms. Christensen stated the City does have a health consulting or health coach business in the City, but it was not classified as
25 a medical clinic. Councilmember Lisonbee asked if this type of use is general found in the commercial or professional office
26 zones of the City, to which Ms. Christensen answered yes. Councilmember Johnson stated the Council must consider the

1 current zoning of the subject property, which is residential R1, and whether the use is permitted in City ordinance.
2 Discussion regarding the classification of the business continued with a continued emphasis on compliance with the City
3 ordinance. Councilmember Peterson stated he believes the intent of the ordinance is to prevent traditional medical or dental
4 offices opening in residential zones of the City and this type of business was likely not considered in the drafting of the
5 ordinance.

6 [8:06:40 PM](#)

7 Councilmember Gailey asked Mr. Taft if he will have additional employees at his home assisting him in his
8 business, to which Mr. Taft answered no and added he has no intention of hiring employees. He then noted he will not be
9 treating those with severe or chronic mental illnesses; his patients will likely be those that are going through life challenges
10 such as loss of a family member or financial problems. He noted many of these types of patients are more comfortable
11 receiving professional services in a warmer setting versus a sterile, clinical setting.

12 [8:08:38 PM](#)

13 Councilmember Peterson stated he assumes the type of counseling Mr. Taft does is no different than the service
14 provided by an LDS bishop and he inquired as to why Mr. Taft felt he needed a business license. Mr. Taft stated he is a
15 licensed clinical medical health counselor and he adheres to a code of ethics that require him to be licensed.

16 [8:09:35 PM](#)

17 Mayor Palmer asked Mr. Taft if he will receive compensation for his services. Mr. Taft stated there is a possibility,
18 but at his local church he currently offers the services on a voluntary basis.

19 [8:10:04 PM](#)

20 Councilmember Duncan stated he does not believe Mr. Taft's business meets the definition of a medical clinic and
21 the more pressing issue is whether certain conditions associated with the business can be mitigated sufficiently to grant Mr.
22 Taft the requested conditional use permit (CUP). City Attorney Drake noted the purpose of a CUP is to mitigate any impacts
23 that a use could have on neighboring properties. He identified a few sample mitigation efforts the City could impose if the
24 decision is made to grant the CUP. Councilmember Duncan asked Mr. Taft if he plans to offer group therapy, to which Mr.
25 Taft answered no. Mr. Drake stated that one of the conditions of the CUP could be that Mr. Taft is not allowed to conduct
26 group therapy.

1 [8:14:55 PM](#)

2 Councilmember Lisonbee indicated she sympathizes with Mr. Taft's plight and it is noble that he wishes to provide
3 services on a pro bono basis to residents in the community. She added she also empathizes with the residents that are
4 concerned about the application. She has concern that a precedent has been set in the City whereby counseling businesses
5 have not been permitted in residential areas.

6 [8:17:12 PM](#)

7 Discussion regarding the definition of medical clinic continued with a focus on whether Mr. Taft's business meets
8 the definition. Councilmember Gailey indicated he does not feel the business should be permitted because it can be classified
9 as 'allied', which is included in the definition of medical clinic. Councilmember Peterson argued that one counselor without
10 assistants should not be classified as 'allied'. Councilmember Duncan agreed and stated he feels that Mr. Taft's business
11 should be permitted as it complies with City ordinance; he feels the next step is to work to mitigate any impacts the business
12 could have on surrounding properties.

13 [8:25:46 PM](#)

14 Councilmember Lisonbee asked Ms. Christensen to review the section of the ordinance defining the permitted uses
15 for a minor and major conditional uses. Ms. Christensen provided the following lists:

16 Minor Home Occupations

- 17 1. Advertisement Services.
- 18 2. Artist, authors, architectural services
- 19 3. Barber shops and beauty shops
- 20 4. Consulting services, craft sales
- 21 5. Dance studio, aerobic exercise, music lessons, tutoring
- 22 6. Daycare, where the number of children equals eight (8) or less.
- 23 7. Direct sales distribution
- 24 8. Data processing, computer programming
- 25 9. Garden produce
- 26 10. Health and Fitness (such as personal trainers, diet and weight loss supplements).

- 1 11. Home crafts.
- 2 12. Insurance sales or broker, interior design
- 3 13. Janitorial
- 4 14. Mail order (not including retail sales from site)
- 5 15. Preschool, where the number of sessions equals four (4) or less.
- 6 16. Real estate sales or broker
- 7 17. Sales representative
- 8 18. Swimming Lessons

9 Major Home Occupations

10 Major home occupations shall be conditional uses in all residential zones due to the potential increase in the
11 impact of the business as allowed by the following.

- 12 (a) A larger commercial vehicle not exceeding twenty thousand (20,000) pounds may be
13 used, provided it is parked on private property and adequately screened. Parking of the
14 commercial vehicle shall occur on the side or in the rear of the home.
- 15 (b) Daycare, where the number of children is greater than eight (8) and a second employee is
16 required at the home.
- 17 (c) Preschools, where the number of sessions is greater than four (4) per week.
- 18 (d) A larger percentage of the home or an accessory building may be used for the home
19 occupation under conditions recommended by the Planning Commission. The use of an
20 accessory structure or an attached or detached garage, or yard space, for a home
21 occupation may be considered as a conditional use only under the following conditions.
 - 22 i. The Planning Commission finds that the proposed home occupation will be
23 clearly accessory and subordinate to the principal use of the property for
24 dwelling purposes; and The Planning Commission finds that the proposed home
25 occupation will not adversely affect the residential nature and aesthetic quality
26 of the neighborhood; and

- ii. Any off-street parking displaced by the home occupation is relocated elsewhere on the lot or parcel in compliance with setback standards for the zoning in which the property is located; and
- iii. The Planning Commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood;

Major home occupations may include, but are not necessarily limited to the following: Any use allowed as a minor home occupation that is requiring additional conditions of approval as shown in Section 10-7-040(D)1.

- (a) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles.
- (b) Woodworking
- (c) Gun repair.
- (d) Pest or weed control service.

[8:28:50 PM](#)

Councilmember Lisonbee stated she fails to see how the City Council can approve a use that is not listed as a permitted use just because an appeal has been filed based on the fact that the use does not meet the definition of a non-permitted use. Mr. Drake noted that it is typically the case that a use not listed as a permitted use for the purpose of a conditional use permit is considered prohibited. Councilmember Duncan agreed. Mr. Drake then referenced the section relating to minor home occupations, subparagraph c, which indicates that the list of permitted uses is not limited to only the uses stated, which means that more uses may be permitted by the City. He added when dealing with minor home occupations they must meet the 19 standards listed in the ordinance. The argument could be made that the business is a minor home occupation and can be permitted if it meets the 19 standards and if impacts could be mitigated. Councilmember Lisonbee reiterated that Mr. Taft's business does not fit into any of the categories listed as permitted for minor or major home occupations. Ms. Christensen reviewed the 19 standards for home occupations listed in the City ordinance:

Standards: The following restriction shall apply to any home occupation: (Ord. 10-02)

- 1. A home occupation shall not be permitted if it changes the outside appearance of the dwelling. No modifications shall be made to expressly accommodate the commercial use in the home.

1 delivery and contractor's vehicles, equipment, trailers used to transport same. Business
2 owners may not intentionally station, position, or park an occupational vehicle or trailer in
3 any manner on private property so as to advertise, promote, or draw attention to products,
4 services, events, or other similar purposes at the home owner's residence while parked
5 thereon.

6 8. The home occupation shall not allow employees, other than those living in the dwelling, to
7 come to work at the home or to park vehicles at the home to go to a job site. The only
8 exception is that one (1) additional person may be employed as a second adult for a
9 daycare, secretary, apprentice, or assistant where there are no more than five (5) family
10 members actively engaged in the home occupation. An additional off-street parking space
11 shall be provided.

12 9. The home occupation shall generate no greater vehicular traffic or parking than commonly
13 associated with the neighborhood wherein the applicant(s) will conduct business, i.e., heavy
14 trucks, delivery, or similar vehicles, etc. The business shall limit vehicular parking to those
15 living at the dwelling.

16 10. A home occupation shall not store explosive or combustible materials anywhere on the
17 premises. The home occupation shall not unreasonably disturb the peace and quiet of the
18 neighborhood, including but not limited to interference of radio, television, or other
19 electronic reception, by reason of design, materials, construction, lighting, odor, dust,
20 sounds, noise, vibrations, vehicles, parking, and general operation of the business.

21 11. Home occupations shall not hold promotional meetings, for the purpose of selling
22 merchandise or taking orders, more than once per month.

23 12. Home occupations shall not hold garage, basement, yard, or other similar sales more than
24 four (4) times each year, and each sale shall not last more than seventy-two (72) hours.

25 13. There shall be complete conformity with all City and State codes including fire, building,
26 plumbing, electrical and health codes, and business-license regulations. Appropriate
27 departments will conduct any periodic inspections required by these codes.

- 1 o NO GROUP THERAPY IS PERMITTED
- 2 o NO MORE THAN ONE CLIENT’S VEHICLE MAY BE PARKED IN FRONT OF THE HOME AT
- 3 ONE TIME, WITH THE EXCEPTION THAT THERE MAY BE VEHICLE PARKING OVERLAP
- 4 BETWEEN PATIENTS FOR A PERIOD OF NO LONGER THAN 10 MINUTES.

5 [8:50:29 PM](#)

6 General discussion regarding the conditions recommended by Councilmember Duncan ensued, with a focus on the
7 hours of operation for the business as well as signage.

8 [8:52:40 PM](#)

9 COUNCILMEMBER PETERSON SECONDED THE MOTION.

10 [8:52:52 PM](#)

11 Councilmember Johnson asked for clarification regarding the limit of 10 patients per week; he asked if those 10
12 patients must be seen one at a time. Councilmember Duncan answered yes and reiterated no group sessions are permitted.
13 Ms. Christensen asked if the condition would preclude Mr. Taft from treating a couple of a parent and child wishing to attend
14 the same session. Councilmember Johnson stated he would be comfortable allowing a couple of parent and child to be
15 treated at the home. Ms. Christensen stated the language she would suggest is that treatment is limited to individuals or
16 couples only, i.e. spouses or parent/legal guardian and child.

17 [8:58:16 PM](#)

18 Councilmember Lisonbee stated she wanted to confirm that the Council is comfortable by setting a precedent by
19 approving the home occupation based on the fact that the use meets the 19 standards listed in the ordinance. Councilmember
20 Duncan stated he is comfortable because the use is neither expressly prohibited or permitted; the ordinance includes language
21 indicating that the list of permitted uses is not limited only to the uses included in the ordinance. Councilmember Peterson
22 stated he worries about setting a precedent, but that is not a serious consideration for him in this case because this is the
23 second appeal the City Council has heard in his six years as a City Councilmember. Councilmember Gailey agreed and
24 added he feels the citizens are most concerned about the business having a negative impact on their neighborhood and if
25 those impacts can be mitigated by imposing restrictions, the residents should be satisfied.

26 [9:05:23 PM](#)

1 COUNCILMEMBER DUNCAN WITHDREW HIS MOTION.

2 [9:05:20 PM](#)

3 COUNCILMEMBER DUNCAN MADE A NEW MOTION TO GRANT MR. TAFT'S CONDITIONAL USE
4 PERMIT WITH THE FOLLOWING CONDITIONS:

- 5 ○ NO MORE THAN 10 PATIENTS PER WEEK ARE TO BE TREATED AT THE HOME
- 6 ○ NO SIGNAGE MAY BE USED TO ADVERTISE THE BUSINESS
- 7 ○ NO GROUP THERAPY IS PERMITTED
- 8 ○ NO MORE THAN ONE CAR IS TO BE PARKED IN FRONT OF THE HOME, EXCEPTING
9 PATIENT OVERLAP TIMES OF 15 MINUTES.
- 10 ○ INDIVIDUAL THERAPY CAN INCLUDE INDIVIDUALS INVOLVED WITH THE THERAPY
11 OF THE PATIENT.
- 12 ○ MR. TAFT MAY NOT EMPLOY STAFF OR ASSOCIATES AT HIS HOME.

13 COUNCILMEMBER PETERSON SECONDED THE MOTION.

14 [9:07:29 PM](#)

15 Councilmember Duncan stated he feels the Council has mitigated the concerns raised by the citizens that spoke
16 during the public hearing and he is hopeful that it will be difficult to notice that the business is operating within a residential
17 zone.

18 [9:08:13 PM](#)

19 Mayor Palmer stated he feels the City Council should follow City ordinances. Councilmember Johnson stated he
20 feels the Council has followed the ordinance. Councilmember Duncan agreed.

21 [9:09:15 PM](#)

22 Mayor Palmer stated there has been a motion and second to grant the CUP and he called for a vote. ALL VOTED
23 AYE, WITH THE EXCEPTION OF COUNCILMEMBER LISONBEE WHO ABSTAINED FROM VOTING.

24

25 [9:09:39 PM](#)

26 9. Accept or Deny Petition 2014-01 requesting the annexation into

1 Syracuse City 57 acres of property located at approximately 3807 W.
2 2700 S., and forward to City Recorder for certification.

3 A memo from the City Recorder explained on July 2, 2014 David George filed a petition to annex into Syracuse
4 City 57 acres of property located at approximately 3807 West 2700 South. If the Council votes to accept the annexation
5 petition the City Recorder will begin the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code
6 Annotated.

7 An additional memo from the Community Development Director explained the applicant has approached the City to
8 annex approximately 57 acres on the South side of 2700 South at 3807 West. An application to amend the General Plan has
9 also been received and is being processed for review by the Planning Commission. In consideration of annexation of this
10 property, the Council should be aware that the property is adjacent to an Agriculture Protection Area. This does not preclude
11 development of the property, it simply puts future land owners on notice that the adjacent property is used for farming and as
12 such will have impacts ranging from early/late farm work hours, noise, dust and odors associated with farming activities. The
13 property owners within the Ag Protection Area are protected from nuisance lawsuits by neighboring property owners. Also in
14 consideration of the annexation, the Council should take into consideration the possible existence of wetlands (as surveyed by
15 UDOT for WDC study). Those areas affected by wetlands would be subject to mitigation by the Army Corp of Engineers
16 and/or may not be developable. The last item in consideration of annexation is the Great Salt Lake high water mark. As
17 demonstrated by the attached map, a portion of the property was affected in 1985 by the high water. Care will need to be
18 exercised to assure that any areas within the flood plain are developed appropriately to protect private property.

19 [9:10:16 PM](#)

20 City Recorder Brown reviewed her staff memo, after which Ms. Christensen reviewed her staff memo.

21 [9:12:44 PM](#)

22 Council discussion regarding the annexation process ensued with a focus on property zoning associated with the
23 annexation action. Councilmember Lisonbee expressed her concern that the claim could be made that accepting the
24 annexation petition could be considered as vesting the application. She asked Planning Commission Chair Jensen to provide
25 his input regarding the annexation petition. Mr. Jensen addressed problematic sewer issues with the property as well as
26 floodplain issues with the property. He stated if the property is zoned R-1 Residential it would only be possible to develop

1 the first 900 to 1,000 feet of the property due to the sewer and floodplain issues. He stated a cluster subdivision may be more
2 suitable.

3 [9:18:22 PM](#)

4 Councilmember Johnson inquired as to the infrastructure burdens that would be placed upon the City if the
5 annexation and requested zoning designation were granted. Public Works Director Whiteley stated the developer would be
6 required to install any infrastructure improvements to support the development; long-term maintenance would be the
7 responsibility of the City if public streets and utilities are turned over to the City. Councilmember Johnson stated
8 development of this property could potentially be the catalyst for development of other undeveloped parcels in the area and
9 he wondered if the City is ready for that. Mr. Whiteley stated that it would be necessary to address capacity issues, after
10 which Councilmember Duncan noted the North Davis Sewer District has developed a master plan based on the potential
11 build-out of the City. General discussion regarding future development and ability to meet the capacity demands ensued,
12 with Mr. Whiteley noting the subject property is outside the current City limits and development would ultimately place an
13 additional burden upon the City. Councilmember Lisonbee stated the concern she has regarding the issue at hand is that the
14 applicant has requested R-1 zoning, which is a problematic zoning designation for the property. She would prefer to
15 maintain the A-1 zoning designation and allow the applicant to develop a cluster subdivision on the front half of the property.
16 It is necessary for the Council to carefully consider the application and be cautious in moving forward.

17 [9:27:34 PM](#)

18 COUNCILMEMBER GAILEY MADE A MOTION TO ACCEPT ANNEXATION PETITION 2014-01, REQUESTING
19 THE ANNEXATION INTO SYRACUSE CITY 57 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3807 W. 2700
20 S. AND FORWARD TO THE CITY RECORDER FOR CERTIFICATION. COUNCILMEMBER PETERSON SECONDED
21 THE MOTION; ALL VOTED IN FAVOR.

22

23 [9:28:18 PM](#)

24 10. Proposed Ordinance 14-17, rezone request from A-1 Agriculture
25 to R-1 Residential by Mark Sandberg. Trails Edge Subdivision located
26 at 3348 W. and 3298 W. 700 S., 1.89 acres.

27 A staff memo from Community Development Director Christensen explained the City Council amended the General Plan

1 and Zoning for the R-3 Residential Zoning on the property adjacent to this property. The legal description provided in the
2 application exempted these two parcels because at that time the owners of these lots did not want to be included in the subdivision.
3 Since approval those owners have changed their mind. The underlying General Plan Zoning is designated are R-1. The requested
4 zone change is for R-1 zoning and the lots that will be installed in this area of the Trails Edge Subdivision will meet the standards
5 for R-1 zoning. The developer's intent is to develop single family housing that is consistent with the residential character of the
6 surrounding development. The Planning Commission held a public hearing on July 1, 2014 and made a favorable recommendation
7 for the Zoning Map Amendment. The Planning Commission recommends approval to the City Council for the Zone Map
8 Amendment, request from Mark Sandberg, property located at approximately 3348 & 3298 W. 700 S., change from A-1
9 Agriculture to R-1 Residential Zone, subject to all applicable requirements of the City's municipal codes.

10 [9:28:33 PM](#)

11 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-17, REZONE
12 REQUEST FROM A-1 AGRICULTURE TO R-1 RESIDENTIAL BY MARK SANDBERG, TRAILS EDGE
13 SUBDIVISION LOCATED AT 3348 W. AND 3298 W. 700 S., 1.89 ACRES. COUNCILMEMBER JOHNSON
14 SECONDED THE MOTION; ALL VOTED IN FAVOR.

15
16 [9:29:08 PM](#)

17 11. Authorize Administration to execute agreement amendment with
18 Crown Castle for Founder's Park Cell Tower site.

19 A staff memo from Community Development Director Christensen explained the City has been approached by
20 Crown Castle about amending their lease on Founder's Park Cell Tower, as was done on June 10, 2014 with the cell tower at
21 Rock Creek Park. The cell tower is owned by Crown Castle for which they pay the City a lease. The current lease requires
22 any carrier that co-locates to enter into a lease with the City as well. Staff has reviewed lease and would prefer to have only
23 one carrier pay the City per tower. Crown Castle has agreed to an amendment to the lease in which they would pay the city a
24 per carrier fee for each additional carrier that co-locates on the tower. Staff has negotiated a per co-location fee of
25 \$500/month for cellular carriers and \$200/month for non-cellular carriers.

26 [9:29:21 PM](#)

1 COUNCILMEMBER LISONBEE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE
2 AGREEMENT AMENDMENT WITH CROWN CASTLE FOR FOUNDER’S PARK CELL TOWER SITE, SUBJECT TO
3 THE AMENDMENTS SUGGESTED BY CITY ATTORNEY DRAKE. COUNCILMEMBER DUNCAN SECONDED
4 THE MOTION; ALL VOTED IN FAVOR.

5

6 [9:29:51 PM](#)

7 12. Proposed Resolution R14-24 amending the Syracuse City Purchasing Policy.

8 A memo from Finance Director Marshall explained administration has reviewed the Syracuse City purchasing
9 policy and is recommending a few changes be made. Most of the suggested revisions are reordering and consolidating
10 sections in the document to make it flow better and to make it easier to understand. Mr. Marshall used the Utah State
11 Auditor’s office purchasing policy template as a guide in restructuring our purchasing policy. Most items in the template
12 were already included in our existing purchasing policy. This document can be found on page 60 in the uniform accounting
13 manual located on the state auditor’s website at [http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-](http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-Accounting-Manual-2013.pdf)
14 [Accounting-Manual-2013.pdf](http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-Accounting-Manual-2013.pdf). A few new forms have been added to the back of the purchasing policy: Notice of Award,
15 Work Change Directive, and Change Order forms. A new section was also added to the policy dealing with contract clauses
16 since this was included in the State Auditor’s template and is good language to include in the City’s policy.

17 [9:30:13 PM](#)

18 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-24
19 AMENDING THE SYRACUSE CITY PURCHASING POLICY. COUNCILMEMBER JOHNSON SECONDED THE
20 MOTION; ALL VOTED IN FAVOR.

21

22 [9:30:39 PM](#)

23 13. Councilmember reports.

1 At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in
2 since the last City Council meeting. Councilmember Lisonbee's report began at [9:30:39 PM](#). She was followed by
3 Councilmember Duncan. Councilmembers Gailey, Peterson, and Johnson indicated they had nothing to report.

4

5 [9:34:10 PM](#)

6 14. Mayor's Report.

7 At each meeting the Mayor provides a report regarding the meetings and events he has participated in since the last
8 City Council meeting. Mayor Palmer's report began at [9:34:12 PM](#).

9

10 [9:35:40 PM](#)

11 15. City Manager report

12 City Manager Bovero's report began at [9:35:44 PM](#).

13

14

15 At [9:38:38 PM](#) p.m. COUNCILMEMBER DUNCAN MADE A MOTION TO ADJOURN.
16 COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

17

18

19

20

21 _____
Terry Palmer
22 Mayor

Cassie Z. Brown, CMC
City Recorder

23

24 Date approved: _____

1 Minutes of the Syracuse City Council Special Meeting, July 22, 2014.

2
3 Minutes of the Special meeting of the Syracuse City Council held on July 22, 2014, at 5:00 p.m., in the Council
4 Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

5
6 Present: Councilmembers: Brian Duncan
7 Mike Gailey
8 Karianne Lisonbee (via telephone)

9
10 Mayor Terry Palmer
11 City Manager Brody Bovero
12 City Recorder Cassie Z. Brown

13
14 Excused: Councilmember Craig A. Johnson
15 Councilmember Douglas Peterson

16
17 City Employees Present:
18 Finance Director Steve Marshall
19 Public Works Director Robert Whiteley
20 City Attorney Clint Drake

21
22
23 [5:03:13 PM](#)

24 1. Meeting Called to Order

25 Mayor Palmer called the meeting to order at 8:48 p.m.

26
27 [5:03:36 PM](#)

28 2. Authorize Administration to execute 700 South Road Construction

29 Project agreement.

30 A memo from the Public Works Director explained this waterline and road project is one that was identified on our
31 list presented to city council as a high priority due to significant traffic volumes, new development creating additional
32 impacts on 700 South, the need to improve roadway safety, lack of sidewalks for safe pedestrian access to and from the high
33 school and the poor quality of the existing asphalt. This project will involve the installation of a 12 inch culinary water
34 transmission line to provide better fire flows, abandonment of an existing eight inch cast iron main, widening portions of the
35 existing road, installation of curb, gutter and sidewalk and relocation and safety improvements to the existing school
36 crossing. Upon completion of this project 700 South will be improved to its full asphalt width from 2000 West east to the
37 City border. This project will also overlay a portion of 1000 West between SR-193 & 700 South. The culinary water impact
38 fee fund came in over budget by \$113,534.42. The construction will begin as soon as contract documents are in place and

1 will be completed by the fall of 2014. Ivory Development, LLC will be reimbursing the City \$156,099.53 for improvements
2 adjacent to the Monterey Estates Subdivision. The bid amount for the total project is \$897,044.00.

3 Mr. Whiteley reviewed his staff memo and provided an overview of the scope of the project.

4 [5:07:54 PM](#)

5 Council discussion regarding the project began with a focus on the impact the project will have on Syracuse High
6 School and Banbury Drive. Mr. Whiteley indicated he has met with the High School principal and she understands the City's
7 plans for completing the project and how vehicular and pedestrian traffic in the area will be routed. Discussion regarding the
8 minimal number of bids and the spread between the bid amounts ensued with Mr. Whiteley noting he feels the reason so few
9 companies submitted a bid is that they are already very busy this construction season and do not have the capacity to take on
10 an additional project.

11 [5:16:19 PM](#)

12 Councilmember Duncan stated he has been told by some residents in the area that the width of their driveway
13 approach will be reduced in conjunction with this project. Mr. Whitley stated the City's standard is to allow a 30-foot
14 driveway approach and that standard is adhered to in all projects; he does not want to deviate from that standard and create
15 liability for the City in the future. The standard is in place to improve the safety of the roadway, but it does not prevent a
16 resident from making another curb cut along their property line to accommodate accessory parking on the side of their home;
17 however, City ordinance dictates that no more than 50 percent of a property frontage can be driveway approach.

18 [5:18:17 PM](#)

19 COUNCILMEMBER DUNCAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE THE
20 700 SOUTH ROAD CONSTRUCTION PROJECT AGREEMENT. COUNCILMEMBER GAILEY SECONDED THE
21 MOTION, ALL VOTING AYE. Councilmembers Johnson and Peterson were not present when this vote was taken.

22

23

24 [5:18:53 PM](#)

1 At [5:18:59 PM](#) COUNCILMEMBER DUNCAN MADE A MOTION TO ADJOURN. COUNCILMEMBER
2 GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmembers Johnson and Peterson were not present
3 when this vote was taken.

4

5

6

7

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

10

11

Date approved: _____

Minutes of the Syracuse City Council Work Session Meeting, July 8, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on July 8, 2014, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

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

City Employees Present:
Finance Director Steve Marshall
City Attorney Clint Drake
Police Chief Garret Atkin
Fire Chief Eric Froerer
Parks and Recreation Director Kresta Robinson

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; hear a request to be on the agenda from Tim Rodee regarding the West Davis Corridor Shared Solution; review a rezone request from Mark Sandberg for the Trails Edge Subdivision located at 3348 W. and 3298 W. 700 S.; review agenda item 11, proposed agreement with Crown Castle for Founder’s Park Cell Tower site; review agenda item 12, proposed revisions to Syracuse City Purchasing Policy; receive proposed draft revisions to Emergency Operations Plan; discuss fireworks; and discuss Council business.

[6:02:54 PM](#)

Agenda review

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

[6:05:02 PM](#)

Review agenda item forwarded by Planning Commission:

Rezoning request from A-1 Agriculture to R-1 Residential by

Mark Sandberg, Trails Edge Subdivision located at 3348 W.

1 **and 3298 W. 700 S.**

2 A staff memo from Community Development Director Christensen explained the City Council amended the General Plan
3 and Zoning for the R-3 Residential Zoning on the property adjacent to this property. The legal description provided in the
4 application exempted these two parcels because at that time the owners of these lots did not want to be included in the subdivision.
5 Since approval those owners have changed their mind. The underlying General Plan Zoning is designated are R-1. The requested
6 zone change is for R-1 zoning and the lots that will be installed in this area of the Trails Edge Subdivision will meet the standards
7 for R-1 zoning. The developer's intent is to develop single family housing that is consistent with the residential character of the
8 surrounding development. The Planning Commission held a public hearing on July 1, 2014 and made a favorable recommendation
9 for the Zoning Map Amendment. The Planning Commission recommends approval to the City Council for the Zone Map
10 Amendment, request from Mark Sandberg, property located at approximately 3348 & 3298 W 700 S., change from A-1
11 Agriculture to R-1 Residential Zone, subject to all applicable requirements of the City's municipal codes.

12 Ms. Christensen reviewed her staff memo.

13
14 [6:06:46 PM](#)

15 **Review agenda item 11, Authorize Administration to**
16 **execute agreement amendment with Crown Castle for**
17 **Founder's Park Cell Tower site.**

18 A staff memo from Community Development Director Christensen explained the City has been approached by
19 Crown Castle about amending their lease on Founder's Park Cell Tower, as was done on June 10, 2014 with the cell tower at
20 Rock Creek Park. The cell tower is owned by Crown Castle for which they pay the City a lease. The current lease requires
21 any carrier that co-locates to enter into a lease with the City as well. Staff has reviewed lease and would prefer to have only
22 one carrier pay the City per tower. Crown Castle has agreed to an amendment to the lease in which they would pay the city a
23 per carrier fee for each additional carrier that co-locates on the tower. Staff has negotiated a per co-location fee of
24 \$500/month for cellular carriers and \$200/month for non-cellular carriers.

25 Ms. Christensen reviewed her staff memo. City Attorney Drake also summarized the revisions he has made to the
26 proposed agreement.

1

2 [6:12:24 PM](#)

3 **Review agenda item 12, proposed revisions to Syracuse**

4 **City Purchasing Policy.**

5 A memo from Finance Director Marshall explained administration has reviewed the Syracuse City purchasing
6 policy and is recommending a few changes be made. Most of the suggested revisions are reordering and consolidating
7 sections in the document to make it flow better and to make it easier to understand. Mr. Marshall used the Utah State
8 Auditor's office purchasing policy template as a guide in restructuring our purchasing policy. Most items in the template
9 were already included in our existing purchasing policy. This document can be found on page 60 in the uniform accounting
10 manual located on the state auditor's website at [http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-](http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-Accounting-Manual-2013.pdf)
11 [Accounting-Manual-2013.pdf](http://auditor.utah.gov/wp-content/uploads/sites/6/2013/05/Uniform-Accounting-Manual-2013.pdf). A few new forms have been added to the back of the purchasing policy: Notice of Award,
12 Work Change Directive, and Change Order forms. A new section was also added to the policy dealing with contract clauses
13 since this was included in the State Auditor's template and is good language to include in the City's policy.

14 Mr. Marshall reviewed his staff memo.

15 [6:16:23 PM](#)

16 Councilmember Lisonbee asked if there are any substantive changes to the policy over and above the referenced
17 minor typographical and formatting changes. Mr. Marshall stated there is a change to the section regarding sealed bids; it is
18 not always sensible to follow the sealed bidding process when obtaining prices for repairs of something like a secondary
19 water pump. He added, however, that City staff is always mindful of obtaining bids for purchases or services, even if the
20 estimated cost is below \$5,000. He then briefly summarized the proposed changes to bidding requirements and reiterated that
21 the policy closely follows the State's purchasing policy.

22

23 [6:19:53 PM](#)

24 **Introduction of draft revisions to Emergency Operations Plan.**

25 A memo from Fire Chief Froerer explained over the past several months the Department Heads, City Manager and
26 Mayor have been reviewing and revising our Emergency Operations Plan. The full plan in draft is very comprehensive, and is

1 ready for council review. The Elected Officials Guide is a summary of what is in the full EOP, with additional insight for you
2 as a council member. The Council is asked to review the EOP in order to be prepared for a more in depth discussion
3 scheduled during a future work session.

4 Chief Froerer reviewed his staff memo and provided a brief overview of the City Council's role in the Emergency
5 Operations Plan (EOP).

6 [6:22:19 PM](#)

7 Councilmember Peterson stated he received National Incident Management System (NIMS) training when he was
8 newly elected and he inquired as to whether there are opportunities for additional training. Chief Froerer suggested the
9 Council complete NIMS sessions 100 and 700, which are available online. He added it would be good to include NIMS and
10 EOP review sessions on an annual basis, possibly during the annual budget retreat. He concluded that the intent of this
11 agenda item is to introduce the document to the Council for in depth review prior to additional discussion during a future
12 Council work session.

13 [6:23:44 PM](#)

14 Councilmember Johnson asked who serves as the City's Public Information Officer (PIO). Chief Froerer noted it is
15 Erin Behm from the Police Department.

16
17 [6:25:17 PM](#)

18 **Discussion regarding fireworks.**

19 A memo from Fire Chief Froerer explained in 2012 and 2013 the Fire Chief recommended restrictions of fireworks in
20 designated areas of the city over the July 24th holiday. So far this year we have not seen the extreme drying and high temperatures
21 of previous summers to date. The Fire Chief is not proposing any restrictions of fireworks discharge for the upcoming holiday,
22 other than for the use of unauthorized fireworks already prohibited. We encourage responsible use of fireworks, with an advisory
23 that residents do not use fireworks near dry grass or agricultural crops. Instead we encourage residents to choose an alternate
24 location, including Rock Creek Park, Centennial Park, Founders Park and Bluff Ridge Park.

25 Chief Froerer reviewed his staff memo.

26 [6:26:58 PM](#)

1 Councilmember Peterson noted that City parks have been open to residents for fireworks and he asked if any residents are
2 taking advantage of that offer. He also asked if they clean up after their fireworks or if that responsibility has fallen to the City.
3 Parks and Recreation Director Robinson stated many residents do use City parks for fireworks displays; they are asked to clean up
4 after themselves, but the City follows up to make sure proper cleanup has been done. The Council determined to follow Chief
5 Froerer's recommendation that fireworks restrictions not be imposed this year.

6 [6:28:39 PM](#)

7 Councilmember Lisonbee stated she heard from several citizens that they are upset that some residents light fireworks late
8 in the evening hours and she asked if the City is enforcing the noise ordinance. Police Chief Atkin reported that when his officers
9 are notified of a situation they have asked the people lighting the fireworks to stop; a citation would not be issued until someone
10 had been warned and continued to light fireworks after the cut-off time. He noted most people do not know there is an actual cut-
11 off time. Councilmember Lisonbee asked if those complaining about the situation should be referred to the Police Department, to
12 which Chief Atkin answered yes.

13

14 [6:30:10 PM](#)

15 **Request to be on the agenda: Tim Rodee re: West**

16 **Davis Corridor Shared Solution**

17 Mr. Rodee provided a history of his involvement in the development of the route for the West Davis Corridor and the
18 reasons that he got involved in development of the shared solution. He reported the Utah Department of Transportation (UDOT) is
19 actually willing to consider the shared solution and he commended them for that.

20 [6:36:08 PM](#)

21 Roger Borgenicht used the aid of a PowerPoint presentation to provide an overview of what the shared solution is and the
22 reasons why he and those supporting the shared solution do not feel that the proposed design of the West Davis Corridor is
23 appropriate for Syracuse and surrounding communities.

24 [6:48:29 PM](#)

25 Councilmember Duncan stated he has heard suggestions that it would be more costly to expand Interstate-15 (I15) than to
26 build the West Davis Corridor due to property acquisition issues. He asked if that is correct. Mr. Borgenicht stated he does not

1 believe that is true and he noted the main goal for improving I15 would be to improve on and off ramps so that the slow lane is not
2 a high-friction lane. He then used altered photographs to communicate the impact that West Davis Corridor, as currently designed,
3 would have on various properties in Syracuse City, including the Syracuse Arts Academy. He stated those supporting the shared
4 solution are interested in finding a solution that will create and maintain livability in the area without the introduction of heavy
5 truck traffic.

6 Mayor Palmer encouraged the Council to contact Mr. Rodee or Mr. Borgenicht for additional information about the
7 shared solution. Councilmember Duncan stated he would like to include an item on a future work session agenda to allow the
8 Council to review the resolution adopted by a previous City Council supporting the West Davis Corridor. He stated he would like
9 to consider offering support for an alternative corridor. Mayor Palmer stated he would prefer to wait and see the outcome of
10 additional shared solution meetings before considering taking any additional action. Councilmember Johnson added the Planning
11 Commission has been tasked with addressing the issue, but they are also waiting for the conclusion of the shared solution forums
12 so that they have all information necessary to form an opinion.

13
14
15 **Council business**

16 There was no Council business.

17
18 The meeting adjourned at 6:59 p.m.

19
20
21
22 _____
23 Terry Palmer
24 Mayor

Cassie Z. Brown, CMC
City Recorder

25
26 Date approved: _____



COUNCIL AGENDA

August 12, 2014

Agenda Item #6

Proposed Resolution R14-31 confirming the appointment of a part-time Justice Court Judge.

Factual Summation

- Please see the attached resolution drafted by staff at the direction of Mayor Palmer.
- Any question regarding this agenda item may be directed at Mayor Palmer.

RESOLUTION R14-31

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
CONFIRMING THE APPOINTMENT OF A PART-TIME JUSTICE
COURT JUDGE.**

WHEREAS, *Utah Code Section 78A-7-202* provides that municipal justice court judges shall be selected through a county justice court nominating commission that reviews applicants and makes recommendations to the appointing authority.

WHEREAS, the Davis County Justice Court Nominating Commission for Syracuse City Justice Court has submitted names to the Mayor of Syracuse City and the Mayor has appointed and submitted to this City Council for confirmation the following person as a part-time justice court judge for the Syracuse City Justice Court for a six year term as provided by law, towit:

Catherine Hoskins

AND good cause appearing for confirmation of said person, in accordance with the Mayor's appointment;

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

Section 1. Appointment. That the appointment by the Mayor of Syracuse City of the Catherine Hoskins as a part-time Justice Court Judge for the Syracuse City Justice Court be, and is hereby confirmed.

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 12th DAY OF AUGUST, 2014.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Terry Palmer, Mayor



COUNCIL AGENDA

August 12, 2014

Agenda Item #7a

Common consent: Set public hearing for September 9, 2014 to consider an ordinance approving the annexation of 57 acres of property located at 3807 W. 2700 S.

Factual Summation

- Please see the attached documentation provided by the City Recorder.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder or Sherrie Christensen, Community Development Director.



SYRACUSE
EST. CITY 1935

City Records Office

Date: August 4, 2014
To: Mayor Terry Palmer and Syracuse City Council
From: Cassie Brown – City Recorder
RE: Notice of certification of annexation petition 2014-01

Pursuant to the provisions of Title 10-2-405 of the Utah Code Annotated, I have reviewed Annexation Petition #2014-01 to annex 57 acres of property located at approximately 3807 W. 2700 S., which was accepted by the City Council on July 8, 2014, and have found the petition meets the requirements outlined in Title 10-2-403(2), (3) and (4).

A notice of certification will be published in the Standard Examiner beginning Wednesday, August 6, 2014, and will be published for three consecutive weeks. The notice outlines the protest process. The protest period will expire on September 5, 2014. Protests are to be filed with the Davis County Boundary Commission, with copies to be provided by the protestor to the City Recorder.

If no protests are filed, the proposed annexation and zoning ordinance will be presented to the Council following the protest period to either deny or approve the ordinance. If protests are filed, the Council may deny the petition or decide to proceed; however, no further action can be taken by the Council until a decision has been made by the Davis County Commission.

The next step in the process is to set a public hearing to consider the annexation and zoning ordinance. The soonest this public hearing can be held is September 9, 2014.

NOTICE OF PROPOSED ANNEXATION

Notice is hereby given that a petition has been filed with Syracuse City, Utah, to annex 57 acres of property located at approximately 3807 W. 2700 S., and more particularly described as follows:

BEGINNING AT A POINT SOUTH 89°52'39" EAST 1207.67 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'39" EAST 120.02 ALONG SAID SECTION LINE TO A POINT ON THE EAST LINE OF THE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00°12'19" WEST 2637.25 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 89°51'49" EAST 386.20 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°10'21" WEST 855.00 FEET; THENCE NORTH 89°51'49" WEST 894.29 FEET; THENCE NORTH 27°07'36" WEST 961.85 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 20; THENCE SOUTH 89°51'49" EAST 284.86 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00°12'59" EAST 2244.11 FEET ALONG SAID WEST LINE; THENCE NORTH 89°52'41" WEST 544.47 FEET; THENCE NORTH 00°07'19" EAST 392.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.179 ACRES, MORE OR LESS

Petition was certified by the Syracuse City Recorder and notice of certification received by the Syracuse City Council on August 4, 2014. A copy of the complete annexation petition is available for inspection and copying at Syracuse City Office, 1979 West 1900 South, Syracuse, UT 84075, between the hours of 8:00 a.m. - 5:00 p.m. Monday through Friday, except holidays.

Syracuse City may grant the petition and annex the area described in the petition unless, within 30 days after the date of the City Council receipt of the notice of certification, a written protest to the annexation petition is filed with the Davis County Boundary Commission, P.O. Box 618, Farmington, Utah, 84025, and a copy of the protest delivered to the Syracuse City Recorder. The protest period will end September 5, 2014. Written protests may be filed by the legislative body or governing board of an affected entity with the Davis County Boundary Commission between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Dated this 4th day of August 2014.

Cassie Z. Brown, CMC
Syracuse City Recorder

PUBLISH THREE TIMES: AUGUST 6, 13, AND 20, 2014.



COUNCIL AGENDA

August 12, 2014

Agenda Item #7b

Authorize administration to write-off outstanding utility accounts due to bankruptcy, bad debt, or low income.

Factual Summation

- Periodically it becomes necessary to write-off utility billings because amounts are no longer collectable due to bankruptcy.
- Please see the attached spreadsheet of accounts with outstanding amounts. Any questions regarding this item can be directed at Finance Director Steve Marshall.

Recommendation

Authorize Administration to write-off outstanding utility billing amounts.



COUNCIL AGENDA

August 12, 2014

Agenda Item #8 Public Hearing: Authorize Administration to dispose of surplus equipment.

Factual Summation

- Several Departments of the City have indicated they have surplus property to dispose of. Please review the lists provided by the Fire Department, Information Technology Department, Parks and Recreation Department, and Police Department.

Fire Department Surplus Equipment

Scotsman Model CME256A Ice Maker. The Fire Department has replaced our failing 12 year old Ice Maker. We propose to surplus the Scotsman Ice Maker for sale or scrap. This Ice Maker is 12 years old, rated to make 250 lbs of ice per day (was currently only making 90 lbs/day max) and has cost over \$900 in our last budget cycle for service/repair.

Matrix Model MX-T3x Commercial Treadmill. The Fire Department will be replacing our failing 11 year old Treadmill. We propose to surplus the Matrix Model MX-T3x for sale. This treadmill is 11 years old, has a non-functional control screen display that is cost prohibitive to repair. It will be replaced by a new commercial-grade treadmill in our FY2015 budget, for use in the fire department exercise room.

Information Technology Department

25 Laptops and 35 Desktop computers. These have been replaced and are no longer needed.
Rocks/Stone and Cinderblock - Leftover construction materials from fountain remodel.

Parks and Recreation Department

Model - Bobcat 325 Excavator; S/N - 514016777; Year – 1999.

Police Department Surplus Equipment

LifeSpan TR5000i treadmill. The motor is not working, so we will just need to dispose of it.
K-9 Officer Dutch Shepherd dog.

Public Works Surplus Equipment

2006 Yamaha Motorcycle
2011 Ford Truck Bed



COUNCIL AGENDA

August 12, 2014

Agenda Item #9 Discussion regarding Public Safety Impact Fee Plan.

Factual Summation

Any questions about this agenda item may be directed at Finance Director Stephen Marshall.

Please review the following attachments:

- a. PowerPoint summary.
- b. Ordinance 14-18 amending and enacting the public safety impact fee.
- c. Ordinance 14-19 amending Title III with regards to impact fees.
- d. Redline edits of Title III.
- e. Exhibit A – Public Safety impact fee facilities plan.
- f. Exhibit B – Public Safety impact fee analysis.
- g. Resolution R14-27 Amending the consolidated fee schedule

Background

We are currently in the process of evaluating and updating our impact fee plans for Syracuse City. This update is to our public safety impact fee plan.

Historically the City has charged a public safety impact fee. This update is a requirement of the impact fee law. The current impact fee we charge is \$225 per residential home. The revised impact fee plan calculates a gross fee of \$563 per residential home. The revised fee is offset with credits in order to avoid double payments given the outstanding debt for the fire and police stations. The net fee charged to new homes would escalate each year as additional debt is paid off and excess capacity is reduced. The impact fees for FY2015 would be \$141.80, FY2016 would be \$166.47, FY2017 would be \$191.92, and FY2018 would be \$218.12 and would continue to escalate up to the maximum fee of \$563 in FY2029 when the debt for the public safety buildings is paid off.

Impact fees can be charged to new development to help pay a proportionate share of the cost of planned facilities needed to serve the growth and development of the city. Impact fees are allowed per Utah Code 11-36A. Under that code, there are two separate plans required in order to charge a public safety impact fee. They are the Impact Fee Analysis and the Impact Fee Facilities Plan. An impact fee enactment ordinance is also required.

According to Utah Code 11-36a-301:

*(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve development resulting from new development activity.*

According to Utah Code 11-36a-303:

*(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.*

11-36a-401. Impact fee enactment.

*(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.*

(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

*(2) An impact fee enactment may not take effect until **90 days** after the day on which the impact fee enactment is approved.*

The impact fee enactment is attached as Ordinance 14-18 and is accompanied by, Exhibit A – impact fee facilities plan, and Exhibit B – impact fee analysis.

I have also included Ordinance 14-19 that amends sections of the Syracuse City municipal code; specifically Title III. I have included a redline document that shows the proposed changes.

These ordinances can both be approved tonight along with the resolution for the consolidated fee schedule; however, there is a 90 day protest period before the ordinances and fee schedule would take effect. This would mean an effective date of November 10, 2014.

Recommendation

I recommend that the City Council approve Ordinance 14-18 – impact fee enactment and approve Ordinance 14-19 – updating Title III related to impact fees. I also recommend the City Council approve resolution R14-27 updating the consolidated fee with the revised public safety impact fee amount. I recommend that these ordinances and the consolidated fee schedule have an effective date of November 10, 2014.



SYRACUSE
EST. CITY 1935

Public Safety Impact Fees Analysis

August 12, 2014



SYRACUSE
EST. CITY 1935

Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
 - Must identify existing and proposed service levels
 - Must identify any excess capacity in system (“system” improvements only)
 - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
 - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
 - Discuss funding options
- Impact Fee Analysis
 - Proportionate share analysis
 - “Buy-In” excess capacity component
 - New facilities required
 - Other costs – engineering, financial, fund balances
 - Financing and credits



SYRACUSE
EST. CITY 1935

POPULATION GROWTH PROJECTIONS

Year	Building Permits Issued	Population	HH Projections	Non-Residential Building SF
2013	219	25,507	6,780	1,790,809
2014	163	26,112	6,941	1,833,334
2015	163	26,717	7,102	1,875,859
2016	163	27,322	7,262	1,918,120
2017	163	27,927	7,423	1,960,645
2018	163	28,532	7,584	2,003,170
2019	163	29,137	7,745	2,045,695
2020	163	29,742	7,906	2,088,220
2021	163	30,347	8,067	2,130,746
2022	163	30,952	8,227	2,173,007
2023	163	31,557	8,388	2,215,532



SYRACUSE
EST. CITY 1935

System Improvements

Public Safety - Fire

Fire Station Cost (22,508 sf)	\$5,954,000
Qualified Fire Truck Costs	
Pierce Fire Truck VI (2008)	\$639,274
Pierce Ladder Truck (2002)	\$542,907
Total Fire Trucks	\$1,182,181
Total Costs	\$7,136,181

Public Safety - Police

Police Building Cost (19,479 sf)	\$1,651,286
----------------------------------	-------------

Proportionate Share – Call Allocation

FIRE	Residential	Non-Residential	TOTAL Syracuse	Total Unincorporated County
Projected Calls	1,071.2	106.6	1,177.8	223.6
Building Square Feet (SF)	17,205	1,712	18,917	3,591
Percent of Total Building	76.4%	7.6%	84.0%	16.0%

POLICE	Residential	Nonresidential	TOTAL
Projected Calls - Capacity	12,329	9,627	21,955
Percent of Total Calls by Type	56%	44%	100%



SYRACUSE
EST. CITY 1935

Proportionate Share

	Residential per DU	Nonresidential per SF
Fire Station	\$493.32	\$0.14
Fire Vehicles	NA	\$0.02
Fund Balance	(\$24.61)	(\$0.00)
Consulting	\$1.23	\$0.00
Subtotal Fire Gross Fee	\$469.95	\$0.16
Police Station + Interest	\$108.26	\$0.24
Fund Balance	(\$15.19)	(\$0.02)
Consulting	\$0.63	\$0.00
Subtotal Police Gross Fee	\$93.70	\$0.22
TOTAL	\$563.64	\$0.38



SYRACUSE
EST. CITY 1935

Outstanding Bonds

Police

MBA Lease Revenue Bond, 2006 (17.7% to police station)

Fire

MBA Lease Revenue Bond, 2012 (refinance of 2008 bond)



SYRACUSE
EST. CITY 1935

Credit on Outstanding Bond & Impact Fee Calculation

With Credits	Fire - Residential	Fire - Nonresidential	Police - Residential	Police - Nonresidential	Residential Total	Nonresidential Total
2015	\$124.69	\$0.06	\$17.11	\$0.05	\$141.80	\$0.11
2016	\$144.89	\$0.07	\$21.59	\$0.06	\$166.47	\$0.13
2017	\$165.68	\$0.07	\$26.25	\$0.07	\$191.92	\$0.14
2018	\$187.07	\$0.08	\$31.04	\$0.08	\$218.12	\$0.16
2019	\$209.20	\$0.08	\$35.92	\$0.09	\$245.12	\$0.18
2020	\$231.94	\$0.09	\$40.97	\$0.10	\$272.92	\$0.19
2021	\$255.37	\$0.10	\$46.18	\$0.11	\$301.55	\$0.21
2022	\$279.51	\$0.10	\$51.54	\$0.12	\$331.04	\$0.23
2023	\$304.36	\$0.11	\$57.06	\$0.14	\$361.42	\$0.25
2024	\$329.97	\$0.12	\$62.74	\$0.15	\$392.71	\$0.27
2025	\$356.33	\$0.13	\$68.57	\$0.16	\$424.91	\$0.29
2026	\$383.49	\$0.13	\$74.58	\$0.18	\$458.07	\$0.31
2027	\$411.46	\$0.14	\$80.76	\$0.19	\$492.22	\$0.33
2028	\$440.27	\$0.15	\$87.13	\$0.20	\$527.40	\$0.35
2029+	\$469.95	\$0.16	\$93.70	\$0.22	\$563.64	\$0.38

Ordinance No. 14-18

ORDINANCE AMENDING AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE ANALYSIS FOR PUBLIC SAFETY; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

WHEREAS, In February 2013, Syracuse City, Utah (the "City") posted notice as to its intention to prepare impact fee facilities plans ("Impact Fee Facilities Plans") and impact fee analysis ("Impact Fee Analysis") for Public Safety and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501;

WHEREAS, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

WHEREAS, on July 28, 2014, the City posted notice of a public hearing in the local paper, the Standard Examiner, Utah's Public Notice Website and at the City's administrative building and library to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analysis;

WHEREAS, the Syracuse City Council (the "Council") met in regular session on August 12, 2014, to convene a public hearing and to consider adopting the Impact Fee Facilities Plans and Impact Fee Analysis, imposing updated Public Safety impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

WHEREAS, on July 28, 2014 the Impact Fee Facilities Plan Consultant certified its work under UCA section 11-36a-306(1);

WHEREAS, on August 12, 2014 considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants, the City adopted the findings, conclusions, and recommendations of the impact fee facilities plans prepared by Zion's Bank Public Finance ("Consultant"), a copy of which is attached hereto as Exhibit A and incorporated by this reference; and

WHEREAS, on July 28, 2014, the Impact Fee Analysis Consultant certified its work under UCA Section 11-36a-306(2);

WHEREAS, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultant, a copy of which is attached as Exhibit B and incorporated by this reference; and

WHEREAS, on August 1, 2014, a copy of the Impact Fee Analysis and Impact Fee Facilities Plans and the proposed Impact Fee Ordinance, along with a summary of the analysis that was designated to be understood by a lay person, were made available to the public and deposited at the Davis County public library, northwest branch (Syracuse), administrative office and on the public notice website; and

WHEREAS, on July 28, 2014, the Standard Examiner published notice on the date, time and place of the first public hearing to consider the Impact Fee Ordinance; and

WHEREAS, on July 28, 2014, the City posted notice of the date, time and place of the first public hearing to consider the Impact Fee Analysis in three public places and on the public notices website; and

WHEREAS, on August 12, 2014, the Council held a public hearing regarding the Impact Fee Analysis and the Impact Fee Ordinance; and

WHEREAS, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the Impact Fee Facilities Plans and Impact Fee Analysis to address the impacts of development upon Public Safety, to adopt the Impact Fee Facilities Plans as proposed, to approve the Impact Fee Analysis as proposed, to adopt Public Safety impact fees, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

NOW, THEREFORE, BE IT ORDAINED by the Syracuse City Council as follows:

Section 1. Findings. The Council finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as requested by the Impact Fees Act with respect to the Impact Fee Facilities Plans, the Impact Fee Analysis, and this Impact Fee Ordinance (this "Ordinance").

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements which are analyzed in the Impact Fee Facilities Plans and the Impact Fee Analysis are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the Impact Fee Analysis and this Ordinance, the Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City which are the result of the City's future facilities' needs, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. "Service Area" shall mean that geographic area designated within the entire incorporated area of the City's boundaries, including future planned annexed areas.

2.3. "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. "Utah State Impact Fees Act" shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

Section 3. Adoption.

The Council hereby approves and adopts the Impact Fee Analysis attached as Exhibit B and the analysis reflected therein. The Impact Fee Facilities Plans (Exhibit A) and the Impact Fee Analysis (Exhibit B) are incorporated herein by reference and adopted as though fully set forth herein.

Section 4. Impact Fee Calculations.

4.1. Impact Fees. The impact fees imposed by this Ordinance shall have two components; a future facilities impact fee as well as a buy-in fee for excess capacity in existing facilities. The Impact Fees shall be calculated as set forth in Exhibit B.

4.2. Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. Adjustment of Fees. The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee funds by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

(c) Time of Expenditure. Cash impact fees collected pursuant to this Ordinance are to be expended, dedicated, or encumbered for a permissible use within six (6) years of receipt by the City, unless

the Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) Extension of Time. The City may hold previously dedicated or unencumbered fees for longer than six (6) years if it identifies in writing, before the expiration of the six year period, (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six years of the payment date; and

(c) no impact has resulted.

4.6. Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to developer fees and charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee. However, developer fees and charges must be based on the actual cost of providing such service or regulation.

4.7. Fees Effective at Time of Payment. Unless the City is otherwise bound by the terms of a prior, separate, contractual requirement, the impact fee shall be determined from the impact fee schedule in effect at the time of payment in accordance with the provisions of Section 5 below.

Section 5. Impact Fee Imposed.

Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities or makes demands on the Public Safety facilities in the City. The fees imposed are outlined and attached in Exhibit B.

Section 6. Fee Exceptions and Adjustments.

6.1. Waiver for "Public Purpose". The Council may, on a project by project basis, authorize exceptions or adjustments to the then impact fee rate structure for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or the adjustment.

6.2. Adjustments. The Council may adjust impact fees imposed pursuant to this Ordinance as necessary in order to respond to unusual circumstances in specific areas, ensure that impact fees are imposed fairly, permit the adjustments of the amount of the impact fees based upon studies and data submitted by an applicant in order to ensure that the impact fee represents the proportionate share of the cost of providing such public facilities which are reasonably related to and necessary in order to provide the services in question to anticipate future growth and development activities. The Council may also adjust impact fees to respond to a request for a prompt and individualized impact fee review for the development activity of an agency of the State of Utah, a school district, or charter school.

Section 7. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the City Council.

5.2. Within two weeks of the receipt of the request for information the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4. The notice of the administrative appeal to the Council shall be filed and shall contain the following information:

1. The person's name, mailing address, and daytime telephone number;
2. A copy of the written request for information and a brief summary of the grounds for appeal;
3. The relief sought.

5.5. The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

Section 8. 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 9. Effective Date.

This Ordinance shall be effective on **November 10, 2014** or **90 days** after the adoption of the Ordinance as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH,
THIS 12th DAY OF AUGUST, 2014.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____

Terry Palmer, Mayor

Voting by the City Council:

Councilmember Peterson
Councilmember Lisonbee
Councilmember Duncan
Councilmember Johnson
Councilmember Gailey

“AYE”

“NAY”



Syracuse City

Public Safety Impact Fee Facilities Plan

ZIONS BANK  PUBLIC FINANCE

July 2014

Contents

Summary of Impact Fee Facilities Plan (IFFP)	1
Service Areas	1
Calls for Service.....	2
Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv)	2
Existing Level of Service	2
Proposed Level of Service.....	3
Excess Capacity	4
Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v).....	5
Consideration of Revenue Sources	6
Utah Code	7
Notice of Intent to Prepare Impact Fee Facilities Plan.....	7
Preparation of Impact Fee Facilities Plan	7
Growth Projections	8
Existing Level of Service (“LOS”), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii)	10
Existing Level of Service (“LOS”)	10
Proposed Level of Service	12
Excess Capacity.....	13
Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1) (a)(iv).....	15
Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v).....	17
Consideration of All Revenue Sources - Utah Code 11-36a-302(2).....	18
General Fund Revenues.....	18
General Obligation (“GO”) Bonds	18
Special Assessment Areas (“SAA”) Bonds.....	18
Grants.....	18
Impact Fees	18
IFFP Certification.....	19
Appendix A.....	20

Summary of Impact Fee Facilities Plan (IFFP)

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- (i) Existing level of service;
- (ii) Proposed level of service;¹
- (iii) Excess capacity to accommodate future growth at the proposed level of service;
- (iv) Demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”² This analysis complies with all Utah Impact Fee Facility Plan requirements.

This IFFP considers both fire and police service levels and the corresponding capital facility requirements that are associated with new growth and development. For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

In this study, the term “units” means dwelling units when referring to residential development and building square footage when referring to nonresidential development.

Service Areas

The demand for police facilities comes only from Syracuse City itself. The fire facilities, however, are used to provide services outside of Syracuse City boundaries in the unincorporated county. While the unincorporated area served by the City’s Fire Department currently includes only 22 residential units, land use plans project future development of 2,176 residential units and 155,928 square feet of nonresidential space.

Table 1: Fire Service Area Demand Analysis

Development Type	Syracuse Developed	Unincorporated Area Developed Units	Syracuse City Total Capacity Units	Annex Area Total Capacity Units
Residential Units	6,780	22	10,637	2,176
Non-Residential SF	1,833,334	0	3,757,497	155,928

¹ The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-3021(c)(i)

² Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

Calls for Service

Fire. There were approximately 751 fire calls for service in Syracuse City over the most recent one-year period for which figures were available, resulting in a level of service (“LOS”) of 0.10070595 calls per residential unit annually and 0.000028 calls for service per nonresidential square foot (0.028 calls for service per 1,000 nonresidential square feet).

Table 2: Fire Service Area Calls for Service

Syracuse Only – Development Type	Calls	% of Total	Calls per Unit	Units
Residential	699	92.8%	0.10070595	6,941
Non-Residential	52	6.9%	0.000028	1,833,334
Subtotal	751	100%		
Outside Syracuse - Residential	2	0.294%		22
Outside Syracuse – Non-Residential	0	0.000%		
Total	753			

Police. Based on call data provided by Syracuse City, the Police Department receives 1.16 calls per residential unit per year, and the equivalent of 2.56 calls per 1,000 square feet of nonresidential space.

Table 3: Existing Police Calls for Service

Development Type	Calls	% of Total	Calls per Unit
Residential	8,045	63.1%	1.159054891
Non-Residential	4,697	36.9%	0.002561999
TOTAL	12,742	100%	

Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv)

Existing Level of Service

Fire. Syracuse City currently has one fire station located at 1869 South 3000 West that includes 22,508 square feet. In order to assess the relative demand from residential and non-residential development, fire service calls were analyzed to determine total calls from residential and non-residential uses. Approximately 93 percent of fire service calls are to residential dwelling units and seven percent of calls are to non-residential buildings. Less than one percent of calls originate in the unincorporated county area serviced by Syracuse.

Syracuse provides fire services to a small area of unincorporated Davis County located adjacent to the City. The existing LOS must therefore be calculated on the percentage of the building and fire trucks used by Syracuse City for its own purposes. New development cannot be charged for the portion of the building and fire trucks attributable to contract services outside of the City limits.

The Fire Station has a total of 22,508 square feet, 20,888 of which serve *existing* residential demand in Syracuse City and 1,554 of which serve *existing* non-residential demand, for a total of 22,442 square feet (over 99 percent) used for Syracuse City. The remaining 66.21 square feet serve demand arising from the unincorporated county that is serviced by the City. The existing level of service is therefore 3.01 square feet per household and 0.85 square feet of fire station space for every 1,000 square feet of non-residential development.³

Table 4: Existing Fire Level of Service – Syracuse City

Development Type	Calls	% of Total	Calls per Unit	Units	Fire Station SF* Allocation	LOS*
Residential	699	92.8%	0.10070595	6,941	20,887.90	3.01
Non-Residential	52	6.9%	0.000028	1,833,334	1,553.89	0.00085
TOTAL	751	100%			22,441.79	

SF = square feet; LOS = level of service

In addition, the City has two fire vehicles that qualify for impact fees – a Pierce Fire Truck VI (acquired in 2008) and a Pierce Ladder Truck (acquired in 2012). Only nonresidential development can be assessed impact fees on these fire vehicles. Therefore, only \$81,615⁴ of the total cost of \$1,182,181 for the two vehicles is *currently* attributable to non-residential development in Syracuse. The existing LOS for fire vehicles is therefore \$0.04 per non-residential square foot.

Police. The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 5: Existing Police Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Police Station SF Allocation	LOS – SF per Unit
Residential	8,045	63.1%	1.159054891	6,941	12,298.58	1.77
Non-Residential	4,697	36.9%	0.002561999	1,833,334	7,180	0.00392
TOTAL	12,742	100%			19,479.00	

Proposed Level of Service

Fire. The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services.⁵ This standard can be maintained, given the current facilities, when the City reaches its capacity.

³ As of 2014, there are 6,941 households in Syracuse and 1,833,334 nonresidential square feet.

⁴ Calculated by multiplying the actual cost of the vehicles (\$1,182,181) by the current percentage use by Syracuse City (99.7%) and by the percentage use by nonresidential development (6.9%).

⁵ NFPA 1710 – Fire: Response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. EMS: AED and BLS – arrive within four minute response time to

Therefore, the proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The proposed level of service is 1.62 square feet per residential unit (17,205 square feet of station space divided by 10,647 dwelling units) and 0.46 square feet of nonresidential space (1,712) square feet divided by 3,757,497 nonresidential square feet) per 1,000 square feet of nonresidential space.

Table 6: Proposed Level of Service - Fire

Development Type	Calls	% of Total	Units	Fire Station SF Allocation	SF per Unit/SF
Residential	1,071	76.44%	10,637	17,204.95	1.62
Non-Residential	107	7.61%	3,757,497	1,711.79	0.00046
Total	1,178	84.04%		18,916.73	

For the fire vehicles, the proposed level of service is the allocable cost of \$89,908⁶ (based on the proposed usage of the vehicles at capacity) divided by the 3,757,497 nonresidential square feet to arrive at an investment of \$0.02 per nonresidential square foot.

Police. The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 7: Proposed Police Level of Service

Development Type	Calls	% of Total	Units	Police Station SF Allocation	SF per Unit/SF
Residential	12,329	0.561531237	10,637	10,938	1.03
Non-Residential	9,627	0.438468763	3,757,497	8,541	0.00227
Total	21,955			19,479	

Excess Capacity

Fire. With a proposed LOS of 1.62 square feet of station space per dwelling unit, the 6,941 existing households account for 11,227 square feet of the total station space.⁷ The existing nonresidential development accounts for 835 square feet.⁸ Therefore, total usage is 12,062 square feet; there is excess capacity of 6,854 square feet, calculated by subtracting the total usage of 12,062 square feet from 18,917 – the total number of square feet that will be used to serve Syracuse City at buildout. While the building has a total of 22,508 square feet, 3,591 square

90 percent of all emergency medical incidents; ALS – arrive within eight minutes to 90 percent of all emergency medical incidents.

⁶ Calculated by multiplying the total vehicle cost of \$1,182,181 by the percent usage (84.0%) by Syracuse City at capacity and then by the percent non-residential use of the truck (9.0%).

⁷ Calculated by multiplying 1.62 square feet by the 6,941 dwelling units.

⁸ Calculated by multiplying the 1,833,334 square feet of nonresidential space by the amount of station space (.00046) per nonresidential square foot.

feet will be used to serve the anticipated demand from the surrounding unincorporated area now serviced by Syracuse.

Table 8: Fire Station Excess Capacity

Development Type	Existing Units	Proposed LOS – Fire Station SF per Unit	Existing Demand at Proposed LOS – Fire Station SF	Allocated Space - Fire Station SF	Excess Capacity - Fire Station SF
Residential	6,941	1.62	11,227	17,205	5,978
Non-Residential	1,833,334	0.00046	835	1,712	877
TOTAL			12,062	18,917	6,854

There is excess capacity in the existing fire vehicles of approximately \$0.02 per square foot of nonresidential development. This is based on the existing standard of \$0.04 and the proposed standard of \$0.02.

The existing Fire Station and fire vehicles are considered sufficient to serve development for at least the next ten years. Therefore, new development will simply use up excess capacity in the existing facilities and no new facilities are needed to serve the demands of new growth during this timeframe. No specific plans for new vehicles in the future have been set forth by the City at this time.

Police. Excess capacity is based on the amount of square footage needed by existing demand at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 8,174 excess square feet in the police facility.

Table 9: Police Excess Capacity

Development Type	Existing Units	Proposed LOS – Police Station SF per Unit	Existing Demand at Proposed LOS – Police Station SF	Allocated Space – Police Station SF	Excess Capacity – Police Station SF
Residential	6,941	1.03	7,138	10,938.07	3,800
Non-Residential	1,833,334	.002227	4,167	8,540.93	4,374
TOTAL			11,305	19,479	8,174

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

Public safety facilities located in Syracuse City have excess capacity to meet the projected demands of residential and non-residential growth. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the cost of existing public safety public facilities for both fire and police facilities.

Consideration of Revenue Sources

Syracuse has issued a lease revenue bond to pay for the outstanding Fire Station. Therefore, the City will need to make credits against any impact fees charged in order to reflect the fact that the General Fund will be making the lease revenue payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station.

Utah Code

Utah law requires that communities⁹ prepare an Impact Fee Facilities Plan (IFFP) before preparing an impact fee analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. The City of Syracuse has retained Zions Bank Public Finance to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare or amend an IFFP before preparing the IFFP (Utah Code 11-36a-501(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Syracuse has complied with this noticing requirement for the IFFP by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Facilities Plan

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) The existing level of service
- (ii) A proposed level of service¹⁰
- (iii) Excess capacity to accommodate future growth at the proposed level of service
- (iv) Identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Identify the means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources, to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”¹¹

⁹ Local political subdivisions with populations of less than 5,000 as of the last federal census that collect annual impact fees of less than \$250,000 need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse City with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

¹⁰ The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-302(c)(i)

¹¹ Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

Growth Projections

Syracuse City's population is projected to grow at an average annual rate of 2.1 percent per year from 2014 through 2023 based on an average of 163 building permits issued per year. In 2012, 163 building permits were issued and this number is assumed to be typical of future growth. Building permits were higher in 2013, with 219 residential units added. However, in planning for a ten-year horizon, the 2012 building permits are felt to be a more conservative estimate of the *average* growth that will occur during the ten-year time period, recognizing that growth will be more rapid in some years than in others.

Table 10: Growth Projections

Year	Building Permits Issued	Population	HH Projections	Non-Residential Building SF
2013	219	25,507	6,780	1,790,809
2014	163	26,112	6,941	1,833,334
2015	163	26,717	7,102	1,875,859
2016	163	27,322	7,262	1,918,120
2017	163	27,927	7,423	1,960,645
2018	163	28,532	7,584	2,003,170
2019	163	29,137	7,745	2,045,695
2020	163	29,742	7,906	2,088,220
2021	163	30,347	8,067	2,130,746
2022	163	30,952	8,227	2,173,007
2023	163	31,557	8,388	2,215,532

Non-residential growth is projected at the same average annual rate of 2.1 percent per year over the same time period. Growth projections are based on a GIS land analysis that shows that, as of 2014, the City had 6,941 residential units and 1,833,334 square feet of non-residential space.

Table 11: Land Analysis – Syracuse City

ACRES	Developed	Undeveloped	Total
Residential	2,910	1,612	4,522
Commercial	276	575	851
Industrial	70	39	109
Institutional	255	17	272
Total Non-Residential Acres	601	631	1,232
UNITS/SQUARE FEET			
Residential	6,780	3,857	10,637
Commercial	842,506	1,752,650	2,595,156
Industrial	214,053	119,800	333,854
Institutional	776,775	51,714	828,488
Total Non-Residential Square Feet	1,833,334	1,924,164	3,757,497

In addition, the City provides fire service to surrounding, unincorporated areas. Most of the unincorporated area is currently undeveloped, but there is the potential for over 2,000 residential units and over 150,000 square feet of nonresidential building space to be developed in this area.

Table 12: Land Analysis – Potential Annexation Area

UNANNEXED AREA			
	Developed	Undeveloped	Total
ACRES			
Residential	43	967	1,010
Commercial	0	51	51
UNITS/SQUARE FEET			
Residential	22	2,154	2,176
Commercial	0	155,928	155,928

The demand on the existing fire facilities has been allocated between residential and nonresidential development based on calls for service.

At capacity, Syracuse City represents 83 percent of the residential demand on the fire station and 96 percent of the nonresidential demand. Impact fees can only be charged for these proportions of the building and cannot include the costs associated with providing services outside of Syracuse City.

Table 13: Land Analysis – Syracuse City and Potential Annexation Area (Entire Fire Service Area)

	Residential Units	Nonresidential SF
Syracuse City	10,637	3,757,497
Annexation Area	2,176	155,928
TOTAL	12,813	3,913,425
Syracuse % of Total	83%	96%
Annex Area % of Total	17%	4%

Existing Level of Service (“LOS”), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii)

Existing Level of Service (“LOS”)

Fire. The Syracuse Fire Department provides fire and ambulance service to the residents of Syracuse and to select areas of unincorporated Davis County. The Fire Department is currently housed in a new fire station (built in 2008) located at 1869 South 3000 West. This new building includes 22,508 square feet, with integrated training space, a large training room, as well as offices and living quarters for the firefighters.

Demand for fire services is generally proportional to the number of buildings in the fire service area. Therefore, the existing level of fire/EMS service provided to residential and non-residential buildings was calculated taking into account the square feet of the fire station, the number of fire¹² calls from residential dwelling units and non-residential buildings, the number of dwelling units and the square feet of non-residential development.

Based on the City’s fire call data, there were 751 fire and EMS calls for service within City boundaries. Approximately 93 percent of the calls were to residential dwelling units and seven percent of the calls were to non-residential buildings.

Table 14: Allocation of Fire Calls for Service

	Calls	% of Total	Calls per Unit	Existing Units	Fire Station SF Allocation	LOS – SF per Unit
Residential	699	93%	0.10070595	6,941	20,887.90	3.01
Non-Residential	52	7%	0.000028	1,833,334	1,553.89	0.00085
Subtotal	751	100%			22,441.79	
Outside Syracuse - Residential	2	0.294%		22	66.21	3.01
Outside Syracuse - Nonresidential	0	0.000%		NA	NA	NA
Total	753				22,508.00	

In 2014, the City has approximately 6,941 residential dwelling units and 1,833,334 square feet of non-residential space. The existing LOS for residential dwelling units is calculated by dividing the total fire station square feet allocated to residential fire service by the number of residential units. Therefore, the existing fire LOS for residential dwelling units is 3.01 fire station square feet per residential dwelling unit.

The existing level of fire service for non-residential buildings is calculated by dividing the total fire station square feet allocated to non-residential fire service by the total square feet for non-residential buildings. Therefore, the existing LOS for non-residential units is 0.85 fire station square feet per 1,000 square feet of non-residential space.

¹² Includes EMS calls

The Syracuse City Fire Department also owns a Pierce Fire Truck VI and a Pierce Ladder Truck that qualify as public safety facilities.¹³ The City anticipates that both trucks currently have sufficient excess capacity to accommodate future growth and meet the NFPA response time guidelines. New nonresidential development will be required to buy into its fair share of existing fire service public facilities.

Table 15: Existing Fire Vehicles

Equipment	Actual Cost
Pierce Fire Truck VI (2008)	\$639,274
Pierce Ladder Truck (2002)	\$542,907
Total Fire Trucks	\$1,182,181

Usage of the fire equipment is divided between residential and nonresidential development in the same ratio as for the fire station.

Table 16: Existing Level of Fire Vehicle Service

Category	Amount
Fire Equipment Actual Cost	\$1,182,181
Percent Usage by Syracuse City - Existing	99.7%
Cost Attributable to Syracuse City	\$1,178,704
Percent Residential Usage in Syracuse	93.1%
Residential Actual Cost of Truck	\$1,097,089
Non-Residential Actual Cost of Truck - Syracuse City	\$81,615
Existing Square Feet for Non-Residential Buildings	1,833,334
Existing Level of Service per Non-Residential SF	\$0.04

A level of service has only been calculated for the non-residential use of the fire vehicles because impact fees can only be charged to nonresidential development.

Police. The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 17: Existing Police Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Police Station SF Allocation	LOS – SF per Unit
Residential	8,045	63%	1.159054891	6,941	12,299	1.77
Non-Residential	4,697	37%	0.002561999	1,833,334	7,180	0.00392
TOTAL	12,742	100%			19,479	

¹³ Utah Code 11-36a-102

Proposed Level of Service

Fire. The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services. NFPA 1710 standards for fire is a response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. The standards for EMS is an arrival time within four minutes for 90 percent of all emergency medical incidents for AED (automated external defibrillator) and BLS (basic life support) calls and an arrival time within eight minutes to 90 percent of all emergency medical incidents for ALS (advanced life support) calls.

The existing building is sufficient for maintain these response time standards when the City has reached an anticipated population of 40,016 persons (10,637 households) and 3,757,497 square feet of non-residential space, plus the anticipated development of 2,176 residential units and 155,928 non-residential square feet of development in the surrounding unincorporated area (all part of the “fire service area”).

The proposed level of service for Syracuse City and the remaining unincorporated area is the same. In both Syracuse City (where impact fees can be charged), as well as in the surrounding unincorporated area that receives fire services from Syracuse City, the proposed level of service is 1.62 square feet of fire station space per residential unit and 0.00046 square feet of fire station space per square foot of nonresidential development.

Table 18: Proposed Level of Fire Service – Fire Station

	Calls	% of Total	Units	Fire Station SF Allocation	Fire Station SF per Unit
Residential – Syracuse	1,071	76.44%	10,637	17,204.95	1.62
Non-Residential - Syracuse	107	7.61%	3,757,497	1,711.79	0.00046
Subtotal	1,178	84.04%		18,916.73	
Outside Syracuse - Residential	219	15.64%	2,176	3,520.23	
Outside Syracuse - Nonresidential	4.42	0.32%	155,928	71.04	
Total	1,401.35	100.00%		22,508.00	

The proposed level of service for fire vehicles is \$0.02 per non-residential square foot of development.

Table 19: Proposed Level of Fire Service – Fire Vehicles

Category	Amount
Actual Cost for Nonresidential Use in Syracuse City	\$89,908 ¹⁴
Capacity Number of Non-Residential Square Feet	3,757,497.45
LOS - Allocated Fire Vehicle Costs per Non-Residential SF	\$0.02

¹⁴This cost is calculated by taking the \$1,182,181 of total fire vehicle costs and multiplying by the 84.04 percent usage that will be attributable to Syracuse City at capacity. The resulting \$993,558 is then multiplied by the percentage of use that is anticipated to come from nonresidential development (9%). The percentage use from nonresidential development is calculated based on the percentage of calls (and therefore building square feet) at capacity.

Police. The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 20: Proposed Police Level of Service

Development Type	Calls	% of Total	Units	Police Station SF Allocation	Police Station SF per Unit/SF
Residential	12,329	0.561531237	10,637	10,938.07	1.03
Non-Residential	9,627	0.438468763	3,757,497	8,540.93	0.00227
Total	21,955			19,479.00	

Excess Capacity

Fire. The City's Fire Station, located at 1869 South 3000 West, was designed to accommodate current fire service needs as well as to meet the known future fire service needs of the City. As the City reaches capacity for residential and non-residential development, the City anticipates the current facility is sufficient to house the necessary staff and equipment to continue to meet the NFPA standards for response times. Additionally, the fire service area for the City will not change at capacity and traffic conditions at capacity are not expected to slow down response times below the desired level of service. Therefore, the City anticipates that the current fire station has excess capacity to accommodate its projected future growth. The fire vehicles also have excess capacity to serve projected growth in the City for the foreseeable future.

The excess capacity of the fire station is calculated based on the proposed level of service multiplied by the existing units. This number is then subtracted from the total capacity of the building.

Table 21: Excess Capacity of Fire Station

Development Type	Existing Units	Existing Demand at Proposed LOS – Fire Station SF	Allocated Space – Fire Station SF	Excess Capacity – Fire Station SF
Residential	6,941	11,227	17,204	5,978
Non-Residential	1,833,334	835	1,712	877
TOTAL		12,062	18,917	6,854

Table 22: Excess Capacity Fire Station, 2013 - 2023

Year	Household Projections	Non-Residential Units	Residential Fire Station SF Used	Residential Excess Capacity	Non-Residential Fire Station SF Used	Non-Residential Excess Capacity	Total Excess Capacity – Fire Station SF
2013	6,780	1,790,809	10,967	6,238	816	896	7,134
2014	6,941	1,833,334	11,227	5,978	835	877	6,854

Year	Household Projections	Non-Residential Units	Residential Fire Station SF Used	Residential Excess Capacity	Non-Residential Fires Station SF Used	Non-Residential Excess Capacity	Total Excess Capacity – Fire Station SF
2015	7,102	1,875,859	11,487	5,717	855	857	6,575
2016	7,262	1,918,120	11,746	5,459	874	838	6,297
2017	7,423	1,960,645	12,007	5,198	893	819	6,017
2018	7,584	2,003,170	12,267	4,938	913	799	5,737
2019	7,745	2,045,695	12,528	4,677	932	780	5,457
2020	7,906	2,088,220	12,788	4,417	951	760	5,177
2021	8,067	2,130,746	13,048	4,157	971	741	4,898
2022	8,227	2,173,007	13,307	3,898	990	722	4,620
2023	8,388	2,215,532	13,568	3,637	1,009	702	4,340

The excess capacity in the fire vehicles is calculated by subtracting the proposed LOS from the existing LOS to arrive at the excess capacity.

Table 23: Excess Capacity of Fire Vehicles

Fire Vehicles	Amount per SF of Nonresidential Development
Existing LOS	\$0.04
Proposed LOS	\$0.02
Excess Capacity - Non-Residential per SF	\$0.02

Police. Excess capacity is based on the amount of square footage needed by existing development at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 10,090 excess square feet in the police facility.

Table 24: Police Excess Capacity

Development Type	Existing Units	Existing Demand for Police Station SF at Proposed LOS	Allocated Police Station SF Based on Proposed LOS	Excess Capacity – Police Station SF
Residential	6,941	7,138	10,938	3,800
Non-Residential	1,833,334	4,167	8,541	4,374
TOTAL		11,305	19,479	8,174

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1) (a)(iv)

Fire. The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Based on the most recent Census, Syracuse City had a 2010 population of approximately 24,331, with the population reaching 26,112 in 2014 (6,941 households). At capacity, the City is projected to have a population of approximately 40,016 residents, assuming current City boundaries. Non-residential growth is expected to increase from 1,833,334 square feet to 3,757,497 square feet. The following table shows how new development will use existing, excess capacity over the next ten years. By the year 2023 there is still excess capacity in both the fire station and fire vehicles. Therefore, no new facilities are planned.

Table 25: Demand Placed on Existing Fire Station

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Fire Station	Non-Residential Allocated SF – Fire Station	Residential Excess Capacity SF – Fire Station	Nonresidential Excess Capacity SF – Fire Station
2013	6,780	1,790,809	17,205	1,712	6,238	896
2014	6,941	1,833,334	17,205	1,712	5,978	877
2015	7,102	1,875,859	17,205	1,712	5,717	857
2016	7,262	1,918,120	17,205	1,712	5,459	838
2017	7,423	1,960,645	17,205	1,712	5,198	819
2018	7,584	2,003,170	17,205	1,712	4,938	799
2019	7,745	2,045,695	17,205	1,712	4,677	780
2020	7,906	2,088,220	17,205	1,712	4,417	760
2021	8,067	2,130,746	17,205	1,712	4,157	741
2022	8,227	2,173,007	17,205	1,712	3,898	722
2023	8,388	2,215,532	17,205	1,712	3,637	702

The proposed LOS for fire vehicles is an investment of \$0.02 per nonresidential square foot of development. Excess capacity in the fire vehicles remains after 2023.

Police. The following table shows how new development will use existing, excess police station capacity over the next ten years. By the year 2023 there is still excess capacity; therefore, no new facilities are planned.

Table 26: Demand Placed on Existing Police Station

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Police Station	Non-Residential Allocated SF – Police Station	Residential Excess Capacity SF – Police Station	Nonresidential Excess Capacity SF – Police Station
2013	6,780	1,790,809	10,938	8,541	3,966	4,470
2014	6,941	1,833,334	10,938	8,541	3,800	4,374
2015	7,102	1,875,859	10,938	8,541	3,635	4,277

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Police Station	Non-Residential Allocated SF – Police Station	Residential Excess Capacity SF – Police Station	Nonresidential Excess Capacity SF – Police Station
2016	7,262	1,918,120	10,938	8,541	3,470	4,181
2017	7,423	1,960,645	10,938	8,541	3,305	4,084
2018	7,584	2,003,170	10,938	8,541	3,139	3,988
2019	7,745	2,045,695	10,938	8,541	2,974	3,891
2020	7,906	2,088,220	10,938	8,541	2,808	3,794
2021	8,067	2,130,746	10,938	8,541	2,643	3,698
2022	8,227	2,173,007	10,938	8,541	2,478	3,602
2023	8,388	2,215,532	10,938	8,541	2,312	3,505

Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

The public safety facilities located in Syracuse City have excess capacity to meet the projected demands of new development. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the excess capacity of public safety facilities. The actual cost of the existing public facilities is shown in the table below.

Table 27: Actual Cost of Fire Station and Fire Vehicles

Capital Facility	Cost
Fire Station Cost	\$5,954,000
Qualified Fire Truck Costs	
Pierce Fire Truck VI (2008)	\$639,274
Pierce Ladder Truck (2002)	\$542,907
Total Fire Trucks	\$1,182,181
Total Costs	\$7,136,181

However, only a percentage of these facilities can be allocated to Syracuse as a portion of the facilities is used to service part of unincorporated Davis County. The facility costs that qualify for consideration for impact fees are as follows:

Table 28: Impact-Fee Eligible Costs - Fire

	Residential	Non-Residential	ELIGIBLE
Number of Square Feet	17,205	1,712	18,917
Percent of Cost - Station	\$4,551,192.79	\$452,815.86	\$5,004,008.65
Percent of Cost - Fire Trucks	\$903,650.44	\$89,907.69	\$89,907.69
TOTAL			\$5,093,916.35

Police. The actual cost of the police station renovations which converted the former City Hall into a police station was \$1,651,286.

Consideration of All Revenue Sources - Utah Code 11-36a-302(2)

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance public safety facilities.

General Fund Revenues

The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

General Obligation (“GO”) Bonds

General Obligation (GO) Bonds are generally used to purchase facilities that are widely desired across the community and that benefit all property owners. However, because the Fire Station has already been funded from Lease Revenue bonds, GO bonds are not a likely future source of payment.

Special Assessment Areas (“SAA”) Bonds

SAA bonds are used to finance new facilities and place an assessment on real property. Generally these assessments are levied for specific infrastructure improvements in specific geographic areas and are tied to demand – i.e., lot size, frontage, etc. No *new* public safety facilities are required to meet the increased demand for public safety services resulting from population and commercial growth and therefore, SAA bonds are not a viable revenue option.

Grants

As the fire station is already in place, it would not be possible to obtain grant monies.

Impact Fees

Impact fees are a reasonable means of funding growth-related infrastructure which has been built with a capacity designed to serve future development. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

IFFP Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Complies in each and every relevant respect with the Impact Fees Act.

Appendix A

Entity: Syracuse City

Public Body: City Council

Subject: Fees

Notice Title: Public Notice of Intent

Notice Type: Notice

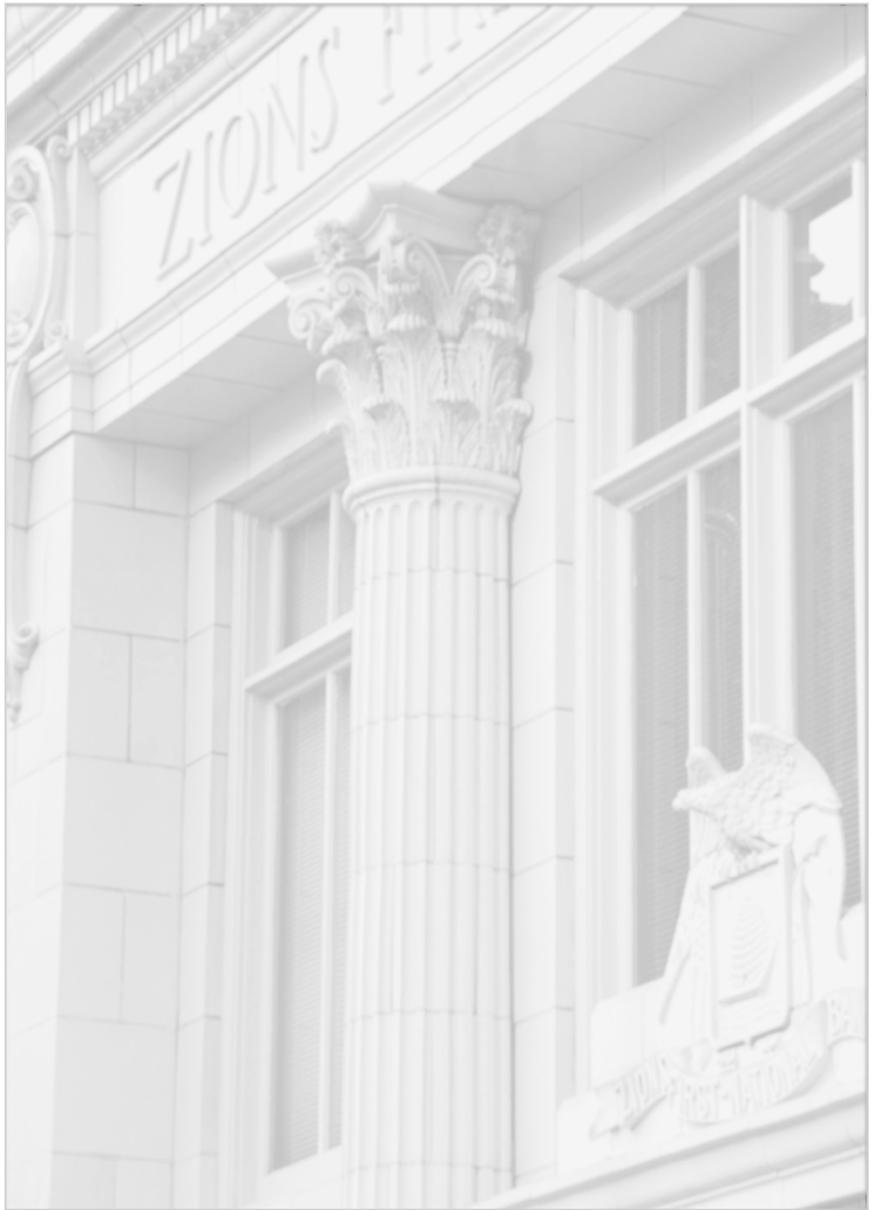
Notice Date & Time: Feb 1, 2013
5:00 PM

Description/Agenda:

NOTICE OF INTENT TO PREPARE OR AMEND AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE WRITTEN ANALYSIS

Syracuse City, a municipality of the State of Utah, located in Davis County, Utah intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Written Impact Fee Analysis for culinary water, secondary water, storm drains, public safety, transportation and parks. This notice is pursuant to the provisions of 11-36a-501. Pursuant to the requirements of Utah Code Ann 11-36a-501 and 11-36a-50, notice is hereby provided of the intent of Syracuse City to create or amend an Impact Fee Facilities Plan and Impact Fee Written Analysis. The service area for the prepared IFFP and IFA includes the entire city limits of Syracuse City.

Notice of Special Accommodations: call Steve Marshall at 801-614-9621 for questions.



Syracuse City

Public Safety Impact Fee Analysis

ZIONS BANK  PUBLIC FINANCE

July 2014

Contents

Introduction to Impact Fee Analysis	1
Summary of Impact Fee Analysis	1
Fire	1
Police.....	3
Summary of Gross Fee	4
Utah Code Legal Requirements	5
Notice of Intent to Prepare Impact Fee Analysis.....	5
Preparation of Impact Fee Analysis	5
Calculating Impact Fees.....	6
Certification of Impact Fee Analysis.....	6
Impact Fee Enactment.....	6
Impact Fee Analysis	7
Impact on Consumption of Existing Capacity – Utah Code 11-36a-304(1)(a).....	7
Impact on System Improvements – Utah Code 11-36a-304(1)(b).....	10
Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements - Utah Code 11-36a-304(1)(c)	10
Proportionate Share Analysis - Utah Code 11-36a-304(1)(d).....	10
Fee Adjustment for Financing Structures - Utah Code 11-36a-304(2)(d)(e)(f).....	13
Certification.....	19
Notice of Intent	20

Introduction to Impact Fee Analysis

Impact fees are one-time charges to new development designed to offset the proportional impact of new development on capital costs incurred by municipalities, counties and local districts to provide necessary public services. Impact fees must be accounted for in separate capital facility accounts and expenditures are limited to the specific public service for which they were assessed. The Utah Impact Fee Act allows impact fees for public safety facilities to be collected for buildings constructed or leased to house police, fire, or other public safety entities or a fire suppression vehicle costing in excess of \$500,000.

Demand for public safety (fire and police) services and facilities are attributable to residential and non-residential development. Impact fees have therefore been calculated based on both residential and non-residential growth.

For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

This analysis is compliant with all requirements of the Utah Code Impact Fee Analysis requirements.

Summary of Impact Fee Analysis

Fire

Syracuse City provides fire protection services to a small portion of the unincorporated County, as well as to Syracuse City itself. Impact fees can only be charged for the demand placed on capital facilities from new development occurring within Syracuse City. Impact fees can be charged to residential and nonresidential development for the fire station building, but can only be charged to nonresidential development for the two fire vehicles that have a cost exceeding \$500,000 each. The analysis shows that there is sufficient excess capacity in the existing building to serve the needs of new development and therefore no new capital facilities have been planned.

The gross fee for fire services has been allocated between residential and commercial development based on calls for service. **Throughout the report, the term “units” means residential dwelling units when referring to residential development, and building square feet when referring to nonresidential development.**

The calculation of the impact fee includes a buy-in to excess capacity of the existing building and fire vehicles only. No new fire buildings or qualifying fire vehicles are planned within the next ten years.

Table 1: Fire Proportionate Share Analysis

	Residential	Non-Residential	TOTAL Syracuse	Total Unincorporated County
Call Allocation				
Projected Calls	1,071.2	106.6	1,177.8	223.6
Building Square Feet (SF)	17,205	1,712	18,917	3,591
Percent of Total Building	76.4%	7.6%	84.0%	16.0%
Building Cost Allocation				
Cost Allocation - Building	\$4,551,193	\$452,816	\$5,004,009	\$949,991
Capacity Units	10,637	3,757,497	NA	NA
Gross Fee for Building	\$427.87	\$0.12		
Fire Truck Cost Allocation				
Cost Allocation Fire Trucks	\$0	\$89,908		
Capacity Units	NA	3,757,497		
Gross Fee for Fire Trucks	\$0	\$0.02		
Interest Cost Allocation				
Cost Allocation for Interest	\$696,175	\$69,265		
Capacity Units	10,637	3,757,497		
Gross Fee for Interest	\$65.45	\$0.02		
Consultant Costs				
Cost Allocation for Consultants	\$4,548	\$452		
Capacity Units	3,696	1,924,164		
Gross Fee for Consultant Costs	\$1.23	\$0.00		
Fund Balance Allocation				
Cost Allocation for Fund Balance	\$90,950.94	\$9,049.06		
Capacity Units	3,696	1,924,164		
Gross Credit for Fund Balance	(\$24.61)	(\$0.00)		
GROSS FEE PER UNIT	\$469.95	\$0.16	NA	NA

The fees for the fire vehicles were allocated based on the percentage of calls generated by commercial development only. Residential development accounts for 91 percent of the total capacity calls projected in Syracuse (1,071 of the 1,178 total calls), while nonresidential development accounts for nine percent (107 of the 1,178 total calls). Therefore, only nine percent of the \$993,558 fire vehicle cost (amount attributable to Syracuse City) is eligible for reimbursement through impact fees - \$89,908. This amount is divided by the total capacity of 3,757,497 nonresidential building square feet to arrive at a cost of \$0.02 per building square foot for fire vehicles.

Table 2: Fire Vehicle Proportionate Share Analysis

Fire Vehicles	Amount
Fire Equipment Actual Cost	\$1,182,181
Percent Usage by Syracuse City	84.0%
Cost Attributable to Syracuse City	\$993,558
Percent Residential Usage in Syracuse	91.0%
Residential Cost of Truck	\$903,650
Non-Residential Cost of Truck - Syracuse City - Proposed Service Level	\$89,908
Capacity Non-Residential Development	3,757,497.45
Proposed Level of Service per Non-Residential SF	\$0.02

Police

The police building serves Syracuse City only. Police costs are calculated based on a buy-in to excess capacity in the existing police building. The total cost of the building was \$1,651,286. There are currently 8,174 square feet of excess capacity. Based on a fair share allocation between residential and commercial, we have calculated a fee of \$93.70 for residential and \$0.22 for nonresidential development.

Table 3: Police Proportionate Share Analysis

	Residential	Non-Residential	TOTAL
<i>Demand Analysis - Calls</i>			
Projected Calls - Capacity	12,329	9,627	21,955
Percent of Total Calls by Type	56%	44%	100%
Existing Calls	8,045	4,697	12,742
Existing Calls as % of Total Capacity	65%	49%	58%
Building SF Allocation	10,938.07	8,540.93	19,479.00
Building Cost Allocation	\$927,249	\$724,037	\$1,651,286
Interest Cost Allocation	\$224,294	\$175,139	\$399,433.49
Total Building Cost Allocation	\$1,151,543	\$899,176	\$2,050,720
<i>Excess Capacity Analysis</i>			
Capacity Units	10,637	3,757,497	
Existing Units	6,941	1,833,334	
Growth in Units	3,696	1,924,164	
Excess Capacity - Building SF	3,800.44	4,374	8,174
Excess Capacity Building Cost Allocation	\$400,104.83	\$460,456.08	\$860,560.92
<i>Fee Calculation</i>			
Gross Fee - Building	\$108.26	\$0.24	
Fund Balance Allocation	\$56,153.12	\$43,846.88	
Capacity Units - Fund Balance	3,696	1,924,164	
Fund Balance Credit per Unit	(\$15.19)	(\$0.02)	
Consulting Cost	\$2,325	\$2,675	
Consulting Fee per Unit	\$0.63	\$0.00	
GROSS FEE	\$93.70	\$0.22	

Summary of Gross Fee

Table 4: Summary of Gross Public Safety Fee (Before Credits)

	Residential per Dwelling Unit	Non-Residential per Building SF
Fire Station	\$493.32	\$0.14
Fire Vehicles	NA	\$0.02
Fund Balance	(\$24.61)	(\$0.00)
Consulting	\$1.23	\$0.00
Subtotal Fire Gross Fee	\$469.95	\$0.16
Police Station	\$108.26	\$0.24
Fund Balance	(\$15.19)	(\$0.02)
Consulting	\$0.63	\$0.00
Subtotal Police Gross Fee	\$93.70	\$0.22
TOTAL	\$563.64	\$0.38

Credits against the gross fee must be calculated in order to avoid double payments given the outstanding debt for the fire and police stations. The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. When appropriate credits are calculated, the fees to be paid are shown in the two right hand columns in Table 5, shaded in gray. While the gross fee of \$563.64 remains constant each year, the yearly credits decline as the outstanding bond is paid off and fewer bond years remain. The amount to be paid each year reflects the gross fee less the credits. The residential fire fees due are shown in column B and increase each year as the credits decline; the residential police fee is shown in column D and the total residential impact fee for public safety is shown in column F. Nonresidential fees to be paid are shown in columns C, E and G.

Table 5: Summary of Gross Public Safety Fee (With Credits)

A	B	C	D	E	F	G
Year	Fire - Residential	Fire - Nonresidential	Police - Residential	Police - Nonresidential	Residential Total	Nonresidential Total
2015	\$124.69	\$0.06	\$17.11	\$0.05	\$141.80	\$0.11
2016	\$144.89	\$0.07	\$21.59	\$0.06	\$166.47	\$0.12
2017	\$165.68	\$0.07	\$26.25	\$0.07	\$191.92	\$0.14
2018	\$187.07	\$0.08	\$31.04	\$0.08	\$218.12	\$0.16
2019	\$209.20	\$0.08	\$35.92	\$0.09	\$245.12	\$0.17
2020	\$231.94	\$0.09	\$40.97	\$0.10	\$272.92	\$0.19
2021	\$255.37	\$0.10	\$46.18	\$0.11	\$301.55	\$0.21
2022	\$279.51	\$0.10	\$51.54	\$0.12	\$331.04	\$0.23
2023	\$304.36	\$0.11	\$57.06	\$0.14	\$361.42	\$0.25
2024	\$329.97	\$0.12	\$62.74	\$0.15	\$392.71	\$0.27
2025	\$356.33	\$0.13	\$68.57	\$0.16	\$424.91	\$0.29
2026	\$383.49	\$0.13	\$74.58	\$0.17	\$458.07	\$0.31
2027	\$411.46	\$0.14	\$80.76	\$0.19	\$492.22	\$0.33
2028	\$440.27	\$0.15	\$87.13	\$0.20	\$527.40	\$0.35
2029+	\$469.95	\$0.16	\$93.70	\$0.22	\$563.64	\$0.38

Utah Code Legal Requirements

Utah law requires that communities¹ prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City of Syracuse has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. Syracuse City has complied with this noticing requirement for the IFA by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Analysis

Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee” (Utah Code 11-36a-303).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- (a) Anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) Anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) How anticipated impacts are reasonably related to the anticipated development activity;
- (d) Estimate the proportionate share of:
 - (i) Costs for existing capacity that will be recouped; and
 - (ii) Costs of impacts on system improvement that are reasonably related to the new development activity; and
- (e) How the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) The cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) The cost of system improvements for each public facility;
- (c) Other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

¹ Local political subdivisions with populations of less than 5,000 as of the last federal census need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to the City of Syracuse with a population of approximately 25,507 as of 2012 and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (d) The relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) The relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) The extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) Extraordinary costs, if any in servicing the newly developed properties; and
- (h) The time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- (a) Construction contract price;
- (b) Cost of acquiring land, improvements, materials, and fixtures;
- (c) Cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) Debt service charges for a political subdivision, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis

Utah Code states that an impact analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Impact Fee Analysis

Impact on Consumption of Existing Capacity – Utah Code 11-36a-304(1)(a)

Fire. Projected growth in Syracuse will have an impact on existing capacity in the fire station building, as well as on the two fire vehicles purchased by the City. The fire facilities are used to provide services outside of Syracuse City boundaries in the unincorporated county. While the unincorporated area currently includes only 22 residential units, land use plans project future development of 2,176 residential units and 155,928 square feet of commercial space. Impact fees cannot be charged to development that takes place outside of City boundaries.

Table 6: Fire Service Area Demand Analysis

Combined	Existing Developed		Future Development	
	Syracuse Developed	Unincorporated Area	Syracuse City Total Capacity Units	Annex Area Total Capacity Units
Residential Units	6,780	22	10,637	2,176
Commercial SF	1,833,334	0	3,757,497	155,928

The Fire Station has a total of 22,508 square feet, 20,888 of which serve *existing residential* demand in Syracuse City and 1,554 of which serve *existing non-residential* demand in the City, for a total of 22,442 square feet (over 99 percent) used for Syracuse City. The existing level of service is therefore 3.01 square feet per household and 0.85 square feet of fire station space for every 1,000 square feet of non-residential development (or 0.00085 per square foot).²

Table 7: Existing Fire Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Fire Station SF* Allocation	LOS* - Fire Station SF per Unit
Residential	699	92.8%	0.10070595	6,941	20,887.90	3.01
Non-Residential	52	6.9%	0.000028	1,833,334	1,553.89	0.00085
TOTAL	751	100%			22,441.79	

SF = square feet; LOS = level of service

However, at capacity, a larger percentage of the Fire Station will be needed to serve the needs of the unincorporated County, given the growth projections for the unincorporated County. Based on the same ratio of calls per residential and nonresidential unit as occurs at the present time, future demand will be as shown in the table below. At capacity, 18,917 square feet of the building will be used for Syracuse City; 17,205 square feet will be required from residential development and 1,712 square feet will be required by nonresidential development. The remaining 3,591 square feet of fire station space will be used to provide services to the unincorporated county.

² As of 2014, there are 6,941 households in Syracuse and 1,833,334 nonresidential square feet.

Table 8: Proposed Fire Level of Service

	Calls	% of Total	Units	Fire Station SF Allocation	LOS – Fire Station SF per Unit
Residential	1,071	76.44%	10,637	17,204.95	1.62
Non-Residential	107	7.61%	3,757,497	1,711.79	0.00046
TOTAL	1,178	84.04%		18,916.73	

The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Based on the most recent Census, Syracuse City had a 2010 population of approximately 24,331, with the population reaching 26,112 in 2014 (6,941 households). At capacity, the City is projected to have a population of approximately 40,016 residents (10,637 households), assuming current City boundaries. Non-residential growth is expected to increase from 1,833,334 square feet to 3,757,497 square feet. The following table shows how new development will use existing, excess capacity over the next ten years. By the year 2023 there is still excess capacity in both the fire station and fire vehicles. Therefore, no new facilities are planned.

Table 9: Demand Placed on Existing Fire Station

Year	Household Projections	Non-Residential Units	Residential Allocated SF of Fire Station Space	Non-Residential Allocated SF of Fire Station Space	Residential Excess Capacity – Fire Station SF	Nonresidential Excess Capacity – Fire Station SF
2013	6,780	1,790,809	17,205	1,712	6,238	896
2014	6,941	1,833,334	17,205	1,712	5,978	877
2015	7,102	1,875,859	17,205	1,712	5,717	857
2016	7,262	1,918,120	17,205	1,712	5,459	838
2017	7,423	1,960,645	17,205	1,712	5,198	819
2018	7,584	2,003,170	17,205	1,712	4,938	799
2019	7,745	2,045,695	17,205	1,712	4,677	780
2020	7,906	2,088,220	17,205	1,712	4,417	760
2021	8,067	2,130,746	17,205	1,712	4,157	741
2022	8,227	2,173,007	17,205	1,712	3,898	722
2023	8,388	2,215,532	17,205	1,712	3,637	702

For the fire vehicles, the proposed level of service is the allocable cost of \$89,908³ (based on the proposed usage of the vehicles at capacity) divided by the 3,757,497 nonresidential square feet to arrive at an investment of \$0.02 per commercial square foot. Only nonresidential development can be charged impact fees for fire vehicles. No new fire vehicles are planned during the next ten years; therefore, new development will buy into the excess capacity of the existing fire vehicles.

Police. The Police Station has a total of 19,479 square feet. Using current call ratios, the City has 1.15905 calls per residential unit and 0.028 calls per 1,000 square feet of nonresidential space.

³ Calculated by multiplying the total vehicle cost of \$1,182,181 by the percent usage (84.0%) by Syracuse City at capacity and then by the percent non-residential use of the truck (9.0%).

Table 10: Existing Police Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Police Station SF Allocation	LOS – Police Station SF per Unit
Residential	8,045	63%	1.159054891	6,941	12,298.58	1.77
Non-Residential	4,697	37%	0.002561999	1,833,334	7,180	0.00392
TOTAL	12,742	100%			19,479.00	

Projecting these same call ratios in the future results in 10,938 square feet of the building space attributable to residential demand and 8,541 square feet attributable to nonresidential demand.

Table 11: Proposed Police Level of Service

Development Type	Calls	% of Total	Capacity Units	Police Station SF Allocation	Police Station SF per Unit - LOS
Residential	12,329	0.561	10,637	10,938.07	1.03
Non-Residential	9,627	0.438	3,757,497	8,540.93	0.00227
TOTAL	21,955			19,479.00	

The following table shows how new development will use existing, excess police station capacity over the next ten years. By the year 2023 there is still excess capacity; therefore, no new facilities are planned. The excess capacity is calculated by multiplying the number of residential units or nonresidential square feet by their respective proposed service levels and then subtracting from the existing space. Total excess capacity in the current police facility is 8,174 square feet as of 2014.

Table 12: Demand Placed on Existing Police Station

Year	Households	Non-Residential Units	Residential Allocated SF – Police Station	Non-Residential Allocated SF – Police Station	Residential Excess Capacity SF – Police Station	Nonresidential Excess Capacity SF – Police Station	Total Excess Capacity SF – Police Station
2013	6,780	1,790,809	10,938	8,541	3,966	4,470	8,436
2014	6,941	1,833,334	10,938	8,541	3,800	4,374	8,174
2015	7,102	1,875,859	10,938	8,541	3,635	4,277	7,912
2016	7,262	1,918,120	10,938	8,541	3,470	4,181	7,651
2017	7,423	1,960,645	10,938	8,541	3,305	4,084	7,389
2018	7,584	2,003,170	10,938	8,541	3,139	3,988	7,127
2019	7,745	2,045,695	10,938	8,541	2,974	3,891	6,865
2020	7,906	2,088,220	10,938	8,541	2,808	3,794	6,602
2021	8,067	2,130,746	10,938	8,541	2,643	3,698	6,340
2022	8,227	2,173,007	10,938	8,541	2,478	3,602	6,080
2023	8,388	2,215,532	10,938	8,541	2,312	3,505	5,817

Impact on System Improvements – Utah Code 11-36a-304(1)(b)

Fire. Development activity will use some of the existing, excess capacity in the fire station and fire vehicles, as shown in the previous section. No new facilities will need to be constructed or purchased before 2023. Therefore, new development will only be required to buy into the excess capacity of existing improvements.

Police. The existing police station is also projected to serve the capacity needs of Syracuse City. However, changes in security procedures, level of calls, etc., in the future could change anticipated capital facility needs. Therefore, for the present time, the police station is viewed as having excess capacity to serve the needs of the community at capacity and certainly through 2023, the timeframe of this impact fee analysis. Therefore, new development will only be required to buy into the excess capacity of the existing police station.

Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements - Utah Code 11-36a-304(1)(c)

Cost of Existing Public Facilities

Fire. The current Syracuse Fire Station was built in 2008/2009 for a total cost of \$5,954,000. Additionally, the Syracuse Fire Department currently has two fire trucks that are impact fee eligible – a Pierce Fire Truck VI and a Pierce Ladder Truck.⁴ The total cost of these two fire suppression vehicles is \$1,182,181. No new fire capital facilities are anticipated to be needed before 2023. Therefore, new development will only be required to buy into the excess capacity of existing improvements.

Police. The current Syracuse Police Station was built in 2006/2007 for a total cost of \$1,651,286. No new police station capital facilities are anticipated to be needed before 2023. Therefore, new development will only be required to buy into the excess capacity of existing police improvements.

Manner of Financing

Fire. The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station.

Police. The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of \$9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station. Outstanding costs for the remodeling of the police portion of this bond must be credited against the gross impact fee.

Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)

Fire. Fire station costs are based on new development buying in to the excess capacity of the existing fire station. Costs have been allocated using a three-step procedure. First, square footage was allocated between Syracuse and the surrounding unincorporated area based on the ratio of projected call volumes. Second, the actual cost of \$5,954,000 was apportioned among the City (residential and non-residential) and unincorporated County based on the same ratios. This results

⁴ Utah Code 11-36a-102

in an allocation of \$4,551,193 to residential development in Syracuse and \$452,816 for nonresidential development in the City. Finally, the residential cost was divided by the 10,637 capacity units to arrive at a gross fee of \$427.87 per residential unit and the nonresidential cost of \$452,816 was divided by the 3,757,497 nonresidential capacity units to arrive at a cost of \$0.12 per square foot.

Table 13: Fire Station Proportionate Share Analysis

	Residential	Non-Residential	TOTAL Syracuse	Total Unincorporated County	TOTAL
Call Volume – Capacity	1,071.2	106.6	1,177.8	223.6	1,401.4
Building Square Feet	17,205	1,712	18,917	3,591	22,508
Percent of Total Building	76.4%	7.6%	84.0%	16.0%	100.0%
Cost Allocation – Building	\$4,551,193	\$452,816	\$5,004,009	\$949,991	\$5,954,000
Capacity Units	10,637	3,757,497	NA	NA	NA
Gross Fee per Unit	\$427.87	\$0.12	NA	NA	NA

The total cost of the two public safety facility fire suppression vehicles is \$1,182,181. Based on the call volumes discussed above, Syracuse City will account for 84.0 percent of the total use of the fire trucks, or \$993,558.

Utah Code states that "...a political subdivision or private entity may not impose an impact fee on residential components of development to pay for a public safety facility that is a fire suppression vehicle."⁵ Therefore, this analysis includes only the portion of existing capacity for the fire suppression vehicles that can be recouped by non-residential development.

Residential development accounts for 91 percent of the total calls projected in Syracuse (1,071 of the 1,178 total calls), while nonresidential development accounts for nine percent (107 of the 1,178 total calls). Therefore, only nine percent of the \$993,558 cost is eligible for reimbursement through impact fees - \$89,908. This amount is divided by the total capacity of 3,757,497.45 nonresidential building square feet to arrive at a cost of \$0.02 per building square foot for fire vehicles.

Table 14: Fire Vehicle Proportionate Share Analysis

Fire Vehicles	Amount
Fire Equipment Actual Cost	\$1,182,181
Percent Usage by Syracuse City	84.0%
Cost Attributable to Syracuse City	\$993,558
Percent Residential Usage in Syracuse City	91.0%
Residential Portion Cost of Truck	\$903,650
Non-Residential Cost of Truck - Syracuse City - Proposed Service Level	\$89,908
Capacity Non-Residential Development in Syracuse City	3,757,497.45
Proposed Level of Service Cost per Non-Residential SF	\$0.02

⁵ Utah Code 11-36a-202(2)(i)(ii)

The building and fire vehicle costs are then combined with small charges for interest to be paid on the bond (later credited for outstanding debt), consulting fees and the impact fee fund balance.

Table 15: Fire Proportionate Share Analysis

	Residential	Non-Residential	TOTAL Syracuse	Total Unincorporated County
Call Allocation				
Projected Calls	1,071.2	106.6	1,177.8	223.6
Building Square Feet	17,205	1,712	18,917	3,591
Percent of Total Building	76.4%	7.6%	84.0%	16.0%
Building Cost Allocation				
Cost Allocation - Building	\$4,551,193	\$452,816	\$5,004,009	\$949,991
Capacity Units	10,637	3,757,497	NA	NA
Gross Fee for Building	\$427.87	\$0.12		
Fire Truck Cost Allocation				
Cost Allocation Fire Trucks	\$0	\$89,908		
Capacity Units	NA	3,757,497		
Gross Fee for Fire Trucks	\$0	\$0.02		
Interest Cost Allocation				
Cost Allocation for Interest	\$696,175	\$69,265		
Capacity Units	10,637	3,757,497		
Gross Fee for Interest	\$65.45	\$0.02		
Consultant Costs				
Cost Allocation for Consultants	\$4,548	\$452		
Capacity Units	3,696	1,924,164		
Gross Fee for Consultant Costs	\$1.23	\$0.00		
Fund Balance Allocation				
Cost Allocation for Fund Balance	\$90,950.94	\$9,049.06		
Capacity Units	3,696	1,924,164		
Gross Credit for Fund Balance	(\$24.61)	(\$0.00)		
GROSS FEE PER UNIT	\$469.95	\$0.16	NA	NA

Police. Police costs are calculated based on a buy-in to excess capacity in the existing police building. The total cost of the building was \$1,651,286. There are currently 8,174 square feet of excess capacity. Based on a fair share allocation between residential and commercial, based on calls for service, residential development will account for \$400,104.83 of the buy-in costs; nonresidential development will account for \$460,456.08 of the buy-in costs. This results in a fee of \$93.70 for residential development and \$0.22 for nonresidential development.

Table 16: Police Proportionate Share Analysis

	Residential	Nonresidential	TOTAL
<i>Demand Analysis - Calls</i>			
Projected Calls - Capacity	12,329	9,627	21,955
Percent of Total Calls by Type	56%	44%	100%
Existing Calls	8,045	4,697	12,742
Existing Calls as % of Total Capacity	65%	49%	58%
Building SF Allocation	10,938.07	8,540.93	19,479.00
Building Cost Allocation	\$927,249	\$724,037	\$1,651,286
Interest Cost Allocation	\$224,294	\$175,139	\$399,433.49
Total Building Cost Allocation	\$1,151,543	\$899,176	\$2,050,720
<i>Excess Capacity Analysis</i>			
Capacity Units	10,637	3,757,497	
Existing Units	6,941	1,833,334	
Growth in Units	3,696	1,924,164	
Excess Capacity - Building SF	3,800.44	4,374	8,174
Excess Capacity Building Cost Allocation	\$400,104.83	\$460,456.08	\$860,560.92
<i>Fee Calculation</i>			
Gross Fee - Building	\$108.26	\$0.24	
Fund Balance Allocation	\$56,153.12	\$43,846.88	
Capacity Units - Fund Balance	3,696	1,924,164	
Fund Balance Credit per Unit	(\$15.19)	(\$0.02)	
Consulting Cost	\$2,325	\$2,675	
Consulting Fee per Unit	\$0.63	\$0.00	
GROSS FEE	\$93.70	\$0.22	

Fee Adjustment for Financing Structures - Utah Code 11-36a-304(2)(d)(e)(f)

The Impact Fees Act requires credits to be given to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice.

Credits against the gross fee must be calculated in order to incorporate the outstanding debt for the fire and police stations. The City issued a Lease Revenue Bond, Series 2008, for \$5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for \$5,572,000. Credits against the bond have been calculated using several steps of calculations. The first step, shown in Table 17 below, takes the annual bond payments and figures an average bond payment cost per call.

Table 17: Fire - Average Bond Payment Cost per Call

Year	Households	Nonresi- dential Units	Residential Calls	Nonresi- dential Calls	Bond Payments	Payment Cost Allocated per Call
2015	7,102	1,875,859	715.21	53	\$443,495	\$577
2016	7,262	1,918,120	731.33	54	\$443,302	\$564
2017	7,423	1,960,645	747.54	56	\$443,076	\$552
2018	7,584	2,003,170	763.75	57	\$444,289	\$541
2019	7,745	2,045,695	779.97	58	\$443,729	\$530
2020	7,906	2,088,220	796.18	59	\$443,729	\$519
2021	8,067	2,130,746	812.39	60	\$443,729	\$508
2022	8,227	2,173,007	828.51	62	\$443,729	\$498
2023	8,388	2,215,532	844.72	63	\$443,729	\$489
2024	8,549	2,258,057	860.94	64	\$443,650	\$480
2025	8,710	2,300,582	877.15	65	\$443,650	\$471
2026	8,871	2,343,107	893.36	66	\$443,650	\$462
2027	9,031	2,385,368	909.48	68	\$443,650	\$454
2028	9,192	2,427,893	925.69	69	\$443,650	\$446

The second step then takes the average cost per call and calculates the average residential and nonresidential payment (based on the average calls per residential unit and nonresidential square foot). Then, this number is adjusted to reflect only the Syracuse portion of the payment.

Table 18: Fire - Average Bond Payment Cost per Call – Syracuse Portion of Payment Only

Year	Payment Cost per Call	Average Residential Payment	Average Nonresidential Payment	Average Residential Payment - Syracuse Portion of Fire Station Only	Average Non- Residential Payment - Syracuse Portion of Fire Station Only
2015	\$577	\$58.12	\$0.02	\$48.85	\$0.01
2016	\$564	\$56.82	\$0.02	\$47.75	\$0.01
2017	\$552	\$55.56	\$0.02	\$46.69	\$0.01
2018	\$541	\$54.53	\$0.02	\$45.83	\$0.01
2019	\$530	\$53.33	\$0.02	\$44.82	\$0.01
2020	\$519	\$52.24	\$0.01	\$43.90	\$0.01
2021	\$508	\$51.20	\$0.01	\$43.03	\$0.01
2022	\$498	\$50.20	\$0.01	\$42.19	\$0.01
2023	\$489	\$49.24	\$0.01	\$41.38	\$0.01
2024	\$480	\$48.30	\$0.01	\$40.59	\$0.01
2025	\$471	\$47.41	\$0.01	\$39.84	\$0.01
2026	\$462	\$46.55	\$0.01	\$39.12	\$0.01
2027	\$454	\$45.72	\$0.01	\$38.43	\$0.01
2028	\$446	\$44.92	\$0.01	\$37.76	\$0.01

The next step calculates the percentage of the bond payment attributable to the portion of the fire station that is currently required for the proposed level of service (and not the portion of the bond payment applied to the excess capacity part of the station). This step is necessary because future development will pay impact fees to cover the excess capacity portion of the fire station. When the bond is retired, new development will still be buying in to the excess capacity of the existing building and impact fees, at that time, will be used to repay the General Fund for the purchase of the Fire Station Building. That is why credits are necessary for a portion of the bond payments only.

Table 19: Fire - Average Bond Payment Cost per Call – Syracuse Portion of Payment Only

Year	SF Used in Fire Station - Syracuse Portion Only	% of Total Used - Existing	% of Total Capacity - Future	Amount of Credit - Residential - Annual	NPV* Amount of Credit by Year - Residential	Residential Impact Fee to be Paid
2015	11,487	61%	39%	\$29.66	\$345.25	\$124.69
2016	11,746	62%	38%	\$29.65	\$325.06	\$144.89
2017	12,007	63%	37%	\$29.64	\$304.27	\$165.68
2018	12,267	65%	35%	\$29.72	\$282.87	\$187.07
2019	12,528	66%	34%	\$29.68	\$260.75	\$209.20
2020	12,788	68%	32%	\$29.68	\$238.00	\$231.94
2021	13,048	69%	31%	\$29.68	\$214.57	\$255.37
2022	13,307	70%	30%	\$29.68	\$190.44	\$279.51
2023	13,568	72%	28%	\$29.68	\$165.58	\$304.36
2024	13,828	73%	27%	\$29.67	\$139.98	\$329.97
2025	14,088	74%	26%	\$29.67	\$113.61	\$356.33
2026	14,349	76%	24%	\$29.67	\$86.46	\$383.49
2027	14,608	77%	23%	\$29.67	\$58.48	\$411.46
2028	14,868	79%	21%	\$29.67	\$29.67	\$440.27
2029+						\$469.95

*NPV = net present value

Police credits are calculated in a similar manner; first, the bond payment is allocated as an average bond payment cost per call.

Table 20: Police - Average Bond Payment Cost per Call

Police Credits	Total Bond Payments	Amount for Police Station	Households	Non-Residential Units	Residential Calls	Non Residential Calls	Payment Cost Allocated per Call
2015	\$705,266	\$124,556	7,102	1,875,859	8,232	4,806	\$9.55
2016	\$710,766	\$125,527	7,262	1,918,120	8,417	4,914	\$9.42
2017	\$710,016	\$125,395	7,423	1,960,645	8,604	5,023	\$9.20
2018	\$703,704	\$124,280	7,584	2,003,170	8,790	5,132	\$8.93
2019	\$706,579	\$124,788	7,745	2,045,695	8,977	5,241	\$8.78
2020	\$706,579	\$124,788	7,906	2,088,220	9,163	5,350	\$8.60

Police Credits	Total Bond Payments	Amount for Police Station	Households	Non-Residential Units	Residential Calls	Non Residential Calls	Payment Cost Allocated per Call
2021	\$706,579	\$124,788	8,067	2,130,746	9,350	5,459	\$8.43
2022	\$706,579	\$124,788	8,227	2,173,007	9,536	5,567	\$8.26
2023	\$706,579	\$124,788	8,388	2,215,532	9,722	5,676	\$8.10
2024	\$703,770	\$124,292	8,549	2,258,057	9,909	5,785	\$7.92
2025	\$703,770	\$124,292	8,710	2,300,582	10,095	5,894	\$7.77
2026	\$703,770	\$124,292	8,871	2,343,107	10,282	6,003	\$7.63
2027	\$703,770	\$124,292	9,031	2,385,368	10,467	6,111	\$7.50
2028	\$703,770	\$124,292	9,192	2,427,893	10,654	6,220	\$7.37

The residential impact fee for police is then calculated based off of the average cost per call.

Table 21: Police – Residential Credits and Impact Fee by Year

Year	Payment Cost Allocated per Call	Average Residential Payment	SF Required in Police Station for Proposed Standard	% of Total Capacity Used	Amount of Credit	NPV Amount of Credit by Year	Residential Impact Fee
2015	\$9.55	\$11.07	11,567	59%	\$6.58	\$76.58	\$17.11
2016	\$9.42	\$10.91	11,828	61%	\$6.63	\$72.11	\$21.59
2017	\$9.20	\$10.67	12,090	62%	\$6.62	\$67.45	\$26.25
2018	\$8.93	\$10.35	12,352	63%	\$6.56	\$62.65	\$31.04
2019	\$8.78	\$10.17	12,614	65%	\$6.59	\$57.77	\$35.92
2020	\$8.60	\$9.97	12,877	66%	\$6.59	\$52.72	\$40.97
2021	\$8.43	\$9.77	13,139	67%	\$6.59	\$47.52	\$46.18
2022	\$8.26	\$9.58	13,399	69%	\$6.59	\$42.16	\$51.54
2023	\$8.10	\$9.39	13,662	70%	\$6.59	\$36.64	\$57.06
2024	\$7.92	\$9.18	13,924	71%	\$6.56	\$30.95	\$62.74
2025	\$7.77	\$9.01	14,186	73%	\$6.56	\$25.12	\$68.57
2026	\$7.63	\$8.85	14,448	74%	\$6.56	\$19.12	\$74.58
2027	\$7.50	\$8.69	14,709	76%	\$6.56	\$12.93	\$80.76
2028	\$7.37	\$8.54	14,971	77%	\$6.56	\$6.56	\$87.13
2029+							\$93.70

The nonresidential impact fee is also based off of the average cost per call.

Table 22: Police – Nonresidential Credits and Impact Fees by Year

Year	Payment Cost Allocated per Call	Average Non-Residential Payment	SF Required in Police Station for Proposed Standard	% of Total Capacity Used	Amount of Credit	NPV Amount of Credit by Year	Non-Residential Impact Fee
2015	\$9.55	\$0.02	11,567	59%	\$0.01	\$0.17	\$0.05
2016	\$9.42	\$0.02	11,828	61%	\$0.01	\$0.16	\$0.06
2017	\$9.20	\$0.02	12,090	62%	\$0.01	\$0.15	\$0.07
2018	\$8.93	\$0.02	12,352	63%	\$0.01	\$0.14	\$0.08
2019	\$8.78	\$0.02	12,614	65%	\$0.01	\$0.13	\$0.09
2020	\$8.60	\$0.02	12,877	66%	\$0.01	\$0.12	\$0.10
2021	\$8.43	\$0.02	13,139	67%	\$0.01	\$0.11	\$0.11
2022	\$8.26	\$0.02	13,399	69%	\$0.01	\$0.09	\$0.12
2023	\$8.10	\$0.02	13,662	70%	\$0.01	\$0.08	\$0.14
2024	\$7.92	\$0.02	13,924	71%	\$0.01	\$0.07	\$0.15
2025	\$7.77	\$0.02	14,186	73%	\$0.01	\$0.06	\$0.16
2026	\$7.63	\$0.02	14,448	74%	\$0.01	\$0.04	\$0.18
2027	\$7.50	\$0.02	14,709	76%	\$0.01	\$0.03	\$0.19
2028	\$7.37	\$0.02	14,971	77%	\$0.01	\$0.01	\$0.20
2029+							\$0.22

Total public safety impact fees, along with the appropriate credits, are summarized below.

Table 23: Summary of Gross Public Safety Fee (With Credits)

Year	Fire - Residential	Fire - Nonresidential	Police - Residential	Police - Nonresidential	Residential Total	Nonresidential Total
2015	\$124.69	\$0.06	\$17.11	\$0.05	\$141.80	\$0.11
2016	\$144.89	\$0.07	\$21.59	\$0.06	\$166.47	\$0.12
2017	\$165.68	\$0.07	\$26.25	\$0.07	\$191.92	\$0.14
2018	\$187.07	\$0.08	\$31.04	\$0.08	\$218.12	\$0.16
2019	\$209.20	\$0.08	\$35.92	\$0.09	\$245.12	\$0.17
2020	\$231.94	\$0.09	\$40.97	\$0.10	\$272.92	\$0.19
2021	\$255.37	\$0.10	\$46.18	\$0.11	\$301.55	\$0.21
2022	\$279.51	\$0.10	\$51.54	\$0.12	\$331.04	\$0.23
2023	\$304.36	\$0.11	\$57.06	\$0.14	\$361.42	\$0.25
2024	\$329.97	\$0.12	\$62.74	\$0.15	\$392.71	\$0.27
2025	\$356.33	\$0.13	\$68.57	\$0.16	\$424.91	\$0.29
2026	\$383.49	\$0.13	\$74.58	\$0.17	\$458.07	\$0.31
2027	\$411.46	\$0.14	\$80.76	\$0.19	\$492.22	\$0.33
2028	\$440.27	\$0.15	\$87.13	\$0.20	\$527.40	\$0.35
2029+	\$469.95	\$0.16	\$93.70	\$0.22	\$563.64	\$0.38

Credits may also be given to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit must be included in the IFFP and must be agreed upon with the City before construction begins. There are currently no new public safety facilities included in the Syracuse City Public Safety IFFP.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding fire service excess capacity must be identified.

Certification

Zions Bank Public Finance certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Offsets costs with grants or other alternate sources of payment; and

4. Complies in each and every relevant respect with the Impact Fees Act.

Notice of Intent

Entity: Syracuse City

Public Body: City Council

Subject: Fees

Notice Title: Public Notice of Intent

Notice Type: Notice

Notice Date & Time: Feb 1, 2013
5:00 PM

Description/Agenda:

NOTICE OF INTENT TO PREPARE OR AMEND AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE WRITTEN ANALYSIS

Syracuse City, a municipality of the State of Utah, located in Davis County, Utah intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Written Impact Fee Analysis for culinary water, secondary water, storm drains, public safety, transportation and parks. This notice is pursuant to the provisions of 11-36a-501. Pursuant to the requirements of Utah Code Ann 11-36a-501 and 11-36a-50, notice is hereby provided of the intent of Syracuse City to create or amend an Impact Fee Facilities Plan and Impact Fee Written Analysis. The service area for the prepared IFFP and IFA includes the entire city limits of Syracuse City.

Notice of Special Accommodations: call Steve Marshall at 801-614-9621 for questions.

Ordinance No. 14-19

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO IMPACT FEES.

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 various proposed changes are needed with the approval of Ordinance 14-18, impact fee enactment,

WHEREAS, on August 12, 2014, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed ordinance changes;

NOW, THEREFORE, BE IT ORDAINED BY THE SYRACUSE CITY COUNCIL AS FOLLOWS:

Proposed Title III Amendments:

- 3-11-1: Purpose. Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)
- 3-11-2 Applicability. The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.
- A. All new secondary water connections shall be considered new development.
 - B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.

C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.

D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

3-11-4 Calculation of Impact Fees. Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord. 14-18)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

3-11-9: COLLECTION of Impact Fees. Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

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 be effective on November 10, 2014 or 90 days after the adoption of Ordinance 14-18, Impact fee enactment, as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 12TH DAY OF AUGUST 2014.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____

Terry Palmer, Mayor

Voting by the City Council:

Councilmember Peterson
Councilmember Lisonbee
Councilmember Duncan
Councilmember Johnson
Councilmember Gailey

“AYE”

“NAY”

Proposed Title III Amendments:

3-11-1: **PURPOSE.** Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)

3-11-2 **APPLICABILITY.** The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.

- A. All new secondary water connections shall be considered new development.
- B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.
- C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.
- D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

3-11-4 **CALCULATION OF IMPACT FEES.** Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord. ~~14-1805-03~~)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

3-11-9: **COLLECTION OF IMPACT FEES.** Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

RESOLUTION NO. R-14-27

A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS TO THE PUBLIC SAFETY IMPACT FEES.

WHEREAS, Syracuse City Staff has reviewed and analyzed the fees charged by the City for various services, permits and procedures and has recommended various changes to such fees as more particularly provided in the attached consolidated Syracuse City Fee Schedule; and

WHEREAS, the City Council desires to adopt the revised Syracuse City Fee Schedule as recommended by Staff and as more particularly provided herein; and

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

Section 1. Amendment. The Syracuse City Fee Schedule is hereby updated and amended to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

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 90 days from passage or November 10, 2014.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF AUGUST, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Terry Palmer, Mayor

Building

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Bond Fees						
Landscaping Bond	\$55.00 per Permit	NA NA				
Performance & Guaranty for Temporary Occupancy	100% of value	10% Administration Fee				
Plan Check Fees						
Residential	All Permitted Structures	40% Permit Fee	NA NA			
Residential - Duplicate multi-family structure		50% of original plan check fee				
NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period						
Commercial	All Permitted Structures	65% Permit Fee	NA NA			
Building Investigation Fee	All Permitted Structures	100% % Permit Fee	NA NA			
Fire Sprinkler/Safety Plans	All Permitted Structures	\$75.00 Per Hour	NA NA			
Additional Plan Review Due to Revisions		\$56.40 Per Hour (1/2 hr min.)	NA NA			
General Building Valuation						
Building Value from \$1-1,000.00		\$56.40 ea. Unit	NA NA			
Building Value from \$1,001-2,000		\$56.40 ea. Unit	\$2.70 ea. addl. \$100 or fraction thereof			
Building Value from \$2,001-25,000		\$83.40 ea. Unit	\$16.80 ea. addl. \$1000 or fraction thereof			
Building Value from \$25,001-50,000		\$469.80 ea. Unit	\$12.11 ea. addl. \$1000 or fraction thereof			
Building Value from \$50,001-100,000		\$772.55 ea. Unit	\$8.40 ea. addl. \$1000 or fraction thereof			
Building Value from \$100,001-500,000		\$1,192.55 ea. Unit	\$6.72 ea. addl. \$1000 or fraction thereof			
Building Value from \$501,000-1,000,000		\$3,880.55 ea. Unit	\$5.70 ea. addl. \$1000 or fraction thereof			
Building Value from \$1,000,000.00+		\$6,730.55 ea. Unit	\$4.65 ea. addl. \$1000 or fraction thereof			
Pools, Tubs & Spas						
Public Pool		Bid Price ea. Unit	NA NA			
Private Pool - In Ground		Bid Price ea. Unit	NA NA			
Private Pool - Above Ground Temporary		\$56.40 ea. Unit				
Private Pool - Above Ground Permanent		Bid Price ea. Unit	NA NA			
Storage Sheds						
Storage Sheds		Construction Value ea. Unit	NA NA			
Storage Sheds - Re-siding only		\$47.00 ea. Unit	NA NA			
State Fee (Surcharge)		1% of Permit Fee	NA NA			
Expired Permit						
Less Than to 180 days		65% Building Value	NA NA			
Greater than 180 Days but Less Than 1 Year		65% of Original Permit Cost	NA NA			
Greater Than 1 Year		100% of Original Permit Cost	NA NA			
Impact Fees						
Parks, Trails, and Recreation		\$2,393.56 Per Household				
Residential Transportation	Single Family Residence	\$1,131.00 Per Unit	NA NA			
Residential Transportation	All other types/units	\$705.00 Per Unit	NA NA			
Commercial Transportation						
General Commercial		\$2,328.00 Per 1,000 sf of GFA	NA NA			
Office/Institutional		\$2,428.00 Per 1,000 sf of GFA	NA NA			
Industrial		\$668.00 Per 1,000 sf of GFA	NA NA			
Culinary Water						
¾" Line		\$966.00 ea. Unit	NA NA			
1" Line		\$1,610.00 ea. Unit	NA NA			
1½" Line		\$4,999.00 ea. Unit	NA NA			
2" Line		\$7,997.00 ea. Unit	NA NA			
3" Line		\$15,994.00 ea. Unit	NA NA			
4" Line		\$24,991.00 ea. Unit	NA NA			
6" Line		\$49,981.00 ea. Unit	NA NA			
8" Line		\$79,970.00 ea. Unit	NA NA			
Secondary Water - Residential						
4,000-7,000sf lot		\$523.03 ea. Unit	NA NA			
7,001-8,000sf lot		\$760.31 ea. Unit	NA NA			
8,001-9,000sf lot		\$883.18 ea. Unit	NA NA			
9,001-10,000sf lot		\$1,008.44 ea. Unit	NA NA			
10,001-11,000sf lot		\$1,135.85 ea. Unit	NA NA			
11,001-13,000sf lot		\$1,330.48 ea. Unit	NA NA			
13,001-15,000sf lot		\$1,595.85 ea. Unit	NA NA			

Building

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
15,001-17,000sf lot	\$1,867.01 ea. Unit	NA NA				
17,001-19,000sf lot	\$2,143.25 ea. Unit	NA NA				
19,001-21,000sf lot	\$2,423.98 ea. Unit	NA NA				
21,001-23,000sf lot	\$2,708.76 ea. Unit	NA NA				
23,001-25,000sf lot	\$2,997.23 ea. Unit	NA NA				
25,001-27,000sf lot	\$3,289.06 ea. Unit	NA NA				
27,001-30,000sf lot	\$3,658.21 ea. Unit	NA NA				
30,001-33,000sf lot	\$4,107.02 ea. Unit	NA NA				
33,001-36,000sf lot	\$4,561.61 ea. Unit	NA NA				
36,001-39,000sf lot	\$5,021.48 ea. Unit	NA NA				
39,001-42,000sf lot	\$5,486.20 ea. Unit	NA NA				
42,001-45,000sf lot	\$5,955.43 ea. Unit	NA NA				
45,001-48,000sf lot	\$6,428.84 ea. Unit	NA NA				
48,001-51,000sf lot	\$6,906.17 ea. Unit	NA NA				
51,001-54,000sf lot	\$7,387.17 ea. Unit	NA NA				
54,001-57,000sf lot	\$7,871.64 ea. Unit	NA NA				
57,001-60,000sf lot	\$8,359.39 ea. Unit	NA NA				
Secondary Water - Open Land in a Commercial Subdivision	\$0.17 sf of pervious area	NA NA				
Sewer - North Davis Sewer District (Fee)	\$3,000.00 per Connection	NA NA				
Sewer - Storm (ENR Construction Index)						
R1	\$4,748.00 per acre or 0.109 sf	NA NA				
R2	\$5,053.00 per acre or 0.116 sf	NA NA				
R3	\$5,532.00 per acre or 0.127 sf	NA NA				
R4	\$6,316.00 per acre or 0.145 sf	NA NA				
PRD	\$6,011.00 per acre or 0.138 sf	NA NA				
GC	\$11,369.00 per acre or 0.261 sf	NA NA				
C2	\$10,716.00 per acre or 0.246 sf	NA NA				
I1	\$11,369.00 per acre or 0.261 sf	NA NA				
A1	\$3,006.00 per acre or 0.069 sf	NA NA				
PO	\$11,369.00 per acre or 0.261 sf	NA NA				
Public Safety						
Residential	\$225.16 per application	NA NA	\$141.80	per application		
Commercial	\$0.0440 Per sf of building	NA NA	\$0.11	Per sf of building		
Connection Fees						
Culinary Water						
3/4" Meter	\$325.00 ea. Unit	NA NA				
1" Meter	\$485.00 ea. Unit	NA NA				
1 1/2" Meter	\$680.00 ea. Unit	NA NA				
2" Meter	\$983.00 ea. Unit	NA NA				
3" Meter	\$1,699.50 ea. Unit	NA NA				
4" Meter	\$3,005.00 ea. Unit	NA NA				
6" Meter	\$4,782.00 ea. Unit	NA NA				
8" Meter	\$7,143.00 ea. Unit	NA NA				
Secondary Water						
3/4" Line	\$300.00 ea. Unit	NA NA				
1" Line	\$400.00 ea. Unit	NA NA				
1 1/2" Line	\$600.00 ea. Unit	NA NA				
2" Line	\$800.00 ea. Unit	NA NA				
3" Line	\$1,200.00 ea. Unit	NA NA				
4" Line	\$1,600.00 ea. Unit	NA NA				
6" Line	\$2,000.00 ea. Unit	NA NA				
8" Line	\$2,400.00 ea. Unit	NA NA				
Sewer - North Davis Sewer District (Connection)	\$240.00 per Connection	NA NA				
Sewer - City Connection	\$300.00 ea. Unit	NA NA				
Review for 8" Main Line	\$250.00					
Inspection Fees						
Outside of normal business hours	\$56.40 per incident (2 hr min.)	NA NA				

Building

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Re-Inspections	\$56.40 per Hour	NA NA				
Plan Changes	2 x Plan Fee	NA NA				
Inspection with no fee indicated	\$56.40 per Hour (1/2 hour min.)	NA NA				
Additional Plan Reviews Due to Revisions	\$56.40 per Hour (1/2 hour min.)					
Miscellaneous/Requested Inspections	\$56.40 per Hour (1/2 hour min.)	NA NA				
Final Off-Site Inspection	\$15.00 per Lot	NA NA				
Final Off-Site Inspection Items						
Culinary Water	\$0.183 per lf	NA NA				
Secondary Water	\$0.124 per lf	NA NA				
Sanitary Sewer	\$0.183 per lf	NA NA				
Storm Drain	\$0.143 per lf	NA NA				
Land Drain	\$0.178 per lf	NA NA				
Curb and Gutter	\$0.038 per lf	NA NA				
Sidewalk	\$0.019 per lf	NA NA				
Road	\$0.111 per lf	NA NA				
Hydrant Test	\$10.00 per Hydrant	NA NA				
Smoke Test	\$6.00 per Lot	NA NA				
Streetlight	\$6.00 per Streetlight	NA NA				
Warranty Inspections						
First Final Warranty	\$0.00 per Project	NA NA				
Final Warranty Re-inspection (if punch list is complete)	\$0.00 per Project	NA NA				
Third Final Warranty	\$75.00 per Project	NA NA				
Fourth Final Warranty	\$100.00 per Project	NA NA				
3rd Party Project or Plan Review Fee	Variable Fee assessed to the project applicant					
Sign Permit Fees						
Permanent Attached	Sign Valuation per Sign	NA NA				
Temporary Attached	5 days max. \$35.00 per Sign	NA NA				
Permanent Detached	Sign Valuation Per Sign	State Fee per Sign				
Temporary Detached	5 days max. \$35.00 per Sign	NA NA				
Sign Reclamation fee (Illegal sign)	\$10.00 per Sign	NA NA				
Sign Reclamation fee (Repeat offenses)	\$40.00 per Sign	NA NA				

*All permits and reviews are subject to a 1% surcharge imposed by the State of Utah Division of Professional Licensure

**Not every situation is foreseen; fees may be based on bid amounts or the total number of inspections to complete a project

***A per inspection fee is calculated at \$56.40/inspection to offset the cost of additional inspections

Community Development All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Development Application Fees						
Commercial Site Plan*						
0-5 Acres	\$575.00 per Plan set	\$55.00 per Acre				
5.01-10 acres	\$1,585.00 per Plan set	\$173.00 per Acre				
10.01-15 acres	\$2,450.00 per Plan set	\$144.00 per Acre				
15.1-20 acres	\$3,170.00 per Plan set	\$115.00 per Acre				
> 20.1 acres	\$3,745.00 per Plan set	\$100.00 per Acre				
Each Revised Plan*	\$250.00 per Plan set	\$50.00 per Lot				
Site Plan Amendment (minor)	\$100.00 per Plan set	NA NA				
Site Plan Including Conditional use	\$650.00 per Plan set	\$55.00 per acre				
Site Plan Nonconforming Use/Lot Review Fee	\$35.00 per Plan set	NA NA				
Residential Development Plat*						
Sketch Plan	\$225.00 per Plan set	\$25.00 per Lot				
Each Revised Sketch Plan	\$50.00 per Plan set	\$15.00 per Lot				
Preliminary Plan	\$575.00 per Plan set	\$50.00 per Lot				
Each Revised Preliminary Plan	\$150.00 per Plan set	\$15.00 per Lot				
Final Plan	\$575.00 per Plan set	\$75.00 per Lot				
Each Revised Final Plan	\$250.00 per Plan set	\$50.00 per Lot				
Staff Review Fees						
Amended Subdivision	\$550.00 per Plan set	\$50.00 per Lot				
Residential Multi-Family	\$750.00 per Plan set	1.00% Bond Amount				
All Additional Reviews Required by Plan Changes	\$56.40 per Hour (1/2 hour min.)	\$0.00 NA				
Gen Private Pool - Above Ground Permanent	Bid Price Per Hour					
Administrative Fees						
Appeal to Board of Adjustments	\$200.00 per appeal	NA NA				
Plat Recording Fee (Per County Recorders Fee Schedule)	\$37.00 per Plat	\$1/lot + \$1/signature over 2 + \$1/each common space				
Payback or Reimbursement Agreement	\$500.00 per agreement	NA NA				
Application Fees						
	\$0.65					
General Plan Amendment	\$450.00 per Application	NA NA				
Re-Zone	\$425.00 per Application	\$0.00 NA				
Conditional Use (Major)	\$100.00 per Application	Public Noticing Fees				
Conditional Use (Minor)						
Conditional Use Extension or Modification (Major)	\$50.00 per Application	NA NA				
Conditional Use Extension or Modification (Minor)						
Agricultural Protection Area Designation	\$250.00 per Application	\$25.00 NA				
Annexation Petition and Review						
0-2 acres	\$230.00 per Application	\$173.00 per Acre				
2.1-5 acres	\$575.00 per Application	\$144.00 per Acre				
5.1-10 acres	\$1,007.00 per Application	\$115.00 per Acre				
> 10 acres	\$1,582.00 per Application	\$87.00 per Acre				
Home Occupation	\$45.00 per Application	NA NA				
Commercial Business	\$25.00 per Application	NA NA				
Public Noticing Fees						
Public Notice Signs	\$6.00 Per Sign					
Mailing List Generation	\$25.00 per Application					
Noticing Fee for impacted residents	\$1.00 Per Address					
Business License Fees						
Business License Amendment	\$5.00 per Application	NA NA				
Business License Listing	\$5.00 per copy	NA NA				
Home Occupation	\$75.00 per Application	NA NA				
Commercial Business (Temporary - 6 months Max.)	\$25.00 per Application	NA NA				
License Fee - Commercial Retail Business						
< 5,000 sf	\$75.00 per Application	NA NA				
5,001-10,000 sf	\$125.00 per Application	NA NA				
> 10,001 sf	\$350.00 per Application	NA NA				
License Fee - Commercial Business						
Professional Services	\$75.00 per Application	NA NA				
General Services	\$75.00 per Application	NA NA				
Food Establishment	\$75.00 per Application	NA NA				
Sexually Oriented Business (SOB)						
Sexually Oriented Business (SOB)	\$950.00 per Application	NA NA				
Escort Services	\$950.00 per Application	NA NA				
Nude Entertainment Business	\$950.00 per Application	NA NA				

Amended 08-12-2014

Community Development All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Nude Entertainment Employee	\$250.00 per Application	NA NA				
Semi-Nude Entertainment Business	\$950.00 per Application	NA NA				
Semi-nude Entertainment Employee	\$250.00 per Application	NA NA				
Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)	\$250.00 per Application	NA NA				
Nude Dancing Agency	\$950.00 per Application	NA NA				
Semi-Nude Dancing Agency	\$950.00 per Application	NA NA				
Outcall Agency	\$950.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$250.00 per Application	NA NA				
Disclosure Application investigation	\$50.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$252.00 per Application	NA NA				
Application for 2+ Licenses at one time	\$20.00 per Application	Higher of applicable fees				
Outcall Agency Employee (Off-site services)	\$254.00 per Application	NA NA				
Solicitors/Mobile Sales/Vendors (annual fee)	\$25.00 per Application	NA NA				
License per solicitor	\$25.00 per Month	NA NA				
Alcoholic Beverages						
Class "A"	\$200.00 per Application	NA NA				
Class "B"	\$300.00 per Application	NA NA				
Pawn Shops	\$450.00 per Application	NA NA				
Duplicate Business License	\$5.00 per Application	NA NA				
Late Payment Fees						
Paid after Jan 31	50.00% of renewal fee					
Paid after Feb. 28	75.00% of renewal fee					
Paid after Mar 31	100.00% of renewal fee					
Fines						
Utility Excavation without a Permit	\$250.00 per Incident	NA NA				
Storm Water Pollution - Illicit Discharge	\$200.00 Per Incident					
Storm Water - Post construction BMP removal	\$100.00 Per BMP					
Construction Activity Without a Permit when required	\$100.00 per Incident	NA NA				
Operating without a business license	\$15.00 per Incident	Certified mailing costs				
Late Payment Fees	\$10.00 per month					
Weed Mowing (Code Enforcement)						
Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$170.00			
Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash			\$180.00			
Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$205.00			
Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash			\$225.00			
Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$255.00			
Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash			\$262.50			
Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$352.50			
Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash			\$375.00			
Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$412.50			
Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash			\$457.50			
Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$615.00			
Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.			bids will be obtained from contractors.			
1/4 acre = 10,890 square feet						
1/2 acre = 21,780 square feet						
3/4 acre = 32,674 square feet						
1 acre = 43,560 square feet						
**All rates include dump fees						
Administration Fee for each subsequent weed mowing incident	\$50.00 per incident	NA NA				
Hourly Rates						
Weedeater	\$33.00					
Edger	\$33.00					
Leaf Blower	\$33.00					
Push Mower	\$36.00					
Small Riding Mower	\$43.50					
Large Riding Mower	\$52.50					
Tractor	\$75.00					
Truck/Trailer	\$82.50					
Tractor/Mower	\$78.00					
**Hourly rates include operator, equipment, and all incidentals required to complete the work.						
Excavation Permit Fees						
NOTE: Trench Repair Fees for Excavations between October 15th and May 15th are double fee shown						

Community Development *All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Administrative Fee	\$47.00 per application					
Curb & Gutter Repair	\$20.00 per lf	NA NA				
Sidewalk Repair	\$10.00 per lf	NA NA				
Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$46.14 per Application	NA NA				
14'-0" to 26'-0" Cut	\$92.40 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$56.88 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$63.96 per Application	NA NA				
19'-0" to 36'-0" Cut	\$127.92 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 42'-0" Cut	\$156.42 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 35'-0" Cut	\$127.92 per Application	NA NA				
36'-0" to 56'-0" Cut	\$198.80 per Application	NA NA				
Water Line Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$53.83 per Application	NA NA				
14'-0" to 26'-0" Cut	\$107.66 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$66.36 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.72 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$74.62 per Application	NA NA				
19'-0" to 36'-0" Cut	\$149.24 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 42'-0" Cut	\$174.16 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 35'-0" Cut	\$145.46 per Application	NA NA				
36'-0" to 56'-0" Cut	\$232.12 per Application	NA NA				
Storm Drain Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$61.52 per Application	NA NA				
14'-0" to 26'-0" Cut	\$123.04 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$75.84 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$151.68 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$85.25 per Application	NA NA				
19'-0" to 36'-0" Cut	\$170.56 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 42'-0" Cut	\$199.04 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 35'-0" Cut	\$166.24 per Application	NA NA				
36'-0" to 56'-0" Cut	\$265.28 per Application	NA NA				
Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$69.21 per Application	NA NA				
14'-0" to 26'-0" Cut	\$138.24 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$85.32 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$170.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$99.40 per Application	NA NA				

Amended 08-12-2014

Community Development *All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
19'-0" to 36'-0" Cut	\$191.88 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 42'-0" Cut	\$223.92 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 35'-0" Cut	\$187.02 per Application	NA NA				
36'-0" to 56'-0" Cut	\$298.44 per Application	NA NA				
Combined Trench Repair Fee for Perpendicular Cuts	\$35.00					
26'-0" Wide Road (50' ROW)	Sign Valuation Per Sign					
1'-0" to 13'-0" Cut	\$35.00 per Application	NA NA				
14'-0" to 26'-0" Cut	\$153.60 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$94.80 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$189.60 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$106.60 per Application	NA NA				
19'-0" to 36'-0" Cut	\$213.20 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$124.40 per Application	NA NA				
22'-0" to 42'-0" Cut	\$248.80 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$124.40 per Application	NA NA				
22'-0" to 35'-0" Cut	\$207.80 per Application	NA NA				
36'-0" to 56'-0" Cut	\$331.60 per Application	NA NA				
Trench Repair Fee for Parallel Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$3.85 per foot of resurface	NA NA				
14'-0" to 26'-0" Cut	\$7.70 per foot of resurface	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$4.74 per foot of resurface	NA NA				
Cut 17'-0" to 32'-0" Cut	\$9.47 per foot of resurface	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$5.33 per foot of resurface	NA NA				
19'-0" to 36'-0" Cut	\$10.66 per foot of resurface	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$6.22 per foot of resurface	NA NA				
22'-0" to 42'-0" Cut	\$12.44 per foot of resurface	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$6.22 per foot of resurface	NA NA				
22'-0" to 35'-0" Cut	\$10.36 per foot of resurface	NA NA				
36'-0" to 56'-0" Cut	\$16.58 per foot of resurface	NA NA				

* Site Plan Review includes one (1) additional corrections review after first submittal

Storm Water Activity Permit Fees

Storm Water Permit Fees	\$50.00	Per application
Deposit - Storm Water Activity Permit	\$1,000.00	Per application

Newsletter Advertising Fees

NOTE: See Resolution R10-13 for policies governing advertising in City Newsletter

	Per Issue Rate
Full page ad (8.5" x 11")	\$400.00
Half page ad	\$225.00
Quarter page ad	\$125.00
Eight page ad	\$60.00

Utility Bill Advertising Fees

NOTE: See Resolution R11- for policies governing advertising on the Utility Bill

	Per Issue Rate
Full page color ad (8.5" x 11")	\$600.00
Full page black and white ad (8.5" x 11")	\$400.00

Utilities

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Utility Rates						
Garbage Service						
Service	\$9.95 per month	N/A NA				
New Garbage Can Set-up	\$100.00 ea. Unit	NA NA				
Extra Garbage Can (Limit 3)	\$7.20 ea. Unit	NA NA				
Green Waste Can	\$6.50 ea. Unit	N/A N/A				
Replacement Cost	\$90.00 per can	NA NA				
Early Return of Extra Can(s) - less than six (6) months	\$35.00 per can	NA NA				
Street Lighting (Effective May 1st, 2009)						
Street Lighting Power Fee	\$1.00 per month	NA NA				
Purchase of New Street Lights	\$0.32 per month	NA NA				
Parks Maintenance Fee	\$2.93 per month	NA NA				
Temporary Meter (New Construction)	\$30.00 per application	NA NA				
New Service (Does not include impact fee)	\$25.00 per application	NA NA				
Utility Account Transfer (within City limits)	\$15.00 per request	NA NA				
Late Fee on Delinquent Accounts	\$10.00 per incident	NA NA				
Request for Re-establishment of Service after Delinquency						
First Occurrence	\$35.00 per request	NA NA				
Subsequent Occurrences (Same Year)	\$50.00 per request	NA NA				
After Hours Re-connection of Service	\$35.00 per request	NA NA				
Deposit for Water Service						
Residential	\$75.00 per application	NA NA				
Commercial/Industrial/Multi-Family	\$100.00 per application	NA NA				
Culinary Water Service						
Private Pool - Above Ground Permanent	\$2.20 per 1,000 gallons					
Commercial Construction (not to be pro-rated)	\$2.20 per 1,000 gallons					
Commercial Service						
< 10,000 Gallons	\$16.50 per month	NA NA				
10,001-30,000 gallons	\$1.65 per 1,000 gallons	NA NA				
30,001-40,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 40,000 gallons	\$2.65 per 1,000 gallons	NA NA				
Residential Service (with secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 15,000 gallons	\$2.45 per 1,000 gallons	NA NA				
Residential Service (without secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
All Non-Residential Service						
< 8,000 Gallons	\$22.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")						
3/4" line	\$15.50 per month	NA NA				
1" line	\$21.50 per month	NA NA				
1 1/2" line	\$58.00 per month	NA NA				
2" line	\$103.11 per month	NA NA				
3" line	\$184.50 per month	NA NA				
4" line	\$412.44 per month	NA NA				

Utilities

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
6" line	\$928.00 per month	NA NA				
8" line	\$1,649.78 per month	NA NA				
Hydrant Meter						
Meter Deposit	\$1,200.00 per application	NA NA				
Administrative Fee	\$30.00 per application	NA NA				
Hydrant Rental						
Short Term (up to 3 days)	\$8.00 per application	\$2.00 per 1,000 gallons				
Long Term (Monthly)	\$30.00 per month	\$2.00 per 1,000 gallons				
General Use Fee	\$2.20 per 1,000 gallons	NA NA				
Hydrant Flushing	\$250.00 per Flushing	\$2.18 per 1,000 gallons				
Sewer Service (Waste)						
Residential & Commercial	\$17.80 per month	NA NA				
Sewer Service (Storm)						
Residential	\$4.55 per month	NA NA				
Commercial						
0 - 1 acre	\$6.35 per month	NA NA				
1.1 - 2 acres	\$12.75 per month	NA NA				
2.1 - 2 acres	\$19.10 per month	NA NA				
3.1 - 4 acres	\$25.45 per month	NA NA				
4.1 - 5 acres	\$31.80 per month	NA NA				
5.1 - 6 acres	\$38.20 per month	NA NA				
6.1 - 7 acres	\$44.55 per month	NA NA				
7.1 - 8 acres	\$50.90 per month	NA NA				
8.1 - 9 acres	\$57.25 per month	NA NA				
Each additional acre	\$6.35 per month	NA NA				
Secondary Water - Open Land in a Residential Subdivision	\$0.19 sf of pervious area	NA NA				
Public Works						
Sidewalk & Driveway Approach Replacement	\$45.00 per inspection	NA NA				
Street Sweeping (Contractor failure to clean)	\$515.00 per incident	Time & Material for City Personnel				
Fines						
Fines - Water Meter Tampering	\$35.00 per Incident	NA NA				

Parks & Recreation

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Community Center Fees						
Rental - after hours fee for all activities	\$10.00 per hour per staff member					
Rental - Gymnasium						
Resident	\$100.00 per hour per gym	\$500.00 per 8 hours per gym				
Non-resident	\$150.00 per hour per gym	\$800.00 per 8 hours per gym				
Rental - Classroom/Craft Room						
Resident	\$25.00 per hour per room	\$160.00 per 8 hours per room				
Non-resident	\$45.00 per hour per room	\$280.00 per 8 hours per room				
Memberships						
Children (Ages 5-13)						
Resident	\$0.50 per day	\$5.00 per month or \$36 per year				
Non-Resident	\$0.50 per day	\$8.00 per month or \$61 per year				
Youth (Ages 14-17)						
Resident	\$1.00 per day	\$11.00 per month or \$76 per year				
Non-Resident	\$1.00 per day	\$16.00 per month or \$101 per year				
Adults (Ages 18-59)						
Resident	\$2.00 per day	\$16.00 per month or \$101 per year				
Non-Resident	\$2.00 per day	\$26.00 per month or \$181 per year				
Seniors (Ages 60+)						
Resident	\$0.50 per day	\$5.00 per month or \$36 per year				
Non-Resident	\$0.50 per day	\$8.00 per month or \$61 per year				
Seniors Couples						
Resident	n/a per day	\$7.00 per month or \$56 per year				
Non-Resident	n/a per day	\$11.00 per month or \$101 per year				
Adult Couples						
Resident	n/a per day	\$26.00 per month or \$176 per year				
Non-Resident	n/a per day	\$46.00 per month or \$301 per year				
Families						
Resident	n/a per day	\$51.00 per month or \$251 per year				
Non-Resident	n/a per day	\$76.00 per month or \$401 per year				
Park Rental Fees						
Park Land Rental (Concessionaire)	\$250.00 per month	NA NA				
Athletic Fields						
Non-Recreational Play	\$25.00 per (4) hour period	\$5.00 per hour for 5+ hours				
Resident	\$50.00 per field per day	NA NA				
Non-Resident	\$75.00 per field per day	NA NA				
Recreational Play	Fee negotiated per Contract	NA NA				
Field Lighting	\$30.00 per hour per field	NA NA				
Boweries (except for Jensen and Legacy Parks)						
Bowery Rental Deposit	\$50.00 per application	NA NA				
Parties of 150 or Less						
Resident	\$25.00 per (4) hour period	\$5.00 per hour for 5+ hours				
Non-Resident	\$50.00 per (4) hour period	\$10.00 per hour for 5+ hours				
Parties of 150 or More						
Resident	\$75.00 per (4) hour period	\$10.00 per hour for 5+ hours				
Non-Resident	\$125.00 per (4) hour period	\$20.00 per hour for 5+ hours				
Jensen Nature Park						
Resident	\$50.00 per (4) hour period	NA NA				
Non-Resident	\$75.00 per (4) hour period	NA NA				
Jensen Park Nature Center						
Resident - 1/2 Day	\$125.00 per rental	NA NA				
Resident - Whole Day	\$250.00 per rental	NA NA				
Non-resident - 1/2 Day	\$175.00 per rental	NA NA				
Non-resident - Whole Day	\$350.00 per rental	NA NA				
Legacy Park						
Resident	\$50.00 per (4) hour period	NA NA				
Non-Resident	\$75.00 per (4) hour period	NA NA				
Cancellation Fee	\$5.00 per cancellation	50% within 7 days, no refund under 3 days				

Parks & Recreation

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Heritage Days						
10 x 10 Booth	\$75.00 per booth	NA NA				
10 x 20 Booth	\$120.00 per booth	NA NA				
Power for Booth	\$10.00 per booth	NA NA				
Roving Vendor Permit						
Without a booth rental	\$50.00 per permit	NA NA				
With a booth rental	\$25.00 per permit	NA NA				
Parade Entry	\$10.00 per vehicle					
Late Fee	\$15.00 per application	NA NA				
Farmers Market Fees						
Booth Rental - Produce	\$10 Per Week or \$130 per year					
Booth Rental - Merchandise, Retail	\$15 Per Week or \$195 per year					
Power Rental for booth	\$5 Per Week or \$65 per year					
Basket Rental	\$5 Per Basket					
Sports Programs						
Late Sign-up Fee	\$5.00 per person	NA NA				
Golf	\$56.00 per person	NA NA				
Tennis	\$31.00 per person	NA NA				
Football (Tackle)	\$116.00 per person	NA NA				
Adult Basketball	\$351.00 per team	NA NA				
Soccer (Fall/Spring)						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Baseball/Softball						
T-ball						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Machine Pitch						
Resident	\$41.00 per person	NA NA				
Non-Resident	\$41.00 per person	NA NA				
Minor League/Major League						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Pony/Ponytail/High School						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Jr High/5th - 6th Girls						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Basketball						
1st-6th grades (Jr Jazz)						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
7th-12th grades (Jr Jazz)						
Resident	\$56.00 per person	NA NA				
Non-Resident	\$71.00 per person	NA NA				
Itty Bitty						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Equipment Rental						
Performance Stage	\$900.00 per day					

Cemetery

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Basic Fees						
Plot Purchase						
Resident	\$500.00					
Non-Resident	\$1,000.00					
Plot Purchase - half/infant/urn						
Resident	\$250.00					
Non-Resident	\$500.00					
Interment - Adult						
Resident	\$300.00					
Non-Resident	\$700.00					
Interment - Child						
Resident	\$175.00					
Non-Resident	\$400.00					
Interment - Urn or Infant						
Resident	\$100.00					
Non-Resident	\$200.00					
Interment - Weekend or Holiday						
Resident	\$200.00					
Non-Resident	\$200.00					
Disinterment						
Resident	\$400.00					
Non-Resident	\$400.00					
Monument Move (Flat Monument)						
Resident	\$50.00					
Non-Resident	\$50.00					
Monument Move (Upright Monument)						
Resident	\$250.00					
Non-Resident	\$250.00					
Position Transfer Fee						
Resident	\$35.00					
Non-Resident	\$35.00					
After Hours fee (3:00 p.m.)						
Resident	\$100.00					
Non-Resident	\$100.00					

Public Safety & Public Works

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Fire Department						
Ambulance Stand-By Fee (for-profit special events)	\$36.00 per hour					
CERT Special Class fee for additional classes requested by organizations outside of regular scheduled classes	\$200.00 per class					
Equipment issued during CERT Class	\$25.00					
Fire Report	\$10.00					
Fire Report with pictures	\$50.00					
CPR/ First Aid Course						
Resident	\$10.00					
Non-Resident	\$20.00					
Off-site CPR, First Aid, or AED Training course	\$200.00 per class					
Children's Bike Helmets	\$10.00					
Police Department						
Fingerprinting						
Resident	\$10.00 per card					
Non-Resident	\$15.00 per card					
Police contract services (i.e. special events, interagency, etc)						
Admin Fee - staffing costs	\$20.00 per event					
Each officer	\$55.00 per hour					
Police Report	\$10.00					
Police Report with any pictures/CD/DVD	\$50.00					
Good Conduct Letter Request	\$5.00 per letter					
Defensive Driving Course ordered by Justice Court	\$30.00					
Annual sex offender registration fee	\$25.00	Per Registration				
Emergency Services						
Base Fee and Mileage Rate	As per State approved Utah Health Department Rates					
Surcharges (Emergency, night service, off-road)						
Special Provisions (wait time, non-transport)						
Medical Supplies						
Public Works Department						
Public Works contract services (i.e. staffing, capital projects, interagency, etc)						
Staffing costs	\$75.00 per hour					
Heavy equipment costs	\$100.00 per hour					

Miscellaneous

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Faxes						
Local	\$2.00 per call	NA NA				
Long Distance	\$1.00 per page	\$0.10 NA				
Copies						
8 1/2 " x 11" - single sheet B&W	\$0.25 per sheet	NA NA				
8 1/2 " x 11" - single sheet Color	\$0.50 per sheet	NA NA				
11 " x 17" - single sheet B&W	\$0.50					
11 " x 17" - single sheet Color	\$1.00					
24" x 36"	\$2.00 per sheet	NA NA				
Off-site Printing	Actual Cost	NA NA				
Post Office Supplies						
Stamps, Packages, Boxes, etc.	As per approved USPS prices					
Bubble Wrap	\$3.30					
Packing Tape Dispensers	\$3.50					
Mailing Carton 12" x 10" x 8"	\$2.19					
Mailing Carton 15"x12"x10"	\$3.49					
Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)	\$2.59					
Mailing Carton 8" x 8" x 8"	\$1.99					
Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)	\$2.19					
Photo/Doc Mlr 9.75" x 12.25" (Chipboard)	\$1.59					
Cushion Mailer 6" x 10"	\$1.19					
Cushion Mailer 8.5" x 12"	\$1.59					
Cushion Mailer 10.5" x 16"	\$1.89					
Photo/Doc Mailer 6" x 10" (Chipboard)	\$1.49					
Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh	\$1.69					
Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh	\$2.19					
Bubble Mailer 6" x 10"	\$1.49					
Bubble Mailer 10.5" x 16"	\$2.19					
Bubble Mailer 8.5" x 12"	\$1.79					
Bubble Mailer 12.5" x 19"	\$2.59					
Envelope 6" x 9"	\$0.49					
Utility Mailer 10.5" x 16"	\$1.19					
Administrative Reports & Documents						
Financial Report						
First Copy	No Charge per report	NA NA				
Additional	\$5.00 per report	NA NA				
Budget Document						
First Copy	No Charge per report	NA NA				
Additional	\$5.00 per report	NA NA				
Audio Recordings on CD	\$10.00 per CD	NA NA				
Certification of Copies	\$2.00 per copy	NA NA				
GRAMA Records Request						
Research, compilation, editing etc.	\$0.00 per minute (first 30 min)	\$15.00 per hour (31+ minutes)				
Notarization	\$5.00 per stamp	NA NA				
Subdivision Ordinance Book						
Entire Book	\$15.00 per book	NA NA				
Per Chapter	\$1.50 per chapter	NA NA				
General Plan Book	\$15.00 per book	NA NA				
Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)						
8 1/2 " x 11"	Size A	\$3.00 per map	NA NA			
11" x 17"	Size B	\$5.00 per map	NA NA			
17" x 22"	Size C	\$8.00 per map	NA NA			
22" x 34"	Size D	\$15.00 per map	NA NA			
34" x 44"	Size E	\$17.00 per map	NA NA			
Custom		\$3.00 per sf	\$10.00 Minimum			
Map Research & Compilation		\$50.00 per hour				
Maps on disk		\$10.00 per disk	NA NA			

Miscellaneous

All Fees Are Effective July 1, 2014 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Collections						
Returned Check Fee	\$20.00 per check	NA NA				
Warrant Collection Fee	2.75% of outstanding warrant balance					
Outside Collection Agency Fee	25.00% of balance owed to City					
Candidate Filing Fee for Public Office						
	\$25.00 per application	NA NA				
City Hall Lobby Rental						
Small Events (< 25 persons - no food present)						
Resident	\$50.00 per rental	\$0.00 per hour				
Non-resident	\$75.00 per rental	\$0.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$100.00 per rental	\$35.00 per hour				
Non-resident	\$150.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
City Hall Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$100.00 per rental	\$35.00 per hour for staffing				
Non-resident	\$150.00 per rental	\$40.00 per hour for staffing				
Large Events (< 25 persons - no food present)						
Resident	\$300.00 per rental	\$40.00 per hour				
Non-resident	\$450.00 per rental	\$45.00 per hour				
City Hall Lobby and Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$150.00 per rental	\$35.00 per hour				
Non-resident	\$200.00 per rental	\$40.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$200.00 per rental	\$40.00 per hour				
Non-resident	\$250.00 per rental	\$45.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$350.00 per rental	\$50.00 per hour				
Non-resident	\$400.00 per rental	\$55.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$450.00 per rental	\$55.00 per hour				
Non-resident	\$500.00 per rental	\$60.00 per hour				



COUNCIL AGENDA

August 12th, 2014

Agenda Item #10

Public Hearing – Proposed resolution R14-30 adjusting the Syracuse City budget for the fiscal year ending June 30, 2015.

Factual Summation

- Any questions about this agenda item may be directed at Finance Director Stephen Marshall. See the attached PDF budget opening document.
- Please refer to resolution R14-30 and the budget opening document. Also included in the packet is the revised capital project listing.
- Administration is requesting some adjustments to the FY2015 Budget. The bulk of the changes are for capital projects carried over from FY2014. These projects were in process at June 30, 2014 and need to be transferred to the FY2015 budget year in order to complete them. The total of all capital project adjustments is \$2,373,000 and they are highlighted in blue on the capital projects listing. If you take \$2,373,000 and add it to the budgeted projects for FY2015 of \$5,489,250 it equals the \$7,862,250 total cost as shown on the capital projects listing. I also have shown on the budget adjustment file the cash balances for each fund after all the projects are complete.
- Another major change to this budget opening is a proposal to increase the funding for new police cars from \$200,000 for 6 vehicles to \$400,000 for 11 vehicles. In the original budget, we budgeted for the \$200,000 for 6 vehicles and a lease payment of \$52,000. With this new proposal, we would increase the budget from \$200,000 to \$400,000 and make the first lease payment of \$105,000 due in the FY2016 budget year. This would eliminate \$52,000 in lease payments for FY2015 and also allow us to pay off our existing lease of \$105,000 on the 10 cars we purchased in FY2012. By doing this, we would not overlap lease payments and our outstanding lease payment would continue at a flat \$105,000 per year over the next four years. Any questions on the vehicles, equipment, age, mileage, etc. should be directed to Police Chief Garret Atkin.

- Also in this budget adjustment proposal are minor changes related to grants, office supplies, payroll & wages, and a contract for a special event coordinator. All of the costs in the general fund are proposed to be funded from existing budget and therefore, the net change to the general fund is zero.

Recommendation:

I recommend adopting proposed resolution R14-30 adjusting the Syracuse City budget for the fiscal year ending June 30, 2015.

RESOLUTION R14-30

A RESOLUTION ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2015.

WHEREAS, the Uniform Budgetary Procedures set forth in State Statute 10-6-128 allow for amendments and increases to individual fund budgets; and

WHEREAS, on August 12, 2014, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed budgetary changes; and

WHEREAS, the City Council has determined that approval of the budgetary amendments will promote the orderly operation of the City;

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

SECTION 1: Amendments. The following adjustments to the Syracuse City Budget are hereby made for the Fiscal Year 2015 operating budget.

- See attachment "A"

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 12th DAY OF AUGUST, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Terry Palmer, Mayor

Syracuse City

FY2015 August Budget Adjustments



	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Increase / (Decrease)</u>
General Fund:			
<u>REVENUE ADJUSTMENTS:</u>			
Private Grants (Grant for EBT Machine)	-	960.00	960.00
Federal Grants (ICAC grant - police equipment)	13,000.00	14,000.00	1,000.00
			<u>1,960.00</u>
<u>EXPENDITURE ADJUSTMENTS:</u>			
Administration:			
Salary & Benefits (Transfer to police for new admin intern)	685,056.00	677,294.00	(7,762.00)
Economic Development Department:			
Grant Funded Expenses (EBT machine purchase for farmers market)	4,270.00	5,230.00	960.00
Police Department:			
Salary & Benefits (Hire new admin intern - p/t)	2,058,310.00	2,066,072.00	7,762.00
Grant Funded Expenses (ICAC grant - police equipment)	28,775.00	29,775.00	1,000.00
Parks & Recreation			
Salary & Benefits	696,372.00	680,966.00	(15,406.00)
Professional & Technical (Hire contract Event Specialist)	-	15,406.00	15,406.00
			<u>1,960.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
General Fund net change	1,960.00	1,960.00	-
Beginning fund deficit			-
			<u>-</u>
Overall fund deficit to come from fund balance			
Transportation Fund			
<u>EXPENDITURE ADJUSTMENTS:</u>			
Capital Projects	540,000.00	891,000.00	351,000.00
			<u>351,000.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
Trans. Fund net change	-	351,000.00	(351,000.00)
Beginning fund overage			500.00
			<u>(350,500.00)</u>
Overall Change			<u>(350,500.00)</u>
Estimated Ending Fund Balance	\$120,142		

Transportation Impact Fee Fund

REVENUE ADJUSTMENTS:

Contributions	-	156,000.00	156,000.00
(Ivory Development - 700 South)			156,000.00

EXPENDITURE ADJUSTMENTS:

Capital Projects	3,699,000.00	4,136,000.00	437,000.00
			437,000.00

	Revenue	Expenses	
Trans. Impact Fund net change	156,000.00	437,000.00	(281,000.00)
Beginning fund shortage			(305,266.00)
Overall Change			(586,266.00)
Estimated Ending Fund Balance	\$80,418		

Secondary Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	116,000.00	116,000.00
Move to Balance Sheet	-	(116,000.00)	(116,000.00)

	Revenue	Expenses	
Secondary Water Fund net change	-	-	-
Beginning fund shortage			(146,302.00)
Overall fund deficit to come from fund balance			(146,302.00)
Estimated Ending Cash Balance	\$708,170		

Secondary Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	200,000.00	200,000.00
Move to Balance Sheet	-	(200,000.00)	(200,000.00)

	Revenue	Expenses	
Sec. Water Impact Fund net change	-	-	-
Beginning fund overage			231,400.00
Overall fund deficit to come from fund balance			231,400.00
Estimated Ending Cash Balance	\$465,785		

Storm Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	20,000.00	20,000.00
Move to Balance Sheet	-	(20,000.00)	(20,000.00)
			<u>-</u>
	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Fund net change	-	-	-
Beginning fund shortage			(174,719.00)
			<u>(174,719.00)</u>
Overall fund deficit to come from fund balance			(174,719.00)
Estimated Ending Cash Balance	\$285,274		

Storm Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	748,000.00	748,000.00
Move to Balance Sheet	-	(748,000.00)	(748,000.00)
			<u>-</u>
	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Impact Fund net change	-	-	-
Beginning fund overage			252,300.00
			<u>252,300.00</u>
Overall fund deficit to come from fund balance			252,300.00
Estimated Ending Cash Balance	\$419,702		

Culinary Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	641,000.00	1,042,000.00	401,000.00
Move to Balance Sheet	(641,000.00)	(1,042,000.00)	(401,000.00)
Office Supplies	44,060.00	54,060.00	10,000.00
Salary & Benefits	299,577.00	301,855.00	2,278.00
(Missed one benchmark adjustment in budget)			<u>12,278.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
Culinary Water Fund net change	-	12,278.00	(12,278.00)
Beginning fund Shortage			(77,867.00)
			<u>(90,145.00)</u>
Overall fund overage contributed to fund balance			(90,145.00)
Estimated Ending Cash Balance	\$1,080,194		

Culinary Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	400,000.00	400,000.00
Move to Balance Sheet	-	(400,000.00)	(400,000.00)
			<u>-</u>
	<u>Revenue</u>	<u>Expenses</u>	
Culinary Water Impact Fund net change	-	-	-
Beginning fund Overage			182,924.00
			<u>182,924.00</u>
Overall fund overage contributed to fund balance			182,924.00
Estimated Ending Cash Balance	\$161,852		

Sewer Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	300,000.00	300,000.00
Move to Balance Sheet	-	(300,000.00)	(300,000.00)
Transfer from other funds	61,691.00	-	(61,691.00)
Use of Retained Earnings (Input Error s/b retained earnings not transfer)	-	61,691.00	61,691.00
			<u>-</u>
	<u>Revenue</u>	<u>Expenses</u>	
Sewer Fund net change	-	-	-
Beginning fund shortage			(61,691.00)
			<u>(61,691.00)</u>
Overall fund deficit to come from fund balance			(61,691.00)
Estimated Ending Cash Balance	\$901,453		

Capital Improvement Fund

REVENUE ADJUSTMENTS:

Capital Lease Proceeds (11 new police vehicles)	200,000.00	400,000.00	200,000.00
			<u>200,000.00</u>
			<u>200,000.00</u>
			<u>200,000.00</u>
			<u>(52,000.00)</u>
			<u>148,000.00</u>
			<u>148,000.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
CIP Fund net change	200,000.00	148,000.00	52,000.00

CAPITAL IMPROVEMENT APPROVED BUDGET SUMMARY FOR FISCAL YEAR 2015

Project	Class C Capital 204070	Class C Ramps 204044	Culinary 501670	Secondary 301670	Storm Drain 401670	Sewer Capital 531670	Road Impact Fee 21-40-70	Culinary Impact Fee 51-1670	Secondary Impact Fee 31- 1670	Storm Drain Impact Fee 41- 1670	Parks, Trails, & Rec Impact Fee 12-40-70	Project Total
Marilyn Acres Culinary Phase II	\$20,000.00		\$100,000.00									\$120,000.00
Smedley Acres Phase I	\$80,000.00		\$111,000.00		\$5,000.00							\$196,000.00
3000 West Environmental/30% Design							\$37,000.00					\$37,000.00
Widen east half of 3000 W. from 2495 S. to 2700 S.										\$128,000.00		\$128,000.00
700 South 2500 West							\$5,000.00					\$5,000.00
2700 South Storm Drain Outfall										\$100,000.00		\$100,000.00
Sliplining						\$300,000.00						\$300,000.00
2000 West / Roundabout / Trailside Road Widening	\$114,000.00			\$85,000.00	\$15,000.00		\$95,000.00					\$309,000.00
700 South Impr. - Ivory Development	\$137,000.00		\$40,000.00	\$31,000.00			\$300,000.00	\$400,000.00				\$908,000.00
Gentile St. - Culinary Water Line Project			\$150,000.00									\$150,000.00
2000 West Storm Drain Impact - 3600 South to Gentile										\$120,000.00		\$120,000.00
3000 West - 1200 South to 700 South (WFRC Funding)			\$400,000.00	\$0.00			\$3,699,000.00		\$200,000.00			\$4,299,000.00
Lakeview Farms -1000 S. between 3000 W. to 3500 W.										\$400,000.00		\$400,000.00
Bluff Ridge Drive - 1800 S. to 1850 S.	\$40,000.00											\$40,000.00
1475 West Improvement Project (2400 S. to 2700 S.)	\$225,000.00											\$225,000.00
1000 West (SR-193 to RR Crossing)	\$50,000.00											\$50,000.00
Surface Treatments throughout city	\$225,000.00											\$225,000.00
ADA Sidewalk Ramp Installation		\$20,000.00										\$20,000.00
Abandon 4" main, Rollover services - 1000 West			\$60,000.00									\$60,000.00
Parks Master Plan Design											\$50,000.00	\$50,000.00
Tuscany Meadows - Playground & Picnic Shelters											\$25,000.00	\$25,000.00
SR-193 Trail Installation											\$15,250.00	\$15,250.00
Bluff Ridge Park - Playground											\$35,000.00	\$35,000.00
Bluff Ridge Park - Pavilion											\$45,000.00	\$45,000.00
FY2015	\$891,000.00	\$20,000.00	\$861,000.00	\$116,000.00	\$20,000.00	\$300,000.00	\$4,136,000.00	\$400,000.00	\$200,000.00	\$748,000.00	\$170,250.00	\$7,862,250.00

Beginning Cash Balance	\$1,011,142.00	\$ 20,000.00	\$1,521,339.00	\$ 510,169.79	\$ 265,274.00	\$ 968,453.00	\$ 916,268.00	\$ 561,852.00	\$ 665,785.00	\$ 1,167,702.00	\$ 2,898,596.00
Non Cash Depreciation Expense	\$ -	\$ -	\$419,855.00	\$ 314,000.00	\$ 40,000.00	\$ 233,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursements	\$0.00	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ 3,300,150.00	\$ -	\$ -	\$ -	\$ -
Cash Available	\$1,011,142.00	\$20,000.00	\$1,941,194.00	\$824,169.79	\$305,274.00	\$1,201,453.00	\$4,216,418.00	\$561,852.00	\$665,785.00	\$1,167,702.00	\$2,898,596.00
Capital Projects	\$891,000.00	\$20,000.00	\$861,000.00	\$116,000.00	\$20,000.00	\$300,000.00	\$4,136,000.00	\$400,000.00	\$200,000.00	\$748,000.00	\$170,250.00
Cash Balance Ending	\$120,142.00	\$0.00	\$1,080,194.00	\$708,169.79	\$285,274.00	\$901,453.00	\$80,418.00	\$161,852.00	\$465,785.00	\$419,702.00	\$2,728,346.00



COUNCIL AGENDA

August 12, 2014

Agenda Item # 11

Final Plat-Tivoli Gardens Subdivision 1950 South 1000 West-Wright Development

Factual Summation

Please see the attached:

- a. Aerial
- b. Plat

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

Background

All requirements and standards of Subdivision have been meet. The project outline is as follows:

- General Plan Approval
 - Planning Commission March 4, 2014
 - City Council March 10, 2014
- Rezone Approval
 - Planning Commission April 1, 2014
 - City Council April 8, 2014
- Sketch Plan Approval
 - Planning Commission April 1, 2014
- Preliminary Plan Approval
 - Planning Commission May 6, 2014
- Final Plat
 - Planning Commission August 5, 2014

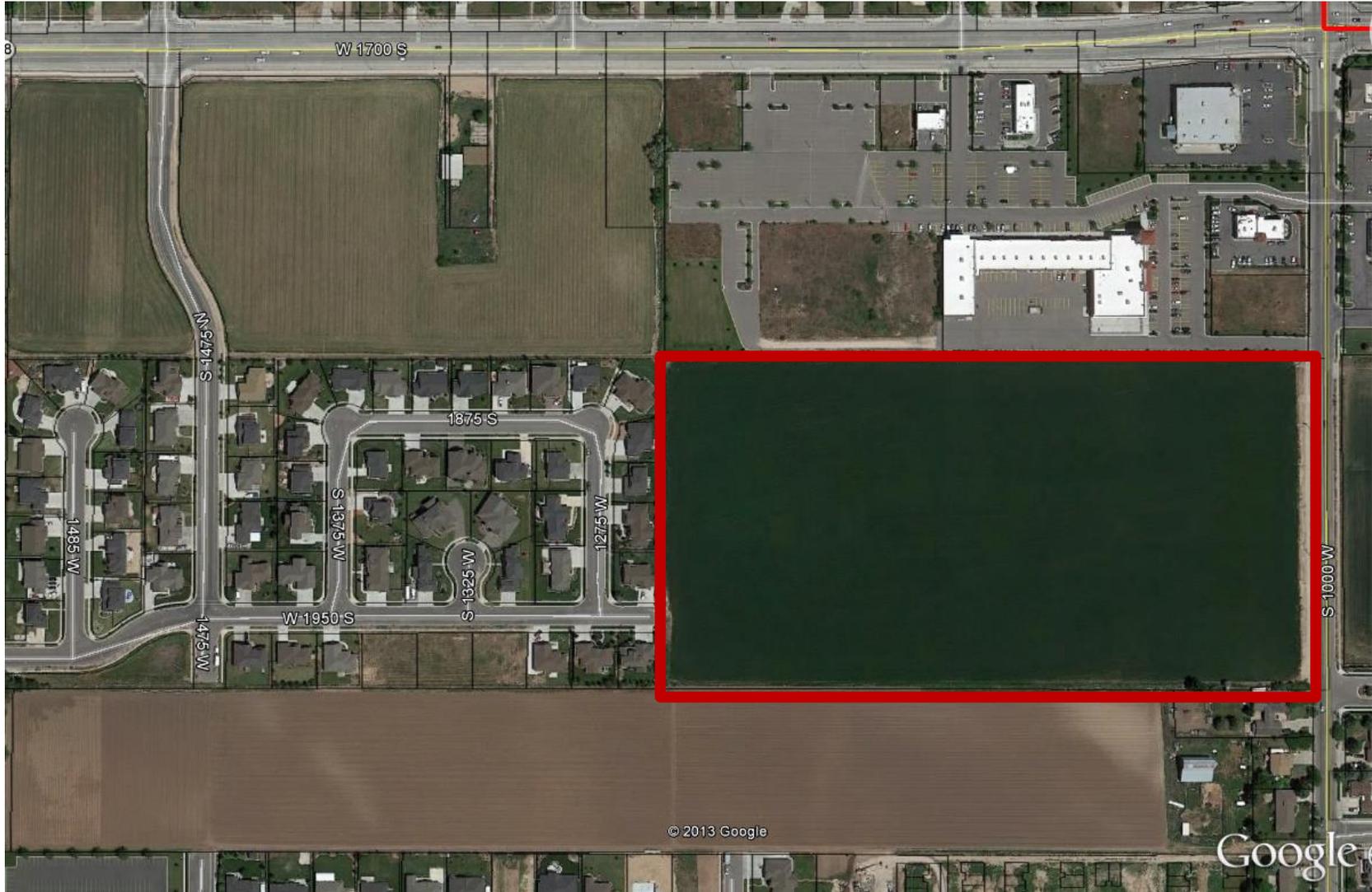
The development consists of 30 lots on 10.09 acres. Phase one will complete 1950 S from the Antelope Subdivision to 1000 W. It includes a detention basin with landscaped improvements and small playground with public access.

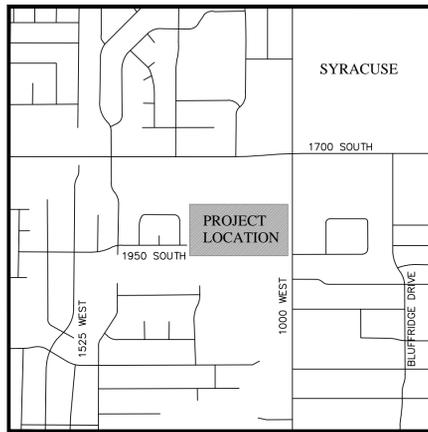
Recommendation

The Planning Commission recommends approval to the City Council for the Final Plat of Tivoli Gardens Subdivision, request from Wright Development Group, property located at approximately 1950 S 1000 W, subject to all applicable requirements of the City's municipal codes and city staff reviews.

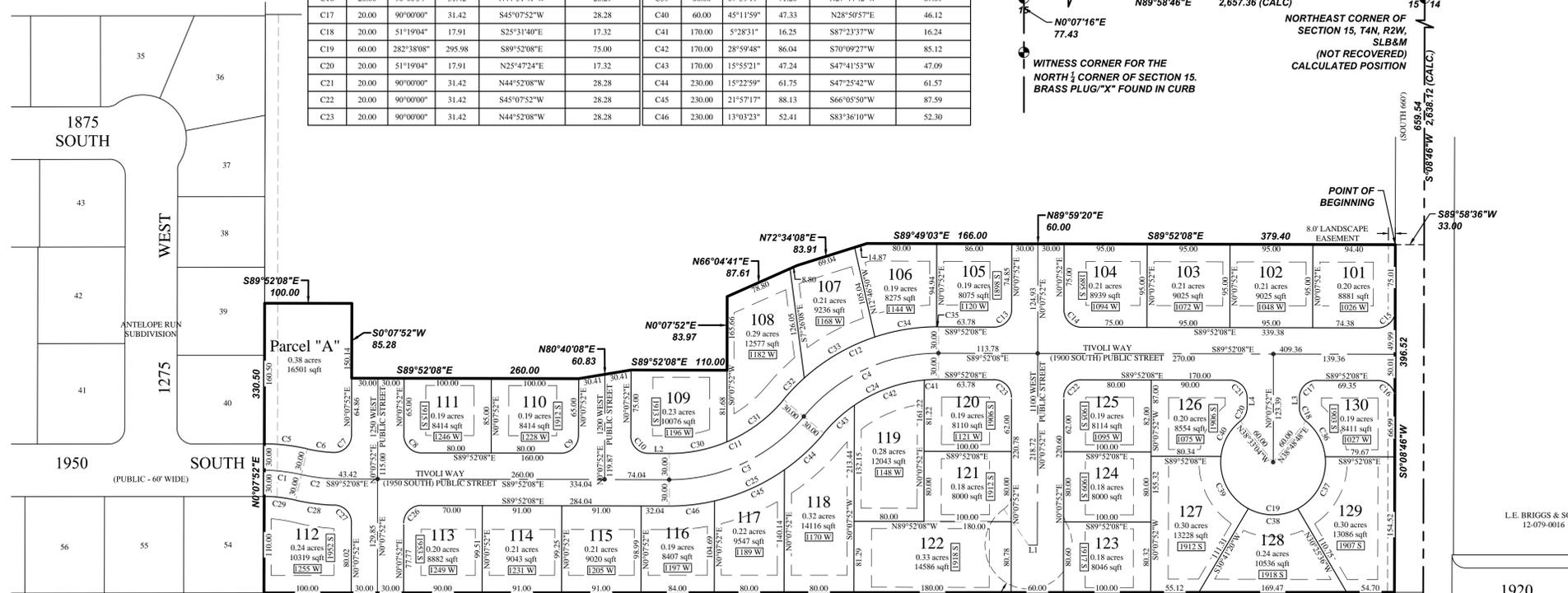


Tivoli Gardens 1000 W 1900 S Wright Development Group





VICINITY MAP
N.T.S.



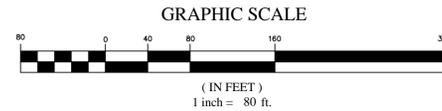
TIVOLI GARDENS PHASE I

A PORTION OF THE NW 1/4 OF SECTION 24, T4N, R1W, SLB&M
SYRACUSE, DAVIS COUNTY, UTAH

Curve Table					Curve Table						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	12°18'53"	42.99	N83°19'49"W	42.90	C24	170.00	50°23'40"	149.52	S64°56'02"W	144.75
C2	200.00	12°41'45"	44.32	S83°31'15"E	44.23	C25	230.00	50°23'40"	202.30	N64°56'02"E	195.84
C3	200.00	50°23'40"	175.91	N64°56'02"E	170.29	C26	20.00	90°00'00"	31.42	S45°07'52"W	28.28
C4	200.00	50°23'40"	175.91	S64°56'02"W	170.29	C27	20.00	88°29'30"	30.89	N44°06'53"W	27.91
C5	230.00	12°21'52"	49.63	N83°21'19"W	49.54	C28	230.00	11°11'16"	44.91	S82°46'00"E	44.84
C6	170.00	10°10'54"	30.21	S82°15'49"E	30.17	C29	170.00	12°14'51"	36.34	N83°17'48"W	36.27
C7	20.00	92°30'52"	32.29	N46°23'18"E	28.90	C30	170.00	22°49'48"	67.74	N78°42'58"E	67.29
C8	20.00	90°00'00"	31.42	S44°52'08"E	28.28	C31	170.00	27°33'52"	81.79	N53°31'08"E	81.00
C9	20.00	90°00'00"	31.42	N45°07'52"E	28.28	C32	230.00	8°28'28"	34.02	N43°58'27"E	33.99
C10	20.00	90°00'00"	31.42	S44°52'08"E	28.28	C33	230.00	23°25'58"	94.07	N59°55'40"E	93.41
C11	170.00	50°23'40"	149.52	N64°56'02"E	144.75	C34	230.00	17°56'02"	71.99	N80°36'40"E	71.70
C12	230.00	50°23'40"	202.30	S64°56'02"W	195.84	C35	330.00	0°23'08"	2.22	N89°56'18"E	2.22
C13	20.00	90°00'00"	31.42	N45°07'52"E	28.28	C36	60.00	45°11'59"	47.33	S28°35'13"E	46.12
C14	20.00	90°00'00"	31.42	S44°52'08"E	28.28	C37	60.00	67°59'19"	71.20	S28°00'26"W	67.09
C15	20.00	89°59'06"	31.41	N45°08'19"E	28.28	C38	60.00	56°15'33"	58.91	N89°52'08"W	56.58
C16	20.00	90°00'54"	31.42	N44°51'41"W	28.29	C39	60.00	67°59'19"	71.20	N27°44'42"W	67.09
C17	20.00	90°00'00"	31.42	S45°07'52"W	28.28	C40	60.00	45°11'59"	47.33	N28°50'57"E	46.12
C18	20.00	51°19'04"	17.91	S25°31'40"E	17.32	C41	170.00	5°28'31"	16.25	S87°23'37"W	16.24
C19	60.00	28°33'08"	295.98	S89°52'08"E	75.00	C42	170.00	28°59'48"	86.04	S70°09'27"W	85.12
C20	20.00	51°19'04"	17.91	N25°47'24"E	17.32	C43	170.00	15°52'21"	47.24	S47°41'53"W	47.09
C21	20.00	90°00'00"	31.42	N44°52'08"W	28.28	C44	230.00	15°22'59"	61.75	S47°25'42"W	61.57
C22	20.00	90°00'00"	31.42	S45°07'52"W	28.28	C45	230.00	21°57'17"	88.13	S66°05'50"W	87.59
C23	20.00	90°00'00"	31.42	N44°52'08"W	28.28	C46	230.00	13°03'23"	52.41	S83°36'10"W	52.30

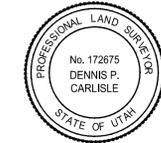
Line Table

LINE	LENGTH	DIRECTION
L1	10.01	S89°52'08"E
L2	24.04	S89°52'08"E
L3	10.94	N00°07'52"E
L4	10.94	N00°07'52"E



SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



Professional Land Surveyor

Date

BOUNDARY DESCRIPTION

A portion of the NE 1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in West Valley City, Utah, more particularly described as follows:
Beginning at a point located S0°08'46"W along the Section line 922.55 feet and West 33.00 feet from the Northeast Corner of Section 15, T4N, R2W, S.L.B.& M.; thence S0°08'46"W 396.52 feet; thence S89°52'08"W 1,295.30 feet along the south line of the north half of the NE 1/4 of said Section 15 to the southeast corner of ANTELOPE RUN Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°07'52"E along said Plat 230.50 feet; thence S89°52'08"E 100.00 feet; thence S0°07'52"W 85.28 feet; thence S89°52'08"E 260.00 feet; thence N80°40'08"E 60.83 feet; thence S89°52'08"E 110.00 feet; thence N0°07'52"E 83.97 feet; thence N66°04'41"E 87.61 feet; thence N72°34'08"E 83.91 feet; thence S89°49'03"E 166.00 feet; thence N89°59'20"E 60.00 feet; thence S89°52'08"E 379.40 feet to the point of beginning.
Contains: 10.09 +/- acres

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREIN, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS

TIVOLI GARDENS PHASE I

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE ____ DAY OF _____ A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

CENTURY LINK
APPROVED THIS ____ DAY OF _____ 2014, BY CENTURY LINK
BY _____
TITLE _____

QUESTAR GAS
APPROVED THIS ____ DAY OF _____ 2014, BY QUESTAR GAS COMPANY
BY _____
TITLE _____

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____ 2014, BY ROCKY MOUNTAIN POWER
BY _____
TITLE _____

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

CITY ENGINEER
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 2014.
SYRACUSE CITY ENGINEER _____

CITY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 2014.
SYRACUSE CITY ATTORNEY _____

CITY COUNCIL
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS ____ DAY OF _____ 2014, AT WHICH ACCEPTED.
MAYOR _____
ATTEST _____ CITY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ COUNTY RECORDER _____





COUNCIL AGENDA

August 12, 2014

Agenda Item # 12

General Plan Amendment -3807 W 2700 S

Factual Summation

Please see the attached:

- a. Aerial
- b. General Plan Map
- c. Wetlands Map
- d. Great Salt Lake High Water Map
- e. Flood Plain Map
- f. City Engineer Letter

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

Background

The applicant has approached the City for a General Plan Amendment along with a request to annex approximately 57 acres on the South side of 2700 South at 3807 West. The property is currently designated as A-1 and Recreational Open Space on the General Plan. The developer is requesting a residential zoning in order to facilitate a single family development. He has indicating that if the school is interested in the site, he would like to set aside the land for the site in exchange for an increased zone density from R-1.

In consideration of the General Plan amendment for this property, the Council should be aware that the property is adjacent to an Agriculture Protection Area. This does not preclude development of the property, it simply puts future land owners on notice that the adjacent property is used for farming and as such will have impacts ranging from early/late farm work hours, noise, dust and odors associated with farming activities. The property owners within the Ag Protection Area are protected from nuisance lawsuits by neighboring property owners.

Also in consideration of the amendment, the Council should take into consideration the possible existence of wetlands (as surveyed by UDOT for WDC study). Those areas affected by wetlands would be subject to mitigation by the Army Corp of Engineers and/or may not be developable.

Another item in consideration is the Great Salt Lake high water mark. As demonstrated by the attached map, a portion of the property was affected in 1985 by the high water. Care will need to be exercised to assure that any areas within the flood plain are developed appropriately to protect private property.

Staff has received inquiries from the North Davis Sewer District and an abutting land owner. The NDSD is concerned about fall to the sewer lines maintaining an 8% slope. Further only about the north 1/3 of the property is within the service district boundary. The boundary can be expanded but the modeling done on the system capacity was completed using the current general plan zoning

designations.

Staff would like resolution as to the feasibility of providing municipal services to the property relating to sewer, storm drain, water, and the provision of a secondary access to the property. Currently the County has been unwilling to provide access via County Roads to development within the City, and requires the City to annex roads that serve developments within the City. Please see the attached letter from the City Engineer.

Recommendation

The Planning Commission recommended DENIAL of the proposed General Plan Amendment with the following motion:

MOVE TO DENY THE GENERAL PLAN AMENDMENT AND ANNEXATION TO THE CITY REQUEST, WITH FINDINGS:

- THAT INGRESS AND EGRESS INTO THE SUBDIVISION WOULD LIMIT ACCESSABILITY FOR RESIDENTS AND EMERGENCY SERVICES BECAUSE THERE WOULD ONLY BE ONE.
- THE GENERAL PLAN AMENDMENT AND THE ANNEXATION WOULD SERVE BY A SINGLE CULINARY WATER FEED WHICH POSES WATER QUALITY MAINTENANCE AND FIRE PROTECTION CONCERNS.
- THE PROPOSED CHANGE TO THE GENERAL PLAN AND THE ANNEXATION WOULD HAVE LIMITED SEWER SERVICE ABILITY TO THAT PARTICULAR AREA,

BY COMMISSIONER VAUGHAN. SECONDED BY COMMISSIONER RACKHAM. COMMISSIONERS VAUGHAN, DAY, RACKHAM, HATCH, AND MCCUITION VOTED YAY. CHAIRMAN JENSEN VOTED NAY. Chairman Jensen voted Nay because he felt the items should be voted on separately. He stated he did not have an issue with the Annexation, but he did with the General Plan Amendment, so he felt forced to vote Nay on both items.

To: Syracuse City

Re: Annexation request

I am requesting annexation into Syracuse City for the property at 3807 W 2700 S for the development of a residential subdivision. It is anticipated that the subdivision will be a planned unit development allowing for the development of residential dwellings, with open space amenities for the residential use as well as potentially an elementary school and other community amenities.

I am requesting the R-2 Zone that will allow for more flexibility in developing the PUD for the property and incorporating, community amenities.

The property is located south of the Current City Boundary on 2700 south. All utilities needed for the property will be connected to the property as a part of the development. Including streets, intersections, water and sewer systems, storm drains, electrical connections, fire protection, garbage collection, etc...

I appreciate your consideration of the Annexation and look forward to building and developing in Syracuse. Let me know if you have any questions or if you need any additional information.

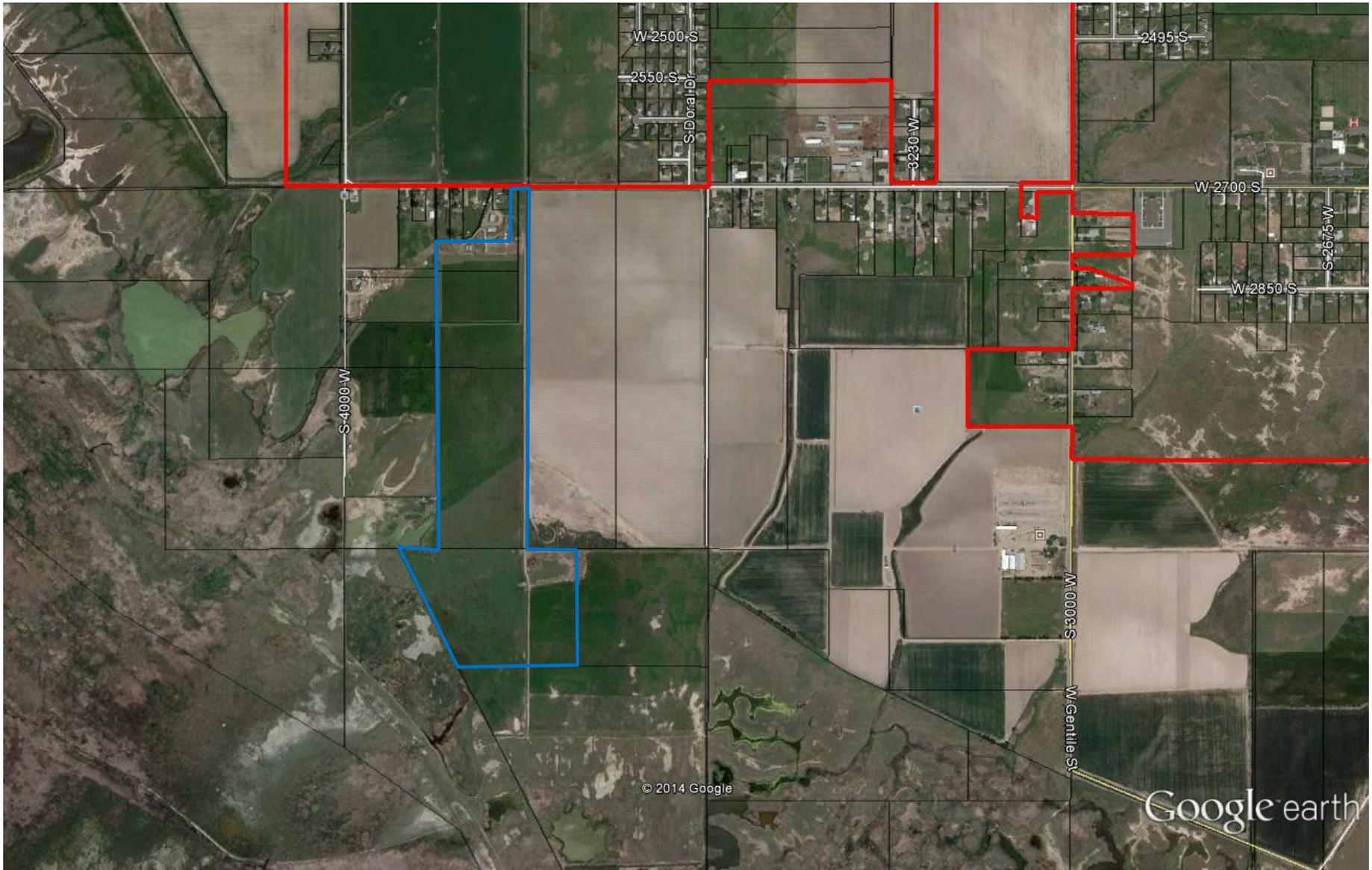
Sincerely,

A handwritten signature in black ink, appearing to read 'David George', with a long, sweeping horizontal line extending to the right.

David George



Annexation Request 3807 W 2700 S Siefert Meadows, LLC





Annexation Request

3807 W 2700 S

Siefert Meadows, LLC



Current General Plan



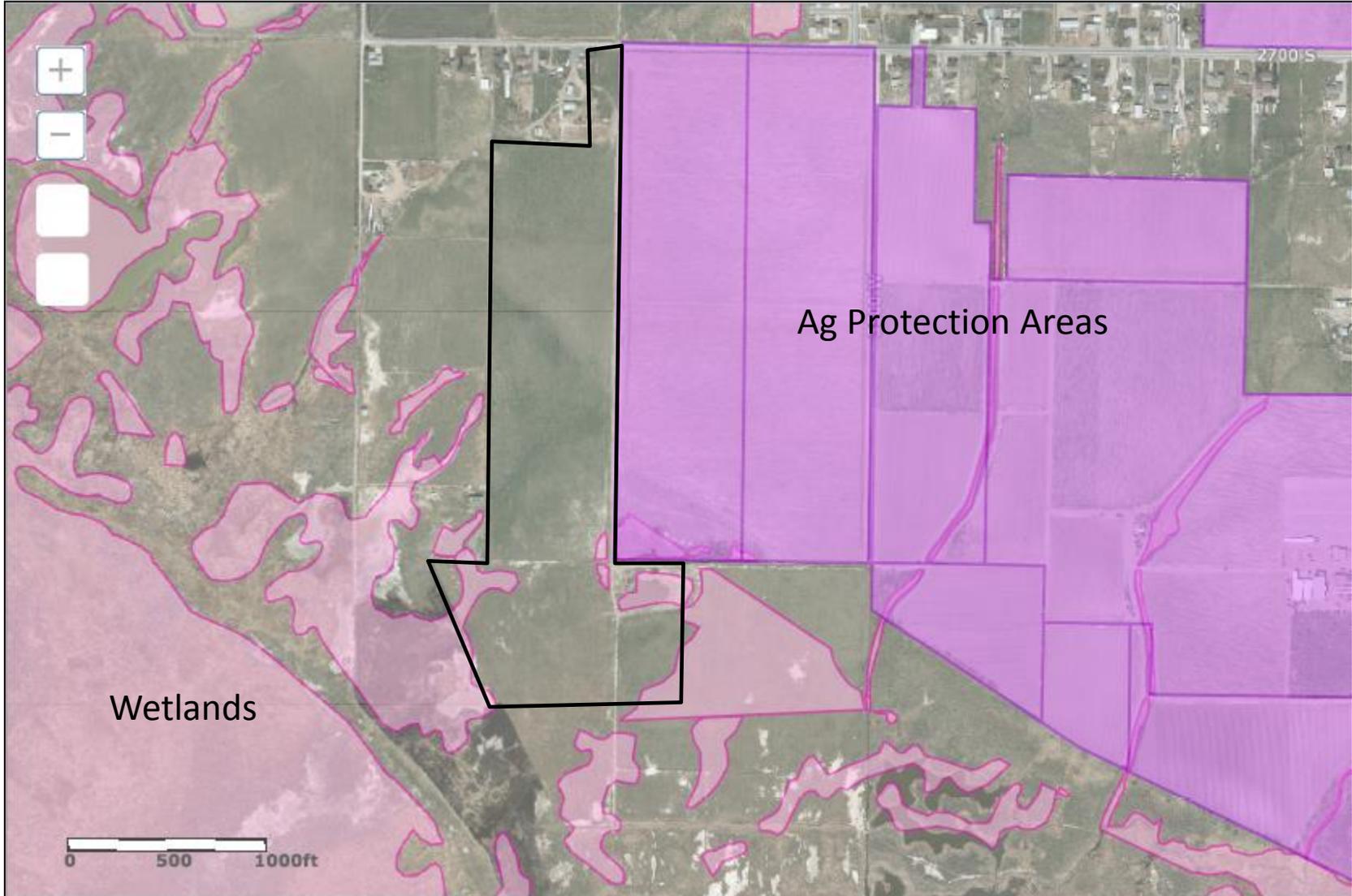
Proposed General Plan



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | 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 | | |

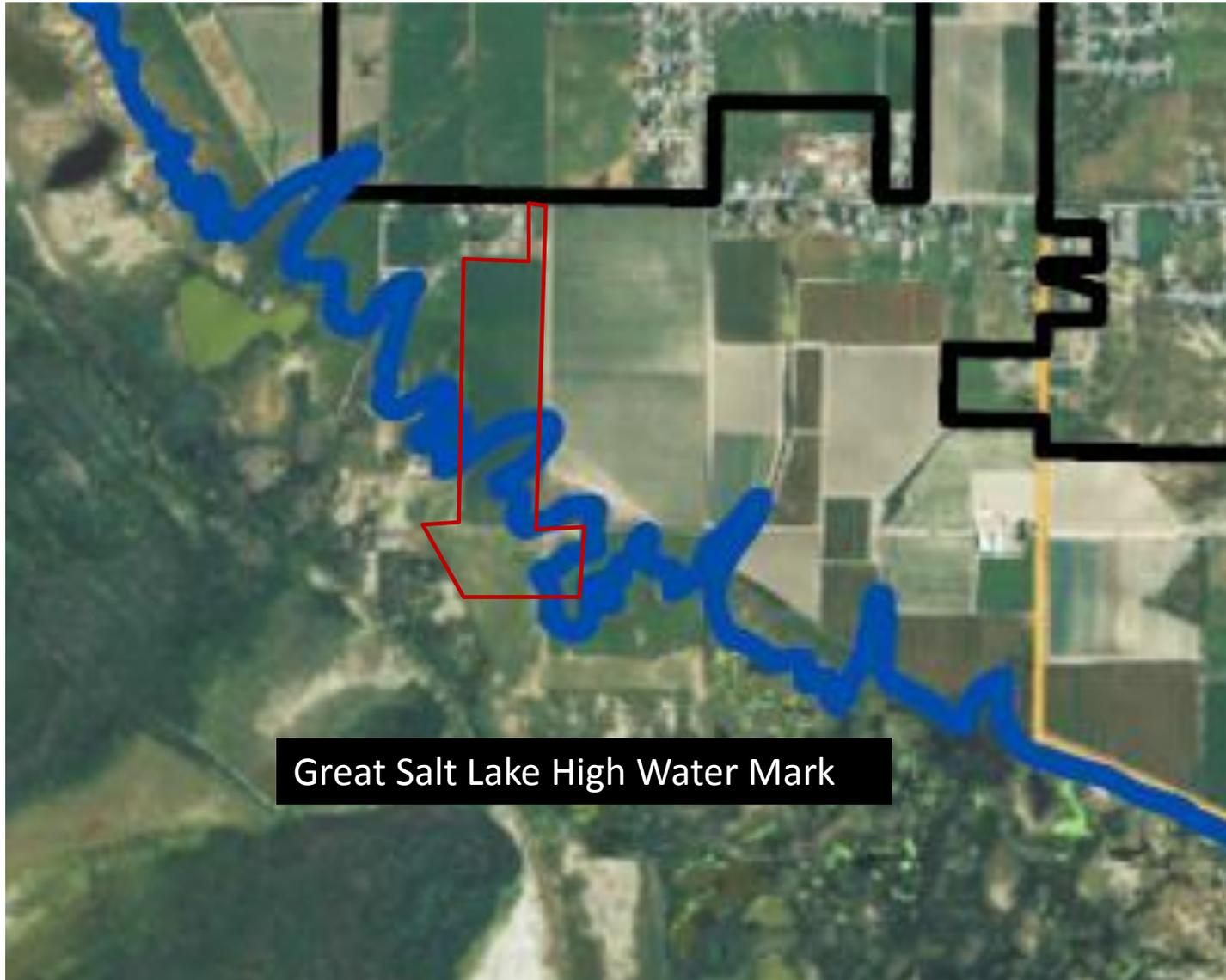


Annexation Request 3807 W 2700 S Siefert Meadows, LLC



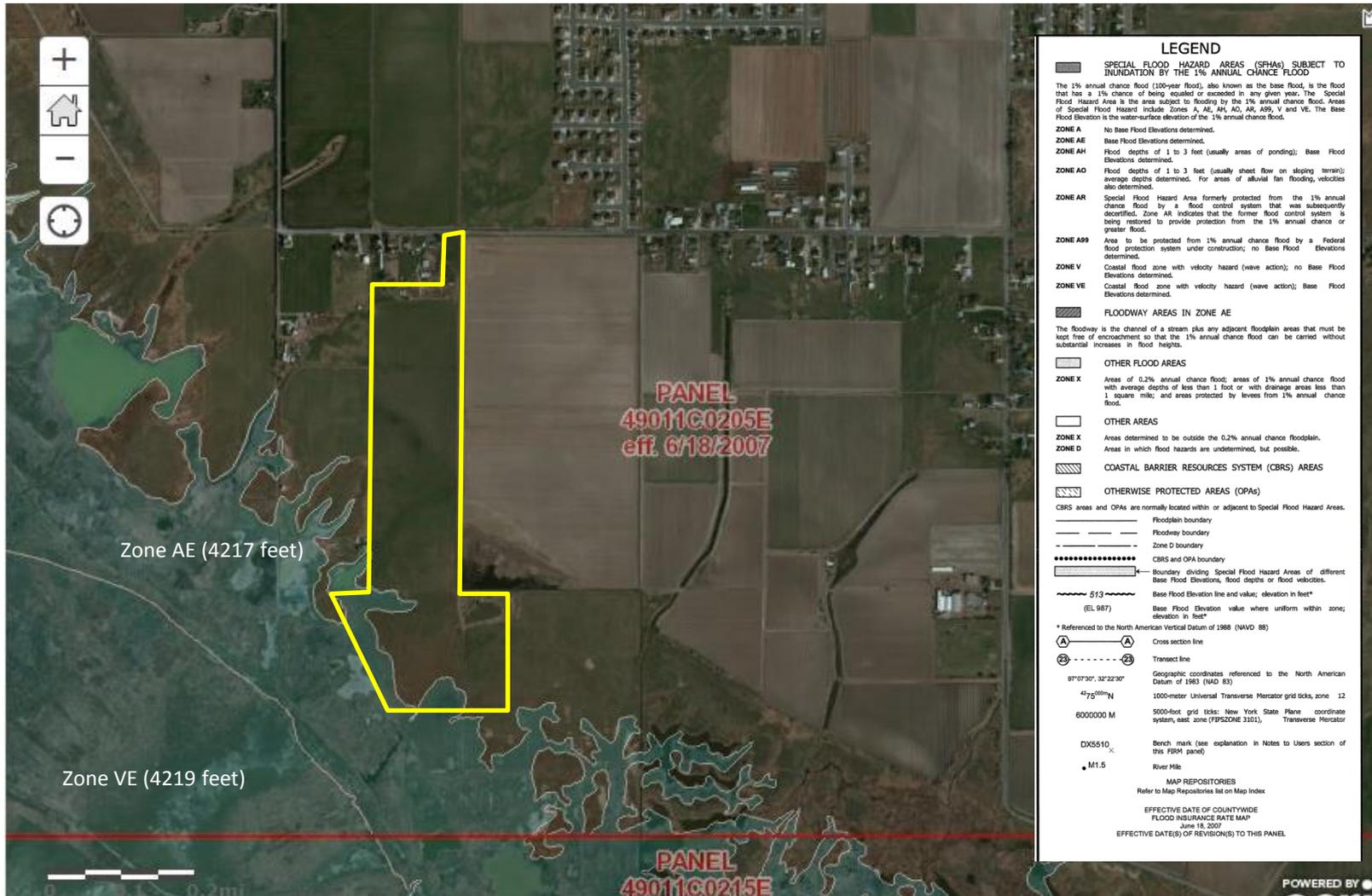


Annexation Request
3807 W 2700 S
Siefert Meadows, LLC



Great Salt Lake High Water Mark

FEMA's National Flood Hazard Layer



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
 - - - Floodway boundary
 - - - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 - ~~~~~ 513 Base Flood Elevation line and value; elevation in feet*
 - (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- (A) Cross section line
 - (2) - - - - (2) Transsect line
- 91°07'30", 32°22'30"
475⁰⁰⁰N
6000000 M
- DX5510
x
- M1.5
- MAP REPOSITORIES**
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**
June 18, 2007
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**



SYRACUSE
EST. CITY 1936

Mayor
Terry Palmer

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

July 30, 2014

Planning Commission

RE: Seifert Meadows Annexation

Dear Commissions:

Public Works has reviewed the proposed annexation for the Seifert Meadows Subdivision located at approximately 3800 West 2700 South and does not recommend annexing this portion of land at this time for the following reasons:

1. This annexation will only allow for one ingress/egress into the subdivision which will limit accessibility for residents and emergency services.
2. The proposed annexation will be served off a single culinary waterline feed which poses water quality, maintenance and fire protection concerns.
3. The proposed annexation area will have limited sewer serviceability.

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

Sincerely,

Robert C. Whiteley, Director
Public Works Department



COUNCIL AGENDA

August 12, 2014

Agenda Item # 13

General Plan & Zone Map Amendment Ninigret North LLC 1550 W 200 S

Factual Summation

Please see the attached:

- a. Aerial Map
- b. Existing/Proposed General Plan Map & Resolution 14-28
- c. Existing/Proposed Zoning Map & Ordinance 14-19

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

Background

General Plan Amendment:

The property is currently designated as BP Business Park on the General Plan. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area.

Zone Map Amendment

The property is currently designated as A-1 Agriculture on the Zoning Map. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area.

The Planning Commission held a public hearing on August 5, 2014 and made a favorable recommendation for the General Plan & Zoning Map Amendments.

Recommendation

General Plan Amendment

The Planning Commission recommends approval to the City Council for the General Plan Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from BP Business Park to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes, with the recommendation that the G-C Commercial Zone be extended to the East property line adjacent to the power corridor and along the frontage of SR193 at an equivalent depth as proposed by the property owner.

Zone Map Amendment

The Planning Commission recommends approval to the City Council for the Zoning Map Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from A-1 Agriculture to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes and in conformance to the recommended General Plan Map Amendment.

ORDINANCE NO. 14-19

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

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

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

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

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

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

Deed Description

ATTACHED

Contains Acres-approximately 1550 W 200 S

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 12TH DAY OF AUGUST, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Terry Palmer

Voting by the City Council:

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

RESOLUTION R14-28

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED.

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

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

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

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012, 2013, and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission adopted a process in 2012, where an applicant may apply for a Syracuse City General Plan update outside of the traditional district review; and

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

WHEREAS, the Planning Commission has recommended approval of the proposed amendments to the General Plan concluding that the proposed amendments provide development objectives with respect to the most desirable use of land within the City for subject property which benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

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

Section 1. Adoption. That the proposed amendments to the Syracuse City General Plan Land Use Map, attached hereto as Exhibit A, are hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

Section 3. No Repeal. This Resolution is not intended and shall not be construed as a repealer of any previously adopted ordinance or resolution and is specifically intended to clarify and supplement existing City ordinances, rules and regulations.

Section 4. 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 12th DAY OF AUGUST, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, CMC
City Recorder

By: _____
Terry Palmer
Mayor

EXHIBIT "A"

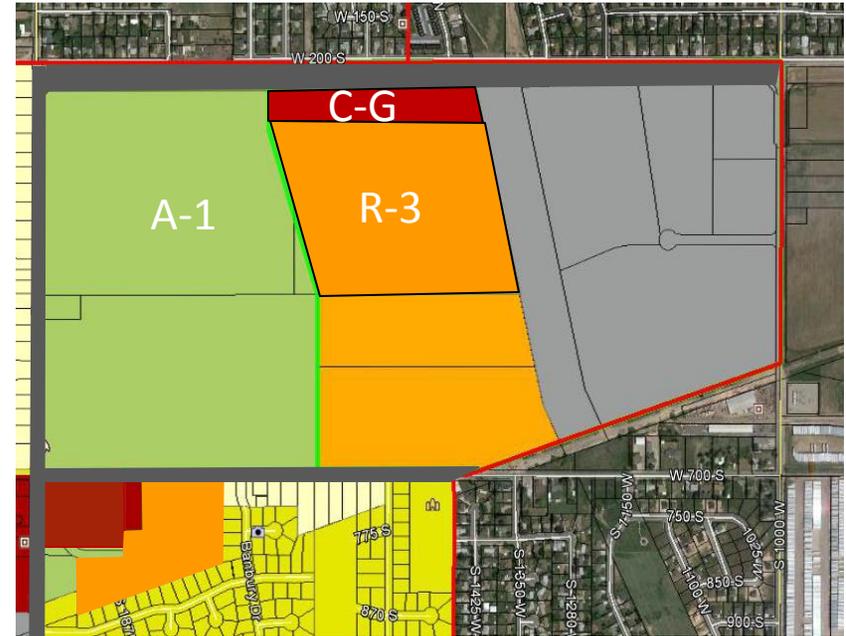
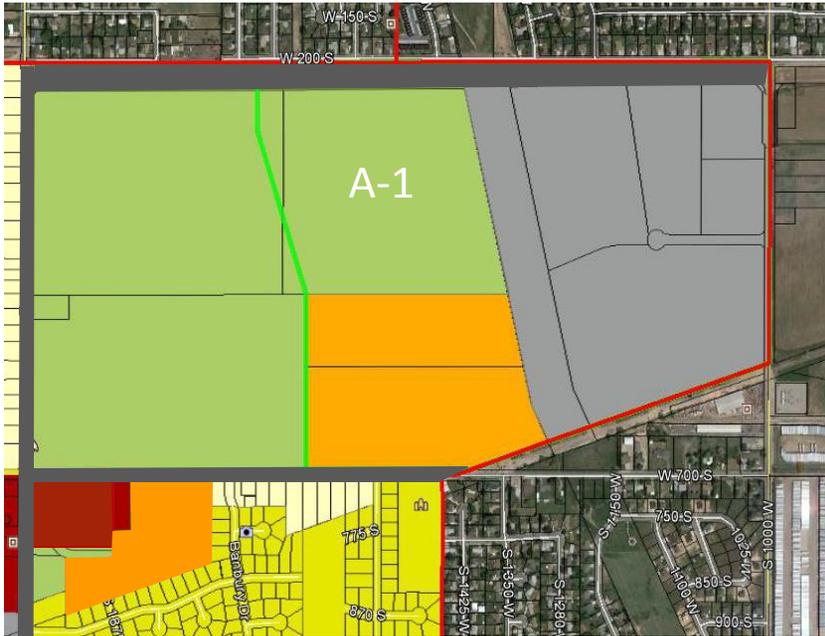


Zone Map Amendment 1550 W 200 S Ninigret North LLC



Current Zone Map

Proposed Zone Map



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



COUNCIL AGENDA

August 12, 2014

Agenda Item # 14

General Plan Amendment-PRD

3400 W 200 S-Schneiters Riverside Golf

3500 S Bluff Road-Nathan George Clark

Factual Summation

Please see the attached:

- a. General Plan Maps & Resolution 14-29

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

Background

The current General Plan designates several areas throughout the City with a PRD designation. The City Council has requested the Planning Commission review the appropriateness of the locations of these currently designated PRD zones and consider amendment to the General Plan if the areas are deemed inappropriate.

Recommendation

The Planning Commission recommends approval to the City Council for the General Plan Amendments for the following:

- a. Properties owned by Schneiters Riverside Golf Club & Rocky Mountain Power, at approximately 3400 W. 200 S. from PRD(Planned Residential Development) to Open Space/Recreational
- b. Portion of property owned by Nathan George Clark, Jr-Trustee, at approximately 3500 S Bluff Rd., from PRD (Planned Residential Development) to R-2 Residential.

, subject to all applicable requirements of the City's municipal codes



General Plan Amendment 3500 S Bluff Road City Council Request



Current General Plan



Proposed General Plan



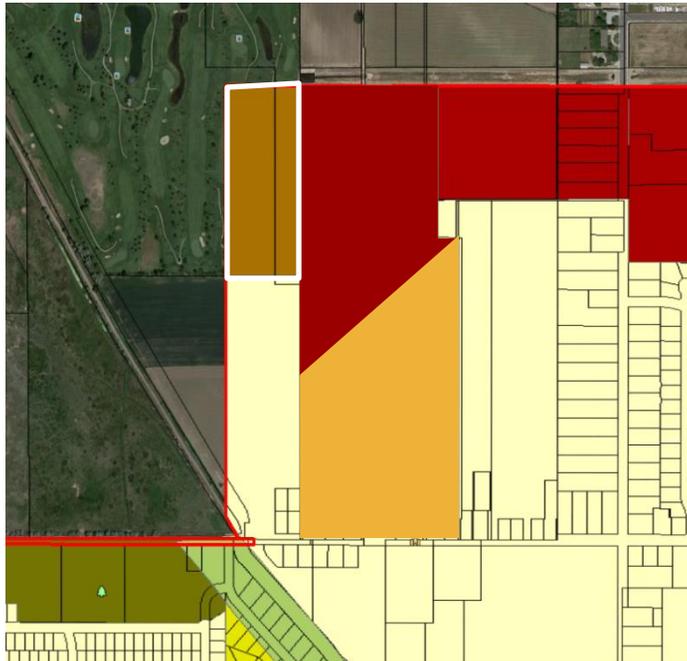
- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | 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 | | |



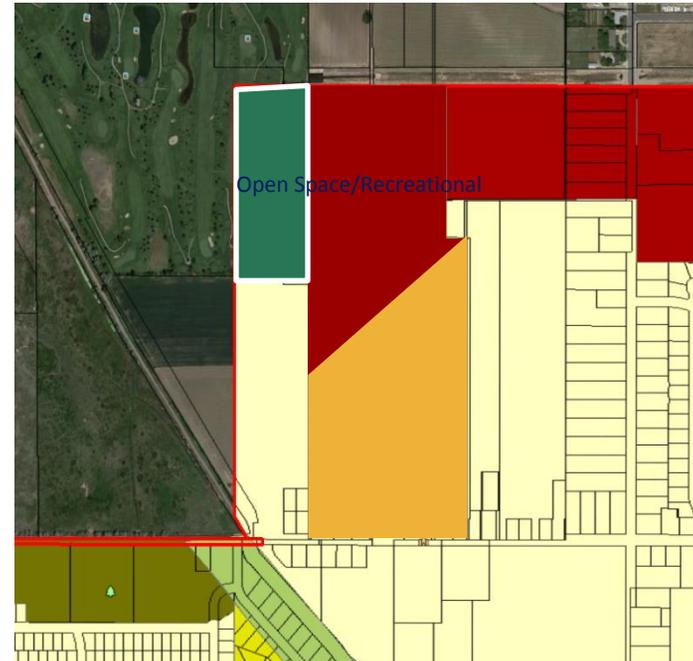
General Plan Amendment 3400 W 200 S City Council Request



Current General Plan



Proposed General Plan



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | 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 |  | Open Space/Recreational |

RESOLUTION R14-29

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED.

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

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

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

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012, 2013, and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission adopted a process in 2012, where an applicant may apply for a Syracuse City General Plan update outside of the traditional district review; and

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

WHEREAS, the Planning Commission has recommended approval of the proposed amendments to the General Plan concluding that the proposed amendments provide development objectives with respect to the most desirable use of land within the City for subject property which benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

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

Section 1. Adoption. That the proposed amendments to the Syracuse City General Plan Land Use Map, attached hereto as Exhibit A, are hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

Section 3. No Repeal. This Resolution is not intended and shall not be construed as a repealer of any previously adopted ordinance or resolution and is specifically intended to clarify and supplement existing City ordinances, rules and regulations.

Section 4. 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 12th DAY OF AUGUST, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, CMC
City Recorder

By: _____
Terry Palmer
Mayor

EXHIBIT "A"



COUNCIL AGENDA

August 12, 2014

Agenda Item #15

Authorize Mayor Palmer to execute Interlocal Cooperative Agreement with Davis County pertaining to the maintenance of Gentile Street and 2000 West.

Factual Summation

- Any question regarding this agenda item may be directed at Public Works Director Robert Whiteley or City Manager Brody Bovero.
- For decades, Davis County has maintained roads located at approximately Bluff Road and Gentile Street to 2000 West as well as 2000 West from Gentile Street heading to the roundabout at Bluff Road and 2700 South. In recent years some of the properties abutting these streets have been annexed and development has been approved by the City. The above noted streets were not part of the annexations. In order for development to proceed according to the City's guidelines as set forth by City Ordinances and Engineering Standards and Specifications, the City will need to take over maintenance of the above noted streets until such time that the City can annex these streets into the City boundaries. City staff has met with the County and the developers multiple times in an effort to efficiently and effectively transfer maintenance of the streets to the City. In order to accomplish this goal the County and the City have been working on an interlocal agreement regarding the maintenance and annexation of the streets. Utah law allows for interlocal agreements to be made in order for two or more State or local entities to accomplish a mutual goal. The proposed interlocal agreement allows for the City to essentially take control and maintenance of the road until such time that the streets are annexed. If the City is unsuccessful in annexing the properties after two years, the City may terminate the agreement and the control and maintenance of the streets will revert back to the County.

INTERLOCAL COOPERATION AGREEMENT

This INTERLOCAL COOPERATION AGREEMENT (this “Agreement”) is made and entered into by and between DAVIS COUNTY, a political subdivision of the State of Utah (“Davis County”), and SYRACUSE CITY, a municipal corporation of the State of Utah (“Syracuse City”). Davis County and Syracuse City may be referred to herein as the “Parties.”

RECITALS

A. For more than a century prior to the Effective Date (as defined in Section 1 below) of this Agreement, all roads within Davis County used on section lines, as ordered by the Davis County/Utah Territorial Court(s) on or about June 4, 1877, shall be opened and maintained not less than four (4) rods in width (sixty-six (66) feet), and all other roads used in Davis County whether on $\frac{1}{4}$ section lines or located otherwise for the greater convenience of the public shall be maintained four (4) rods in width unless specially ordered otherwise by the Davis County/Utah Territorial Court(s);

B. For decades prior to the Effective Date (as defined in Section 1 below) of this Agreement, at least the currently paved surface area and adjacent road shoulders of Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road as well as the currently paved surface area and adjacent road shoulders of 2000 West from Gentile Street northward to the current Syracuse City municipal boundary have been highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104;

C. Davis County and Syracuse City are public agencies, as defined by Utah Code Ann. § 11-13-101, *et seq.* (the “Interlocal Cooperation Act”), and are authorized to cooperate on a mutually advantageous basis to provide services in a manner that will best accord with several factors influencing the needs and development of local communities, including, but not limited to, the Still Water Lakes Development adjacent to Gentile Street and 2000 West (the “Development”);

D. On separate occasions beginning prior to 2012 and continuing until approximately March, 2013, certain portions of real property adjacent to Gentile Street and 2000 West were annexed within the municipal boundaries of Syracuse City and preparations were made and continued for the Development;

E. At the time of the annexation referenced in Recital D directly above, the relevant petitioners for the annexation did not annex the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street and 2000 West and bordering real properties and/or portions thereof adjacent to the Development;

F. Based on the foregoing, the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street and 2000 West and the bordering real properties and/or portions thereof adjacent to the Development remained, and as of the Effective Date (as defined in Section 1 below) of this Agreement, continue to be a part of the unincorporated area of Davis County;

G. Syracuse City desires, as soon as reasonably possible, to annex the following real properties: (1) the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road; (2) all of the bordering real properties to Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road that are located beyond and/or outside of the paved portions of Gentile Street but are located within thirty-three (33) feet of the South Section Line of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian (the “South Section Line”), both to the North and to the South of the South Section Line; (3) all real properties located to the North of Gentile Street between 2000 West and Bluff Road; (4) the paved highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 of 2000 West from Gentile Street northward to the current Syracuse City municipal boundary; (5) all of the bordering real properties to 2000 West from Gentile Street northward to the current Syracuse City municipal boundary that are located beyond and/or outside of the paved portions of 2000 West but are located within thirty-three (33) feet of the West Section Line of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian (the “West Section Line”), both to the East and to the West of the West Section Line of 2000 West Street; and (6) all real properties located to the East of 2000 West between Gentile Street northward to the current Syracuse City municipal boundary (collectively, the “Future Properties to Annex”) (see map attached hereto as Exhibit “A,” which identifies the Future Properties to Annex);

H. Because the Future Properties to Annex are a part of the unincorporated area of Davis County, Davis County, prior to this Agreement, was responsible for maintaining and/or providing services to those portions of the highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 which are reasonable and necessary to ensure safe travel according to the facts and circumstances of Gentile Street and 2000 West adjacent to the Development and within the unincorporated area of Davis County;

I. In June of 2014, the Syracuse City Council provided Brighton Benchmark Developers, LLC, Irben Development, LLC, and/or SWLW 1, LLC (collectively, the “Developers”) with final plat approval to proceed with the Development, or at least certain phases of the Development, within the municipal boundaries of Syracuse City;

J. For a period of two (2) calendar years from the Effective Date (as defined in Section 1 below) of this Agreement or until Syracuse City annexes all of the Future Properties to Annex, whichever occurs first, the Parties desire that Syracuse City, pursuant to the terms and/or provisions of this Agreement, will, among other things, maintain and provide municipal-type services to all of the relevant portions of 2000 West and Gentile Street that are and/or remain within the unincorporated area of Davis County; and

K. In connection with this Agreement, the Parties contemplate that Davis County will enter into a separate development agreement with the Developers.

NOW, THEREFORE, for and in consideration of the mutual promises, obligations, and/or covenants contained herein, and for other good and valuable consideration, the receipt,

fairness, and sufficiency of which are hereby acknowledged, and the Parties intending to be legally bound, the Parties do hereby mutually agree as follows:

1. Effective Date of Agreement. The effective date of this Agreement shall be the earliest date after all of the following are completed (the “Effective Date”):

- a. This Agreement is approved by the legislative body of Davis County through a resolution or ordinance that, among other things, specifies the effective date of this Agreement;
- b. This Agreement is approved by the legislative body of Syracuse City through a resolution or ordinance that, among other things, specifies the effective date of this Agreement;
- c. This Agreement is approved as to proper form and compliance with applicable law by an attorney authorized to represent Davis County;
- d. This Agreement is approved as to proper form and compliance with applicable law by an attorney authorized to represent Syracuse City;
- e. This Agreement is filed with the keeper of records for Davis County; and
- f. This Agreement is filed with the keeper of records for Syracuse City.

2. Term of Agreement. The term of this Agreement shall begin upon the Effective Date of this Agreement and shall, with the exception of any and all warranties, promises of indemnification, guarantees of workmanship, or as otherwise expressly set forth herein, automatically terminate fifty (50) calendar years after the Effective Date of this Agreement (the “Term”), unless terminated earlier pursuant to the terms and/or provisions of this Agreement.

3. Termination of Agreement. This Agreement shall terminate automatically after any of the following events and/or occurrences:

- a. After all of the Future Properties to Annex have been annexed within the municipal boundaries of Syracuse City;
- b. Ten (10) calendar days after Davis County sends a written notice of termination of this Agreement to Syracuse City by United States mail, postage prepaid;
- c. After a written agreement is mutually and lawfully executed by the Parties terminating this Agreement; or
- d. As otherwise set forth in this Agreement.

4. Annexation of the Future Properties to Annex. At all times during the Term of this Agreement, Syracuse City agrees that it will faithfully engage in a good faith and resolute effort to annex within the municipal boundaries of Syracuse City all of the Future Properties to Annex. The Parties agree that the annexation of the Future Properties to Annex may, pursuant to Utah law, be completed either without petition, through one petition, which results in the annexation of all of the Future Properties to Annex, or through two or more petitions that annex at any one time certain portions, but not all, of the Future Properties to Annex. The Parties agree that the most significant factor in determining whether to annex the Future Properties to Annex either without petition, through just one petition, or through two or more petitions will be what action is legally feasible and reasonably likely to result in the annexation of all of the Future

Properties to Annex on the earliest date possible. Davis County agrees that it will faithfully engage in a good faith and resolute effort to provide reasonable assistance to Syracuse City in its efforts to annex all of the Future Properties to Annex.

Except for the express terms and/or provisions of the final paragraph and subparagraphs of Section 5 of this Agreement, which the Parties agree shall be controlling, upon Syracuse City annexing all or any portion of the Future Properties to Annex, Syracuse City shall have all rights, responsibilities, obligations, or otherwise associated with annexation of all or any portion of the Future Properties to Annex under any and all applicable law.

5. Maintenance of Gentile Street and 2000 West. The Parties acknowledge, understand, and agree that, in order for Syracuse City to potentially annex all or a portion of the Future Properties to Annex without petition and prior to the expiration of two (2) calendar years from the Effective Date of this Agreement, Syracuse City will, for a period of two (2) calendar years from the Effective Date of this Agreement or until Syracuse City annexes all of the Future Properties to Annex, whichever occurs first, maintain and/or provide municipal-type services, pursuant to the terms and/or provisions of this Agreement, to the following real properties that are and/or remain within the unincorporated area of Davis County at Syracuse City's sole cost and/or expense:

- a. Gentile Street from 2000 West eastward until the current Syracuse City municipal boundary near Bluff Road as well as the shoulders adjacent to such highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104; and
- b. 2000 West from Gentile Street northward to the current Syracuse City municipal boundary as well as the shoulders adjacent to such highways dedicated and abandoned to the use of the public pursuant to Utah Code Ann. § 72-5-104 (subsections a and b directly above are collectively referred to herein as the "Service Areas").

The Parties further acknowledge, understand, and agree that the maintenance and/or municipal-type services agreed to herein regarding the Service Areas shall include, but are not limited to, the following:

- a. Maintenance of asphalt and related services (e.g. repair potholes and other damages to asphalt);
- b. Maintenance of all areas beneath the asphalt and related services;
- c. Maintenance of the surface and subsurface areas adjacent to the asphalt;
- d. Surface treatments of asphalt;
- e. Maintenance of all signage pursuant to the Manual on Uniform Traffic Control Devices ("MUTCD") standards;
- f. Maintenance of all roadside markers;
- g. Vegetation control;
- h. Maintenance and repainting of all pavement markings; and
- i. Snow removal and related services (e.g. salt and sand).

The Parties also acknowledge, understand, and agree that either after Syracuse City has maintained the Service Areas for two (2) calendar years from the Effective Date of this Agreement and pursuant to the terms and/or provisions of this Agreement or upon the termination of this Agreement for any reason other than Syracuse City's annexation of all of the Future Properties to Annex, whichever occurs first, Syracuse City shall return the Future Properties to Annex to Davis County in substantially the same or better condition than they were as of the Effective Date of this Agreement. If the Future Properties to Annex are not returned by Syracuse City to Davis County in substantially the same or better condition than they were as of the Effective Date of this Agreement, Syracuse City shall restore all Future Properties to Annex to substantially the same or better condition than they were as of the Effective Date of this Agreement before Davis County shall be obligated to, once again, maintain the Surface Areas and prior to Syracuse City being released from its obligation to maintain the Surface Areas.

Notwithstanding anything herein to the contrary, Davis County, pursuant to the Davis County Code and/or as expressly set forth hereafter, hereby expressly reserves the right and obligation to maintain, service, govern, and otherwise control the following drains:

- a. the "Syracuse Drain" that runs perpendicular to Gentile Street between 2000 West and Bluff Road;
- b. the "West Gentile Storm Drain" that runs within and/or parallel to Gentile Street between 2000 West and Bluff Road; and
- c. the "2000 West Storm Drain" that runs within and/or parallel to 2000 West between the current Syracuse City municipal boundary and Gentile Street.

6. Maintenance of Syracuse City Owned or Installed Improvements. At all times during the Term of this Agreement, the Parties acknowledge, understand, and agree that Syracuse City shall service and maintain, at its sole cost and/or expense, any and all improvements:

- a. Owned or installed by Syracuse City and/or its representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or person under the supervision, direction, or control of Syracuse City (e.g. culinary water, secondary water, etc.); and
- b. Located anywhere within the Future Properties to Annex.

Rights and Obligations of the Parties upon Termination of This Agreement. The Parties acknowledge, understand, and agree that, upon the termination of this Agreement, the Parties shall have no rights or obligations under this Agreement except for the rights and/or obligations under this Agreement that, through the express terms and/or provisions of this Agreement or otherwise, survive the termination of this Agreement.

7. Indemnification/Hold Harmless. Syracuse City agrees and promises to indemnify and hold Davis County, its officers, agents, representatives, officials, employees, and volunteers harmless and release them for and from any liability, costs, or expenses arising from any action, causes of action, claims for relief, demands, damages, expenses, costs, fees, or compensation, whether or not said actions, causes of action, claims for relief, demands, damages, costs, fees,

expenses, and/or compensations are known or unknown, are in law, equity, or otherwise, including, but not limited to, all claims of relief which can be set forth through a complaint or otherwise that may arise from, in connection with, or relate to this Agreement and/or the acts or omissions, negligent or otherwise, of Syracuse City and/or Syracuse City's representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of Service Provider (collectively, the "Syracuse City Representatives"). No term or condition of this Agreement shall limit or waive any liability that Syracuse City may have arising from, in connection with, or relating to this Agreement and/or the Syracuse City Representatives' acts or omissions, negligent or otherwise. It is expressly understood and agreed that the terms, provisions, and promises of this Section shall survive the termination of this Agreement.

8. Remedies for Breach of This Agreement. Upon a material breach of this Agreement by either party, the non-breaching party may pursue any remedy under this Agreement or at law, equity, or otherwise against the breaching party arising from, in connection with, or relating to this Agreement. The Parties agree that in the event a Party believes the other Party to be in material breach of this Agreement, said Party will give written notice of the alleged breach to the other Party; at which time the Party alleged to be in breach shall have thirty (30) calendar days to remedy the alleged breach. If the Party alleged to be in breach, upon receiving written notice, immediately engages in a good faith effort to remedy the alleged breach but said breach cannot reasonably be remedied within thirty (30) days, the Parties may extend the timeframe to allow the alleged breach to be remedied. It is expressly understood and agreed that the terms and/or provisions of this Section shall survive the termination of this Agreement.

9. Damages. The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for any and all actions, activities, or business sponsored or conducted by the Parties.

10. Notices. Any notices that may or must be sent under the terms and/or provisions of this Agreement should be delivered, by hand delivery or by United States mail, postage prepaid, as follows:

To Davis County:

Davis County
Attn: Chair, Davis County Board of Commissioners
61 South Main Street
P.O. Box 618
Farmington, UT 84025

To Syracuse City:

Syracuse City
Attention: Mayor
1979 West 1900 South
Syracuse, UT 84075

The Parties agree that the addresses set forth above regarding notices may be changed at any time during the term of this Agreement by either party providing the other party with written notice, which provides:

- a. That the above-referenced address is no longer applicable; and
- b. The new address to be used to receive notices under this Agreement.

11. No Separate Legal Entity. No separate legal entity is created by this Agreement.

12. Benefits. The Parties acknowledge, understand, and agree that the Parties and their respective representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of the Parties are not in any manner or degree employees of the other party and shall have no right to and shall not be provided with any benefits from the other party.

13. Execution of Additional Documents. The Parties each agree to execute and deliver any and all additional papers, documents, instruments, and other assurances, and shall do any and all acts and things reasonably necessary, in connection with the performance of its obligations hereunder, to carry out the intent of the Parties pertaining to this Agreement.

14. Assignment Restricted. The Parties agree that neither this Agreement nor the rights, privileges, duties, obligations, or otherwise under this Agreement may be assigned without the prior written consent first being obtained from both of the Parties.

15. Waivers or Modification. A waiver or modification of any of the provisions of this Agreement or of any breach thereof shall not constitute a waiver or modification of any other provision or breach, whether or not similar, and any such waiver or modification shall not constitute a continuing waiver. The rights of and available to each of the Parties under this Agreement cannot be waived or released verbally, and may be waived or released only by an instrument in writing, signed by the party whose rights will be diminished or adversely affected by the waiver.

16. Binding Effect; Entire Agreement, Amendment. This Agreement is binding upon and shall inure to the benefit of the Parties. This Agreement represents the entire understanding between the Parties with respect to the subject matter herein, and there are no written or oral agreements between the Parties which are not set forth herein. Neither this Agreement nor any terms and/or provisions hereof may be changed, discharged, or terminated verbally, and may be modified or amended only by an instrument in writing, signed by the Parties.

17. Choice of Law; Jurisdiction; Venue. This Agreement and all matters, disputes, and/or claims arising out of, in connection with, or relating to this Agreement's or its subject matter, formation or validity (including non-contractual matters, disputes, and/or claims) shall be governed by, construed, and interpreted in accordance with the laws of the State of Utah, without reference to conflict of law principals. The Parties irrevocably agree that the courts located in

the Second District Court in and for the State of Utah (or Salt Lake City, State of Utah, for claims that may only be litigated or resolved in the federal courts) shall have exclusive jurisdiction with respect to any suit, action, proceeding, matter, dispute, and/or claim arising out of, in connection with, or relating to this Agreement, its subject matter, formation, or validity, and the Parties irrevocably submit to the jurisdiction of the courts of the State of Utah. Any party who unsuccessfully challenges the enforceability of this clause shall reimburse the prevailing party for its attorneys' fees and costs, and the party prevailing in any such dispute shall be awarded its attorneys' fees and costs.

18. Severability. Any term or provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

19. Authorization. The persons executing this Agreement on behalf of a party to this Agreement hereby represent and warrant that they are duly authorized and empowered to execute the same, that they have carefully read this Agreement, and that this Agreement represents a binding and enforceable obligation of such party.

20. Rights and Remedies Cumulative. The rights and remedies of the Parties under this Agreement shall be construed cumulatively, and none of the rights and/or remedies under this Agreement shall be exclusive of or in lieu or limitation of any other right, remedy, or priority allowed by law, unless specifically set forth herein.

21. No Third-Party Beneficiaries. This Agreement is entered into by the Parties for the exclusive benefit of the Parties. Except and only to the extent provided by applicable statute, no creditor or other third party shall have any rights under this Agreement.

22. Time of Essence. Time is of the essence of all provisions of this Agreement.

23. Construction. This Agreement is the result of negotiations between the Parties. Accordingly, this Agreement shall not be construed for or against any party, regardless of which party drafted this Agreement or any part hereof. The headings and/or captions of the various paragraphs of this Agreement are for convenience of reference only and shall in no way modify or affect the meaning or construction of any of the terms or provisions of this Agreement. Unless the context requires otherwise, singular nouns and pronouns used in this Agreement shall be deemed to include the plural, and pronouns of one gender or the neuter shall be deemed to include the equivalent pronouns of the other gender or the neuter.

24. Recitals Incorporated. The Recitals to this Agreement are incorporated herein by reference and made contractual in nature.

25. Counterparts; Electronically Transmitted Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts

shall constitute one and the same Agreement. Signatures transmitted by facsimile and/or e-mail shall have the same force and effect as original signatures.

WHEREFORE, the Parties have signed this Agreement on the dates set forth below.

DAVIS COUNTY

Louenda H. Downs
Chair, Davis County Board of Commissioners
Dated: _____

ATTEST:

Steve S. Rawlings
Davis County Clerk/Auditor

APPROVED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

Michael D. Kendall
Davis County Deputy Civil Attorney

SYRACUSE CITY

Terry Palmer
Mayor
Dated: _____

ATTEST:

Cassie Z. Brown
Syracuse City Recorder

APPROVED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

Clinton R. Drake
Syracuse City Attorney