SYRACUSE CITY

Syracuse City Council Work Session Notice
August 14, 2012 – 5:30 p.m.
Large Conference Room
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, August 14, 2012, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

a. Request to be on the agenda: local farmers' group to discuss West Davis Corridor. (10 min.)

b. Discussion regarding creation of volunteer board. (5 min.)

c. Discussion regarding RDA Agenda item 2, Potential Amendment of RDA Budget for Fiscal Year 2012-2013. (20 min.)

d. Discussion regarding RDA Agenda item 3, draft Syracuse State Road 193 Economic Development Project Area Plan. (20 min.)

e. Review of agenda item 7, request for Final Subdivision Approval, Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S. (5 min.)

f. Review of agenda item 8, request for Final Subdivision Approval, Sunset Park Villas Subdivision Phase B, located at approximately 1840 S. 910 W. (5 min.)

g. Review of agenda item 9, request for Final Subdivision Approval, Ninigret North I Subdivision, located at approximately 1100 W. 450 S. (5 min.)

h. Review of agenda item 10, request for General Plan Amendment/Rezone for property located at approximately 2400 W. 2900 S. (5 min.)

i. Council business. (5 min.)

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 10th day of August, 2012 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on August 10, 2012.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA

August 14, 2012

Agenda Item **#A** Request to be on the agenda: local farmers' group to discuss West Davis Corridor.

Factual Summation

- The City Recorder received a request from Dorathy Law that a local farmers' group be given 10 minutes on the work session agenda to discuss the West Davis Corridor with the City Council.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#B** Discussion regarding creation of volunteer board.

Factual Summation

- Following a recent Council meeting, two Councilmembers asked that an item be added to a future work session agenda to provide the Council with an opportunity to discuss the potential creation of a volunteer board. This discussion can be led by the Council and staff will be happy to answer questions if necessary.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#C** Discussion regarding RDA Agenda item 2, Potential Amendment of RDA Budget for Fiscal Year 2012-2013.

Factual Summation

- Please see the attached packet of information prepared by Finance Director Steve Marshall.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#2** Public Hearing – Proposed Resolution RDA12-03 amending the Redevelopment Agency Budget for the fiscal year 2012 – 2013.

Factual Summation

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.

- Ed Gertge, owner of Syracuse City Fun Center, is considering expanding the Syracuse City Fun Center site. As part of this expansion, he is looking at adding a pool, go-carts, and other attractions. He is requesting that the Redevelopment Agency (RDA) help with this expansion. See the power point presentation for a more detailed analysis.

Staff Recommendation

- ***See recommendation on power point slide presentation.***

Redevelopment Area Information

July 31, 2012

FACTS

- A Re-development Area (RDA) is an area within city limits that has blighted area's which are detrimental or inimical to the public health, safety.
- These area's are identified in an RDA and a project area plan is created to help remove the blight area's, incentivize new businesses to locate to the area, to encourage businesses already in area to renovate and beautify, and facilitate new development.

FACTS

- A taxing entity committee (TEC) made up of individuals from each of the taxing entity determines the length of time and percentage share of tax increment dollars that will go to the RDA to help complete the project area plan.
- Only tax dollars generated in excess of the current tax base will go to the RDA (i.e. tax increment).

Syracuse City Town Center RDA

July 31, 2012

Town Center RDA - FACTS

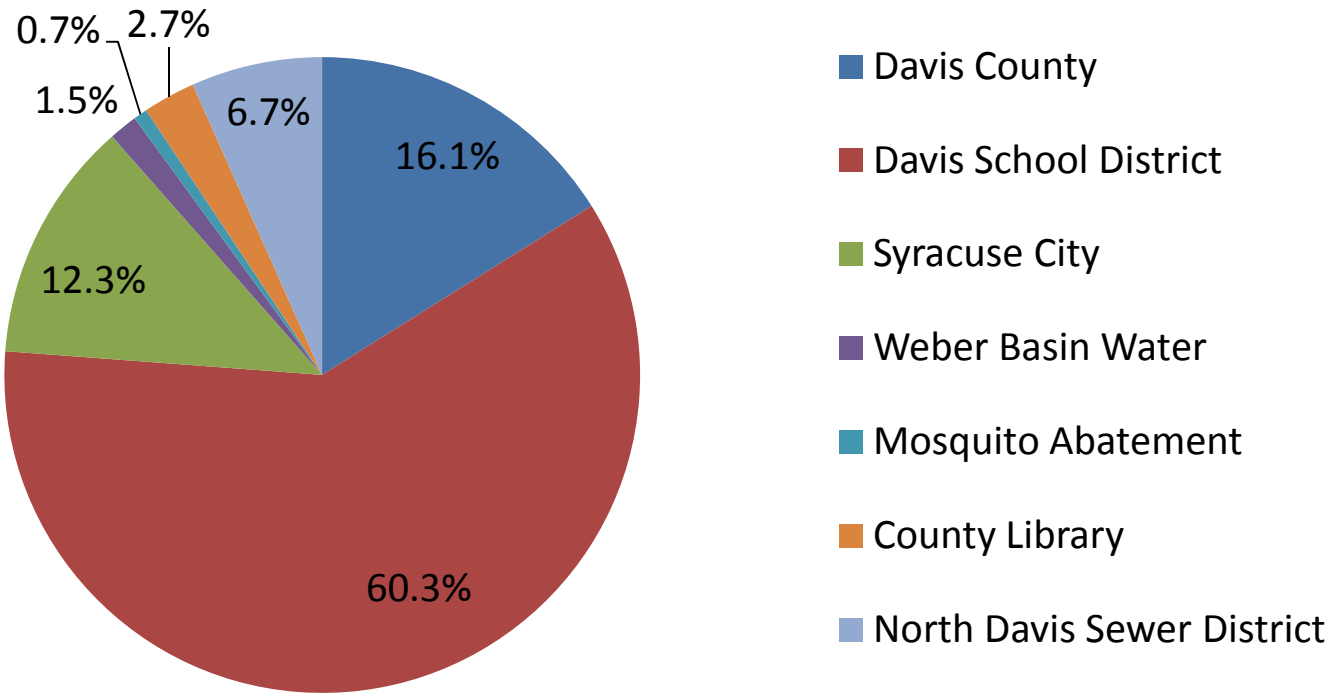
- Created in 2004.
- First year of tax increment taken in 2007.
- 25 year life with final year in 2031.
- Currently 100% of tax increment dollars go to the RDA. This number drops to 80% in FY2018 and tails off in subsequent years.

Town Center RDA

- Look at PDF map of RDA project area.

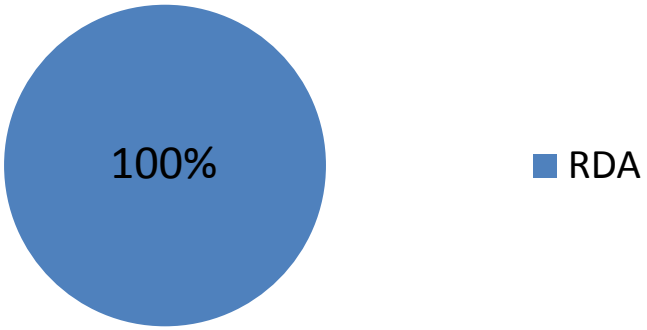
FACTS

Normal Property Tax Bill

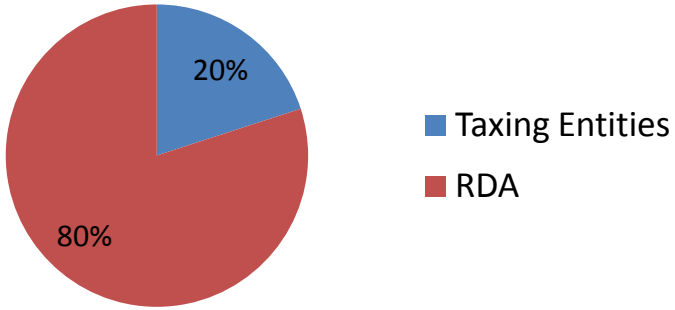


Syracuse Town Center RDA – Tax Increment Dollars

RDA Tax Distribution FY2013 – FY2017



RDA Tax Distribution FY2018 - FY2020



In the remaining 11 years the percentage share steadily decreases from 80% to 37% in the final year.

Town Center RDA – Project Area Plan

<u>Criteria:</u>

1. Enable the Agency to make financing alternatives available for participants in the RDA thereby providing necessary assistance for investment, redevelopment, rehabilitation, and the elimination of blight within the Project Area.

Town Center RDA – Project Area Plan

2. It will help prevent erosion of Syracuse City's economic base.
3. It will help attract desirable businesses to locate and expand within the project area.
4. It will facilitate revitalization and beautification of the Project Area.

Town Center RDA – Project Area Plan

5. It will enable the Agency to help meet some of the infrastructure needs of the City of Syracuse which are important for revitalization of the Project Area.
6. It will contribute in a variety of other ways to the redevelopment of the Project Area, and further the interests of public peace, health, safety, and welfare.

Family Fun Center Expansion

PRESENTATION BY ED GERTGE

– Owner of Family Fun Center

- Look at Feasibility Study for Expansion
- Look at Images and Renderings
- Look at Ed Gertge Cost Estimate Letter

Family Fun Center Expansion

Positive Factors

- No tax increase to residents who will receive a direct benefit in the community.
- Increase patron traffic to surrounding businesses – will help the health and wellness of existing business.
- Provide increase sales and franchise tax revenues to Syracuse City.

Family Fun Center Expansion

Positive Factors

- Provide a local venue for family, corporate parties, etc.
- Encourage new growth and development in the area.
- Create 15-20 new jobs in our community.
- Provide year-round activities for individuals, families, and youth.
- Will draw customers from outside city boundaries into our community.

Family Fun Center Expansion

Budget Analysis

- Ed Gertge owns 6 properties in the Town Center RDA making up approximately 29% of the total tax increment value.
- With the proposed expansion, the addition will add another $6,000,000 in increased property value raising his pro-rata share to 45.6% of the tax increment value.

Family Fun Center Expansion

- Over the next 19 years, the properties owned by Ed Gertge will generate an estimated tax increment of $2,047,373 for the RDA (this includes the expansion).
- Ed is proposing that the City invest this money into the Family Fun Center expansion to help the health and well being of Syracuse City town center.

Family Fun Center Proposal

- Ed Gertge Proposal - that the City invest $215,000 up front with an additional waiver in fees not to exceed $100,000 for a total up front investment of $315,000.
- Ed Gertge Proposal – an additional yearly subsidy ranging from $30,000 to $168,000 over the next 19 years. The total investment to the City would be $2,045,000 (including the initial payment).

Town Center RDA Budget Numbers

- See PDF document of budget.
- See PDF document of estimated fees & calculation of partial waiver of fees.

Family Fun Center Expansion

<u>Does this meet the project area plan?</u>

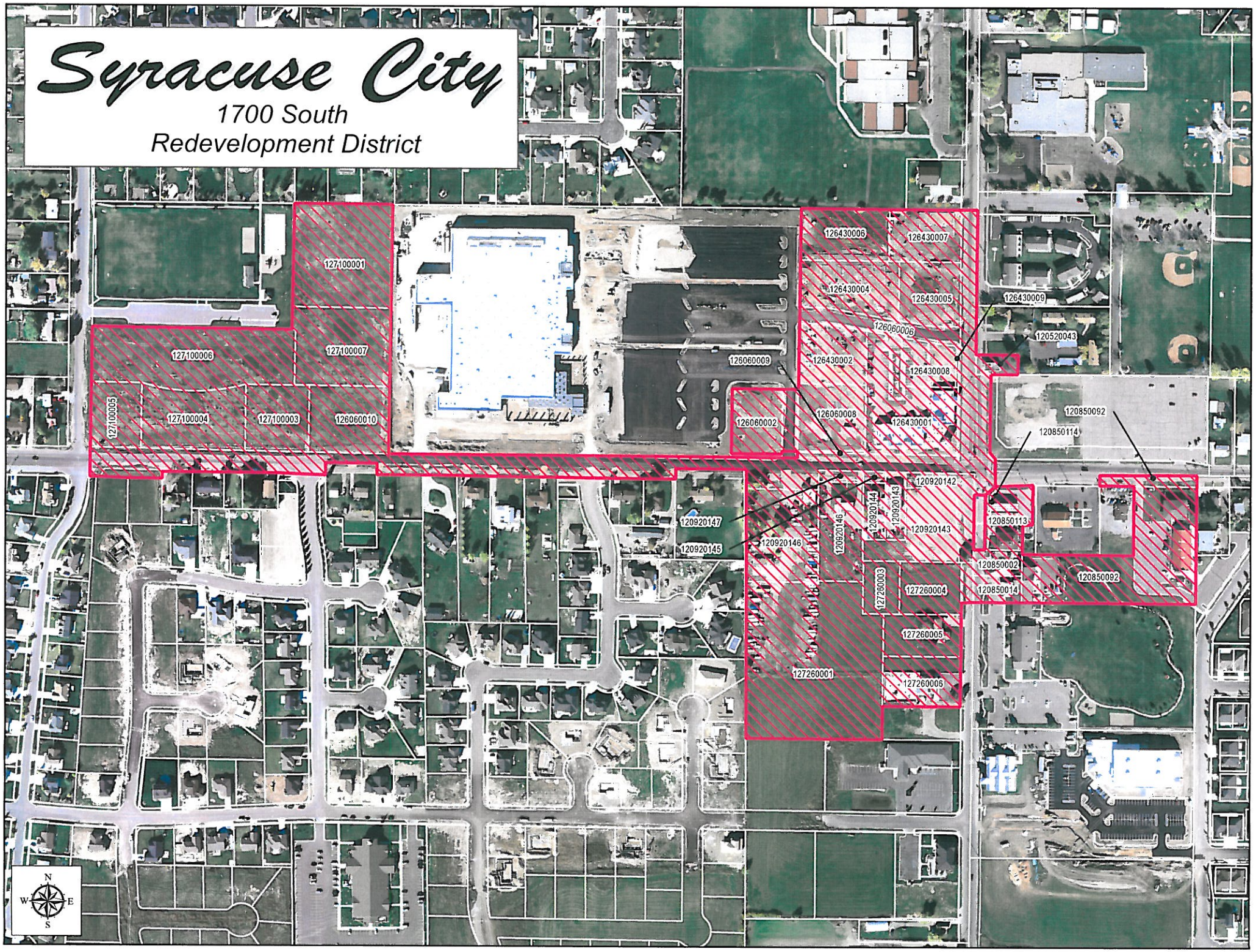
- #1 – Is the City willing to invest in the family fun center expansion in order to promote the health and well being of our town center?
- #2, #3, #4 – expansion meets these criteria.
- #5 – the City will ensure that the major impact (i.e. roads) is addressed through charging impact fees.
- #6 – expansion helps this cause.

Recommendation

- The staff recommends that the City move forward with this project. The City will invest all of the tax increment dollars back into the Family Fun Center expansion; however, it will receive many added benefits by doing so.

Syracuse City

1700 South Redevelopment District



Benefits Analysis
Syracuse Fun Center

Prepared By:

ZIONS BANK PUBLIC FINANCE

June 12, 2012

BACKGROUND

The Syracuse Fun Center located at 2000 West and Antelope Drive is planning to expand its existing facility with a truly unique recreation development site that will include an aquatic center, go-karts, and increased activities such as bowling, roller skating, batting cages, etc. To our knowledge, there is no other indoor (year-round) facility in Utah that offers this broad of a selection of entertainment activities.

Specific plans are to expand the existing facility by adding 72,000 square feet ("sf") of recreational space as follows:

- 24,000 sf aquatic center; and
- 48,000 sf of additional activities:
  - 24,000 sf of Go-Karts and race track (adult and kiddie-kart size);
  - 24,000 sf with a combination of activities such as:
    - Bounce toys
    - Roller skating
    - Bowling
    - Batting cages
    - Locker rooms and other

The Aquatic Center will include a 6-lane lap pool, leisure pool, lazy river, slides, zero entry and children's area. It will be competitive in every way with the Clearfield Aquatic Center. The Fun Center will be the only venue of its type in Utah and will attract customers from throughout the northern Utah region.

The purpose of this study is to evaluate tax revenue ("fiscal") impacts to Syracuse City and other taxing entities, as well as to identify other potential benefits to the City from the expansion of the Fun Center.

EXECUTIVE SUMMARY

It is anticipated that the expanded facility will benefit Syracuse City in the following ways:

- Increase property tax increment in the 1700 South RDA project area;
- Provide increased sales tax and municipal energy (franchise) tax revenues to Syracuse City;
- Provide an aquatic center for public use, as well as shared use with the school district;
- Provide year-round activities for individuals, families and youth;
- Create approximately 15-20 new jobs;
- Increase the selection and convenience of recreational activities for local residents and reduce travel time and vehicle fuel costs for participation in these activities;
- Stop the "leakage" from Syracuse residents who are now leaving the City for these types of activities and bring customers into Syracuse from outlying areas, thus further increasing the tax base;
- Increase patron traffic of surrounding businesses;
- Provide a local venue for corporate parties, family parties, etc., that will bring people into the area and promote complementary development; and
- Encourage the development of and investment in nearby properties.

All of the taxing entities for tax district 54 will benefit from the increased property taxes generated by this development. The Fun Center is located in an existing RDA area – the 1700 South RDA. Total property tax benefits are expected to exceed $1.4 million over the next 20 years.

PROPERTY TAX IMPACTS TO ALL TAXING ENTITIES		
	Total (2013-2032)	NPV*
Davis County	$230,913	$190,545
Davis County School District	$858,631	$708,527
Syracuse City	$176,455	$145,607
Weber Basin Water Conservancy District	$21,027	$17,351
Davis County Mosquito Abatement District	$10,078	$8,316
North Davis Sewer District	$89,923	$74,203
County Library	$37,985	$31,344
TOTAL	$1,425,011	$1,175,894

**NPV = Net present value is calculated using a discount rate of two percent.*

In addition to the property tax impacts, increased sales taxes will be generated at the site due to the increased use of the facility. Demand at the Fun Center is expected to increase significantly from the additional amenities. Between roughly 66,300 and 158,671 visits[1] per year are anticipated for the Aquatic Center, plus additional demand will be generated by the go karts and other activities. Syracuse City would realize additional sales and municipal energy (franchise) tax revenues from these activities.

SUMMARY OF INCREMENTAL FISCAL IMPACTS Syracuse City Only 2013-2032		
	Total	NPV*
Sales Tax Revenues	$192,351 - $246,945	$154,626 - $198,535
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$320,213 - $374,807	$257,347 - $301,256

**NPV = Net present value is calculated using a discount rate of two percent.*

Further, if Syracuse City were to construct an aquatic facility, similar to the one described in this report, and not partner with the private sector, it would cost the average homeowner over $3.00 per month for capital costs for 20 years. If an operating subsidy were required (depending on usage and fee schedule), as is generally the case with most publicly-owned aquatic centers, there would be additional costs to property owners in the City.

PROPERTY TAX IMPACTS

Syracuse City, and each of the taxing entities for this taxing district, will receive increased property tax revenues from this development. Increased taxes will be generated by the investment in land, buildings and personal property at the site. The total investment is summarized as follows:

DEVELOPMENT PLANS		
	Building sf	Real Property Value
Building expansion (not incl. aquatic center; including go karts)	48,000	$2,200,000
Aquatic center addition	24,000	$2,900,000
TOTAL	72,000	$5,100.000

[1] The Clearfield Aquatic Center currently receives roughly 150,000 aquatic visits per year.

DEVELOPMENT PLANS
Source: Syracuse Fun Center

Property taxes are calculated based on increased taxable value[2] and tax rates for the various taxing entities. The taxing entities and tax rates are as follows:

TAXING ENTITIES AND TAX RATES District 54	
	Tax Rates
Davis County	0.002383
Davis County School District	0.008861
Syracuse City	0.001821
Weber Basin Water Conservancy District	0.000217
Davis County Mosquito Abatement District	0.000104
North Davis Sewer District	0.000928
County Library	0.000392
TOTAL	0.014706

Source: State Tax Commission – Property Tax Division

The increased property tax impacts to all taxing entities over a 20-year period that stretches from 2013 to 2032 are over $1.4 million. This averages over $71,000 annually from 2014 through 2032.[3]

PROPERTY TAX IMPACTS TO ALL TAXING ENTITIES		
	Total (2013-2032)	**NPV***
Davis County	$230,913	$186,809
Davis County School District	$858,631	$694,634
Syracuse City	$176,455	$142,752
Weber Basin Water Conservancy District	$21,027	$17,011
Davis County Mosquito Abatement District	$10,078	$8,153
North Davis Sewer District	$89,923	$72,748
County Library	$37,985	$30,730
TOTAL	$1,425,011	$1,152,837

**Net present value is calculated using a discount rate of two percent.*

SALES TAX IMPACTS

Increased sales tax revenues will result from the increased attendance at the Fun Center. Increased demand has been calculated for:

[2] Taxable value has been calculated based on increased investment in the property – land and construction value. However, if the property is valued by the County Assessor's Office on the income approach, the taxable value suggested in this report could vary significantly. Note that the existing building (42,000 sf) is valued at $2,800,000 by the County Assessor. This is a value of $66.67 per square foot. Projections for the expansion facilities are $70.83 per square foot. This is reasonable and conservative given that the expansion includes an aquatic center which is considerably more expensive on a per square foot basis.

[3] Note that no property tax impacts have been projected for 2013 because property values are assessed as of January 1 of each year. It is not anticipated that there would be significant construction in place by January 1 of 2013.

- GoKarts
- Aquatic Center
- Building expansion (not including Aquatic Center or GoKarts)
- Existing facility
- Café/Concessions

GoKarts. GoKart revenues have been calculated based on the following usage projections:[4]

GO KART DEMAND AND REVENUE ANALYSIS					
	Hours per Day	Days per Week	Revenue per Hour	Total Revenues/Week	Total Revenues/Year
Go Kart Revenues:					
M-F	1	5	$546	$2,730	$141,960
Saturday	5.0	1.0	$546	$2,730	$141,960
Sunday	5.0	1.0	$546	$2,730	$141,960
Total Go Kart Revenues				$8,190	$425,880
Kiddie-Kart Revenues:					
M-F	1	5	$208	$1,040	$54,080
Saturday	5.0	1.0	$208	$1,040	$54,080
Sunday	5.0	1.0	$208	$1,040	$54,080
Total Kiddie Kart Revenues				$3,120	$162,240
Grand Total					$588,120

With anticipated revenues of $588,120 per year, the City will receive one-half of one percent (based on the local option sales tax) of all revenues generated. This equates to $2,941 in $2012 in increased sales tax revenues from GoKarts. Revenues have been projected to grow at an average annual rate of two percent. Our analysis assumes that the City will receive Go Kart revenues for one-half of the year in 2013, as the GoKart site will only be operational for the second half of that year. Increased sales tax revenues from GoKarts are projected at nearly $70,000 over 20 years.

SALES TAX IMPACTS Increased Revenues from GoKarts 2013-2032		
	Total	NPV*
POS** Tax Revenues	$69,979	$56,217
**NPV = net present value. NPV calculations have been discounted at two percent.* ***POS = point of sale tax revenues*		

Aquatic Center.

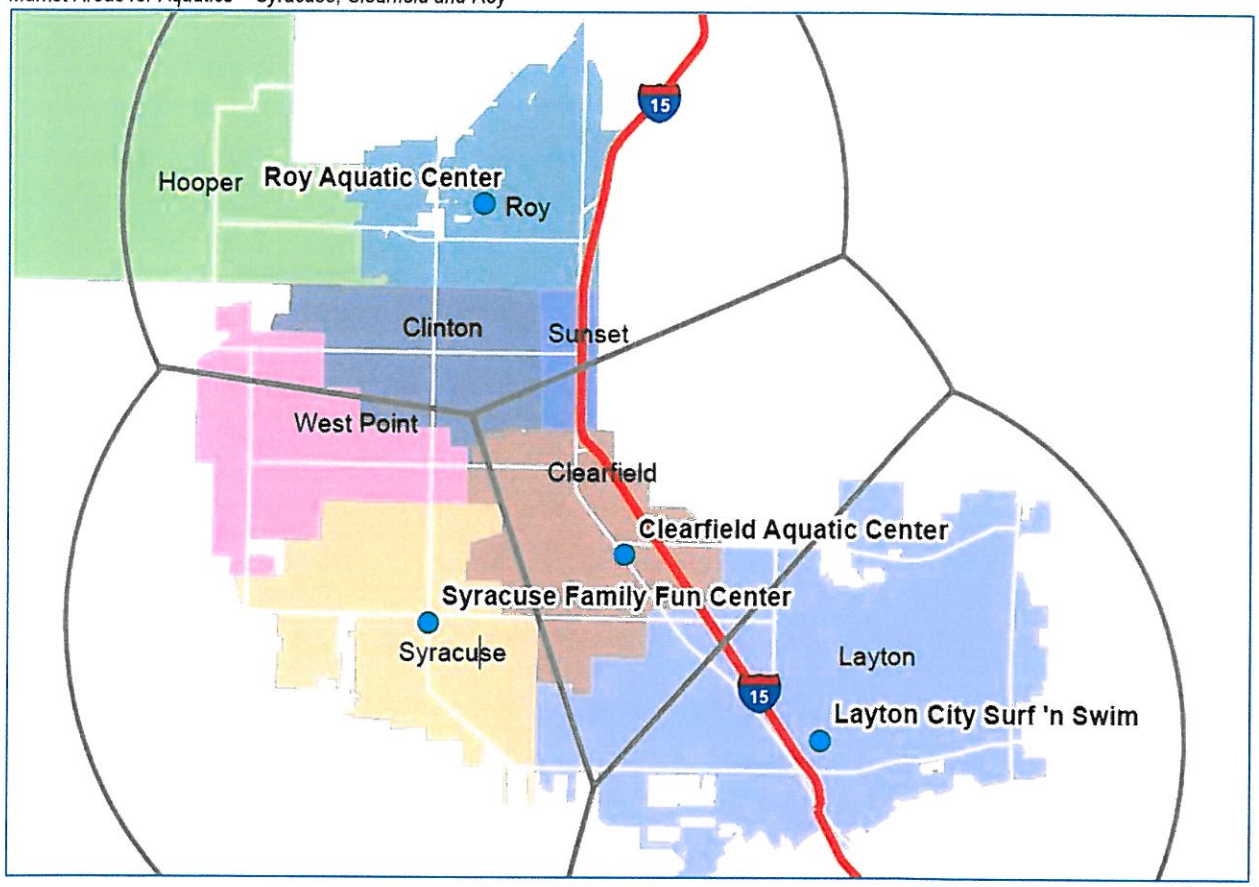
Currently, Syracuse residents desiring to use an aquatic center must either drive to Clearfield or Roy. Other aquatic centers that may attract some residents, although located at a slightly greater distance, are: Layton City Surf 'n Swim, Marshall White Center in Ogden, Lorin Farr Pool & Rampage, Farmington Swimming Pool and North Shore Aquatic Center. In addition, both Lagoon in Farmington and Cherry Hill in Kaysville have outdoor water activities.

[4] Projections provided by Mini Grand Prix in Las Vegas, NV.

The most competitive sites for a Syracuse Aquatic Center are, due to their geographic location, Roy and Clearfield. The Roy aquatic facility estimates that it currently attracts very few residents from Syracuse. In fact, of the 1,960 children signed up for swim lessons at the Roy City pool, only 20 are from Syracuse. On the other hand, the Clearfield Aquatic Center estimates that 50 percent of its aquatic use is from outside of Clearfield City, with nonresidents "heavily Syracuse."[5] Based on further discussion, **it is estimated that at least 75 percent of the nonresident swimmers at Clearfield are from Syracuse.** This suggests that, at the present time, Syracuse accounts for 54,750 visits to the Clearfield Aquatic Center for swim purposes.

The following map shows the potential primary market areas based solely on geographic location. The Syracuse site should be able to increase its market draw from Roy during certain periods of the year since the Roy Aquatic Center is seasonal (summer only). It should also be able to increase its draw from Roy and other areas because of the additional amenities that will be offered at Syracuse when compared to competing facilities.

Market Areas for Aquatics – Syracuse, Clearfield and Roy



Based solely on geographic location, an aquatic center in Syracuse should be able to draw from a population of 38,772 residents.

AQUATIC CENTER DEMAND ANALYIS GIS MAPPING APPROACH				
City	**Total Population**	**Roy Aquatic Center**	**Clearfield Aquatic Center**	**Syracuse Family Fun Center**
Clearfield	30,112	-	26,565	3,319

[5] Interview with Clearfield Aquatic Facility.

AQUATIC CENTER DEMAND ANALYIS GIS MAPPING APPROACH				
Clinton	20,854	17,268	2,275	995
Hooper	7,218	6,620	-	-
Layton	72,003	-	12,047	1,719
Roy City	36,810	36,673	1,913	-
Sunset	4,937	3,360	-	-
Syracuse	24,331	-	-	24,255
West Point	9,511	905	-	8,484
Total	**205,776**	**64,826**	**42,800**	**38,772**

We have also analyzed demand based on a capture rate from each City in the market area for the three aquatic centers. The analysis below adjusts the GIS analysis to account for various factors that are not represented in a solely geographic analysis, such as: **1) seasonality; 2) competitiveness and uniqueness of facilities; and 3) travel patterns and ease of access on major transportation routes.** While the Clearfield facility is year-round, Roy has an outdoor pool that is used only during the summer months. The Roy facility also does not offer the amenities that the Clearfield facility has to offer. This is evident in the fact that, at the present time, most Syracuse residents choose to use the Clearfield facility over the Roy facility. The capture rate analysis below is a best-case scenario approach for attracting customers from a much larger market area.

AQUATIC CENTER DEMAND AND MARKET AREAS CITY CAPTURE RATE APPROACH			
	% of City	**Population**	**Market Area Population**
Syracuse Aquatic Center			
Syracuse	95%	24,331	23,114
West Point	95%	9,511	9,035
West Layton	60%	44,291	26,575
Clinton	50%	20,854	10,427
Clearfield	15%	29,840	4,476
Hooper	25%	7,091	1,773
Layton	10%	72,003	7,200
Sunset	20%	4,937	987
Roy	25%	36,810	9,203
TOTAL - Syracuse		249,668	92,790
Roy Aquatic Center			
Roy	75%	36,810	27,608
Hooper	75%	7,091	5,318
Clinton	20%	20,854	4,171
TOTAL – Roy		64,755	37,097
Clearfield Aquatic Center			
Clearfield	85%	29,840	25,364
West Layton	40%	44,291	17,716

AQUATIC CENTER DEMAND AND MARKET AREAS CITY CAPTURE RATE APPROACH			
Clinton	30%	20,854	6,256
Sunset	80%	4,937	3,950
Syracuse	5%	24,331	1,217
West Point	5%	9,511	476
TOTAL		133,764	54,978
TOTAL – Syracuse, Roy, Clearfield		448,187	184,865

This analysis suggests that, on average, there are 1.71 swim visits per capita annually within the market area. Obviously, some people will participate with much greater frequency, while others will never use the facilities. Applying 1.71 visits per capita to the population within the Syracuse market area, and assuming comparative and competitive facilities are constructed, results in an estimated 66,300 to 158,672 visits per year.

AQUATIC CENTER DEMAND AND MARKET AREAS Comparative GIS and Capture Rate Approach	
Market Area Population (Market Area – Capture Rate Approach)	184,865
Current Aquatic Visits*	315,790
Visits per Capita	1.71
Projected Market Demand for Syracuse – annual visits based on 38,772 market area population (GIS approach) to 92,790 market area population (capture rate approach)	66,300 – 158,672
*Current aquatic visits are based on the following annual usage: Clearfield Aquatic Center (292,000 – ½ aquatic); Roy Aquatic Center (111,242); and Roy Recreation Complex (117,092 – ½ aquatic).	

The average revenue per visit ($3.90)[6] has been calculated based on the weighted average of the current per capita revenues reported by the Clearfield and Roy facilities.

REVENUE ANALYSIS PER VISIT Aquatic Center				
	Average Revenue per Visit	Total Visits	% of Total	Weighted Revenue per Visit
Clearfield	$4.47	292,000	56%	$2.51
Roy Aquatic	$4.36	111,242	21%	$0.93
Roy Recreation	$2.05	117,095	23%	$0.46
TOTAL		520,337	100%	$3.90

Revenues are projected to grow at a rate of two percent annually, with 20-year sales tax revenue impacts to Syracuse City between $30,190 and $72,253. This is estimated based on 66,300 to 158,671 visitors per year, average revenue per visit of $3.90, two percent growth rate, and 50 percent of the local option sales tax returned to Syracuse City based on point of sale.

SALES TAX IMPACTS Increased Revenues from Aquatic Center 2013-2032

[6] While the actual entry fee for a one-time swim visit may be higher than this, it is assumed that customers will be able to buy season, family, etc., swim passes which will bring down the overall revenue per visit.

SALES TAX IMPACTS Increased Revenues from Aquatic Center 2013-2032		
	Total	NPV*
Tax Revenues from Aquatic Center	$30,190 - $72,253	$24,256 - $58,050
Net present value is calculated using a rate of two percent.		

Building Expansion (not including Aquatic Center and GoKarts). Increased sales tax revenues will result from the 24,000 square foot expansion that will include activities such as roller skating, bowling, bounce toys, batting cages, etc. We have conservatively assumed that sales in the expanded area will be 1.25 times greater on a per square foot basis than current sales. This is conservative because the addition of the GoKarts should attract customers from a much larger regional area (Davis and Weber counties) who will then also use other attractions while they are visiting the site.

Current sales per square foot average $13.84, not including the café. Based on increased sales of 1.25 times per square foot of the current sales per square foot (i.e., a 25 percent increase), sales tax revenues from the expanded area are anticipated to reach over $49,000 over the next 20 years. Our analysis assumes that the City will receive sales from the 24,000-foot expansion for one-half of the year in 2013, as the site will only be operational for the second half of the year.

SALES TAX IMPACTS Increased Revenues from Building Expansion (not including Aquatic Center) 2013-2032		
	Total	NPV*
POS Tax Revenues from Building Expansion (not incl. Aquatic Center)	$49,401	$39,686
Net present value is calculated using a discount rate of two percent.		

Existing Building and Activities. It is anticipated that the addition of an aquatic center, GoKarts and a wider variety of activities will also benefit the existing development. Based on interviews with owners and operators of centers with GoKarts (which will be a unique offering in Davis and Weber counties), it is reasonable to assume that existing sales will increase by at least 25 percent.

SALES TAX IMPACTS Increased Revenues in Existing Building 2013-2032		
	Total	NPV*
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559
Net present value is calculated using a discount rate of two percent.		

Café/Concessions. It is anticipated that café sales will also increase with the expansion. The proposed increase has been projected based on either sales per square foot (for all areas except the aquatic center) and based on the number of visits (for the aquatic center). Sales per square foot are currently $2.96. The Fun Center estimates that it currently has approximately 106,000 visits per year. With total café sales of $121,160 and an estimated 106,000 visits, expenditures at the café are approximately $1.14 per visit. Future projections have been made based on the increased visits to the Aquatic Center and the increased square footage of the expanded area.

SALES TAX IMPACTS Increased Revenues at Café/Concessions 2013-2022		
	Total	NPV*
Increase in Café Sales	$25,903 - $38,435	$20,907 - $31,022

Summary of Sales Tax Impacts. Syracuse City will receive increased sales tax revenues from each of the following activities that were discussed in more detail above – GoKarts, aquatic center, building expansion (24,000 sf that does not include aquatic center or GoKarts), increased revenues to the existing Fun Center, and increased café/concession sales.

SALES TAX IMPACTS Summary of Increased Sales Tax Revenues 2013-2032		
	Total	NPV*
POS** Tax Revenues from GoKarts	$69,979	$56,217
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686
POS Tax Revenues from Aquatic Center	$30,190 - $72,253	$24,256 - $58,050
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559
Increase in café sales	$25,903 - $38,435	$20,907 - $31,022
TOTAL	$192,351 - $246,945	$154,626 - $198,535

**NPV = net present value. NPV calculations have been discounted at two percent.*
***POS = point of sale*

MUNICIPAL ENERGY (FRANCHISE) TAX IMPACTS

Utah law allows communities to assess six percent of the taxable sales of energy and gas. Syracuse City has enacted the municipal energy tax to the full six percent. In 2011, the Fun Center paid $6,125.44 in gas bills and $41,233.20 in electric bills for a total of $47,358.64, or $1.13 per square foot.

Gas and electric fees for the 24,000 sf building expansion (not including the aquatic center) will be similar to the energy usage in the existing building. Utility fees for the aquatic center will be higher – approximately $1.50 per sf.

MUNICIPAL ENERGY (FRANCHISE) TAX IMPACTS 2013-2032		
	Total	NPV*
Building Expansion	$77,446	$62,216
Aquatic Center	$50,416	$40,505

** Net present value is calculated using a discount rate of two percent.*

AQUATIC CENTER COMMUNITY BENEFITS

It is our experience that aquatic centers are greatly desired by most communities, but until communities reach a certain size, they find it too difficult to spread the costs over their population. Surveys conducted in other cities suggest that residents prefer indoor-outdoor facilities where they can be outdoors in the summer months. However, they are costly to build and operate and most communities find themselves subsidizing their aquatic centers to some degree.

Parks and recreation surveys conducted within several Utah communities within the past few years suggest that residents greatly desire aquatic and recreation centers. An aquatic or recreation center was among the most desired amenity in recent surveys conducted for each of the following communities: St. George, Saratoga Springs, Draper and Spanish Fork.

Generally, aquatic centers are not able to generate sufficient revenues to offset the accompanying operations costs. Therefore, most recreation centers are subsidized by other public revenues, most often revenues from the General Fund. Many communities accept the need for a "subsidy" based on community preferences and the perception that recreation benefits the entire community, is important for youth in the community, benefits economic growth, etc.

The Clearfield Aquatic Center has indicated that it is approximately 82 percent self-supporting. The North Shore Aquatic Center that serves North Ogden and Plain City feels that it is only 40 percent self-supporting. Research conducted over a larger area suggests operating subsidies between $0.38 and $2.01 per user.[7] Therefore, Syracuse City can benefit from having a private partner to share the costs of an aquatic center, while still providing this service to its residents.

In terms of capital costs, if Syracuse City were to build an aquatic facility on its own, it would cost an estimated $3.5 million. Syracuse City's 2010 taxable value, as reported in the Comprehensive Annual Financial Report for Davis County is $1,001,306,958. Therefore, the average homeowner would need to pay over $3.00 per month for the capital costs of constructing an aquatic facility of this type. Any City subsidy of operating costs would be in addition to this amount.

CAPITAL COST EVALUATION Cost to Average Homeowner	
Syracuse City 2010 Taxable Value	$1,001,306,958
Aquatic Center Cost	$3,500,000
Estimated Bond Payment - 20 years - 4%	$257,536
Additional Tax Rate Necessary	0.0002572
Tax per $100,000 of Taxable Value	$25.72
Additional Tax per Month	$2.14
Median Home Price in Syracuse	$261,972
Taxable Value of Median Home	$144,085
Average Annual Cost per Residential Unit	$37.06
Monthly Cost per Average Residential Unit	$3.09

TRAVEL TIME AND FUEL SAVINGS

The Clearfield Aquatic Center is located approximately four miles from the center of Syracuse City. Therefore, a round trip would be eight miles. If the estimated 54,750 visits to the Clearfield Aquatic Center from Syracuse residents were to be redirected to the Fun Center, a significant number of vehicle miles traveled (VMTs) could be saved. No data is available regarding group size; therefore we have assumed 2-3 participants per visit would carpool together. This results in a reduction of between roughly 150,000 and 200,000 VMTs.

Reduced VMTs from automobile travel are then divided by the average miles per gallon (MPG) provided by the Bureau of Transportation Statistics - an average of 17.6 miles per gallon.[8] The average gallons saved were then

[7] Subsidy amounts per user: South Jordan, $1.69; Wheat Ridge, CO, $0.31; South Davis, $2.01; Legacy, $1.88; and West Valley City, $0.38.
[8] http://www.bts.gov/publications/national_transportation_statistics/#chapter_4

multiplied by the per gallon cost provided in the NHSTA's forecast[9] to estimate total cost savings. The 2012 cost per gallon savings is $2.71. This results in annual savings ($2012) between approximately $25,000 and $30,000 annually for Syracuse City residents. In addition, there would be travel time savings for those previously traveling to Clearfield and other locations.

SUMMARY

The proposed expansion of the Fun Center will result in increased property tax revenues to all taxing entities in Tax District 54. Syracuse City will also benefit from increased sales and municipal energy (franchise) tax revenues. Syracuse City residents and business owners will benefit from the increased convenience of having an aquatic center closer to home, as well as from the added entertainment amenities such as GoKarts, batting cages, etc. The Fun Center will be an attractive location for a wide variety of family and business celebrations and gatherings.

The property owners in the City will also benefit from the added amenities without incurring the cost of public construction of an aquatic center. With a private partner, the public contribution will be vastly reduced from what it would be without the private investment.

The Fun Center is located in an existing RDA area. RDA areas are created in "blighted" areas that are underperforming economically and that require some sort of assistance in order to encourage economic development. The expansion of the Fun Center would be a stimulus for other investment on nearby properties that would further enhance and enlarge the City's tax base.

[9] http://www.nhtsa.gov/DOT/NHTSA/Rulemaking/Rules/Associated%20Files/CAFE_Final_Rule_MY2011_FRIA.pdf

LOW DEMAND ANALYSIS Impacts to Syracuse City	TOTAL	NPV	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Real Property Tax Impacts																						
Expansion of Existing Bldg	$76,118	$62,811		$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006
Aquatic Center	$100,337	$82,796		$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281
Sales Tax Impacts																						
POS Tax Revenues from GoKarts	$69,979	$56,217	$1,470	$2,999	$3,059	$3,121	$3,183	$3,247	$3,312	$3,378	$3,445	$3,514	$3,585	$3,656	$3,729	$3,804	$3,880	$3,958	$4,037	$4,118	$4,200	$4,284
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686	$1,038	$2,117	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,432	$2,481	$2,530	$2,581	$2,633	$2,685	$2,739	$2,794	$2,850	$2,907	$2,965	$3,024
POS Tax Revenues from Aquatic Center	$30,190	$24,256	$647	$1,293	$1,319	$1,346	$1,373	$1,400	$1,428	$1,457	$1,486	$1,516	$1,546	$1,577	$1,608	$1,640	$1,673	$1,707	$1,741	$1,776	$1,811	$1,847
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559	$355	$723	$738	$753	$768	$783	$799	$815	$831	$848	$865	$882	$900	$918	$936	$955	$974	$993	$1,013	$1,033
Increase in café sales	$25,903	$20,907	$1,087	$1,087	$1,108	$1,130	$1,153	$1,176	$1,200	$1,224	$1,248	$1,273	$1,298	$1,324	$1,351	$1,378	$1,406	$1,434	$1,462	$1,492	$1,521	$1,552
Franchise Tax Impacts																						
Building Expansion	$77,446	$62,216	$1,627	$3,319	$3,386	$3,454	$3,523	$3,593	$3,665	$3,738	$3,813	$3,889	$3,967	$4,046	$4,127	$4,210	$4,294	$4,380	$4,468	$4,557	$4,648	$4,741
Aquatic Center	$50,416	$40,505	$1,080	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,433	$2,481	$2,531	$2,581	$2,633	$2,686	$2,739	$2,794	$2,850	$2,907	$2,965	$3,025	$3,085
Estimated Revenue Impacts	$496,668	$402,955		$22,987	$23,261	$23,540	$23,825	$24,116	$24,413	$24,715	$25,024	$25,339	$25,660	$25,987	$26,321	$26,662	$27,009	$27,364	$27,725	$28,094	$28,470	$28,854

Property Tax Impacts to All Taxing Entities	TOTAL	NPV	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Davis County	$230,913	$186,809	$0	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153
Davis County School District	$858,631	$694,634	$0	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191
Syracuse City	$176,455	$142,752	$0	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287
Weber Basin Water Conservancy District	$21,027	$17,011	$0	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107
Davis County Mosquito Abatement District	$10,078	$8,153	$0	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530
North Davis Sewer District	$89,923	$72,748	$0	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733
County Library	$37,985	$30,730	$0	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999
TOTAL	$1,425,011	$1,152,837	$0	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001

Summary of Direct Fiscal Impacts	Total	NPV
Sales Tax Revenues	$192,351	$154,626
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$320,213	$257,347

HIGH DEMAND ANALYSIS Impacts to Syracuse City	TOTAL	NPV	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Real Property Tax Impacts																						
Expansion of Existing Bldg	$76,118	$62,811		$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006
Aquatic Center	$100,337	$82,796		$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281
Sales Tax Impacts																						
POS Tax Revenues from GoKarts	$69,979	$56,217	$1,470	$2,999	$3,059	$3,121	$3,183	$3,247	$3,312	$3,378	$3,445	$3,514	$3,585	$3,656	$3,729	$3,804	$3,880	$3,958	$4,037	$4,118	$4,200	$4,284
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686	$1,038	$2,117	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,432	$2,481	$2,530	$2,581	$2,633	$2,685	$2,739	$2,794	$2,850	$2,907	$2,965	$3,024
POS Tax Revenues from Aquatic Center	$72,253	$58,050	$1,548	$3,096	$3,158	$3,221	$3,285	$3,351	$3,418	$3,486	$3,556	$3,627	$3,700	$3,774	$3,849	$3,926	$4,004	$4,085	$4,166	$4,250	$4,335	$4,421
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559	$355	$723	$738	$753	$768	$783	$799	$815	$831	$848	$865	$882	$900	$918	$936	$955	$974	$993	$1,013	$1,033
Increase in café sales	$38,435	$31,022	$1,612	$1,612	$1,644	$1,677	$1,711	$1,745	$1,780	$1,816	$1,852	$1,889	$1,927	$1,965	$2,005	$2,045	$2,085	$2,127	$2,170	$2,213	$2,257	$2,303
Franchise Tax Impacts																						
Building Expansion	$77,446	$62,216	$1,627	$3,319	$3,386	$3,454	$3,523	$3,593	$3,665	$3,738	$3,813	$3,889	$3,967	$4,046	$4,127	$4,210	$4,294	$4,380	$4,468	$4,557	$4,648	$4,741
Aquatic Center	$50,416	$40,505	$1,080	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,433	$2,481	$2,531	$2,581	$2,633	$2,686	$2,739	$2,794	$2,850	$2,907	$2,965	$3,025	$3,085
Estimated Revenue Impacts	$551,262	$446,864		$25,315	$25,635	$25,962	$26,296	$26,636	$26,983	$27,337	$27,698	$28,066	$28,441	$28,825	$29,215	$29,614	$30,020	$30,435	$30,858	$31,289	$31,729	$32,178

Property Tax Impacts to All Taxing Entities	TOTAL	NPV	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Davis County	$230,913	$186,809	$0	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153
Davis County School District	$858,631	$694,634	$0	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191
Syracuse City	$176,455	$142,752	$0	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287
Weber Basin Water Conservancy District	$21,027	$17,011	$0	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107
Davis County Mosquito Abatement District	$10,078	$8,153	$0	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530
North Davis Sewer District	$89,923	$72,748	$0	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733
County Library	$37,985	$30,730	$0	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999
TOTAL	$1,425,011	$1,152,837	$0	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001

Summary of Direct Fiscal Impacts	Total	NPV
Sales Tax Revenues	$246,945	$198,535
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$374,807	$301,256

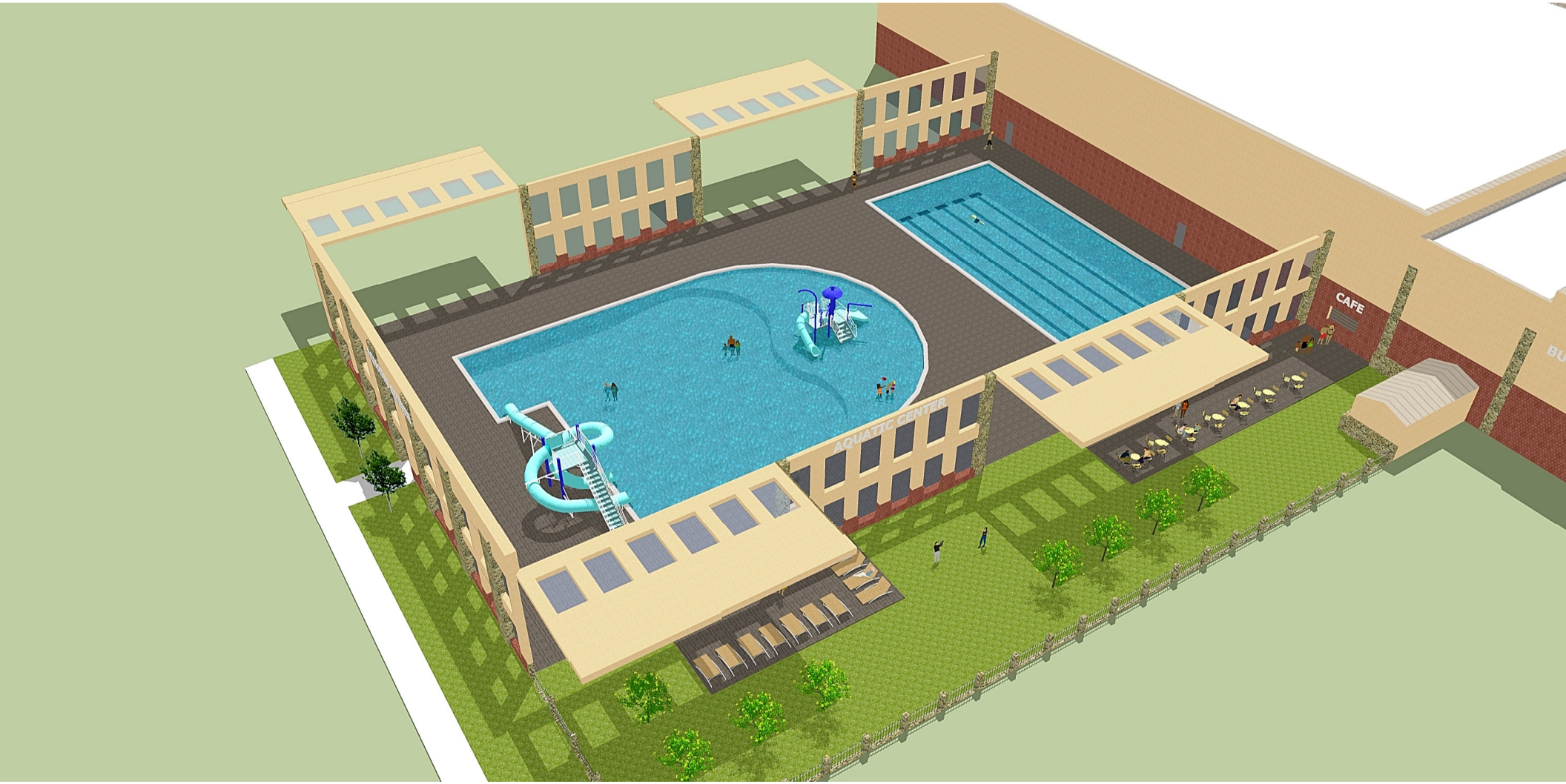
	Facility Description	Pool Description	Open Season	Indoor/ Outdoor	Primary Service Area(s)	Fee Sample (full rate schedules in folder)	Demand/Usage (Annual)	% of usage is aquatic	Total Revenue from Operations	Total Op. Rev./ Total annual usage	Revenue Breakdown (if available)	Additional Notes	Distance from Syracuse
Aquatic Centers and Pools													
South Davis Recreation Center	Full facility community recreation center: indoor walking track, weight room, cardio center, 5 raquetball courts, spin cycle room,fitness room, full size ice rink and and aquatic center. 183,650 sq feet	Two lap pools (one competition level), three diving platforms, lazy river, two-story high water slide, indoor toddler pool, outdoor toddler pool, outdoor splash pad	Year-round (with the expection of the outdoor play areas)	Mostly indoor with an outdoor play areas	The proposed target cities in the initial bond: Bountiful, Centerville, North SLC, West Bountiful, and Woods Cross. They also see a lot of traffic from Kaysville and Layton, esp.for their ice rink	Adult Daily: $5 Adult Membership: $300/yr		60%	$3,420,337.00			Earns extra revenue from swimming tournaments, scuba diving, all night parties.	19.6 Mi
Clearfield Aquatic Center	Full facility community recreation center: indoor walking track, weight room, cardio center, gymnasium, daycare,fitness center and classes, and aquatics	6 lane lap pool with 1-meter diving board, indoor water park with lazy river, 16 ft. spiral slide, water toys and jacuzzi, outdoor wading pool and splash play pad	Year-round (with the expection of the outdoor play areas)	Mostly indoor with an outdoor play areas	Doesn't know specifically except that their usage is about 50% Clearfield residents. The 50% non-residents he knows are heavily Syracuse, more than other areas.	Adult Daily: $5.50	Average 800 people per day **(about 292000/year)** - depends on season (this is only people that check in at the front desk, doesn't include leagues and rentals).	50% (avg.)	$1,305,000.00	**$4.47**	82% self sufficient; $700000 in membership fees; day fees: $300,000; rentals: $60k; day care: $20k; punch passes: $25k; Swim lessons: $200,000	Gary REALLY stressed though that he thinks they couldn't support themselves on the pool alone. Their highest demand is for the weights and fitness, and he thinks aquatic centers on their own don't generate nearly enough demand to keep up with the high costs of running a pool. Clearfield hosts the Syracuse HS Swim team (according to Layton)	4 Mi
Roy Aquatic Center	Outdoor pool center only	3 Outdoor leisure pools. One main one with play area, water slides and general leisure swimming, one splash pad toddler area, and a diving pool with 5 lanes. With sunning areas, locker rooms, etc normal to pools	Summer	Outdoor	Estimated 5% syracuse users	Adult Daily: $5	Paid attendence: 77397; private rentals in evenings: 33845; Total: 111242	100%	$485,547.00	**$4.36**	Admissions: $351,153; Concessions: $90,471; Rentals: $43,923		6.2 MI
Roy Recreation Complex	Recreation center with indoor swimming pool, basketball courts, aerobic room, weight room, raquetball courts, and sauna	Indoor 6 lane pool - 8 hrs of lap swim per day plus water aerobics, swim lessons, swim team in winter, and open swim	Year-round	Indoor	1960 kids signed up for swim lessons with only 20 being syracuse kids	Adult daily: $3	117095 total	50%	$239,665.00	**$2.05**	Total admissions: $13,883; Retail: $20,889; Memberships: $97,643; Classes: $95,090; Rentals: $12,160		6.5 MI
Layton City Surf 'n Swim	Large aquatic facility - looks like a man-made beach. Features: wave pool, lap swim water aerobics, 2 raquetball courts, and sand volleyball	8 lane lap pool within the wave pool and another 5 lane pool with diving well	Year-round	Outdoor with pool bubble for winter	197 people from Syracuse hold membership passes here	adult daily: $3	165000	100%	$450,000 (can range up to $750000 on a good year)	**$2.72**	56% of revenue comes from 3 months of summer. Between 50 and 70 percent self sufficient depending on year and capital improvements.	Have interlocal agreement with 3 high school swim teams: Layton, Davis, North Ridge	6.8 Mi

	Facility Description	Pool Description	Open Season	Indoor/ Outdoor	Primary Service Area(s)	Fee Sample (full rate schedules in folder)	Demand/Usage (Annual)	% of usage is aquatic	Total Revenue from Operations	Total Op. Rev./ Total annual usage	Revenue Breakdown (if available)	Additional Notes	Distance from Syracuse
Marshall White Center	Recreation and community center with indoor swimming pool, basketball courts (indoor and outdoor), weight room, spinning cycles, bbq area, classes and youth activities	Indoor pool with 6 lanes, diving board, and small slides	Year-round	Indoor		adult daily: $2	24000 (estimated from known 2000/month)	50%			65 people a day come for water fitness alone. They are entirely self sufficent if counting grants they apply to	Installing UV light filter for 50k and will save them a lot of money in chemical costs. Amusing quote from Tyrone: " Oh yeah they all must go to Clearfield then... an aquatic center in Syracuse would make bank! I would love to manage that."	12 Mi
Lorin Farr Pool & Rampage	Outdoor pool facility	Olympic size pool with lawn area and "rampage" slides	Summer - Mid june through Aug - 76 days	Outdoor		adult daily: $3	Average daily admittance: 300. In 2007 season, nearly 20,000 people visted the pool in its 76 days of operation	100%				The person I spoke with at the city said their pool is really old, seasonal, and doesn't really cater to fitness, so he doesn't think their numbers will be good to use to compare to a new facility	15.1 Mi
Farmington Swimming Pool	Simple community pool	1 pool with 6 lanes, two small slides, water playground, and diving	Seasonal (memorial day to labor day)	Outdoor		Adult Daily: $3.50	Sylvia said she thought it might be **between 5 and 7k**, but that they don't really track those numbers at all **(Her estimate seems VERY low, even for a summer pool).**	100%	$187,678.89	**With her low estimate it puts the number at $26.81, which seems incorrect as a result of the usage estimate**	Regular Admissions: $46,229.73; Family passes: $24,967.15; Individual passes: $3,563.38; Punch passes: $10,562.40; Discount nights: $1,873.24; Swimming lessons/classes: $57,436.50; Pool Rentals: $21,270; Locker Rentals: $136.48; Concessions: $21,640.01		14.3 Mi
North Shore Aquatic Center	Community aquatic park only	Pool with water playground, large waterslide, pavillons, toddler splash pad, lazy river, diving boards (low and high)	Seasonal (memorial day to labor day, about)	Outdoor	North Wasatch (North Ogden, Plain City etc.)	Adult Daily: $6 (N.Ogden resident: $5.50)	70,000	100%	$320,000.00	**$4.57**		They are about 40% self sufficent	21 mi
Ogden Athletic Club (Private)	Large, private athletic club/gym with: basketball court, 4 hot tubs, 3 saunas, steam room, massage, indoor golf, indoor track, fitness classes, cardio and weight equipment, childcare, indoor and outdoor swimming	Not clear from website, but there are outdoor and indoor pools with some lap swimming	Year-round	Indoor/ Outdoor									

ARCADE
LASER TAG
BOWLING
MINI - GOLF

AQUATIC CENTER
CAFE
GO KARTS
BUMPER CARS
ARCADE
LASER TAG
BOWLING
MINI - GOLF
BATTING CAGE
BOUNCE CENTER

AQUATIC CENTER
CAFE
GO KARTS
BUMPER CARS
ARCADE
LASER TAG
BOWLING
MINI - GOLF
BATTING CAGE
BOUNCE CENTER


CAFE
AQUATIC CENTER

Cost estimate for the City to build and operate the proposed aquatic center on their own.

Building lot: Approximately 3 acres = 130,000 sq. ft x $10	**$1,300,000.**
Pool building: 24,000 sq. ft with 4 ea. 50' doors	**1,750,000.**
Competition pool and splash pool:	**1,350,000.**
Pump and equipment building:	**50,000.**
Design, Plans and Engineering:	**100,000.**
Construction mark up (overhead) and consulting: 20%	**455,000.**
TOTAL CONSTRUCTION COST TO THE CITY	**$5,005,000.**

According to the report we got from Zion's, Clearfield City spends $1,700,000. A year to operate their aquatic/fitness center. This does not include the money spent to retire their bond (their mortgage payment). My best guess is that would be an additional $800,000. A year. That brings the total annual costs to $2,500,000. Their annual revenues are about $1,300,000. So as you can see it cost the city or the tax payers about $1,200,000. A year just to keep the doors open. I might add that Clearfield is by far the most efficient run aquatic center around. They are 82% efficient if you don't count the bond payment as compared to North Ogden who is about 40% efficient. I feel that they do as good as they do because they are a year around facility, have multiple venues, and have a cross agreement with the school district.

I think you can see what a benefit it would be to have someone in the private sector take on this cost as well as the liability.

There are several reasons why the Fun Center location is by far the best location for the aquatic center. The biggest reasons are: 1) An aquatic could not survive without the other venues of the Fun Center. It is the uniqueness of being able to do more than one venue at one stop. As mentioned above this is why Clearfield does as well as they do. 2) The owner/operators of the Fun Center already own the property the aquatic center would be built on. 2) The owners of the Fun Center are also general contractors so the construction would be done at absolute cost. 3) There will be a large savings operating the existing Fun Center, the expansion, and the aquatic center all together. 4) All the businesses in the area will benefit from the increase in customer traffic, even those east of here because most of the patrons will have to pass their business coming and going.

In retrospect, the Syracuse residents are already good at passing the hometown businesses while coming and going. Our hope is that these additions will give them a reason to actually stop. I am not aware of any other place in the state where you can swim, bowl, bounce, golf, do laser tag, ride go karts, use batting cages, ride bumper cars, have corporate and family parties, play arcades, use free wifi, and eat, all in one stop and do it year around.

1700 South RDA

	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Tax Increment Calculation							
RDA Area Tax Rate	0.014706	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873
Est. Tax Incremental Value	$ 24,653,960	$ 24,129,871	$ 28,923,377.45	$ 27,477,208.58	$ 26,103,348.15	$ 24,798,180.74	$ 23,558,271.70
Percentage of Tax Incr.	100%	100%	100%	100%	100%	100%	80%
Est. Tax Increment	$ 362,561.14	$ 358,883.57	$ 430,177.39	$ 408,668.52	$ 388,235.10	$ 368,823.34	$ 280,305.74
Fun Center Value Added	**$ 111,525.78**	**$ 104,076.24**	**$ 196,160.89**	**$ 186,352.85**	**$ 177,035.20**	**$ 168,183.44**	**$ 127,819.42**
Revenues							
Tax Increment	$ 362,561.00	$ 358,883.57	$ 430,177.39	$ 408,668.52	$ 388,235.10	$ 368,823.34	$ 280,305.74
Interest	$ 2,730.04	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
Total Revenues	$ 365,291.04	$ 361,383.57	$ 432,677.39	$ 411,168.52	$ 390,735.10	$ 371,323.34	$ 282,805.74
Expenses							
Infrastructure Impr.	$ -	$ 100,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 80,000.00
Beautification & Tentant Outreach	$ -		$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	
Repayment to Holrob	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 63,514.00
Repayment to City	$ 40,173.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 7,930.00
Repayment to Fun Center		**$ 215,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**
Interest Expense							
Office Supplies							
RDA Management Fee	$ 54,384.15	$ 53,832.54	$ 21,508.87	$ 20,433.43	$ 19,411.75	$ 18,441.17	$ 14,015.29
Total Expenses	$ 173,949.15	$ 458,137.54	$ 378,813.87	$ 377,738.43	$ 376,716.75	$ 375,746.17	$ 333,459.29
Net increase (decrease)	$ 191,341.89	$ (96,753.96)	$ 53,863.52	$ 33,430.10	$ 14,018.34	$ (4,422.82)	$ (50,653.55)
Beginning Fund Balance	$ 193,229.76	$ 384,571.65	$ 287,817.69	$ 341,681.21	$ 375,111.31	$ 389,129.65	$ 384,706.82
Change in Fund Balance	$ 191,341.89	$ (96,753.96)	$ 53,863.52	$ 33,430.10	$ 14,018.34	$ (4,422.82)	$ (50,653.55)
Ending Fund Balance	$ 384,571.65	$ 287,817.69	$ 341,681.21	$ 375,111.31	$ 389,129.65	$ 384,706.82	$ 334,053.28

Assumptions:

Tax Area rate will change but no educated guess to what. Assumption that tax rate will remain at least constant with knowledge it will increase over the next 20 years.

Assuming a 5% decline in property value each year.

Assuming we invest $200,000 into Fun Center up front and 1,830,000 over the next 20 years = 2,045,000.

Total Property tax increment generated by Fun Center = $2,047,373

Assuming a $6,000,000 increase in taxable value based on study. Fun center would have 43% of value of RDA area.

1700 South RDA

FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873
$ 22,380,358.12	$ 21,261,340.21	$ 20,198,273.20	$ 19,188,359.54	$ 18,228,941.57	$ 17,317,494.49	$ 16,451,619.76	$ 15,629,038.77
80%	80%	75%	75%	70%	70%	60%	60%
$ 266,290.45	$ 252,975.93	$ 225,306.69	$ 214,041.35	$ 189,783.33	$ 180,294.17	$ 146,810.96	$ 139,470.42
$ 121,428.45	**$ 115,357.02**	**$ 102,739.85**	**$ 97,602.86**	**$ 86,541.20**	**$ 82,214.14**	**$ 66,945.80**	**$ 63,598.51**
$ 266,290.45	$ 252,975.93	$ 225,306.69	$ 214,041.35	$ 189,783.33	$ 180,294.17	$ 146,810.96	$ 139,470.42
$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
$ 268,790.45	$ 255,475.93	$ 227,806.69	$ 216,541.35	$ 192,283.33	$ 182,794.17	$ 149,310.96	$ 141,970.42
$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00
$ 63,514.00	$ 63,514.00	$ 59,544.00	$ 59,544.00	$ 9,824.00	$ -	$ -	$ -
$ 7,930.00	$ 7,930.00	$ 7,435.00	$ 7,435.00	$ 52,689.00	$ 62,514.00	$ 53,583.00	$ 53,583.00
$ 96,000.00	**$ 96,000.00**	**$ 90,000.00**	**$ 90,000.00**	**$ 84,000.00**	**$ 84,000.00**	**$ 72,000.00**	**$ 72,000.00**
$ 13,314.52	$ 12,648.80	$ 11,265.33	$ 10,702.07	$ 9,489.17	$ 9,014.71	$ 7,340.55	$ 6,973.52
$ 260,758.52	$ 260,092.80	$ 248,244.33	$ 247,681.07	$ 236,002.17	$ 235,528.71	$ 212,923.55	$ 212,556.52
$ 8,031.93	$ (4,616.87)	$ (20,437.65)	$ (31,139.71)	$ (43,718.83)	$ (52,734.54)	$ (63,612.58)	$ (70,586.10)
$ 334,053.28	$ 342,085.21	$ 337,468.34	$ 317,030.69	$ 285,890.98	$ 242,172.15	$ 189,437.61	$ 125,825.02
$ 8,031.93	$ (4,616.87)	$ (20,437.65)	$ (31,139.71)	$ (43,718.83)	$ (52,734.54)	$ (63,612.58)	$ (70,586.10)
$ 342,085.21	$ 337,468.34	$ 317,030.69	$ 285,890.98	$ 242,172.15	$ 189,437.61	$ 125,825.02	$ 55,238.92

1700 South RDA

FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	
0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	
$ 14,847,586.84	$ 14,105,207.49	$ 13,399,947.12	$ 12,729,949.76	$ 12,093,452.28	$ 11,488,779.66	
50%	50%	50%	40%	40%	37%	
$ 110,414.08	$ 104,893.38	$ 99,648.71	$ 75,733.02	$ 71,946.37	$ 63,222.87	
$ 50,348.82	**$ 47,831.38**	**$ 45,439.81**	**$ 34,534.26**	**$ 32,807.54**	**$ 28,829.63**	**$ 2,047,373.08**
$ 110,414.08	$ 104,893.38	$ 99,648.71	$ 75,733.02	$ 71,946.37	$ 63,222.87	
$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	
$ 112,914.08	$ 107,393.38	$ 102,148.71	$ 78,233.02	$ 74,446.37	$ 65,722.87	
$ 25,149.41						
$ -	$ -	$ -	$ -	$ -	$ -	
$ 44,653.00	$ 44,653.00	$ 44,653.00	$ 35,722.00	$ 35,722.00	$ 33,252.00	
$ 60,000.00	**$ 60,000.00**	**$ 60,000.00**	**$ 48,000.00**	**$ 48,000.00**	**$ 30,000.00**	**$ 2,045,000.00**
$ 5,520.70	$ 5,244.67	$ 4,982.44	$ 3,786.65	$ 3,597.32	$ 3,161.14	
$ 135,323.11	$ 109,897.67	$ 109,635.44	$ 87,508.65	$ 87,319.32	$ 66,413.14	
$ (22,409.03)	$ (2,504.29)	$ (7,486.73)	$ (9,275.63)	$ (12,872.95)	$ (690.27)	
$ 55,238.92	$ 32,829.88	$ 30,325.59	$ 22,838.86	$ 13,563.23	$ 690.28	
$ (22,409.03)	$ (2,504.29)	$ (7,486.73)	$ (9,275.63)	$ (12,872.95)	$ (690.27)	
$ 32,829.88	$ 30,325.59	$ 22,838.86	$ 13,563.23	$ 690.28	$ 0.00	

Impact fee schedule for commercial

Fee type	Size/sq ft					Total	Notes
secondary conn							
	3/4"	300					This fee calculation is based on estimated square footage and could vary depending on actual plan submittal.
	1"	400					
	1 1/2"	600					
	2"	800					
	3"	1200					
	4"	1600					
	6"	2000					
	8"	2400					
	SQFT/LANDSC						
secondary impact	87120		X		0.17	$ 14,810.40	
water conn.			IMPACT				
	3/4'	325	966				
	1"	485	1610				
	1 1/2"	680	4999				
	2"	983	7997				
	3"	1699.5	15994				
	4"	3005	24991				
	6"	4782	49981				
	8"	7143	79970				
sewer connection						$ 300.00	
	gallons/spaces						
sewer impact	1	x		1500		$ 1,500.00	
storm sewer impact		lot size					
	GC	87120	X		0.261	$ 22,738.00	
	C-2	0	X		0.246	$ -	
	I-1	0	X		0.261	$ -	
	A-1		X		0.069	$ -	
traffic impact		1000GFA					
	GC	50	X		2,328	$ 116,400.00	
	OFFICE/INST		X		2,428	$ -	
	INDUST	0	X		688	$ -	
building permit						$ 18,256.00	
plan review						$ 11,931.00	40% will not be waived - peer review Exp
state surcharge						$ 184.00	
	BUILDING SIZE						Total Estimated Impact & Fees $ 208,119.40
public safety impact	50000	SQFT	X		0.44	$ 22,000.00	Necessary Fees $ 122,972.40
					Total Fees	$ 208,119.40	Potential Fee Waiver $ 85,147.00

RCWilley

One Place, So Many Possibilities.

Syracuse Store
1693 West 2700 South
Syracuse, Utah 84075
Telephone 801.774.2800
Fax 801.774.2855

Town Center RDA Board 06-28-2012

I am the General Manager of the Syracuse RC Willey Store and I wanted to weigh in on the Fun Center proposal. Others in the RC Willey family are completely unaware of this proposed development and so this is solely my own opinion. That being said, I do have a substantial business background prior to working with RC Willey and I'm not sure that really matters either. This is such an easy call to make because of what it will do for the Syracuse City and its citizens. I invited my Grand Children to come to our company party which was held yesterday June 27th. This is our 2nd year of having our company party at the Fun Center, in an effort to support our local business. My Grand Children's cousin's live in the area and they have been to the Fun Center before. When I invited them they didn't want to come because it did not really meet their various needs and wants to correlate with their individual ages. I had also invited them about a month ago separate from our store party but they wanted to go to Cherry Hills instead. Children and water are inseparable. They were okay with going to Boondocks if I didn't want to go to Cherry Hills.

If we had a facility that was year round and offered a great swimming facility, batting cages etc., along with everything that is already offered; I think it will be a great draw locally and a draw from the surrounding areas. It is one more reason to live and keep your business in Syracuse. The Ice Berg Drive in will pick up support, and all the other businesses that are within a 2-3 block area will receive extra business.

The other thing that will be great is local owned businesses like us will want to have activities there because of the various venues available. I might also be able to get my somewhat spoiled Grand Children to come with me next time. I would suggest to you that you send someone around to these other places and make sure the proposed facility has the latest greatest things in them. Address party rooms for birthdays, perhaps a conference room for business party and meeting combinations, plus parking needs.

Sincerely Ron Soutas

Ron Soutas

Walmart Realty

Sam M. Walton Development Complex H 2001 SE 10th Street H Bentonville, AR 72716-0550
Telephone: (479) 204-0157 FAX: (479) 204-9634 E-mail: tracy.price@wal-mart.com

July 25, 2012

Town Center RDA Board
Syracuse, Utah

Re: Wal-Mart #3848
Syracuse, Utah

Dear Ladies and Gentlemen:

We have had an opportunity to review the Syracuse Family Fun Center's plans to expand its operation to include a year-round aquatic center, as well as other activities (i.e. go-karts, bowling, roller skating, batting cages, etc.).

It is our belief that the expanded Center will be a benefit to the community by providing safe and healthy "in-City" individual, youth, and family oriented recreational activities, as well as generate additional job/business opportunities and revenue (from the Center itself and from hopefully increased development as a result of the Center).

Walmart is happy to provide its encouragement and support for this project.

If you have any questions or wish to discuss further, please let me know.

Thank you.

Very truly yours,

Tracy M. Price

Tracy M. Price
Realty Manager

tmp
Attachment

1766 South 2000 West

Syracuse Utah 84075

To RDA Board

I currently am owner operator of the Syracuse Arby's. We are a franchise operation. I was very pleased to hear about the hopes of expanding the current Fun center to a state of the art Aquatic Center. The past 3 years have been very hard for our business with $ Profit. There seems to be no end in sight, due to currently I feel Syracuse residents are heading to Clinton and Layton for all their needs. It will always be like this until Syracuse will build something very unique and bring customers to Syracuse. I currently have family living in Syracuse they have been going to Roy Pool, and Clearfield aquatic center for years. Bringing this state of the art Aquatic Center to Syracuse will also help our business in sales. we currently have 9 employees due to our current sales, increase in sales will increase jobs at the Syracuse Arby's. We definitely need to add something to Syracuse to not only attract outside customers but to stop the leakage of all the Syracuse Residents to shop elsewhere. I am very excited and hoping there will be a change. Adding the aquatic center will not only do positive things to all the business owners but give a state of the art aquatic center to every Syracuse Resident. I am all in favor of the proposed expansion of the existing fun center and the addition of the aquatic center. I look at this as the "silver Bullet" to save us from the flood of residents going elsewhere to eat, shop and play.

Tyson Fredrickson 801-636-4369

TY

Dear members of the RDA Board

I am the owner of the Iceberg Drive Inn located in Syracuse City and directly in front of the Syracuse Fun Center. We are proud to be a part of the business community in Syracuse City for just over two years. Since opening our restaurant in the city we have noticed that most residents eat and enjoy their entertainment needs outside of Syracuse. This has been of great concern to us and affects the viability of our business. In speaking with other restaurant owners in the area, we have discovered they have many of these same concerns.

I feel that the Aquatic Center and expansion proposed by the Syracuse Family Fun Center is what the city needs to be able to keep its residents in the city. As mentioned, we see most of the dollars spent in surrounding cities because there are not enough options in Syracuse to keep the residents here. This center will be a great addition to the city and provide a much needed venue that the residents and the city can be proud of.

As a neighboring business to the proposed aquatic center, we would be impacted for the positive. However, without new venues such as this to keep the residents of Syracuse in the city for entertainment and eating needs, I do not think our business and others like us will survive.

I would encourage the board to approve the expansion and new Aquatic Center and give all the support at is disposal to bring this new and exciting family entertainment venue to be a part of our city and provide its services and enjoyment to our residents.

Sincerely

F Kelly Christensen

Owner / Iceberg Drive Inn

Bajio MEXICAN GRILL™

Members of the RDA board,
I have owned and operated the Syracuse Bajio for 5 months now. The very first thing I noticed and found to be a significant challenge was the large number of vehicles who travel Antelope Drive(1700 south) every day, but the small number of those cars who stop to visit local businesses here in Syracuse.
As a good friend of mine who lives in Syracuse said to me; residents of Syracuse are commuters. They drive everywhere else to shop and eat.
With this being said, i think it is high time that something new and exciting is brought to Syracuse. The proposed aquatic center, next to the family fun center is a great way to bring people here, and hopefully keep Syracuse residents here as well. As a tax payer, i am greatful for businesses in my city, and realize the lack of businesses will directly affect me and my bottom line, as i will end up paying the taxes instead of the businesses.
I strongly encourage the approval of this projet and feel it is one way to stop the bleeding that is occuring for Syracuse businesses.
Since buying the restaurant I have visited many of the other businesses in the area and they all say similar things to what I am writing today. We want to be here in Syracuse, or we would not have bought or started businesses here!
Help us, to help the city of Syracuse! Approve the exapnsion of the fun center, and then encourage residents to do the same by supporting it.

Sincerely,
Tyson Anderson
801-928-3919

2107 West 1700 South, Syracuse, Ut 84075

Attention RDA Board,

I am the owner of the Snap Fitness facility here in the Syracuse City Center, and I just wanted to take a moment to write this letter to you expressing my extreme excitement concerning the proposed Fun Center expansion especially the Aquatic Center. This goes hand-in-hand with what I am doing with my business which is to promote good health and wellness. But more importantly this proposed addition will no doubt not only keep Syracuse residents from spending their money in nearby cities but will also attract residents from all over Davis and Weber counties.

I hope that you will strongly consider the HUGE impact this decision will have on the future of the city of Syracuse. If an adjoining city were to land a project of this magnitude before Syracuse then I fear that we as small business owners here in Syracuse may never see our businesses thrive like they should have.

I truly feel that this project could be the KEY turning point in stopping the economic hemorrhage that has been taking place for years.

Sincerely,

SALON Pure

ATTN: Syracuse Town Center RDA Board,

It has been brought to my attention that there is a possibility of getting a destination venue in the Syracuse Town Center. I cannot begin to tell you how crucial it is for the local business to have such a venue. As you are already aware many of the business have not been able to succeed in this area. As a local business owner and a Syracuse resident I know all too well the reality of this situation.

I strongly believe the addition to the Syracuse Family Fun Center will create a much needed draw to the area and will greatly benefit the business of Syracuse. As a resident I have been able to talk with several of my friends and neighbors and I am confident that the addition of more family activity locations will help keep many of the residents in Syracuse and also drive more traffic into Syracuse.

Syracuse is a family friendly community and I cannot think of a better way to keep family's in Syracuse than to create a place for family's to go and enjoy each others company. By doing so the business in the area will experience a much needed boost in their revenue. I also believe this could be a draw for other business that are thinking of expanding into the Syracuse area.

I urge you to strongly consider the Syracuse Aquatic Center, not just for the amazing potential it has, but also for the business that it will positively effect.

Sincerely,

Stacy Nielson

Owner , Salon Pure

2108 W 1700 S, Ste 4 | Syracuse, UT 84075 | Phone: 801.825.PURE (7873) | Fax: 801.825.1334
www.mysalonpure.com

Lakeview
DENTAL

1662 S 2000 W Ste A1
Syracuse, UT 84075
Phone: 801-825- CARE
Fax: 801-217-0345

June 28, 2012

To Whom It May Concern,

Lakeview Dental is very excited and in total support of the Syracuse Family Fun Center expanding and building a year round aquatic center in Syracuse. We feel that as a city, if we are not building, growing and moving forward, we will be left behind again.

Sincerely,

Lakeview Dental & Staff
OM-Sandy Gutierrez

Benchmark Homes

Dear RDA Board,

Adding the Aquatic Center.

As a business Benchmark has been in Syracuse for over 15 years and have been increasingly concerned over the lack of places that families can recreate. Most of the residents of Syracuse are spending their recreation time and money outside of Syracuse. There are no businesses to entice them to stay. They continually go to neighboring cities for recreation, shopping, entertainment, and business. It is very difficult for small business to survive in Syracuse. Much of our business comes from those visiting and driving though the city. Many of small business have started in Syracuse but have not lasted because the traffic is continually leaving the city. As a community we need to start finding ways to keep our residents here, as well as bring other customers here. This would increase revenue to local businesses- many of which are owned by local residents. We feel the Aquatic Center would be a great enhancement to the city by keeping Syracuse residents here and also bringing in neighboring cities residents. It would boost revenue for all existing business.

The benefits for the Aquatic Fun Center far outweigh any disadvantages. Our main support for the Aquatic Center would be the increase of traffic from local residents and those of neighboring cities. This fact alone allows us to give our full support to the Aquatic Center and look forward to its joining the Syracuse Community.

We encourage the board to approve this expansion for a new Aquatic Center.

Sincerely,

Kristine

Kristine DeVoe

Benchmark Homes

July 1, 2012

To the Syracuse City Redevelopment Agency

We wanted to let you know that we are very pleased with the proposal for the addition of the aquatic facility to the Family Fun Center. I believe this will create a destination spot for Syracuse residents and the surrounding cities. It will bring more families to downtown Syracuse and provide a wonderful sense of pride for the community. What a great idea this is for the city of Syracuse. We at the Syracuse Carwash support this effort of building an aquatic center here in Syracuse and the Family Fun Center is the perfect location for this facility.

Thank You,

Owner
John Hammond

RESOLUTION RDA12-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADJUSTING THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2013.

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 July 31, 2012, 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 Redevelopment Budget are hereby made for the Fiscal Year 2013 operating budget.

- See attachment

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

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF August, 2012.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

Syracuse City
FY 2013 Budget Adjustments

	Original Budget	Amended Budget	Increase / (Decrease)
RDA Fund			
Expenditure adjustments:			
Repayments to Financers	89,305.00	304,305.00	215,000.00
			215,000.00

	Revenue	Expenses	
MBA Fund net change	-	215,000.00	(215,000.00)
Beginning fund overage			190,445.00
Overall fund deficit to come from fund balance			(24,555.00)

COUNCIL AGENDA

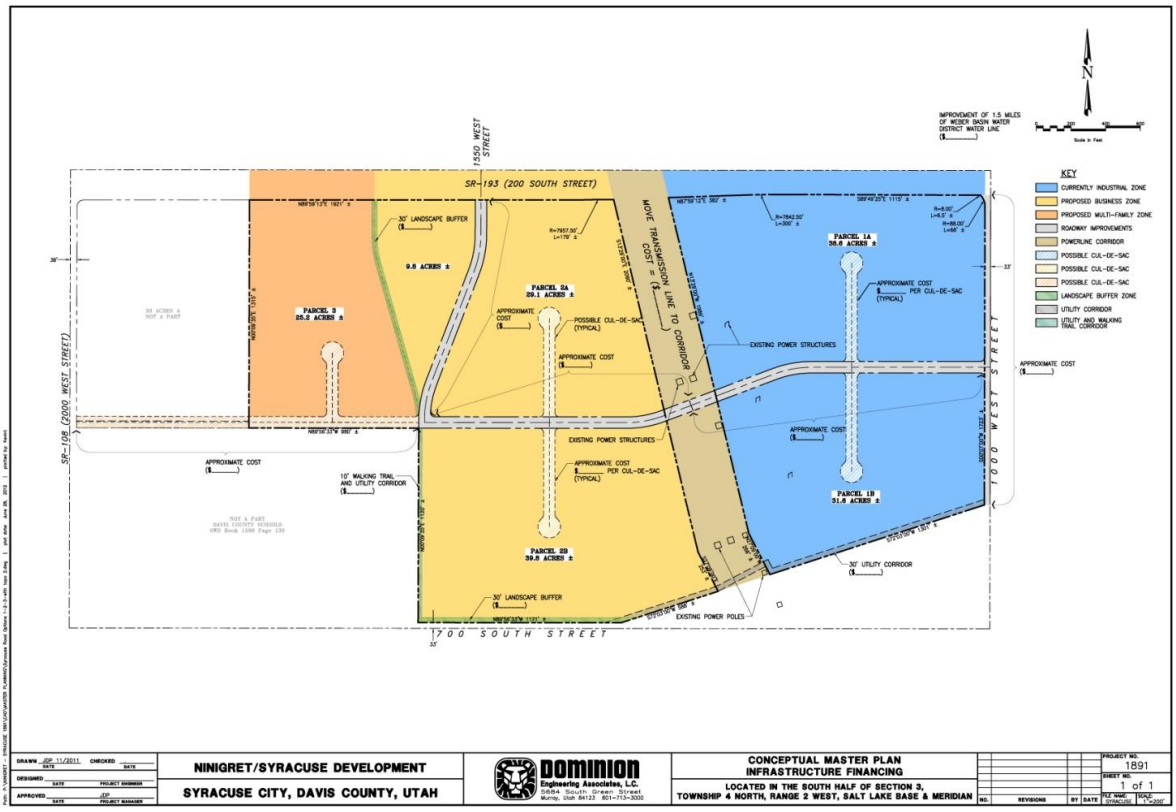
August 14, 2012

Agenda Item **#D** Review of Proposed Resolution RDA12-04 approving the draft Syracuse State Road 193 Economic Development Project Area Plan, and related matters.

Factual Summation

- Any question regarding this agenda item may be directed at Mike Eggett, Community & Economic Dev. Director or Finance Director Stephen Marshall.

- The proposed State Road 193 Economic Development Area is the area defined below and includes the blue, yellow, and orange area on the map. A complete legal description of the SR-193 project area can be found on Exhibit B of the proposed resolution RDA12-04.



- In order for this area to qualify as an EDA it must bring new, higher paying jobs to the area that are at least 25% above the median salary for the Davis County. The important note is that it would create new jobs in the area and not shift jobs from another location. The estimate is between 500-600 new jobs to the area.

- A Taxing Entity Committee (TEC) comprised of individuals from various taxing entities met to discuss the proposed SR-193 Economic Development Area, the project area plan, and the proposed budget. Each individual was appointed by their various taxing entity to represent their interests in the project area. Those individuals on the TEC were as follows:

  John Davis – Weber Basin Water
  John Carter – Davis School District
  Peter Cannon – Davis School District
  Steve Rawlings – Davis County
  Kent Sulser – Davis County
  Kathy Dudley - State School Board
  Jamie Nagle - Syracuse City
  Karianne Lisonbee – Syracuse City

- At this current time, the TEC Committee only discussed the blue area east of the power corridor representing approximately 79 acres. All discussion below only relates to that area in blue.

- The property currently does not generate any property tax revenue for the various taxing entities. The budget proposal requests that 80% of the tax increment be kept in the EDA project area for 15 years while 20% is distributed to the taxing entities. The money collected in the EDA would be used to reimburse developers, Weber Basin Water, and Syracuse City for infrastructure improvements made to the area. A portion of the money would also be used for tenant outreach to attract high end industrial companies to relocate to the area. After the 15 years, all the tax increment would be returned to the taxing entities.

- The TEC committee members voted 8-0 approving the project area plan and related budget proposal.

- The next step in the process is to have the RDA board pass a resolution adopting the SR-193 EDA Project area. This has been added to the packet along with the project area plan and budget.

Recommendation:
Approve the proposed resolution RDA12-04 establishing the SR-193 EDA project area.

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Syracuse City Redevelopment Agency (the "Agency"), will be held at the Board's regular meeting place at 7:00 p.m. on Tuesday, August 14, 2012, for the purpose of approving the draft Syracuse SR-193 Economic Development Project Area Plan, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

_____
Secretary

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Chair and members of the Board of Directors of the Agency, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

_____
Chair

_____
Member

_____
Member

_____
Member

_____
Member

_____
Member

Syracuse, Utah

August 14, 2012

The Board of Directors (the "Board") of the Syracuse City Redevelopment Agency (the "Agency") met in special public session at its regular meeting place in Syracuse, Utah, on Tuesday, August 14, 2012, at 7:00 p.m. The meeting was called to order by the Chair of the Board with the following being present, and constituting a quorum:

Jamie Nagle	Chair
Brian Duncan	Member
Craig Johnson	Member
Karianne Lisonbee	Member
Doug Peterson	Member
Larry Shingleton	Member

Also present:

Robert Rice	City Manager
Cassie Brown	Secretary

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, a Certificate of Compliance with Open Meeting Law with respect to this August 14, 2012, meeting was presented to the Board, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was approved and adopted on the following recorded vote:

AYE:

NAY:

The Resolution is as follows:

RESOLUTION NO. RDA12-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY APPROVING THE DRAFT SYRACUSE SR-193 ECONOMIC DEVELOPMENT PROJECT AREA PLAN AND RELATED MATTERS.

WHEREAS, the Syracuse City Redevelopment Agency (the "Agency") is a community development and renewal agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, all under and pursuant to the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "Act"); and

WHEREAS, the Board of Directors (the "Board") of the Agency has authorized the preparation of the Syracuse SR-193 Economic Development Project Area Plan (the "Plan"), hereby incorporated by reference, for an Economic Development Project Area (the "Project Area") located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West in Syracuse City, Utah, the legal description of which is attached hereto as Exhibit B; and

WHEREAS, the Agency has prepared the Plan in order to promote economic development and job creation within the Project Area and to increase the property tax base within the Project Area through the development of a new business park within the Project Area; and

WHEREAS, pursuant to the Act, the Agency held a public hearing to receive comment regarding the Plan on August 14, 2012, and provided notice of such hearing in accordance with the Act; and

WHEREAS, the Board now desires to approve the draft Plan without revisions and submit the Plan to the City Council of Syracuse City, Utah (the "City Council") for adoption;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by the officers of the Agency directed toward the preparation of the draft Plan are hereby ratified, approved, and confirmed.

Section 2. The Board hereby finds and determines that (a) there is a need to effectuate a public purpose; (b) there is a public benefit under the analysis shown by the Plan; (c) it is economically sound and feasible to adopt and carry out the Plan; (d) the Plan conforms to the general plan of Syracuse City, Utah; and (e) carrying out the Plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located.

Section 3. The Board hereby approves the Plan, without revision, as the economic development project area plan for the Project Area, the legal description of which is attached hereto as Exhibit B, and submits the Plan for adoption by the City Council.

Section 4. The appropriate officers of the Agency are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 5. If any one or more sections, sentences, clauses, or parts of this Resolution shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Resolution so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause, or part of this Resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Resolution in any other instances.

Section 6. All resolutions of the Agency in conflict with this Resolution are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any Resolution, by-law or regulation, or part thereof, heretofore repealed.

PASSED BY THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY THIS AUGUST 14, 2012.

By:_____
Chair

ATTEST:

By:_____
Secretary

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the Board adjourned.

By:_____
Chair

ATTEST:

By:_____
Secretary

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

I, Cassie Brown, the duly qualified and acting Secretary of the Syracuse City Redevelopment Agency (the "Agency"), do hereby certify according to the records of the Agency in my possession that the foregoing constitutes a true, correct, and complete copy of the minutes of the special meeting of the Agency's Board of Directors (the "Board") held on August 14, 2012, as it pertains to a resolution (the "Resolution") adopted by the Board at said meeting, including the Resolution, as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this August 14, 2012.

By:_____
Secretary

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cassie Brown, the duly qualified and acting Secretary of the Syracuse City Redevelopment Agency (the "Agency") do hereby certify, according to the records of the Agency in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 14, 2012, public meeting held by the Board of Directors of the Agency (the "Board") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the Agency on August _____, 2012, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Standard-Examiner, on August _____, 2012, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov).

I further certify that the Agency does not hold regular meetings that are scheduled in advance over the course of a year, but meets on an unscheduled basis from time to time, as needed.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 14, 2012.

By:_____
Secretary

[To be attached:]
SCHEDULE 1–NOTICE OF MEETING

EXHIBIT B

LEGAL DESCRIPTION OF PROJECT AREA

A parcel of land located in the South Half of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, described as follows:
BEGINNING at the East Quarter Corner of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and thence along the east line of said Section and the easterly line of the Syracuse City boundary South 00°06'46" West 1,921.36 feet to the northeast corner of property described in that certain Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of the Davis County records; thence along the north line of said property and the southerly line of the Syracuse City boundary the following two courses: 1) South 72°12'57" West 2,191.75 feet and 2) South 72°12'01" West 45.02 feet to the north line of the 700 South Street right-of-way; thence South 00°03'43" West 66.00 feet to the south line of said right-of-way; thence along said south line the following two courses: 1) North 89°56'17" West 526.87 feet and 2) North 89°56'56" West 642.32 feet to the southerly extension of the east line of property described in that certain Special Warranty Deed recorded March 9, 1993 as Entry No. 1021678 in Book 1588 at Page 130 of said records; thence along said line and the northerly extension thereof North 00°09'58" East 1,236.48 feet to a point of tangency of a 567.00 feet radius curve to the left; thence Northerly 159.68 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 159.16 feet; thence North 15°58'12" West 760.62 feet to a point of tangency of a 633.00 feet radius curve to the right; thence Northerly 178.27 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 177.68 feet; thence North 00°09'58" East 371.18 feet to the north line of the South Half of said Section 3; thence along said line South 89°56'57" East 3,553.84 feet to the POINT OF BEGINNING. Said parcel contains 8,174,635 square feet or 187.66 acres, more or less.

Syracuse SR 193 Economic Development Project Area Plan and Budget

Prepared By

ZIONS BANK PUBLIC FINANCE

July 12, 2012

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1. INTRODUCTION

The Syracuse City Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of Syracuse City (the "City") and its residents, regarding need of and capacity for new development, has prepared this Economic Development Project Area Plan (the "Plan") for the Syracuse SR-193 Economic Development Project Area (the "Project Area") described in more detail below. The Study Area covered 246.6 acres, of which it is recommended that 180.32 acres (the easternmost portion of the Study Area) be included in the Project Area. Within the Project Area, it is recommended that, at this time, only the easternmost portion (79.44 acres) be included in the tax increment collection area.

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development of a new business park within the Project Area. The Syracuse SR-193 Economic Development Project Area will include nearly two million square feet of building space at buildout, located on 180.32 acres, for an average floor area ratio of 0.25.[1] The Tax Increment Collection Area will include approximately 865,000 square feet of building space at buildout.

It is anticipated that the project will generate significant economic activity in the City through the creation of both temporary construction and permanent employment, the generation of additional property tax revenue, and the creation of new business opportunities. Within the Tax Increment Collection Area, an estimated 350 to 1,100 good-paying jobs will be created at this site. Additional jobs will be created within the rest of the Project Area, depending on the type of development that takes place in the remainder of the Project Area. Construction jobs will also be generated as part of this project, with construction wages approximating $13.8 million over the six-year absorption timeframe estimated for the projects currently identified in the Tax Increment Collection Area.[2]

This Plan will govern the development within the Project Area, including the capture and use of tax increment to promote and incentivize development. The purpose of this Plan clearly sets forth the aims and objectives of this development, its scope, available incentives and the mechanism for funding such incentives, and the value of the Plan to the residents, businesses and property owners of the City.

2. DEFINITIONS

As used in this Economic Development Project Area Plan:

1. The term "Act" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act Title 17C, Chapters 1 through 4, Utah Code Annotated , , including such amendments or successor statutes as shall from time to time be enacted.

2. The term "Agency" shall mean the Syracuse City Redevelopment Agency, a separate body corporate and politic.

3. The term "base taxable value" shall mean the base taxable value of the property within the Project Area, as shown upon the assessment roll last equalized, before: the date the taxing entity committee adopts the first project area budget.

4. The term "City" shall mean Syracuse City, Utah.

[1] The floor area ratio is the ratio of total building square feet to total land square feet.
[2] Based on anticipated construction jobs and average construction wages as discussed in detail in this report.

5. The term "community" shall mean the community of Syracuse City, Utah.

6. The term "Developer" shall mean any person or entity undertaking development activities in the Project Area including, initially, Ninigret Construction Company North, L.C. (sometimes also referred to as the "Ninigret Group").

7. The term "economic development" shall mean to promote the creation or retention of public or private jobs within the State through planning, design, development, construction, rehabilitation, business relocation, or any combination of these within a community; and the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.

8. The term "Plan Hearing" means the public hearing on the draft Project Area Plan required under Subsection 17C-3-102 of the Act.

9. The term "planning commission" shall mean the planning commission of the City.

10. The term "Project" means the activities associated with this Project Area Plan.

11. The term "Project Area" or "SR-193 Economic Development Project Area" shall mean the geographic area described in this Project Area Plan or Draft Project Area Plan where the economic development set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place.

12. The term "Project Area Plan" or "Plan" shall mean the SR-103 Economic Development Area Project Area Plan that was adopted pursuant to the Act to guide and control economic development activities within the project area.

13. The term "Project Area Budget" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the project area that includes:
(a) the base taxable value of property in the project area;
(b) the projected tax increment expected to be generated within the project area;
(c) the amount of tax increment expected to be shared with other taxing entities;
(d) the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities;
(e) the tax increment expected to be used to cover the cost of administering the project area plan;
(f) if the area from which tax increment is to be collected is less than the entire project area:
(i) the tax identification numbers of the parcels from which tax increment will be collected; or
(ii) a legal description of the portion of the project area from which tax increment will be collected;
(g) for an economic development project area, the information required under Subsection 17C-3-201(1)(b).

14. The terms "tax," "taxes," "property tax" or "property taxes" includes privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.

15. The term "taxing entity" shall mean each public entity that levies a property tax on property situated within the Project Area.

16. The term "tax increment" shall mean the difference between (i) the amount of property tax revenues generated each tax year by all taxing entities from the area designated in the Project Area Plan as the area from which tax increment is to be collected, using the current assessed value of the property, and (ii) the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment does not include taxes levied and collected under Section 59-6-1602 Utah Code Annotated, on or after January 1, 1994.

17. The term "Tax Increment Collection Area" shall mean the area from which tax increment is collected for the timeframe of this Plan.

18. All other terms shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

3. PRECONDITIONS FOR DESIGNATING AN ECONOMIC DEVELOPMENT PROJECT AREA

a) Pursuant to the provisions of the Act, the Agency Board (the "Board"), on November 15, 2011, adopted a resolution designating an economic development survey area ("Survey Area") and containing a map of the boundaries of the Survey Area; and

b) Pursuant to the provisions of §17C-3-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and

c) Pursuant to the provisions of §17C-3-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing and held a public hearing on the draft plan on _____, 2012;[3] and

d) Pursuant to the provisions of §17C-3-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the plan should be revised, approved or rejected. The purpose of the hearing(s) was to inform the public about the Plan, to allow public comment on the draft Plan and to solicit input on whether the Plan should be revised, approved or rejected.

4. PROJECT AREA BOUNDARIES [17C-3-103(1)(a)]

The area identified for study (see map in Appendix A) consists of approximately 246.6 acres. Based on a study of the entire Survey Area, it was determined by the Board that a project area for the 180.32 acres (easternmost portion) is the most viable and beneficial at this point in time for a project area, and that the easternmost portion of the project area (79.44 acres) is most viable for a tax increment collection area. It was determined that the westernmost portion of the study area has significant uncertainty as to the type of development and zoning that will take place in the area. Until these issues are resolved, a project area is best suited for the eastern portion of the study area. The proposed project area of 180.32 acres will be located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West. This area is identified on the map shown in Appendix A. The tax increment collection area will consist of 79.44 acres, located at the easternmost portion of the project area.

[3] The Public Hearing is currently scheduled for August 14, 2012.

5. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE ECONOMIC DEVELOPMENT [17C-3-103(1)(b)]

A. LAND USES IN THE PROJECT AREA

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Plan.

At present, all of the real property in the Project Area is unimproved, is in agricultural use and is zoned industrial. With this Plan in place, it is expected that land will be developed as a business park – mainly office, warehousing and manufacturing which are all permitted uses under the current zoning designations.

B. LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

The Project Area is currently bordered on the north by 200 South Street, on the east by 1000 West Street, on the south by a private unimproved road, and on the west by roughly 1800 West. There are currently no improved interior streets within the Project Area. Appendix A shows the new streets planned as part of this Project Area. In addition, 1000 West Street will be widened as part of this project. It is anticipated that the east-west street extending west from 1000 West Street may initially terminate in a cul-de-sac somewhat east of the power corridor during the first phase of the project. The cul-de-sac would be removed and the street extended to connect to a second new street that would be built in connection with later phases.

C. POPULATION DENSITIES IN THE PROJECT AREA

Currently, no one lives within the Project Area. The Plan does not currently propose any residential development. Existing and proposed densities within the Project Area will therefore remain at zero persons per square mile.

D. BUILDING INTENSITIES IN THE PROJECT AREA

Currently there are no buildings within the Project Area. The Plan proposes an estimated 865,000 square feet of office/business park space on 79.44 acres within the Tax Increment Collection Area. This results in a floor area ratio of 0.25, calculated as follows:

$$865{,}000 \div (79.44 \text{ acres} \times 43{,}560^{4}) = 0.25$$

While there are no specific plans for the remainder of the Project Area, it is anticipated that it will develop with similar densities, resulting in a total of approximately two million square feet in the entire Project Area.

6. STANDARDS THAT WILL GUIDE THE ECONOMIC DEVELOPMENT [17C-3-103(1)(c)]

The general standards that will guide the economic development are as follows:

[4] Number of square feet per acre

A. GENERAL DESIGN OBJECTIVES

Development within the Project Area will be held to quality design and construction standards, suitable for a business park and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) planning commission review and recommendation; and (4) the City's land use code.

Developers will be allowed flexibility of design in developing land located within the Project Area. The development shall be of a design and shall use materials that are subject to design review and approval by the City pursuant to a development agreement with the Developer specifically addressing design issues.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance and be easily maintained.,

All development will be based on site plans, development data, and other appropriate submittals and materials clearly describing the development, including land coverage, setbacks, heights, and any other data dictated by the City's land use code, and applicable City practice or procedure.

The general principles guiding development within the Project Area are as follows:

1. Encourage and assist economic development with the creation of a well-planned business park that will attract top-quality companies and job opportunities to the area.

2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.

3. Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan.

4. Encourage economic use of and new construction upon the real property located within the Project Area.

5. Promote and market the Project Area for economic development that would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.

7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities, streets and other infrastructure improvements.

8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to the Developers.

9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, parking, water utilities, sewer utilities, storm drainage, recreational trails and other public improvements.

10. Facilitate better traffic circulation and reduce traffic hazards through improved public street access and design.

B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS

In addition to the general City design objectives and standards described above, the developer has adopted specific design guidelines that will govern the development of the Project Area. These guidelines focus on the development of a business park atmosphere that will benefit the community.

1. BUILDING DESIGN OBJECTIVES

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the City.

The design of buildings shall take advantage of available views and topography and shall provide, where appropriate, separate levels of access.

2. OPEN SPACE PEDESTRIAN WALKS AND INTERIOR DRIVE DESIGN OBJECTIVES

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.

Comfortably graded pedestrian walks should be provided in areas of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance and easily maintained.

3. PARKING DESIGN OBJECTIVES

Parking areas shall be designed with regard to orderly arrangement, topography and ease of use and access.

4. PROJECT IMPROVEMENT DESIGN OBJECTIVES

Public Rights-of-Way. All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.

Street Lighting and Signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.

Grading. The applicable portions of the Project Area will be graded in conformance with the final project design as approved by the City for each specific project in accordance with City Code.

C. TECHNIQUES TO ACHIEVE THE ECONOMIC DEVELOPMENT PLAN OBJECTIVES

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition and development of properties in the Project Area.

1. ACQUISITION AND CLEARANCE

Parcels of real property located in the Project Area may be acquired by the Agency by purchase, but may not be acquired by condemnation unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

2. IMPLEMENTATION OF ECONOMIC DEVELOPMENT PROJECTS

The Agency shall have the right to approve the design and construction documents of all economic development within the Project Area to ensure that all economic development within the Project Area is consistent with this Plan. The City shall notify the Agency of all requests for: (1) zoning changes; (2) conditional use permits; (3) site plan approval; and (4) building permits within the Project Area, and all proposed amendments thereof. Economic development projects within the Project Area shall be implemented as approved by the Agency and the City.

E. APPROVALS

Development within the Project Area shall be implemented by the Agency in accordance with this Plan, and as approved by the City in accordance with applicable land use and building code provisions. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area.

7. HOW THE PURPOSES OF THE ACT WILL BE ATTAINED BY THE ECONOMIC DEVELOPMENT [17C-3-103(1)(d)]

It is the intent of the Agency, with the assistance and participation of the Developer, to facilitate and promote the development of office, industrial, light manufacturing and other business park related activities that will result in the creation of jobs in the Project Area. Further, the project will strengthen the tax base of the community, which will also serve to accomplish economic development objectives and create a well-planned business center.

The purposes of the Act will be achieved by the following:

A. ESTABLISHMENT OF NEW BUSINESS AND INCREASED TAX BASE

The proposed Project envisions business park development that will benefit the State and the City through increased job creation, increased property tax base, increased income taxes paid (both corporate and individual) and increased energy usage (and the accompanying municipal energy "franchise" tax). Multiplier (indirect and induced) impacts will result from the initial job creation and expenditures for construction and supplies.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The construction of the public infrastructure improvements as provided by this Plan will support the development contemplated herein and provide for future development in surrounding areas. The associated public infrastructure improvements will make the land within the Project Area more accessible to and from other parts of the City. Thus, the components of the Project provided in this Plan will encourage, promote and provide for economic development within the Project Area and the City generally for years to come.

8. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-3-103(1)(e)]

This Plan is consistent with the City's General Plan that was updated and approved May 26, 2009. Specifically, the City's mission statement states a desire to "provide quality, affordable services for its citizens, while promoting community pride, fostering economic development and managing growth." This Project Area Plan will help accomplish all of these purposes.

The General Plan (pp. 13-14) also specifically refers to development along 200 South and 1000 West as follows:

> *The corridor along 200 South in Syracuse between 1000 West and the future North Legacy Parkway (approximately Bluff Road) represents an area with the highest future potential for commercial development within the City. In a first phase, UDOT plans to widen (to 100') 200 South between I-15 and 2000 West sometime around 2011. As the time of completion of this roadway project draws near, the land along the south side of 200 South between 1000 West and 2000 West will become increasingly attractive to commercial developers. The City should maintain its current plan for a C-2 Commercial land use along most of this corridor. This land use will allow the greatest flexibility of development. A key focal point for retail locations along this corridor should be the corner of 2000 West and 200 south. UDOT is also planning for the widening of 2000 West from 1700 South all the way to Weber County, thus making this intersection a highly attractive location for future commercial activity.*
>
> *Commercial development is also proposed along the city's shared boundary with Clearfield City along 1000 West between 200 South and 700 South. This location represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.*

The development proposed in this Project Area Plan is consistent with what is specified in the General Plan and is compatible with that Plan.

9. DESCRIBE HOW THE ECONOMIC DEVELOPMENT WILL CREATE ADDITIONAL JOBS [17C-3-103(1)(f)]

Located proximate to the North Legacy Parkway, the Project Area is one of the premiere business park sites in Davis County. This means that the site will be attractive to major tenants – tenants that could invest significant amounts in both real and personal property and that would be likely to offer skilled jobs and above average wages. The number of jobs created at the site will vary depending on the type of business park development that takes place. Generally speaking, the average number of square feet per worker in commercial buildings is 766.[5] The ratio in industrial buildings varies widely depending on the type of usage but could be as high as 2,500 square feet per employee. Assuming there will be over 865,000 square feet of building space at buildout in the Tax Increment Collection Area alone, there would be a range of roughly 350 to 1,100 employees (FTE's). The remaining Project Area would include additional employees, the number of which would depend on the type of development that takes place in that area.

[5] Source: http://www.eia.gov/emeu/consumptionbriefs/cbecs/pbawebsite/retailserv/retserv_howmanyempl.htm and http://www.cyburbia.org/forums/showthread.php?25827-Square-feet-per-employee.

10. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED ECONOMIC DEVELOPMENT [17C-3-103(1)(g)]

The Plan specifically proposes over 865,000 square feet of business park related building space located on 79.44 acres in the Tax Increment Collection Area and two million square feet of building space in the Project Area (180.32 acres). . However, there will need to be some flexibility in the type and amount of square footage developed in order for the Developer to respond to changing market conditions in the future. There may also be a minimal amount of support retail located within the Project Area.

11. HOW PRIVATE DEVELOPERS WILL BE SELECTED AND IDENTIFICATION OF CURRENT DEVELOPERS IN THE PROJECT AREA [17C-3-103(1)(h)]

A. SELECTION OF PRIVATE DEVELOPERS

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the economic development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency may, consistent with the Act, encourage other owners to acquire property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. IDENTIFICATION OF DEVELOPERS WHO ARE CURRENTLY INVOLVED IN THE PROPOSED ECONOMIC DEVELOPMENT

The Ninigret Group currently has the 79.44 acres of property in the Tax Increment Collection Area under contract. Concurrent with the approval of this Plan, the Agency and the City have entered into a Development Agreement with the Ninigret Group. The Agency and the City will work with the Ninigret Group to implement this Project Area Plan as provided in the Development Agreement.

12. REASONS FOR THE SELECTION OF THE PROJECT AREA [17C-3-103(1)(i)]

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through a major developer who is willing to invest private capital into a business park that will allow for significant job creation, bring new businesses and services into the community, and provide for public infrastructure which will support the development and provide for future development in surrounding areas.

The Project Area contains a portion of the City that is desirable for business park development because of: (1) its accessible location to the North Legacy Parkway; (2) the opportunity to commence a public-private partnership to develop this area of the City; and (3) the current proposal of the Ninigret Group to construct a large master planned development within the Project Area.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-term growth in the Project

Area and to encourage the development of real property located within the Project Area. Finally, development of the Project Area as a business center is an important element in the City's General Plan.

13. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-3-103(1)(j)]

A. PHYSICAL CONDITIONS

The proposed Project Area consists of approximately 180.32 acres of privately owned land as shown on the Project Area map in Appendix A, located south of 200 South, west of 1000 West, north of 700 South and east of approximately 1800 West that is currently dedicated to agricultural use. The Tax Increment Collection Area consists of approximately 79.44 acres. The site contains a 22-foot drop with steep grades which will contribute to significant site grading challenges and development costs.

B. SOCIAL CONDITIONS

There are currently no buildings and no residents within the Project Area. No unusual social conditions were found to exist. Because of the shifting of land uses from agricultural land to active business park in the Project Area, consistent with the General Plan of the City, this area will take on a new social character that will enhance existing development in the City. The Project Area Plan will bring workers from the surrounding region to the Project Area for employment purposes. It is anticipated, therefore, that the proposed Project Area will add to the community's economy, quality of life, and reputation.

C. ECONOMIC CONDITIONS

There is currently no development in the Project Area. All of the land is currently publicly owned by a charitable 501(c)(3) organization and is therefore exempt from property taxation. The current taxable value of the area is $0.00; therefore, no property tax revenues are currently generated from this area.

14. TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED WITHIN THE PROJECT AREA [17C-3-103(1)(k)]

The Agency intends to use 80 percent of the property tax increment generated within the Tax Increment Collection Area over a period of 15 years to pay part of the costs associated with development of the Project Area. The Agency intends to negotiate and enter into one or more inter-local agreements with the Davis County School District (the "School District"), Davis County (the "County"), the City, water districts, sewer district, and possibly other smaller taxing entities to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities.

The Project Area Budget (attached as Appendix D) shows anticipated tax increment receipts, and the estimated eligible development costs to be reimbursed. Detailed expenditures are shown in the table below.

DETAILED EXPENDITURES	
Syracuse City	
3 water vaults at $60,000 each	$180,000
Water lines	$125,000
Secondary water - booster pump and line	$150,000

DETAILED EXPENDITURES	
Weber Basin Water Conservancy	
Pipeline portion and portion of meter vault	$173,000
Developer	
Roads Construction	$681,131
Culinary Water	$394,220
Storm Drain	$386,918
Sewer	$207,558
Secondary Water	$145,475
Electrical	$62,178
RMP	$94,973
Landscaping (along roadways)	$672,249
Value of Land Required for Roads & Easements	$565,336
Admin, Engineering , Survey and Testing	$229,974
Bonding	$63,744
City Engineering & Review Fee	$25,497
Soil Imbalance Cut/Fill	$1,065,800
Transmission Line Relocation	$190,000
Rail	$350,000
Tenant Outreach	
Tenant Outreach at 30%	$3,289,891
TOTAL EXPENDITURES (not incl. administrative costs)	$9,052,944

15. ANALYSIS OF WHETHER THE ADOPTION OF THE PROJECT AREA PLAN IS BENEFICIAL UNDER A BENEFIT ANALYSIS [17C-3-103(1)(I)]

The public will realize significant benefits from the development of the Economic Development Project Area as proposed by this Plan. The Agency's long-term objective in developing the Project Area is to create a high quality, business center that will diversify the City's economic and tax base, and offer good-paying employment opportunities. The Agency adopted a resolution for the preparation of this Plan because of the opportunity to "jump start" the proposed business park development.

A. EVALUATION OF THE REASONABLENESS OF THE COSTS OF ECONOMIC DEVELOPMENT [17C-3-103(2)(a)(i)]

The Project Area has higher than normal development costs for several reasons: 1) the lack of any utilities currently serving the Project Area which is an agricultural field; 2) the steep grade and 22-foot drop of the property; and 3) the addition of a rail spur that will attract a wider variety of businesses who can make significant investment in the area and establish a good taxable base. The proposed costs of development for site preparation, railroad, infrastructure, economic incentives, or any assistance with building construction, are nearly $9.1 million. The purpose of the tenant outreach is to attract top-quality businesses through assistance with fees, training, relocation costs, and other activities for businesses that will significantly improve the property tax base and provide higher-than-average paying jobs.

SUMMARY OF EXPENDITURES	
Syracuse City	$455,000
Weber Basin Water	$173,000
Developer Infrastructure	$4,785,053
Rail Spur	$350,000
Tenant Outreach	$3,289,891
TOTAL	$9,052,944

Total costs necessary to facilitate the development of this Project Area, including tenant outreach, are therefore estimated at $9,052,944. This is a cost of $113,960 per acre in the Tax Increment Collection Area (where all of the improvements are currently planned). In comparison, the value per acre in the Tax Increment Collection Area at buildout is estimated to be nearly $892,980.[6] The ratio of value to public investment is roughly 7.8 to 1.0.

The issuance of bonds to the full extent now or hereafter permitted by law is authorized as part of this Plan.

B. EFFORTS THE AGENCY OR DEVELOPER HAS MADE OR WILL MAKE TO MAXIMIZE PRIVATE INVESTMENT [17C-3-103(2)(a)(ii)]

The public investment of approximately $9.1 million represents only 12.8 percent of the estimated private investment of $70.1 million in the Tax Increment Collection Area for land, buildings and personal property (equipment).

C. RATIONALE FOR USE OF TAX INCREMENT, INCLUDING AN ANALYSIS OF WHETHER THE PROPOSED DEVELOPMENT MIGHT REASONABLY BE EXPECTED TO OCCUR IN THE FORESEEABLE FUTURE SOLELY THROUGH PRIVATE INVESTMENT [17C-3-103(2)(a)(iii)]

This development is unlikely to happen solely through private investment for several reasons. First, the addition of a rail spur to the site adds an extra cost of development that cannot be recovered through rents that can be achieved in the area. However, the rail spur will greatly expand opportunities to attract a wider range of end users with good-paying jobs and significant investment in equipment (and therefore taxable value) at the site.

Second, many of the business opportunities that can be pursued for this site will be highly sought after by other communities. Therefore, in order to be on a level playing field with surrounding areas, tax increment must be available to offset incentives provided in other areas. Also, several of the opportunities that the Developer is pursuing are businesses that are also looking at sites located outside of the State of Utah. In order to be eligible for EDTIF funds provided by the State (that will attract these businesses to Utah), the Governor's Office of Economic Development (GOED) requires local areas to come up with local funds to show their commitment and partnership in the Project.

[6] The value at buildout is based on an average value per building square foot as follows: building ($50); and personal property ($32). Total taxable value at buildout in the tax increment collection area is projected to be $70,938,331. The total number of acres in the Tax Increment Collection Area is 79.44. Therefore, the value per acre is $892,980.

Third, this site has higher than normal development costs because of the steep grade and 22-foot elevation change on the site. These costs, if added to tenant costs, would make the site less competitive with other areas. And, there are currently no utilities at this site, which must be extended to this agricultural field.

The rationale for the use of tax increment is twofold: 1) tax increment funds must be available from local sources if the statewide EDTIF funds are to be available for the site; and 2) tax increment funds are necessary to offset the extraordinary costs of development associated with the site.

D. ESTIMATE OF THE TOTAL AMOUNT OF TAX INCREMENT THAT WILL BE EXPENDED IN UNDERTAKING ECONOMIC DEVELOPMENT AND THE LENGTH OF TIME FOR WHICH IT WILL BE EXPENDED [17C-3-103(2)(a)(iv)]

The total amount of tax increment necessary for this project is nearly $9.1 million ($2012). The Project Area Budget suggests a 15-year timeframe in order to account for the variability in development and economic conditions that will occur over the 15-year period.

E. BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY [17C-3-103(2)(b)(i)]

The City and taxing entities will see an increase in taxable value of an estimated $70,938,331 when the Tax Increment Collection Area is fully built out. If construction begins in 2013 and the Project Area commences in 2014 and runs for a period of 15 years, each of the taxing entities will receive increased taxes over the next 15 years from the increased investment in the area. If the taxing entities receive 20 percent of the increment, with the remaining 80 percent of the increment flowing to the Agency, the taxing entities will receive over $2.7 million more over the 15-year period than they are currently receiving.

TAX BENEFIT TO TAXING ENTITIES
2014-2028

Taxing Entities	Tax Rate	% to Entity/Agency	Total Tax Benefit 2014-2025
Davis County	0.002383	20%	$444,252
Davis County School District	0.008861	20%	$1,651,918
Syracuse City	0.001821	20%	$339,481
Weber Basin Water Conservancy District	0.000217	20%	$40,454
Davis County Mosquito Abatement District	0.000104	20%	$19,388
County Library	0.000392	20%	$73,079
North Davis Sewer District	0.000928	20%	$173,003
TOTAL	0.014706		$2,741,576

At the end of the 15-year period, the taxing entities will receive the entire (100%) tax increment which would amount to an estimated $1 million per year more than what they are currently receiving.

ANNUAL TAX BENEFIT TO TAXING ENTITIES
End of Project Area Plan

Taxing Entities	Tax Rate	% to Entity/Agency	Annual Tax Increment

ANNUAL TAX BENEFIT TO TAXING ENTITIES End of Project Area Plan			
Davis County	0.002383	100%	$169,046
Davis County School District	0.008861	100%	$628,585
Syracuse City	0.001821	100%	$129,179
Weber Basin Water Conservancy District	0.000217	100%	$15,394
Davis County Mosquito Abatement District	0.000104	100%	$7,378
County Library	0.000392	100%	$27,808
North Davis Sewer District	0.000928	100%	$65,831
TOTAL	0.014706		$1,043,219

F. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED [17C-3-103(2)(b)(ii)]

Other business and economic activity likely to be stimulated includes business, employee and construction expenditures.

1. BUSINESS AND EMPLOYEE EXPENDITURES

Between 350 and 1,100 jobs will be created and located within the Tax Increment Collection Area. If these jobs pay, on average, 120 percent of the average wage in Davis County, this will result in approximately $15 million to $50 million annually in increased wages.[7] The increased buying power will result in increased sales tax revenues to the State, the County and the City and increased economic activity generally. Additional jobs and wages will be created in the remainder of the Project Area.

It is anticipated that the business owners and employees of the Project Area facilities will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

Employees will make many of their purchases near their workplace, assuming that goods and services are available. These will most likely include purchases for: lunchtime eating, gasoline and convenience store, personal services such as dry cleaning and haircuts, and auto repair. In addition, there may be limited purchases for gifts, hobbies, etc., if such goods are available.

The following summarizes the benefits to the community:

- Provide an increase in direct purchases in the community.
- Provide economic diversification within the City and the County.

[7] Source: Workforce Services. http://www.bls.gov/ro7/qcewut.htm. The average weekly wage in Davis County is $704, or $36,308 annually. A job that pays 120 percent of the average wage would reach $43,930 yearly.

- Complement existing businesses and industries located within the City by adding new employees who may live and shop and pay taxes in the City and the region.

- Provide an increase in indirect and induced ("multiplier") impacts for business purchases, as well as purchases by employees and their households.

    - The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

2. CONSTRUCTION EXPENDITURES

Economic activity associated with the development will include construction activity. Construction costs for projects within the Tax Increment Collection Area are expected to reach approximately $34.6 million, of which 40 percent ($13.8 million) approximates labor costs, another 40 percent (nearly $14 million) represents materials and supplies and the remaining 20 percent represents overhead and profit. A portion of the labor costs will be re-spent in the community – to the extent that convenience goods and services, such as fast food for lunch, personal services, etc., are available. A large portion of the costs for construction supplies will likely be spent in the community as the County has several large-scale construction suppliers.

G. NUMBER OF JOBS OR EMPLOYMENT ANTICIPATED TO BE GENERATED OR PRESERVED [17C-3-103(2)(b)(iii)]

Business Center Jobs. The number of jobs created within the Tax Increment Collection Area will vary depending on the type of business park development that takes place. Generally speaking, the average number of square feet per worker in commercial buildings is 766.[8] The ratio in industrial buildings varies widely depending on the type of usage, but could be as high as 2,500 square feet per employee. Assuming that there will be roughly 865,000 square feet of building space developed at buildout within the Tax Increment Collection Area, there will be between 350 and 1,100 (FTE's). Additional jobs will be created in the remainder of the Project Area.

Construction Jobs. Construction costs are expected to reach approximately $34.6 million within the Tax Increment Collection Area, of which 40 percent ($13.8 million) approximates labor costs. Assuming an average construction wage of $27,070,[9] results in the creation of approximately 500 one-year job equivalents in the construction industry.

To summarize, the creation of the Project Area and adoption of the Project Area Plan is beneficial to the community for the following reasons:

- Increased tax base that will provide additional tax revenues to the various taxing entities;
- Creation of between 350 and 1,100 full-time jobs in the Tax Increment Collection Area;

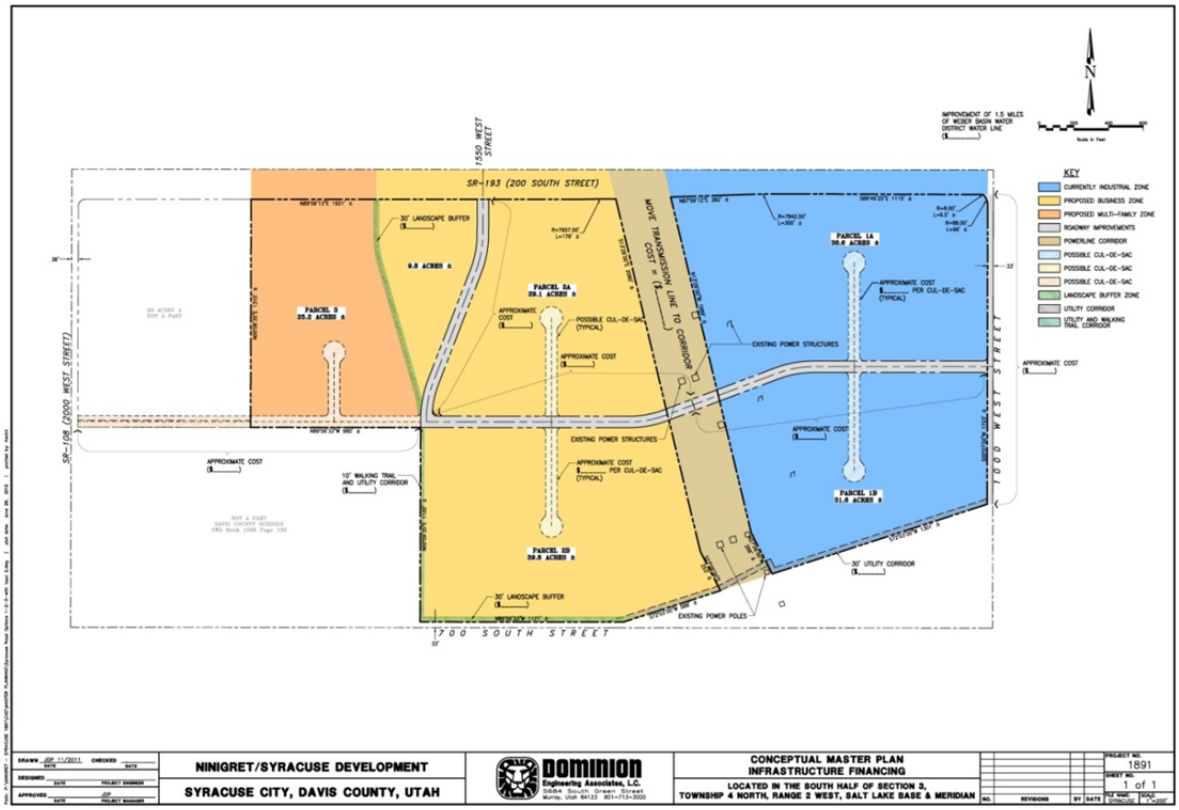
[8] Source: http://www.eia.gov/emeu/consumptionbriefs/cbecs/pbawebsite/retailserv/retserv_howmanyempl.htm
[9] http://jobs.utah.gov/jsp/wi/utalmis/oidoreport.do#wage

- Creation of approximately 500 construction jobs (one-year job equivalents) in the Tax Increment Collection Area;
- Increased spending in the local area for construction supplies and for convenience purchases by full-time employees at the business park; and
- Added economic diversification to the community.

APPENDIX A: PROJECT AREA MAP

The shaded area in the map below represents the entire Study Area (246.6 acres). The three easternmost areas – shaded in gold, tan and blue (180.32 acres) represents the Project Area. The easternmost area shaded in blue (79.44 acres) represents the Tax Increment Collection Area.

There are currently no roads within the Study Area. Potential new roads are shown on the map.



APPENDIX B: PARCEL NUMBERS

Study Area	Project Area	Increment Area	Parcel	Owner	Acres	Taxable Value
			120260019	CORP OF THE PRESIDING BISHOP OF THE CHURCH	72.796	$0.00
			120260020	SYRACUSE CITY	0.43	$0.00
			120260018	UTAH DEPARTMENT OF TRANSPORTATION	6.21	$0.00
			120250006	DAVIS COUNTY	3.37	$0.00
			120250011	CORP OF THE PRESIDING BISHOP OF THE CHURCH	83.61	$0.00
			120250014	CORP OF THE PRESIDING BISHOP OF THE CHURCH	53.649	$0.00
			120250015	UTAH DEPARTMENT OF TRANSPORTATION	0.05	$0.00
			120250013	UTAH DEPARTMENT OF TRANSPORTATION	8.72	$0.00
			120260013	UTAH POWER & LIGHT CO	17.6	$0.00
			120250010	UTAH DEPARTMENT OF TRANSPORTATION	0.16	$0.00

APPENDIX C: PROJECT AREA BUDGET

SR 193 Project Area Budget

Zions Bank Public Finance - Municipal Consulting Group

	SR 193 PROJECT AREA BUDGET			TOTAL 15 Years (2014-2028)	0 2013	1 2014	2 2015	3 2016	4 2017	5 2018	6 2019	7 2020	8 2021	9 2022	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028
1	Taxable Value																			
2	Base year taxable value				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	Acres absorbed				35	-	15	-	29	-										
4	Cumulative absorption - acres				35	35	50	50	79	79	79	79	79	79	79	79	79	79	79	79
5	Building square feet				381,150	381,150	544,500	544,500	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102
6	Real property taxable value - one year delay for tax purposes					$19,057,500	$19,057,500	$27,225,000	$27,225,000	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080
7	Personal property taxable value - one year delay for tax purposes					$12,196,800	$12,196,800	$17,424,000	$17,424,000	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251
8	TOTAL				$0	$31,254,300	$31,254,300	$44,649,000	$44,649,000	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331
9																				
10	Incremental Tax Revenues Generated	Tax Rate																		
11	Davis County	0.002383		$2,221,262	$0	$74,479	$74,479	$106,399	$106,399	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046
12	Davis County School District	0.008861		$8,259,588	$0	$276,944	$276,944	$395,635	$395,635	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585
13	Syracuse City	0.001821		$1,697,406	$0	$56,914	$56,914	$81,306	$81,306	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179
14	Weber Basin Water Conservancy District	0.000217		$202,272	$0	$6,782	$6,782	$9,689	$9,689	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394
15	Davis County Mosquito Abatement District	0.000104		$96,941	$0	$3,250	$3,250	$4,643	$4,643	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378
16	County Library	0.000392		$365,394	$0	$12,252	$12,252	$17,502	$17,502	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808
17	North Davis Sewer District	0.000928		$865,015	$0	$29,004	$29,004	$41,434	$41,434	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831
18	TOTAL	0.014706		$13,707,878	$0	$459,626	$459,626	$656,608	$656,608	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219
19																				
20					0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
21	AGENCY BUDGET			TOTAL	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
22	Base year taxable value				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	Real property incremental value				$0	$19,057,500	$19,057,500	$27,225,000	$27,225,000	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080
24	Personal property incremental value				$0	$12,196,800	$12,196,800	$17,424,000	$17,424,000	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251
25	Incremental Value				$0	$31,254,300	$31,254,300	$44,649,000	$44,649,000	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331
26																				
27	Tax Revenue Distribution																			
28	*Base Year Taxable Value - to Entities*																			
29	Davis County	0.002383		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
30	Davis County School District	0.008861		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	Syracuse City	0.001821		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	Weber Basin Water Conservancy District	0.000217		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	Davis County Mosquito Abatement District	0.000104		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
34	County Library	0.000392		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
35	North Davis Sewer District	0.000928		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
36	TOTAL	0.014706		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
37																				
38	*Incremental Value - to Entities*	Tax Rate	% to Entity/Agency																	
39	Davis County	0.002383	20%	$444,252	$0	$14,896	$14,896	$21,280	$21,280	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809
40	Davis County School District	0.008861	20%	$1,651,918	$0	$55,389	$55,389	$79,127	$79,127	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717
41	Syracuse City	0.001821	20%	$339,481	$0	$11,383	$11,383	$16,261	$16,261	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836
42	Weber Basin Water Conservancy District	0.000217	20%	$40,454	$0	$1,356	$1,356	$1,938	$1,938	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079
43	Davis County Mosquito Abatement District	0.000104	20%	$19,388	$0	$650	$650	$929	$929	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476
44	County Library	0.000392	20%	$73,079	$0	$2,450	$2,450	$3,500	$3,500	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562
45	North Davis Sewer District	0.000928	20%	$173,003	$0	$5,801	$5,801	$8,287	$8,287	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166
46	TOTAL	0.014706		$2,741,576	$0	$91,925	$91,925	$131,322	$131,322	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644
47																				
48	*Incremental Value - to Agency*																			
49	Davis County	0.002383	80%	$1,777,009	$0	$59,583	$59,583	$85,119	$85,119	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237
50	Davis County School District	0.008861	80%	$6,607,671	$0	$221,555	$221,555	$316,508	$316,508	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868
51	Syracuse City	0.001821	80%	$1,357,924	$0	$45,531	$45,531	$65,045	$65,045	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343
52	Weber Basin Water Conservancy District	0.000217	80%	$161,817	$0	$5,426	$5,426	$7,751	$7,751	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315
53	Davis County Mosquito Abatement District	0.000104	80%	$77,553	$0	$2,600	$2,600	$3,715	$3,715	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902
54	County Library	0.000392	80%	$292,315	$0	$9,801	$9,801	$14,002	$14,002	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246
55	North Davis Sewer District	0.000928	80%	$692,012	$0	$23,203	$23,203	$33,147	$33,147	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665
56	TOTAL	0.014706		$10,966,302	$0	$367,701	$367,701	$525,287	$525,287	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575
57																				
58	Expenses																			
59	*% Administrative Expense*					*20.0%*	*10.0%*	*6.0%*	*6.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
60	Administration	4.9%		$540,558	$0	$73,540	$36,770	$31,517	$31,517	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383
61	Remaining Increment for Expenses			$10,425,745	$0	$294,160	$330,931	$493,769	$493,769	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192

SR 193 Project Area Budget

Zions Bank Public Finance - Municipal Consulting Group

Detailed Expenditures:	
Syracuse City	
3 water vaults at $60,000 each	$180,000
Water lines	$125,000
Secondary water - booster pump and line	$150,000
Weber Basin Water Conservancy	
Pipeline portion and portion of meter vault	$173,000
Developer	
Roads Construction	$681,131
Culinary Water	$394,220
Storm Drain	$386,918
Sewer	$207,558
Secondary Water	$145,475
Electrical	$62,178
RMP	$94,973
Landscaping (along roadways)	$672,249
Value of Land Required for Roads & Easements	$565,336
Admin, Engineering , Survey and Testing	$229,974
Bonding	$63,744
City Engineering & Review Fee	$25,497
Soil Imbalance Cut/Fill	$1,065,800
Transmission Line Relocation	$190,000
Rail	$350,000
Tenant Outreach	
Tenant Outreach at 30%	$3,289,891
TOTAL EXPENDITURES (not incl. administrative costs)	$9,052,944

COUNCIL AGENDA

August 14, 2012

Agenda Item **#E** Review of request for Final Subdivision Approval, Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Wasatch Villas 7 & 8 Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 7, 2012

Subject: City Council Approval of the Wasatch Villas Subdivision, Phases 7 & 8: Castle Creek Homes (Kyle Hamblin) request for Final Subdivision approval located at approximately 500 West and 3150 South. 35 lots, 12.32 Acres, Residential 2 (R-2) Zone

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Background

The Planning Commission held a public hearing on July 3, 2012 for Final Plan approval of these final 2 phases of Wasatch Villas Subdivision, and was approved on July 17, 2012. The Planning Commission held the public hearing with Final Plan to assure that the public had adequate notice and opportunity to comment on these phases, as they may not have be able to do so when the original sketch plan was approved for all the phases at the beginning of the development process with phase 1. All items noted in staff report have been addressed by the Planning Commission.

Consideration of Recommendation for City Council Approval of the Wasatch Villas Subdivision, Phases 7 & 8 (Final Plans Review)

On July 17, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Wasatch Villas Subdivision, Phase 7 & 8 Final Plans, subject to the City staff reviews dated July 12 & 13, 2012.

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

- Final plat drawing for Wasatch Villas Subdivision, Phases 7 & 8

- Road and lot plan
- City Engineer's review
- Planning Department's review
- Fire Department's review

Recommendation

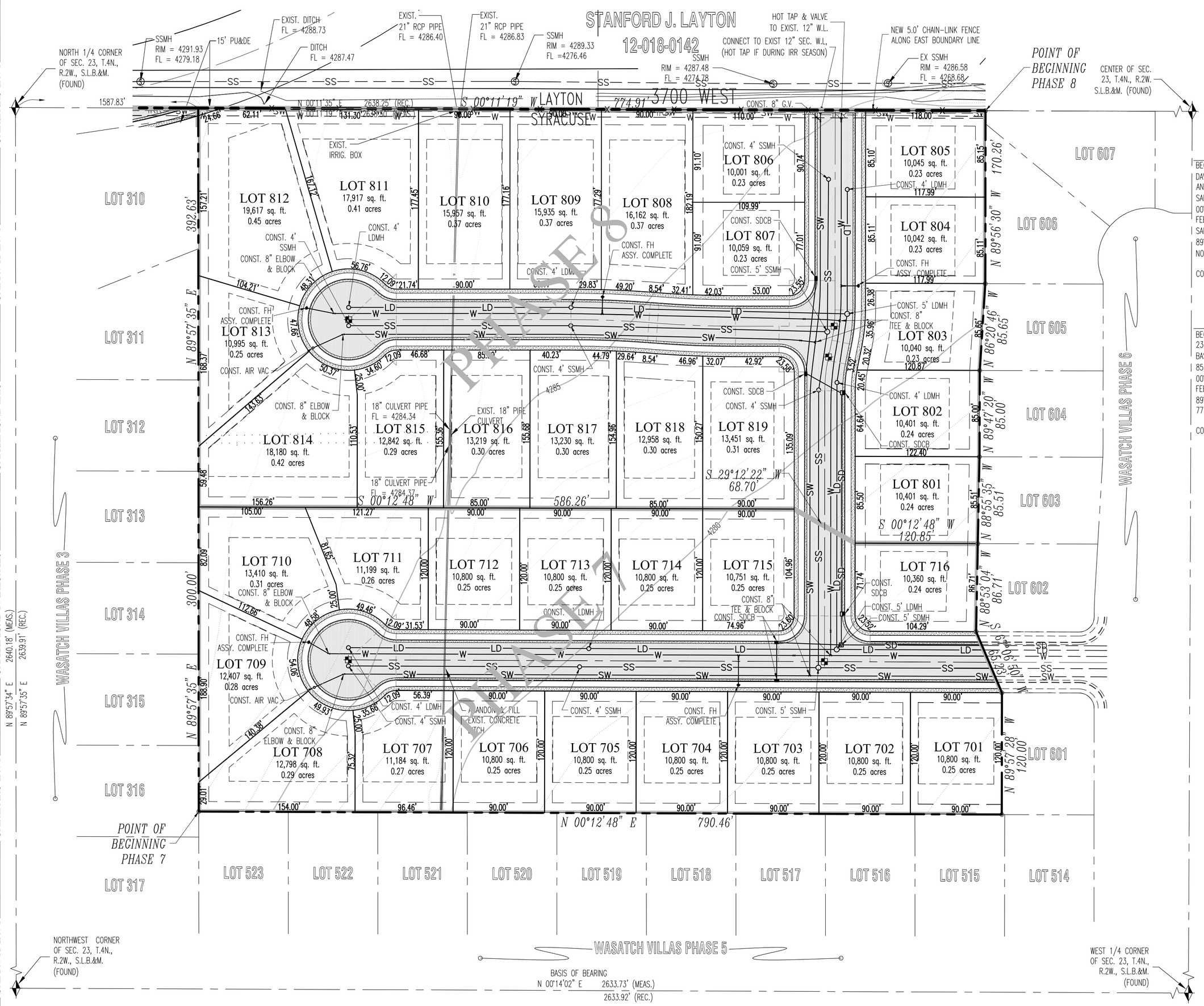
The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Wasatch Villas Subdivision, Phases 7 & 8 , located at approximately 500 West 3150 South, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated July 12 and July 13, 2012.

WASATCH VILLAS

APPROX. 3700 WEST 2700 SOUTH
SYRACUSE, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 23
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

0 60 120 240

SCALE: 1"=60'



PHASE 7 DESCRIPTION

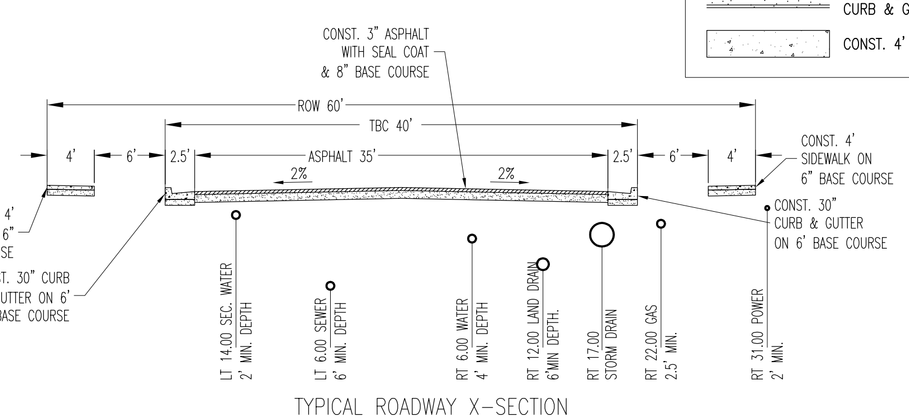
BEGINNING ON THE SOUTH LINE OF LOT 316, WASATCH VILLAS PHASE 3, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°11'19" WEST ALONG SECTION LINE 1587.83 FEET AND WEST 692.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°57'36" EAST 300.00 FEET; THENCE SOUTH 00°12'48" WEST 586.26 FEET; THENCE SOUTH 29°12'22" WEST 68.70 FEET; THENCE SOUTH 00°12'48" WEST 120.85 FEET TO THE NORTHWEST CORNER OF LOT 603, WASATCH VILLAS PHASE 6; THENCE ALONG THE NORTH LINE OF SAID PHASE 6 NORTH 88°53'04" WEST 86.71 FEET; THENCE SOUTH 67°06'50" WEST 65.23 FEET; THENCE NORTH 89°57'28" WEST 120.00 FEET TO THE EAST LINE OF WASATCH VILLAS PHASE 5; THENCE ALONG SAID EAST LINE NORTH 00°12'48" EAST 790.46 FEET TO THE POINT OF BEGINNING.

CONTAINS ~ 228,497 SQ. FT. 5.25 ACRES 15 LOTS

PHASE 8 DESCRIPTION

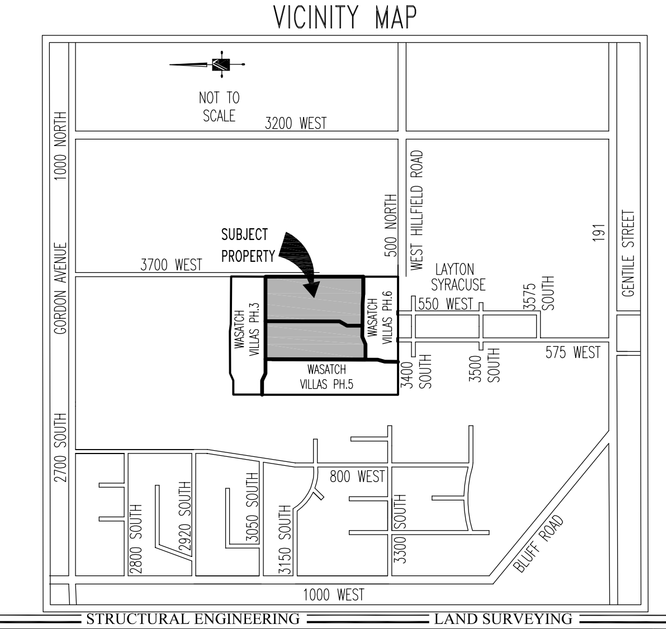
BEGINNING AT A POINT ON SECTION LINE, SAID POINT BEING LOCATED SOUTH 00°11'19" WEST ALONG SECTION LINE 2362.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°56'30" WEST 170.26 FEET; THENCE NORTH 86°20'46" WEST 85.65 FEET; THENCE NORTH 89°48'25" WEST 85.00'; THENCE NORTH 88°54'30" WEST 85.51 FEET; THENCE NORTH 00°12'48" WEST 120.85 FEET; THENCE NORTH 29°12'22" EAST 68.70 FEET; THENCE NORTH 00°12'48" EAST 586.26 FEET TO THE SOUTH BOUNDARY LINE OF WASATCH VILLAS PHASE 3; THENCE ALONG SAID SOUTH LINE NORTH 89°57'35" EAST 393.53 FEET TO SAID SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 00°11'19" WEST 774.91 FEET TO THE POINT OF BEGINNING.

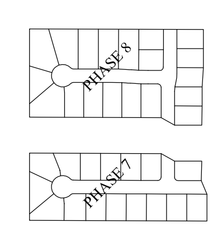
CONTAINS ~ 308,269 SQ. FT. 7.08 ACRES 19 LOTS



TYPICAL ROADWAY X-SECTION

VICINITY MAP





LEGEND

NOT ALL ITEMS MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
ENCR.	ENCROACHMENT
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
RCL	ROAD CENTERLINE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SECONDARY WATER
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	SETBACK LINE
IRR	NEW IRRIGATION LINE
LD	NEW LAND DRAIN
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EXISTING IRRIGATION LINE
LD	EXISTING LAND DRAIN
OHP	OVERHEAD POWER LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
SW	EXISTING SECONDARY WATERLINE
T	TELEPHONE LINE
G	GAS LINE
W	EXISTING CULINARY WATERLINE
	SECTION CORNER
	MONUMENT
	CONTROL POINT
4,424.11	EXISTING SPOT ELEVATION
4250	EXISTING CONTOUR LINE
4250	NEW CONTOUR LINE
	CONST. 3" ASPHALT & 8" UNTREATED BASE COURSE
	CONST. 30" CONC. CURB & GUTTER
	CONST. 4' CONC. SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 866-0676
Fax: (801) 866-0678

WASATCH VILLAS PH 7 & 8
PRELIMINARY PLAT - NOT TO BE RECORDED
FOR: KYLE HAMBLIN
3700 WEST 2700 SOUTH
SYRACUSE, UT
JOB# 04-038

REVISION	BY	DATE

SURVEYED BY	SPB	DATE 5/2004
DESIGNED BY	LKM	DATE 8/2004
DRAWN BY	BSD	DATE 5/2012
APPROVED BY	SJF	DATE 4/2006

SHEET # 1 OF 1

Engineer Subdivision Plan Review – Wasatch Villas Subdivision Phase 7 and 8
600 West 3100 South

Completed by Brian Bloemen on July 13, 2012

Below are the comments for the final plan review of the Wasatch Villas Subdivision Phases 7 and 8 concept plan:

1. All work shall comply with Syracuse City Engineering Standards and Construction Specifications. At preliminary design utility and site plans shall be submitted for review.

2. City standard is 6" sidewalk on 8" of untreated base course through driveways.

3. The Phase 7 Boundary Description does not match L4, L5 and the west boundary. Update these distances and bearings so they match.

4. On the Phase 8 Boundary Description the tie to the point of beginning is using the measured bearing with the recorded distance. Please change the distance to use the measured distance.

5. Show and hatch all <u>existing</u> easements on the plat including recording date, book, page and entry number.

6. All ADA ramps shall meet current ADA standards.

7. Label PUE widths for front, back and side yards.

8. Show building setback lines on the Phase 8 Plat for Lots 801-805.

9. The land drain on 600 West from station 1+00 to 2+92.50 is labeled as sanitary sewer.

10. Minimum land drain and sewer slope shall be 0.50%. Where tying into existing lines, continue the existing slope to the next manhole.

11. All land drain and sewer services shall tie directly into pipe, not into manholes.

12. Update the plan note on concrete collars to reflect the current City Standards.

13. General Note Modifications:

    a. #18 Update to reflect current City Standards
    b. #28 Update Pine View to Syracuse City
    c. #30 Add If a loop is required, restrained joint fittings and concrete thrust blocks will be required
    d. #39 Add a note that 36 hours notice to the City will be required prior to any main shutdown
    e. #45 The minimum base course required is 10”
    f. #53 Add to coordinate with the City prior to pouring any ADA ramps.
    g. #62 The minimum City Standard for double secondary water services is 2” off the main and split to two 1” services in the park strip.
    h. Add #66 All culinary & secondary waterlines will require 14 GA Single Strand Copper Wire tracer wire with 3” magnetic locator tape.

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

Sincerely,

Brian Bloemen
City Engineer

Final Subdivision Plan Review – Wasatch Villas Phases 7 & 8

Completed by Noah Steele, Planner on 07/12/2012

Recommendation: City staff recommends that the planning commission examine this subdivision sketch plan review. Please pay specific attention to items highlighted in yellow.

Date Plan Submitted to City: (Must be at least two weeks prior to the next planning commission meeting)	June 26th, 2012
Date Application Form Submitted:	June 26th, 2012
Date Fee Paid: (8-2-4)	Paid fees to Syracuse city on June 26th, 2012.
10-4-030: GENERAL APPLICATION REQUIREMENTS	**Planning Staff Review:**
C. The city shall not consider any subdivision, site plan, or other development application unless:	
1. The applicable zone of the subject property allows the requested approval.	Meets requirement.
2. Where permitted by this Title, the applicant also submits application for a proposed zoning map amendment that would, if approved, allow the proposaled request.	Not applicable.
8-2-2 GENERAL REQUIREMENTS The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. All drawings and/or prints shall be clear and legible and conform to good engineering and drafting room practice. Size of drawings shall be 22" x 34" (trim line) with 1/2" border on top, bottom and right sides. Left side shall be 1 1/2".	Meets requirements.
(1) In general the following shall be included on drawings:	
(a) North arrow (plan).	Meets requirements.
(b) Scale and elevations referenced to City datum.	Meets requirements.
(c) Stationing and elevations for profiles.	Meets requirements.
(d) Title block, located in lower right corner of sheet, to include: (i) Name of City (ii) Project title (subdivision, etc.).	Meets requirements.

(iii) Specific type and location of work.	
(e) Space for approval signature of City Engineer and date.	Meets requirements.
(f) Name of engineer or firm preparing drawings with license number and signature.	Meets requirements. Pinnacle Engineering and Land Surveying.
8-2-5: PARKS, OPEN SPACE, AND OTHER PUBLIC SPACES (Ord. 01-02) (Ord. 02-19) (Ord. 11-10)	
A. Location of parks and other public spaces. The City shall require a minimum of 6.6 acres of property for parks or other public spaces for every 1000 population throughout the city. The location of parks shall be determined by the City as identified in the Syracuse City General Plan. Developers will be required to work with the City to obtain park property within the development where placement of parks have been identified.	No park placement identified.
B. Park Purchase Fee. In order for the City to obtain property for parks and other public spaces, the developer shall contribute to the City six and six tenths percent (6.6%) of the appraised value of land being developed, which shall be used to purchase property for parks and other public spaces in the City. This assessment shall be made on each phase of development. The City may require the developer to donate six and six tenths percent (6.6%) of the property being developed should the City desire a park or other public space in that location. The amount of the Park Purchase fee shall be determined from a third party MAI (Member of the Appraisal Institute) designated appraisal requisitioned yearly by the City. The developer shall pay a nominal fee as determined by the City Council to defray the cost of the appraisal. The developer may accept the City's MAI appraisal or may procure and submit to the City an MAI appraisal of the subdivision property.	Fee paid.
8-2-6: ADJACENT STREETS. It shall become the responsibility of the Developer to complete all of the necessary public improvements on streets adjacent to his proposed development. This shall include reasonable landscaping of park strips, as approved by the city, when a new street placed is adjacent to an existing lot, which becomes a corner lot because of placement of	Planning Commission to review and discuss.

the road. This shall be done at the subdivider's sole expense. (Ord. 03-25)	
8-2-7: RELATION TO ADJOINING STREET SYSTEMS. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless the variations are deemed necessary by the Planning Commission for public requirements. Street access for new subdivisions shall be established by using the AASHTO Traffic Design Manual calculation of 7.5 seconds of travel time between street accesses onto existing roadways, (which calculated would be 385 feet at 35 mph) unless otherwise recommended by the Planning Commission. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their land and seek to provide for convenient access to it. Where, in the opinion of the Planning Commission it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Half streets along the boundary of land proposed for subdivision will not be permitted. (1999)	Temporary cul-de-sac on 3100 south meets requirement for connection to future 3700 W.
8-2-11: SECOND ACCESS REQUIRED. Providing for emergency response, all subdivisions having more than 35 homes shall have a minimum of two (2) ingress/egress roads, except that other acceptable alternatives for emergency accesses can be made and approved by both the Planning Commission and City Council. (Ord 05-12)	Phases 7 and 8 contain 35 proposed lots, which per ordinance do not require more than 1 ingress/egress road. Being that the two phases contain only one home less than the 36 homes threshold, the temporary cul-de-sac should be extended to 3700 w as soon as said street is completed. If all phases of the subdivision are analyzed for compliance together, the subdivision also meets the access requirements. It provides ingress/egress off 2920 S to 3700W on the north side, and 3150 S to 575 W on the south side.
8-2-19: SUBDIVISION PHASES. A subdivision containing more than thirty-six (36) lots shall be planned in subsequent phases and must follow the following requirements:	

(A) The sketch plan must show the placement, numbering and boundaries of the phases within the subdivision.	Plan only shows phases 3-8. Phases 1-2 not shown.
(B) Any future alteration or deviation from the original sketch plan will require the submittal of an amended sketch plan.	No comment.
(C) Design of each phase must be consistent with the Syracuse City's General Plan and this ordinance.	No comment.
(D) Phases must be completed in such a manner as to provide sufficient services to existing and future development.	Meets requirement.
(E) Phase and lot numbering must be sequential and consistent to that approved in the Sketch Plan. (Ord 02-19)	Meets requirement.
8-3-1: DESIGN STANDARDS. The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:	To be resolved by final review.
A. Blocks shall not exceed thirteen hundred twenty feet in length. (1,325)	Design does not form blocks. Street segments do not exceed 1325 ft.
B. Dead-end streets, which exceed one lot depth in length, shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all weather surface acceptable to the City. (Ord. 03-10)	Meets requirement.
C. Blocks shall be wide enough to adequately accommodate a minimum of two lots.	Meets requirements under current conditions. However, the future extension of 3700 w will possibly make it such that the block containing lots 806-812 from phase 8 will be unable to meet the requirement. Syracuse and Layton cities should work together on the alignment of the 3700 W extension in order to prevent an undesirable condition for the future residents of lots 806-812.
D. Dedicated walkways through the block may be required where access is necessary to a point designated by the Planning	No comment.

Commission. Such walkways shall be a minimum of six feet in width, but may be required to be wider where determined necessary by the Planning Commission. The subdivider shall surface the full width of the walkway with a concrete surface, install a chain link fence or its equal at least four feet high on each side and the full length of each walkway and provide, in accordance with the standards, rules, and regulations, barriers at each walkway entrance to prevent the use of the walkway by any motor vehicle or by any non-motorized vehicle wider than four feet.	
E. Blocks intended for business or industrial use shall be designated specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.	Not applicable.
F. The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.	Meets requirements.
G. All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum requirements of the County Board of Health for water supply and sewage disposal.	See comments below under 'Chapter 13 R-2 Residential'
H. Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	Meets requirements.
I. Side lines of lots shall be approximately at right angles, or radial to the street lines.	Meets requirements.
J. In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	Meets requirements.
K. Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All improvements shall be installed to the boundary of the subdivision	Meets requirements.

L.Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines. Exceptions to the maximum length of a cul-de-sac up to eight hundred (800) feet may be granted by the City Council, after receiving a recommendation from the Planning Commission, and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant may be required to provide, but is not limited to, the following: (Ord.03-10) (1) Written approval from Syracuse Police, Fire, and Public Works Departments.(2) Looped water main providing a two-way feed.(3) "Dead End" signage.(4) Street light at the end of the cul-de-sac.(5) Secondary emergency access and/or road width as required by Fire Department.(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.	Meets requirements.
M. When a dead-end street reaches its maximum block length of 1320 feet, it shall not be extended except to connect to another street which provides a second point of independent access. (Ord. 03-10)	Meets requirements.
FINAL SUBDIVISION REVIEW	
8-6-1: FINAL PLAT. The Final Plat must be prepared by a licensed land surveyor on a sheet of approved tracing with permanent black Ink and shall be prepared in accordance with the requirements of this ordinance. The plat shall be 19" X 30" and shall have a one and one -half (1 1/2) inch border on the left and a one-half (1/2) inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.	Meets requirements.
The plat shall show:	
(A) The name of the Subdivision, which name must be approved	Wasatch Villas Phase 7 & 8

by the Planning Commission and County Recorder.	
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.	Meets requirements.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.	Meets requirements.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.	Not included. Needs to be added to final Mylar. Developer to work with planning staff for addresses.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.	See engineer's comments.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	See engineer's comments.
(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property, shall be preserved in precise position.	See engineer's comments.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision	See engineer's comments.
(I) Street monuments shall be shown on the Final Plat as are approved by the City Engineer. Standard precast monuments will be furnished by the subdivider and placed as approved.	See engineer's comments.
(J) Pipes or other such iron markers shall be shown on the plat.	See engineer's comments.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.	Meets requirements. None shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.,) on Final Plat shall pose to an accuracy of not less than one part in five thousand (1/5000).	Meets requirements.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.	Meets requirements. No common open space.
(N) Boundary descriptions of the Subdivision	Meets requirements.
(O) Current inset City map showing location of subdivision.	Meets requirements.
(P) Standard forms for the following: (1) A registered Land Surveyor's Certificate of Survey as applicable under State Law. (2) Owner's Dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use,	Meets requirements.

maintenance and operation of the streets." (3) A notary public's "Acknowledgement." (4) The City Planning Commission's "Certificate of Approval." (5) The City Engineer's "Certificate of Approval." (6) The City Council's "Certificate of Approval." (7) The County Recorder's "Certificate of Attest." (8) A three-inch (3") by three-inch (3") space in the lower right-hand corner of the drawing for recording information.	

Chapter 13 R-2 Residential	**Planning Staff Review:**
10-13-020 Permitted Use	10-13-020 Permitted Use
(D) Dwellings, Single-Family	(D) Yes
10-13-040 Minimum Lot Standards	10-13-040 Minimum Lot Standards
(A) Density. Minimum lot size 10,000 square feet, but in no case shall the density 3.79 lots per net acre	(A) Minimum lot size: 10,001 square feet Total Density (35 units): 3.55 lots per net acre
(B) Lot Width: 85 feet	(B) Yes
(C) Front Yard. 25 feet	(C) Yes
(D) Side Yards. 8 feet (both sides)	(D) Yes
(E) Rear Yard. 30 feet	(E) Yes
(F) Building Height. As allowed by current building code.	(F) Not shown.Requesting typical elevation concept and show height.
10-13-050 Off-Street Parking and Loading	10-13-050 Off-Street Parking and Loading
Off-street parking and loading shall be provided as specified in Chapter 8 of this Title.	Yes, minimum requirement for single-family dwellings is 2 parking spaces per dwelling unit.
10-13-060 Signs	10-15-060 Signs
The signs permitted in this Zone shall be those allowed in residential zones by Chapter 9 of this Title.	No sign proposed

Chapter 6 – General Land Use Regulations	**Planning Staff Review:**
10-6-060 Miscellaneous Requirements and Provisions	10-6-060 Miscellaneous Requirements and Provisions
(B) Visibility at Intersections.	(B) Developer must ensure that plants comply with the required clear-visibility triangle
10-6-080 Buffer Yards	10-6-080 Buffer Yards
(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:	
1. Identify the land use category of the proposed use.	1. R-2 Residential
2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.	2. North = R-2 Residential West = R-2 Residential South = R-2 Residential East = Layton City
3. Determine the buffer yard required for the proposed development by using Table 2.	3. North = No buffer requirement West = No Buffer requirement South = No buffer requirement East = Layton City
4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2.	4. N/A

From: Eric Froerer
Sent: Friday, June 01, 2012 12:09 PM
To: Judy Merrill
Subject: RE: Preliminary Plan - Wasatch Villas

Based on review of plans as submitted, this looks like a good project. It would be very beneficial to have 3700 W (Layton/Syracuse border) extend to what looks like will be 3100 S street in the subdivision, so that along with what looks like will be 600 W street, providing two accesses into the subdivision. Fire Hydrant placement is good. Length of cul-de-sac is not excessive for fire protective concerns.

Eric J Froerer
Syracuse City Fire Chief
Office 801.614.9614
efroerer@syracuseut.com

From: Judy Merrill
Sent: Thursday, May 31, 2012 2:08 PM
To: Eric Froerer
Subject: Preliminary Plan - Wasatch Villas
Importance: High

Eric, please review the attach preliminary plan and provide our Department with any comments you may have by tomorrow (3pm if possible) for inclusion into the Planning Commission packet for their meeting on June 5, 2012. Thanks!

Judy S. Merrill
SYRACUSE CITY Administrative Secretary
Office Phone and Fax: 801-614-9626

COUNCIL AGENDA

August 14, 2012

Agenda Item **#F** Review of request for Final Subdivision Approval, Sunset Park Villas Phase B, located at approximately 1840 S. 910 W.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Sunset Park Villas Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 8, 2012

Subject: City Council Approval of Sunset Park Villas Subdivision, Phase B: Leeisure Villas, LC (Dave Erickson) request for Final Subdivision approval located at approximately 1840 South and 910 West. 52 units, 7.04 Acres, Planned Residential Development (PRD) Zone

---

Background

This Subdivision was originally approved in 2008, but there may have been a miscommunication from previous planning staff directing the applicant to not record the plat until such time that the developer was ready to begin construction. Thus due to the previous approvals and the Development agreement which is in effect for 8 years, this approval is a renewal of the previous final plat approval.

Consideration of Recommendation for City Council Approval of the Sunset Park Villas Subdivision (Final Plans Review)

On August 7, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Sunset Park Villas Subdivision, Phase B, Final Plans.

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

- Final plan-Construction Set Drawings
- City Engineer's review, dated August 2, 2012
- City Planner's review, dated July 21, 2012

- Fire Department's review, dated July 26, 2012
- Police Department's review, dated August 2, 2012

Recommendation

The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Sunset Park Villas Subdivision, Phase B, located at approximately 1840 South 910 West, subject to meeting all requirements of the City's Municipal Codes, City staff reviews dated July 21, July 26, 2012 and August 2, 2012.

LEISURE VILLAS

SUNSET PARK VILLAS

CONSTRUCTION DRAWINGS

IRRIGATION & STREET SIGNAGE - IS01

GRADING PLAN & SHEET LAYOUT - GP01

PLAN & PROFILE SHEETS - PP01 THRU PP07

CLUBHOUSE SITE PLAN - SP01

DETAIL SHEETS - DS01 THRU DS10

SURVEY CONTROL DRAWING - SC01

DETENTION BASIN GRADING - DP01

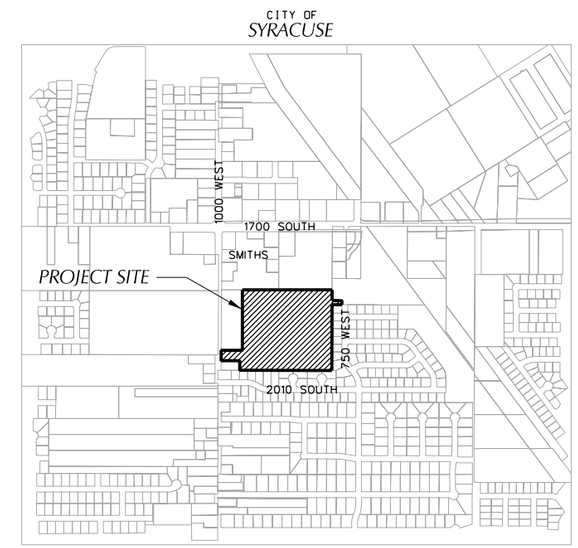
TRAFFIC CONTROL PLANS - TC01 & TC02

Sunset Park Villas

PRIVATE SENIOR COMMUNITY

SYRACUSE, UTAH

JANUARY 2008



VICINITY MAP

-NTS-

GENERAL NOTES:

1. CONSTRUCTION IS TO BE DONE PER THE LATEST SYRACUSE CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.

2. CONTRACTOR SHALL PREPARE AN EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION AND SUBMIT IT TO SYRACUSE CITY PUBLIC WORKS DIRECTOR FOR APPROVAL.

3. LOCATION/SIZES OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY AND DISCUSS ANY DISCREPANCIES WITH ENGINEER.

OWNER

SUNSET PARK VILLAS
LARRY LINDSTROM / MANAGER

DATE

DESIGN ENGINEER

J-U-B ENGINEERS, INC.
NOAH D. GORDON, P.E.

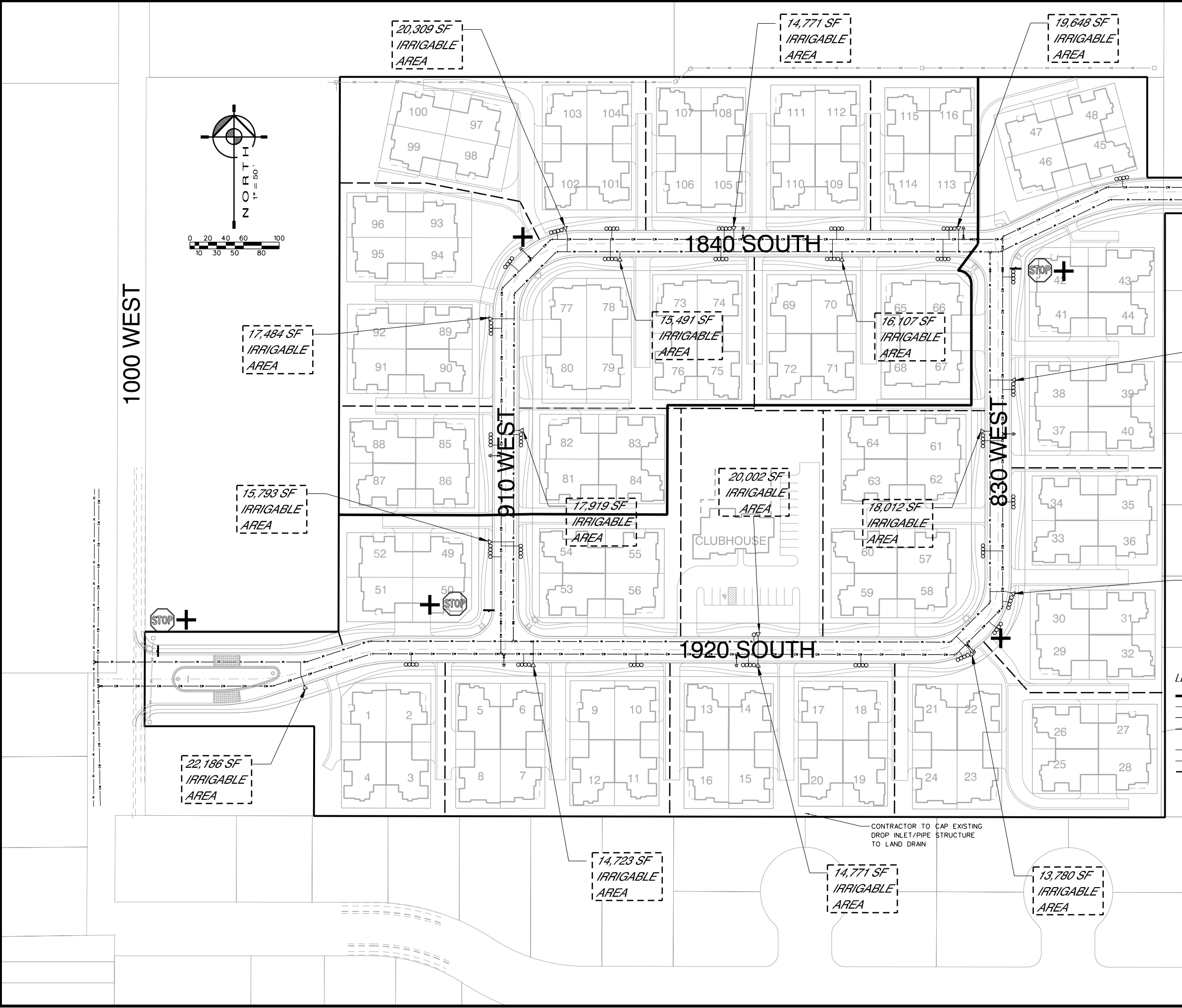
REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

DATE

PREPARED BY

J-U-B

Engineers • Surveyors • Planners



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REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

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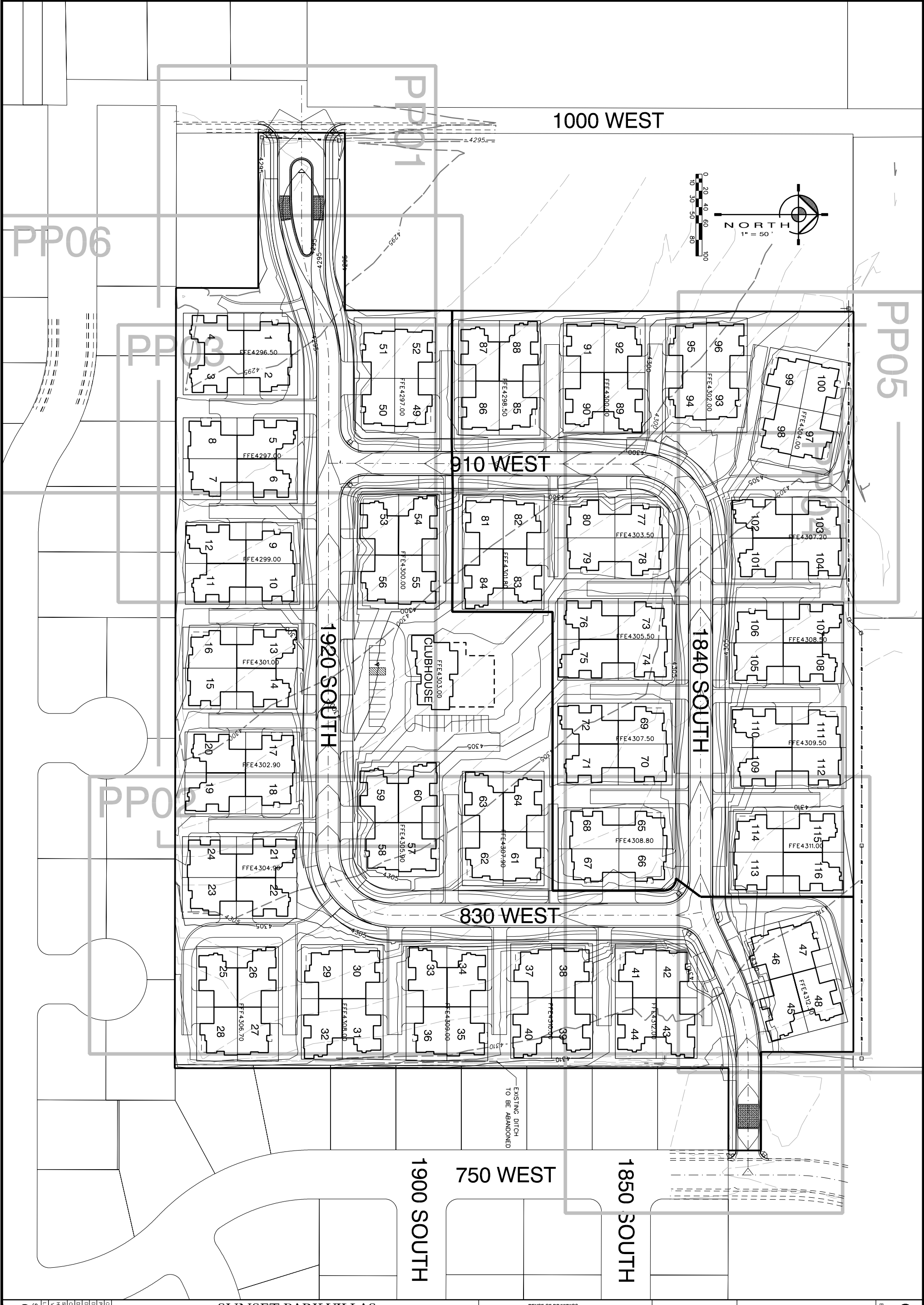
NO.	REVISION	BY	DATE
1	ADDED STREET LIGHT AT 750 W AND 1840 S.	MJL	NDG 2SEP09

SUNSET PARK VILLAS
IRRIGATION & SIGNAGE LAYOUT

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035IS01.dgn
PROJ. #:	5005035
DRAWING NO. :	5005035IS01
DRAWN BY:	LEA
DESIGN BY:	LEA
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 50'
VER SCALE:	1" = 50'
LAST UPDATED:	9/1/2009

SHEET IS01 OF 1



SUNSET PARK VILLAS
GRADING PLAN & SHEET LAYOUT

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350P01.dgn
PROJ. #: 50050350
DRAWING NO.: 50050350P01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 50'
VER SCALE: 1" = 50'
LAST UPDATED: 9/1/2009

SHEET GP01 OF 1

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REVISION

NO.	DESCRIPTION	BY	APR	DATE
2	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	05DEC08
1	ADDED FFE'S AND UPDATED CONTOURS	MIJ	NDG	20NOV08

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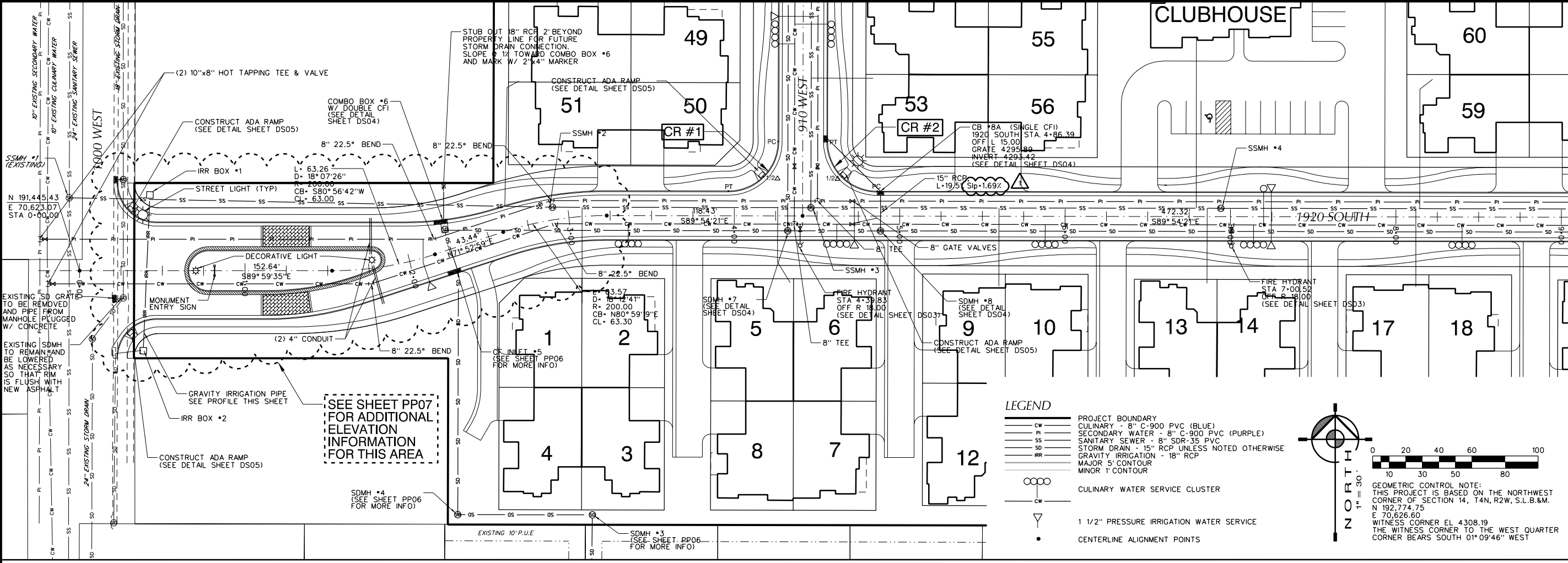
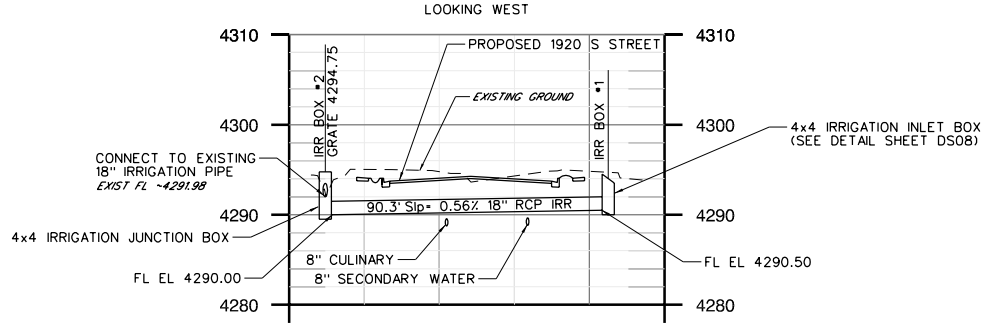


NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE

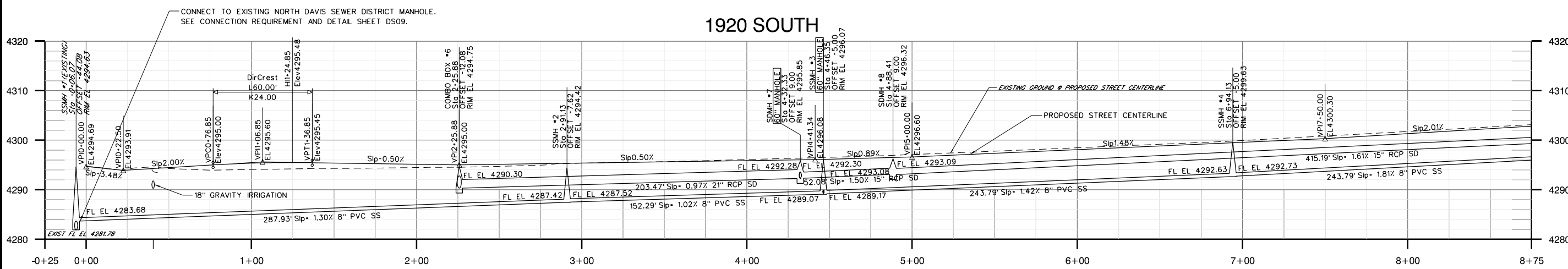
GRAVITY IRRIGATION PIPE

LOOKING WEST



CR #1							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	89°56'31"	47.09'	PT	1920 S	3+96.39	L 15.00	4295.93
			¾ Δ				4296.01
			½ Δ				4296.08
			¼ Δ				4296.16
			PC	910 W	0+44.95	L 15.00	4296.23

CR #2							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	90°03'29"	47.15'	PC	1920 S	4+86.39	L 15.00	4296.56
			¼ Δ				4296.48
			½ Δ				4296.40
			¾ Δ				4296.31
			PT	910 W	0+45.05	R 15.00	4296.23



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NOAH D. GORDON NO. 353593 — REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH

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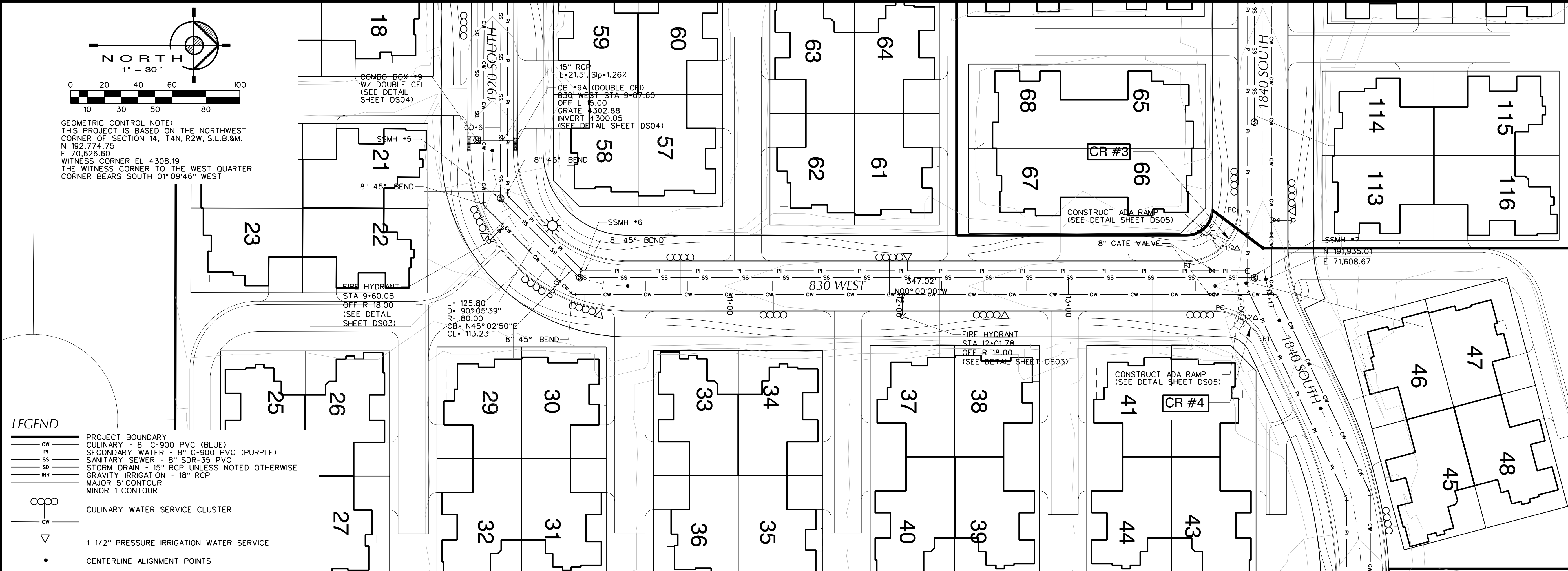
NO.	REVISION	BY	DATE
1	CHANGED SD PIPE SLOPE, CB#8A TO SDMH#8	NDG	MIJ 04/01/2009

SUNSET PARK VILLAS
PLAN & PROFILE SHEET

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035PP01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

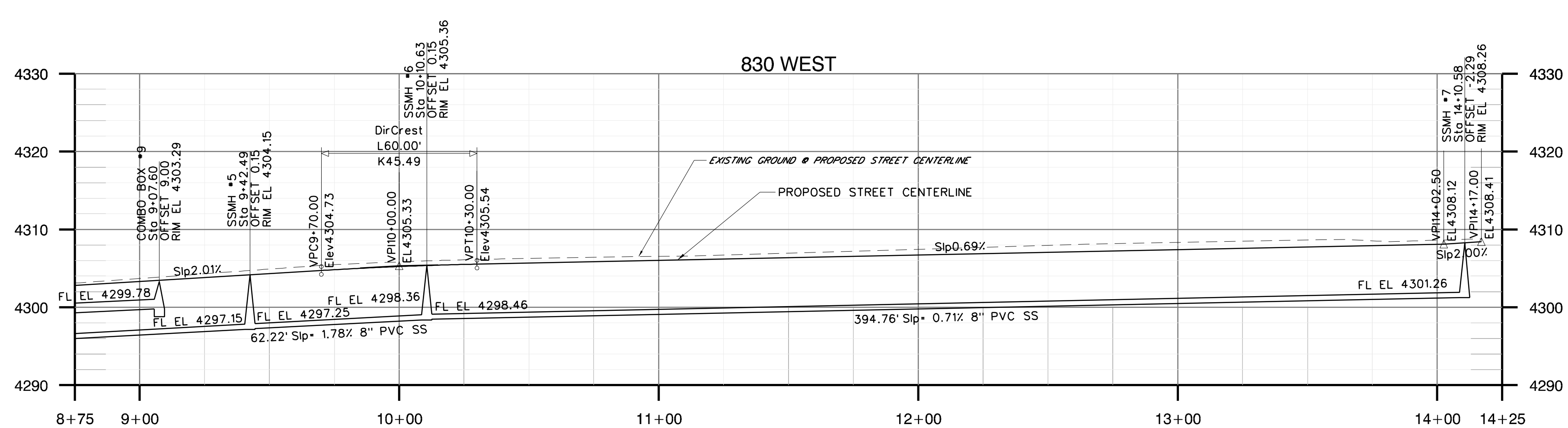
SHEET PP01 OF 7



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE

CR #3							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	89°59'50"	47.12'	PC	1840 S	9+26.86	R 15.00	4308.13
			¼ Δ	**HIGH SPOT**			4308.19
			½ Δ				4308.12
			¾ Δ				4308.04
			PT	830 W	13+69.96	L 15.00	4307.97

CR #4							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBW Elev.
30'	64°38'52"	33.85'	PC	830 W	13+86.48	R 15.00	4308.09
			¼ Δ				4308.26
			½ Δ				4308.43
			¾ Δ				4308.60
			PT	1840 S	9+99.60	R 15.00	4308.77



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NOAH D. GORDON
NO. 353593
STATE OF UTAH

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REVISION				
NO.	DESCRIPTION	BY	APP.	DATE

SUNSET PARK VILLAS
PLAN & PROFILE SHEET

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

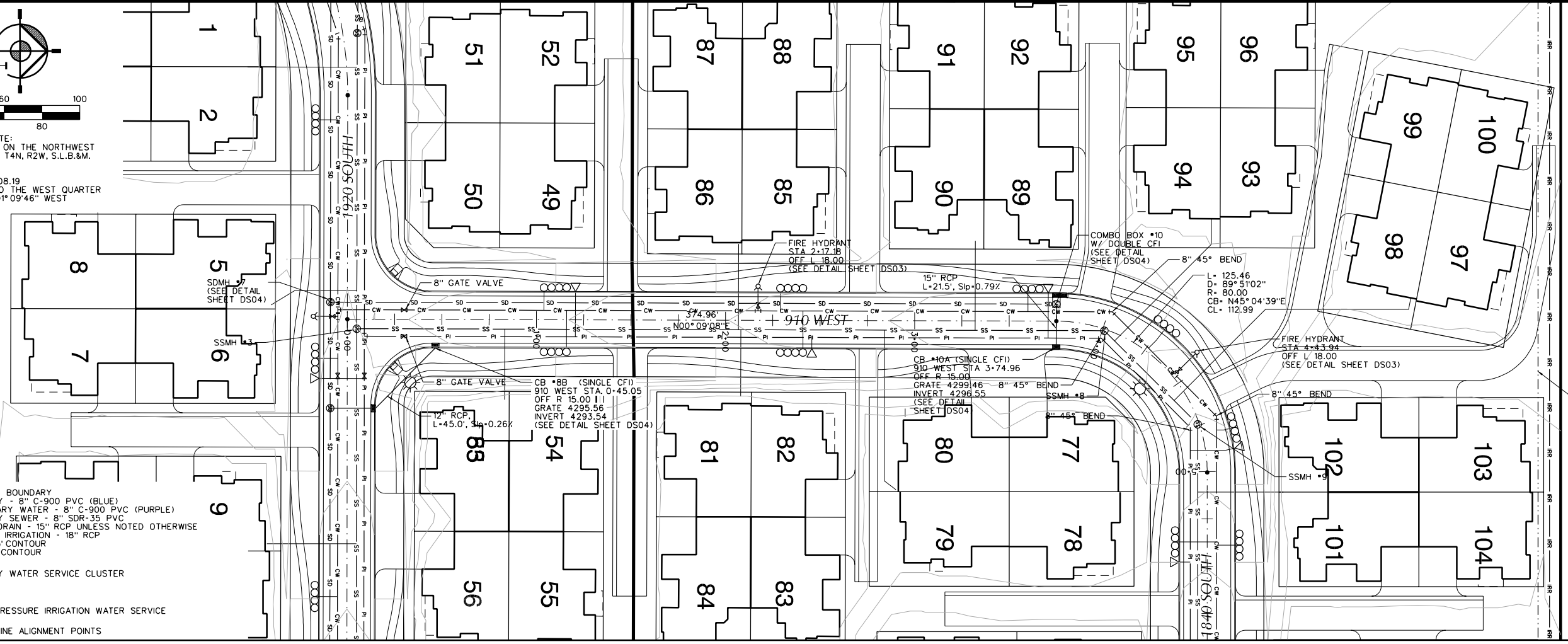
CAD FILE: 5005035PP02.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

SHEET
PP02
OF 7

NORTH
1" = 30'

0 20 40 60 100
10 30 50 80

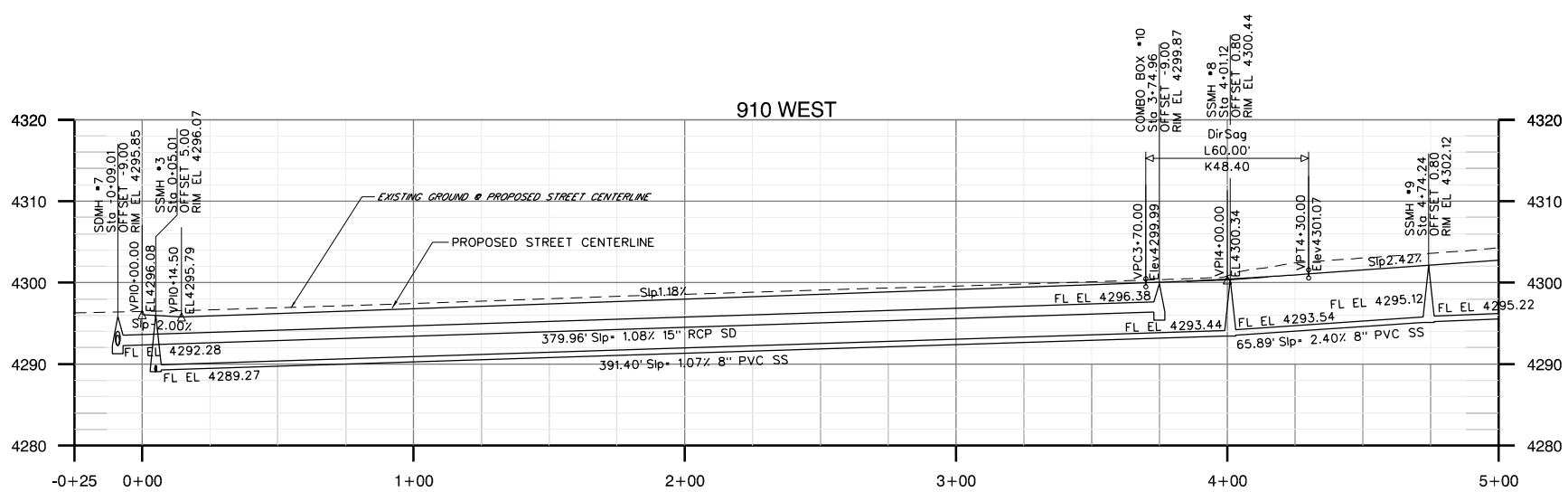
GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01°09'46" WEST



LEGEND

- PROJECT BOUNDARY
- CW — CULINARY - 8" C-900 PVC (BLUE)
- PI — SECONDARY WATER - 8" C-900 PVC (PURPLE)
- SS — SANITARY SEWER - 8" SDR-35 PVC
- SD — STORM DRAIN - 15" RCP UNLESS NOTED OTHERWISE
- IRR — GRAVITY IRRIGATION - 18" RCP
- MAJOR 5' CONTOUR
- MINOR 1' CONTOUR
- CW — CULINARY WATER SERVICE CLUSTER
- 1 1/2" PRESSURE IRRIGATION WATER SERVICE
- CENTERLINE ALIGNMENT POINTS

NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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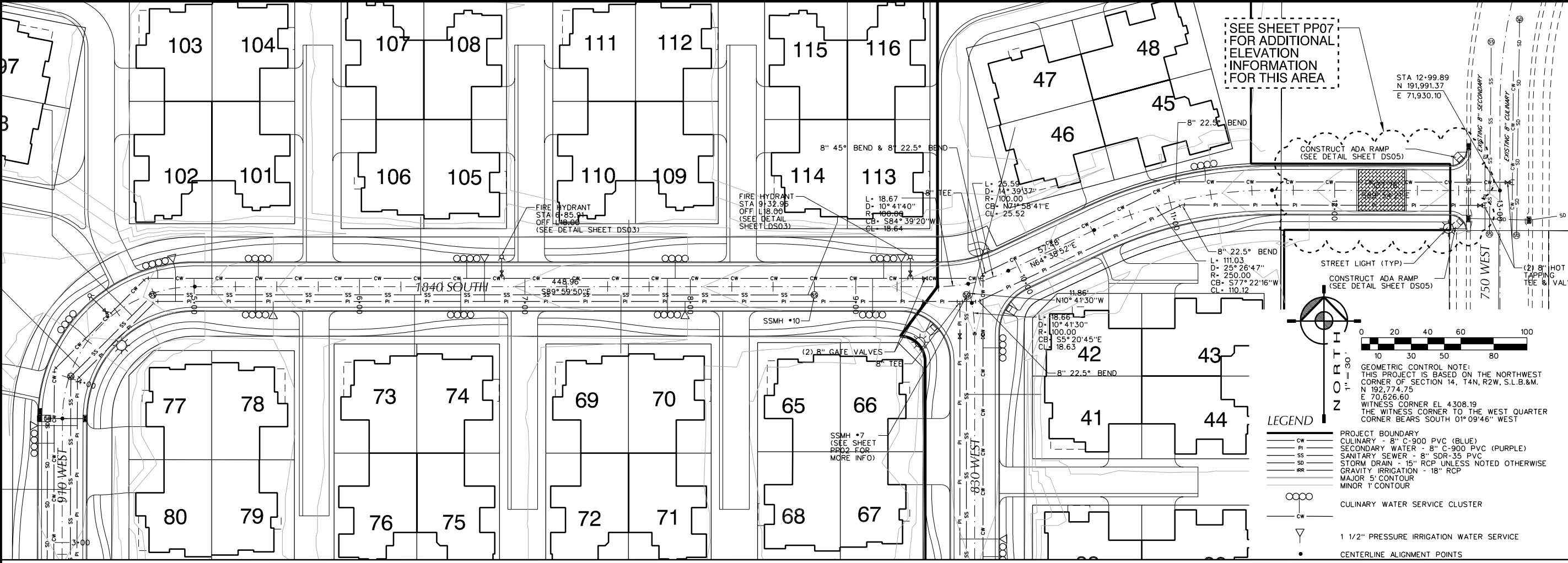
NO.	REVISION	BY	APPD.	DATE
2	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	09/09/09
1	RAISED ROAD FROM STA 1+70 TO STA 1+50	MIJ	NDG	08/06/09

SUNSET PARK VILLAS
PLAN & PROFILE SHEET

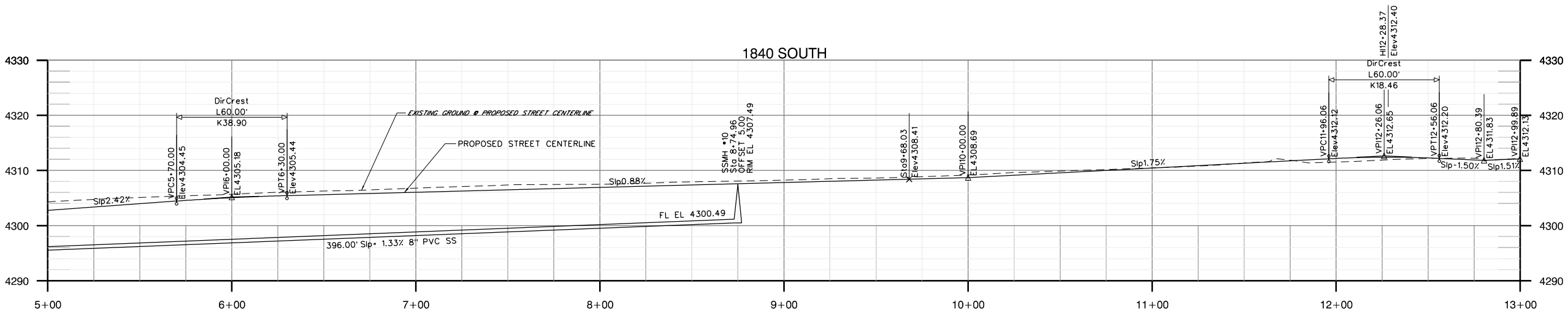
A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035PP03.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

SHEET
PP03
OF 7



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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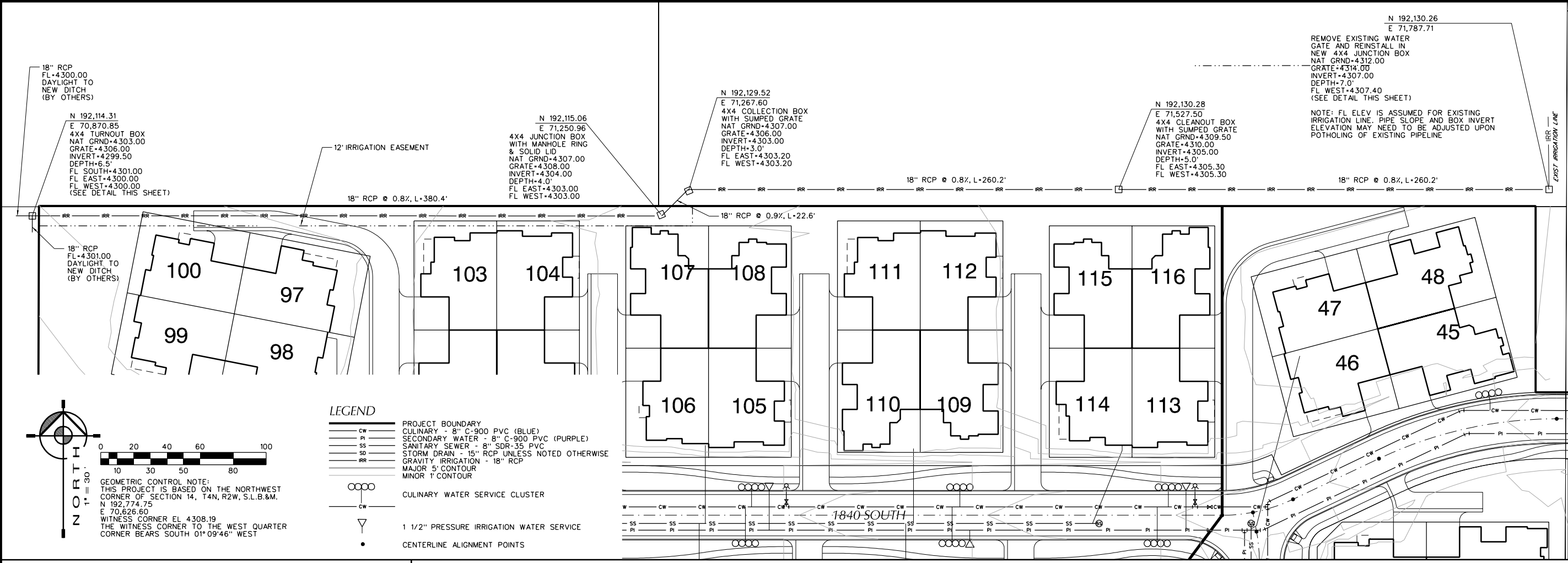
NO.	REVISION	BY	APP.	DATE
3	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	09/08/09
2	ADDED ADA RAMPS AT 910 W. AND 1840 S.	MIJ	NDG	08/27/09
1	ADDED STREET LIGHT AT 750 W. AND 1840 S.	MIJ	NDG	08/18/09

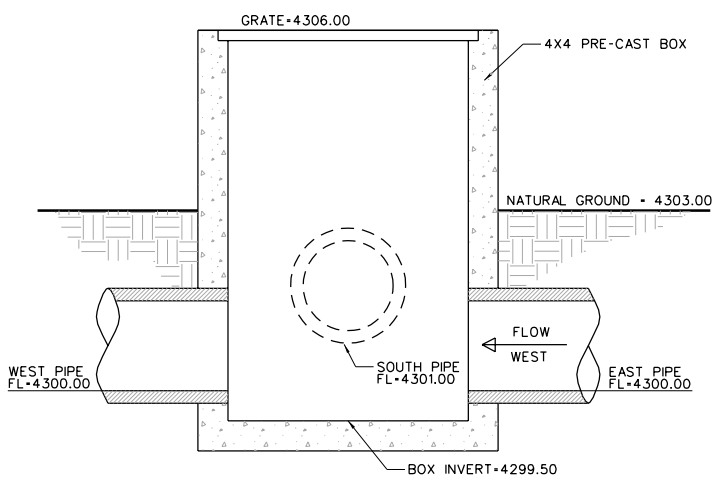
SUNSET PARK VILLAS
PLAN & PROFILE SHEET

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035PP04.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

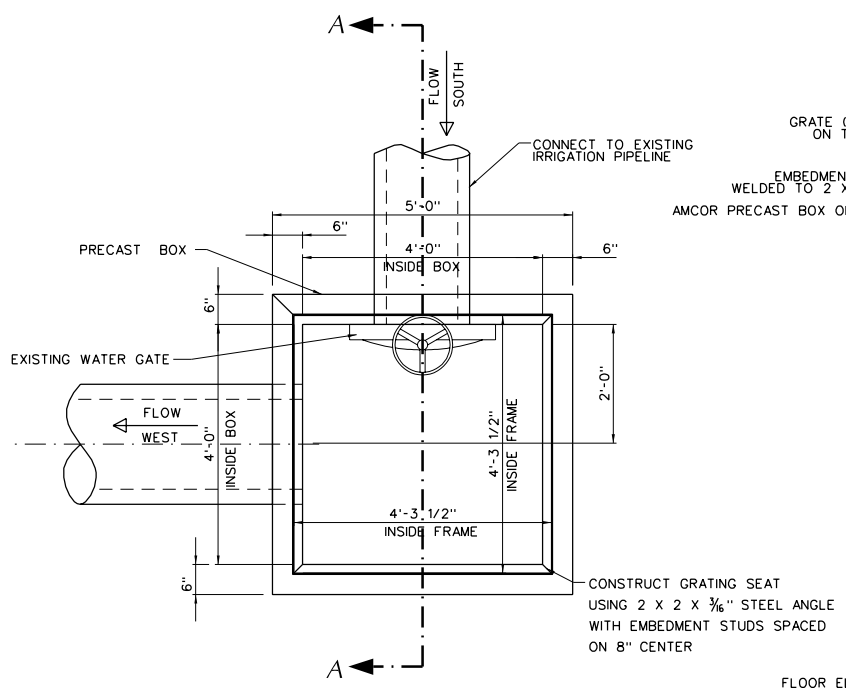
SHEET
PP04
OF 7



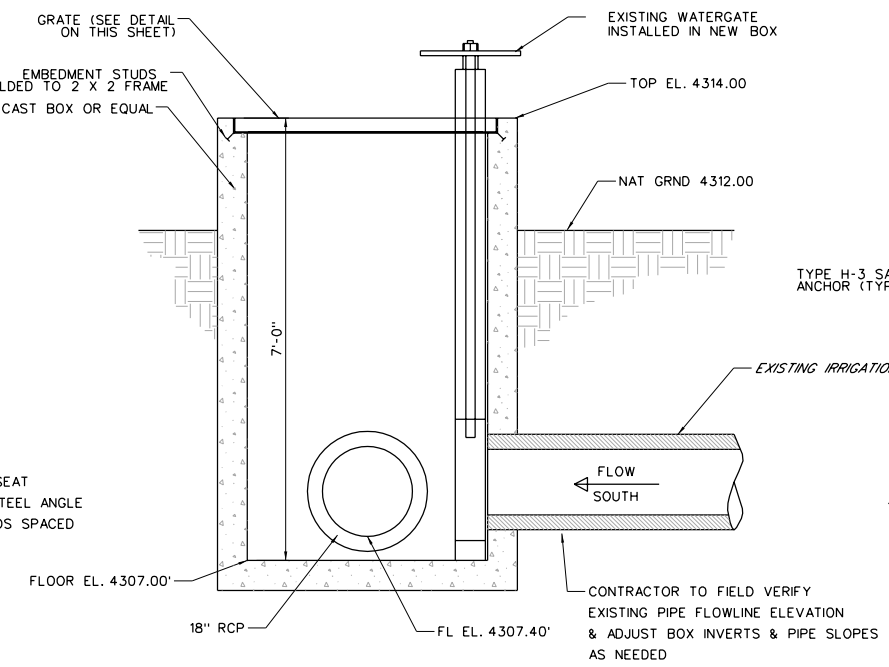


4' X 4' TURNOUT BOX DETAIL

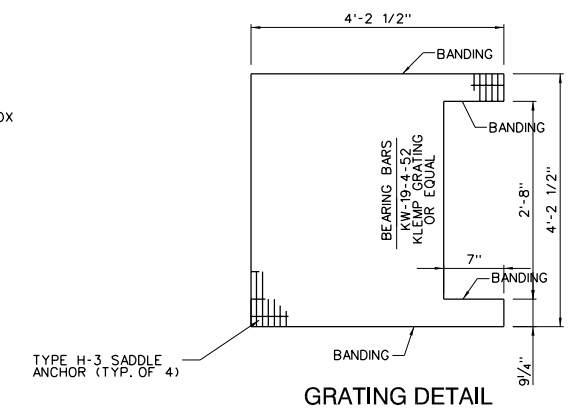
NOT TO SCALE



PLAN VIEW

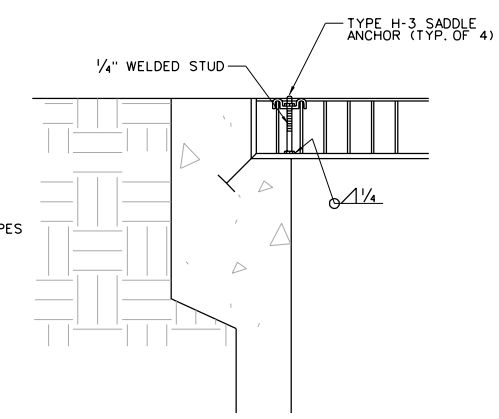


SECTION A-A



GRATING DETAIL

HOT DIP GALVANIZE AFTER FABRICATION



4'x4' JUNCTION BOX

NOT TO SCALE

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	REVISION		

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PLAN & PROFILE SHEET

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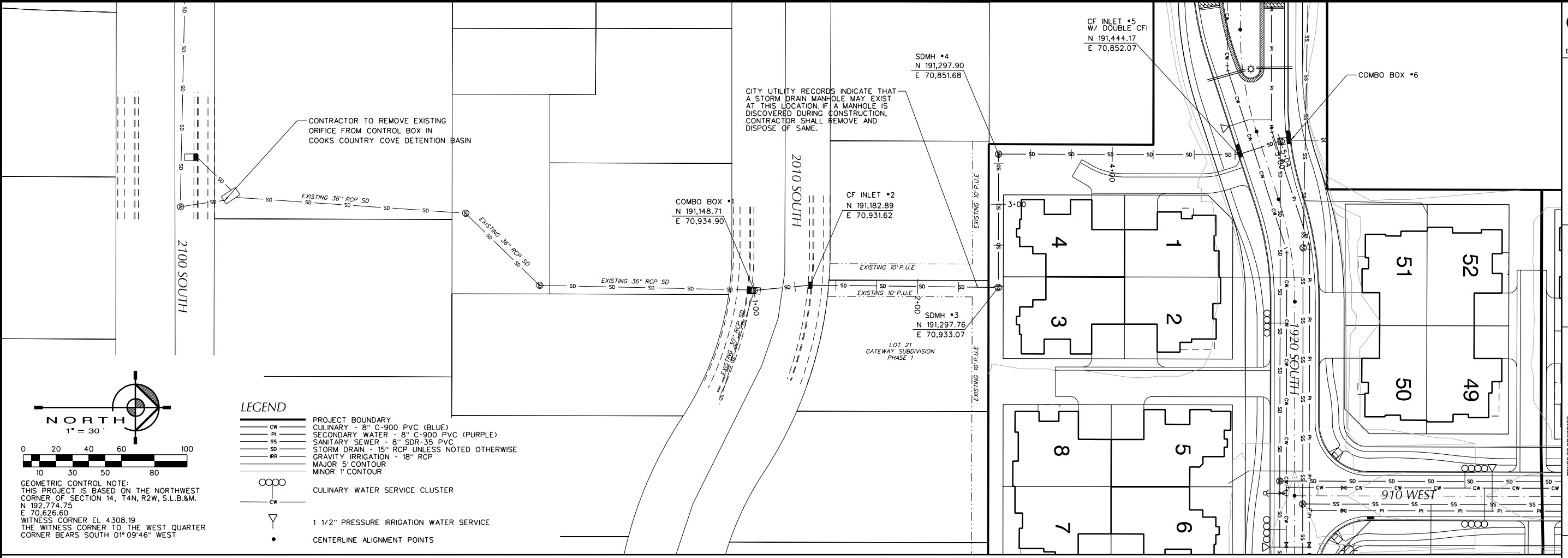
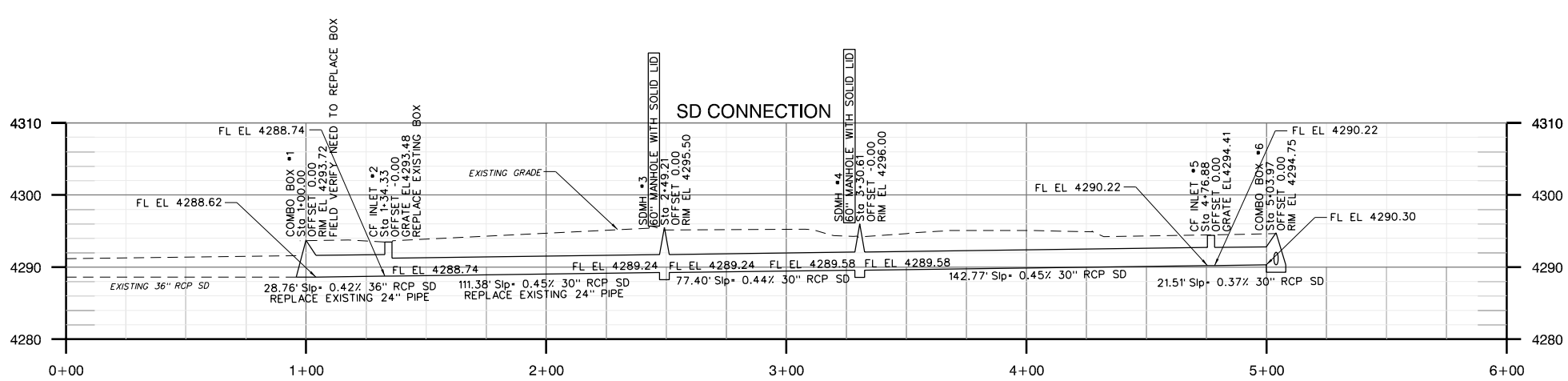
CAD FILE:	5005035PP05.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	HOR SCALE: 1" = 30' VER SCALE: 1" = 10'
LAST UPDATED:	9/1/2009

SHEET
PP05
OF 7



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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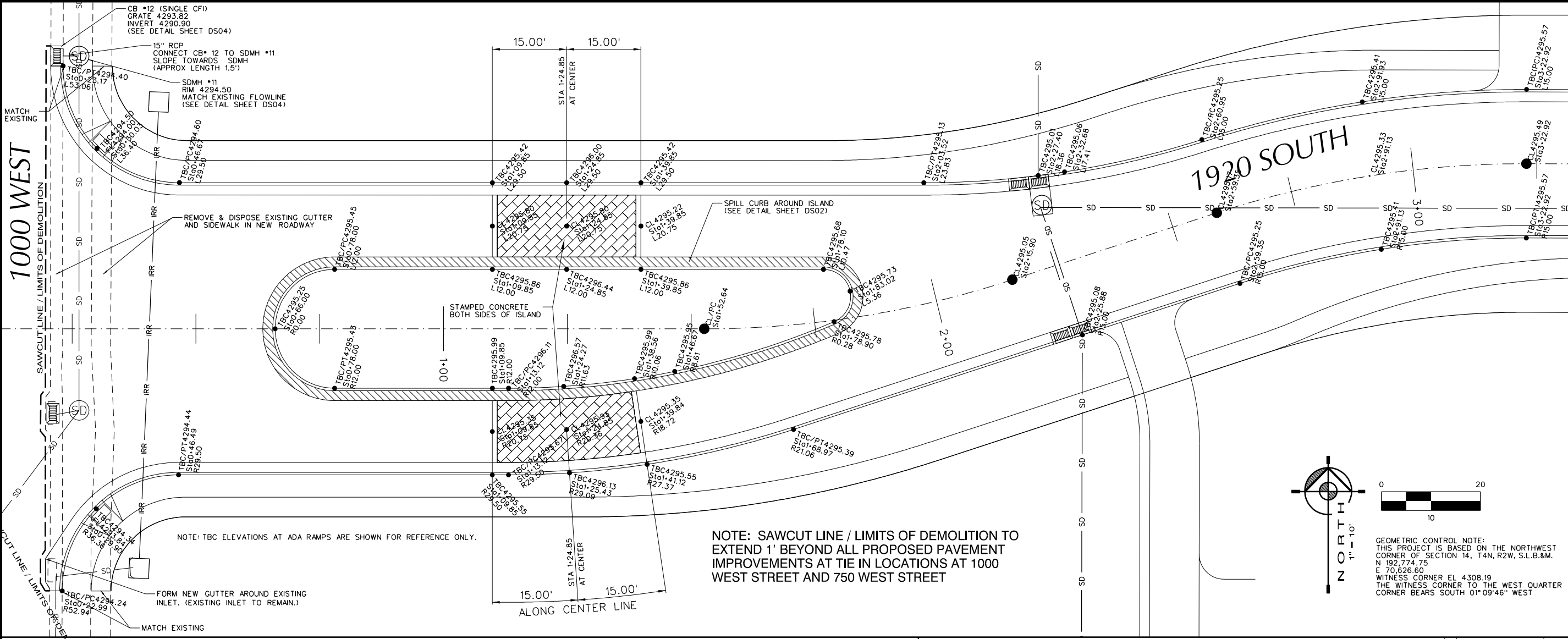
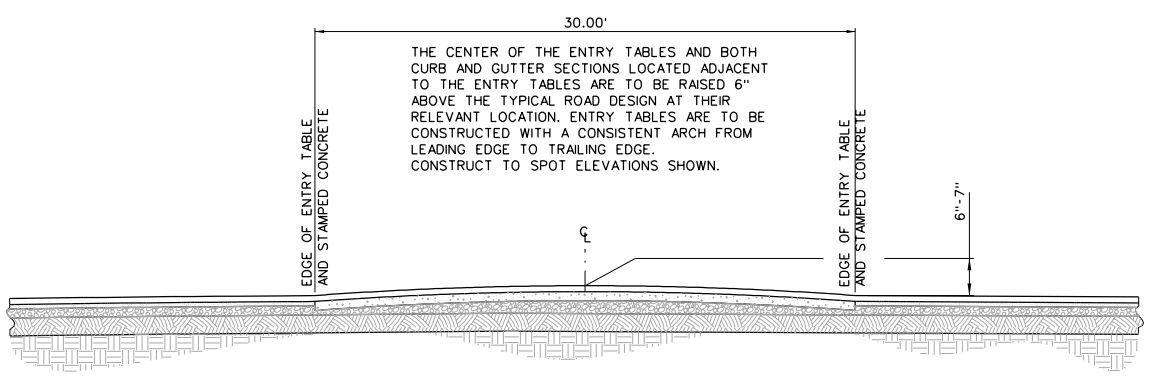
CAD FILE:	5005035PP06.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

SHEET
PP06
OF 7



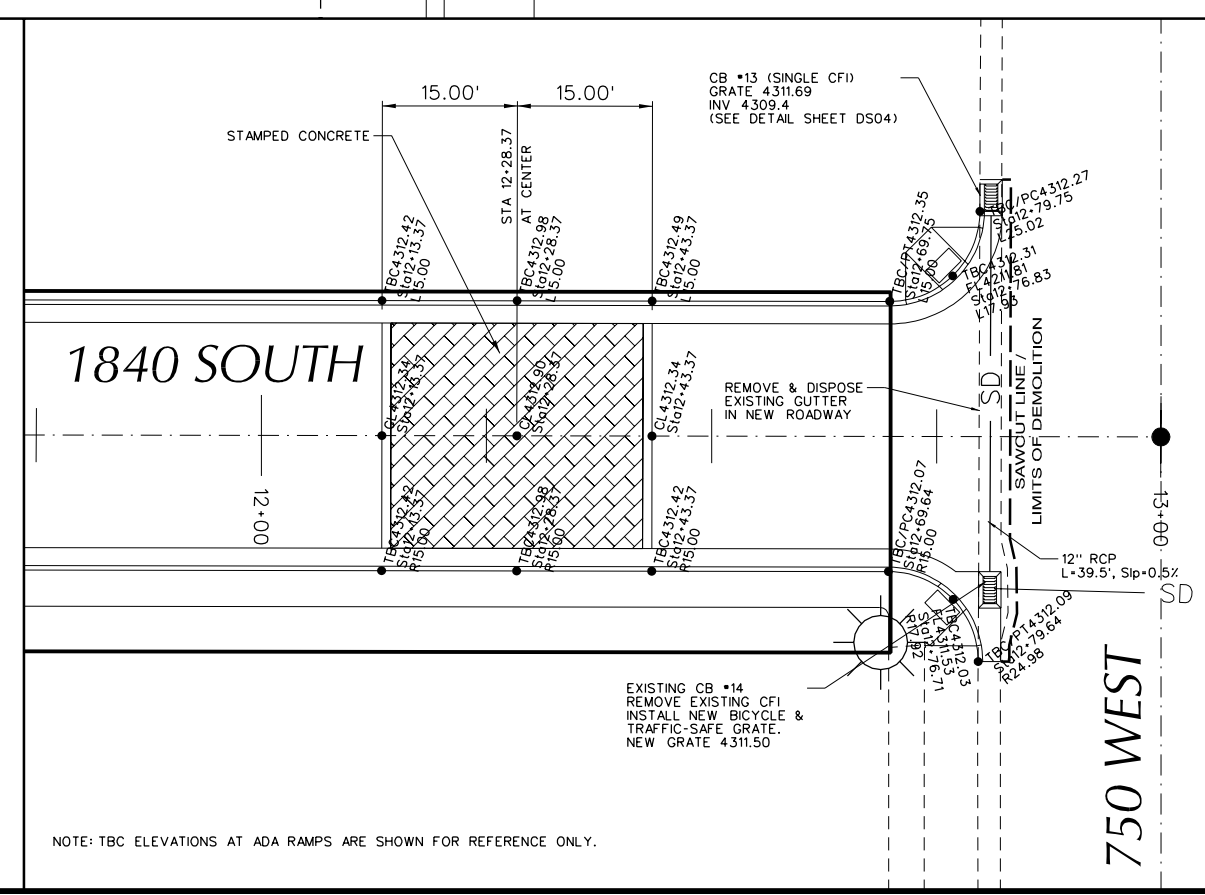
NOTE: SAWCUT LINE / LIMITS OF DEMOLITION TO EXTEND 1' BEYOND ALL PROPOSED PAVEMENT IMPROVEMENTS AT TIE IN LOCATIONS AT 1000 WEST STREET AND 750 WEST STREET

GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST



LONGITUDINAL SECTION OF ENTRY TABLE

NOTE: ENTRY TABLES ARE PLACED AT THE HIGH POINTS OF THE ROAD DESIGN.



NOTE: TBC ELEVATIONS AT ADA RAMPS ARE SHOWN FOR REFERENCE ONLY.

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NO.	REVISION	BY	DATE

SUNSET PARK VILLAS
PLAN & PROFILE SHEET

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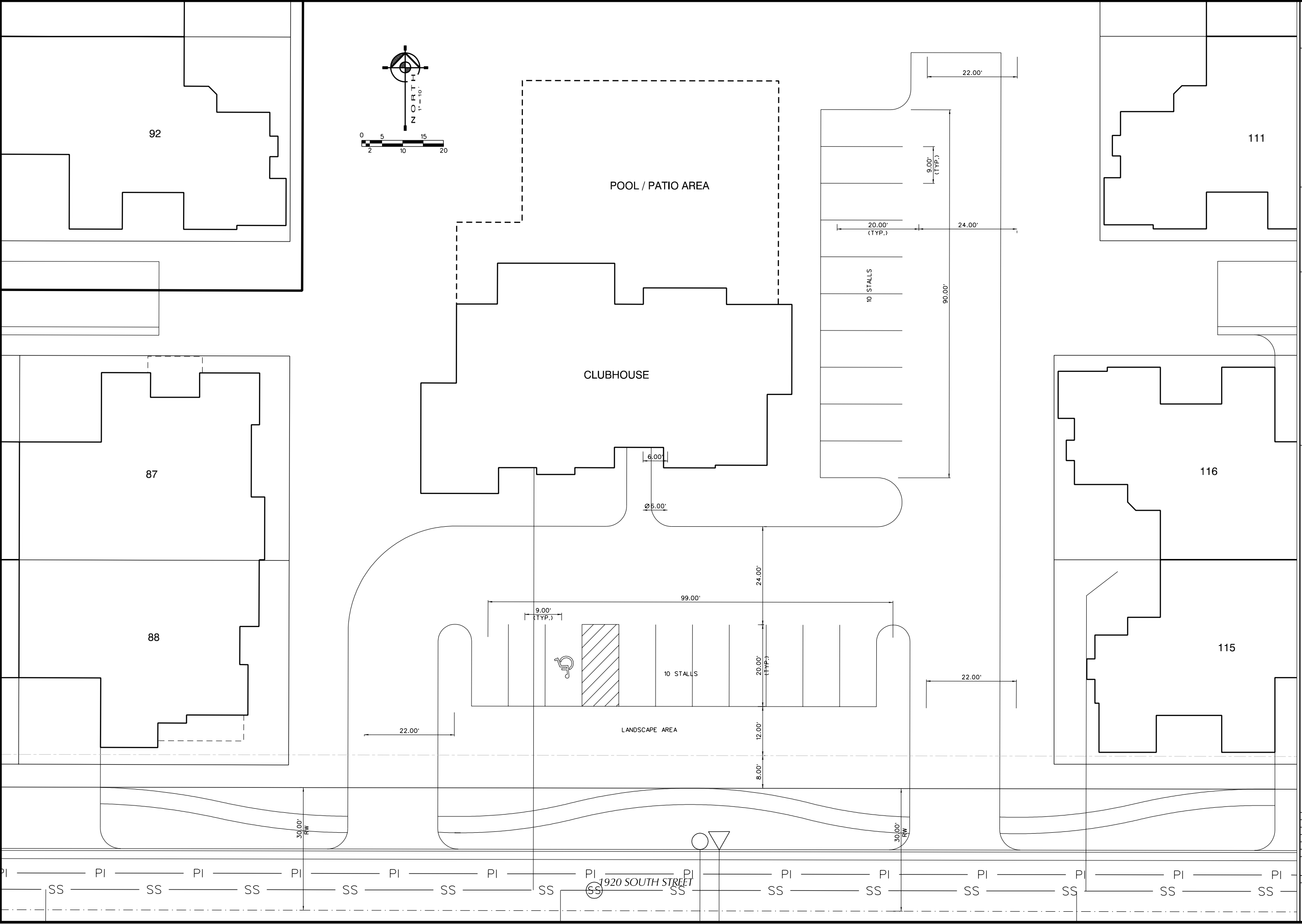
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035PP07.dgn
PROJ. #:	5005035
DRAWING NO. :	5005035PP07
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 10'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

SHEET PP07 OF 7



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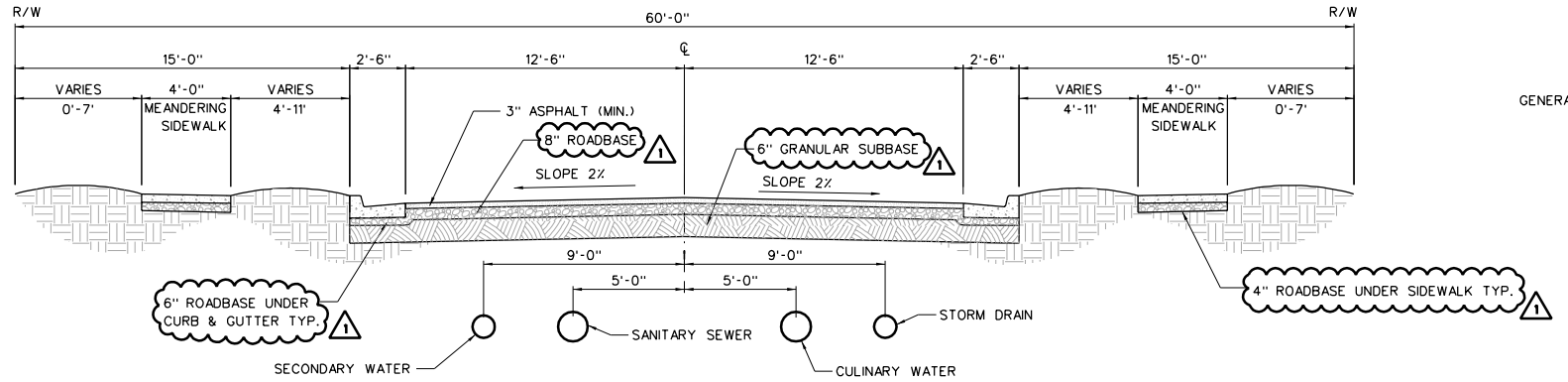
NO.	REVISION	BY	DATE

SUNSET PARK VILLAS
CLUBHOUSE SITE PLAN

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035SP01.dgn
PROJ. #: 50-05-035
DRAWING NO. : 5005035SP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=10'
VER SCALE: 1"=10'
LAST UPDATED: 9/1/2009

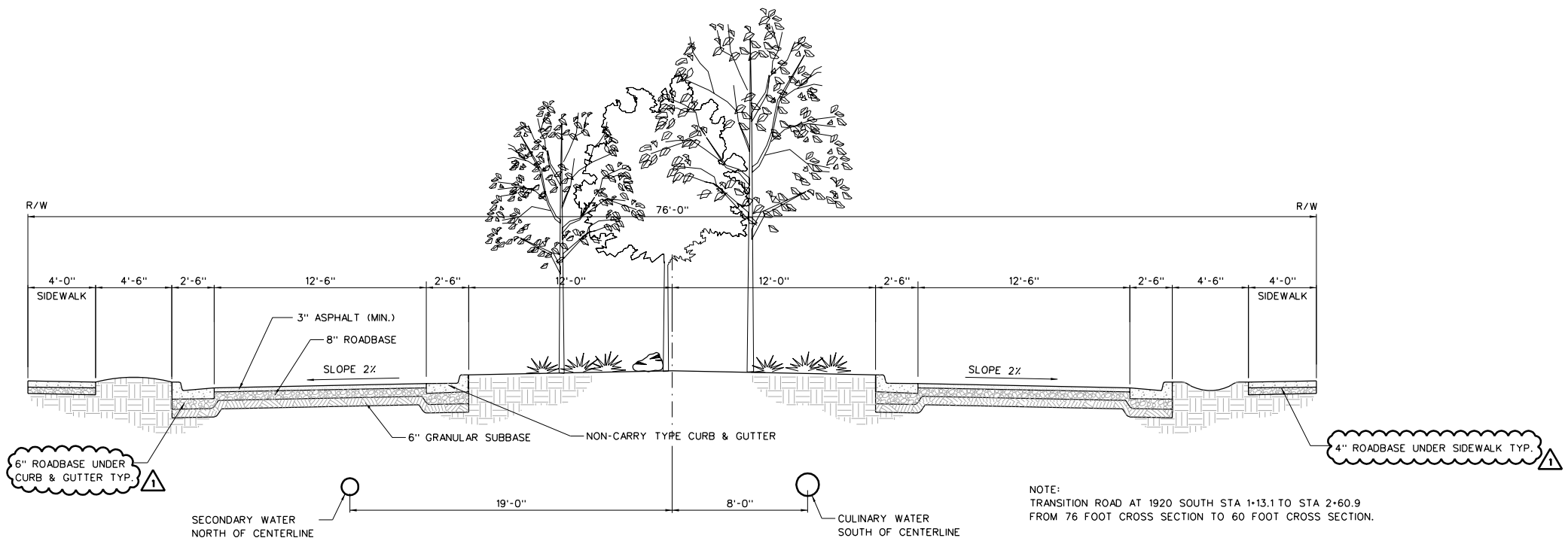
SHEET
SP01
OF 1



GENERAL NOTE: AN ACCEPTABLE ALTERNATIVE PAVEMENT DESIGN FOR 3" ASPHALT ON 8" ROADBASE ON 6" GRANULAR SUBBASE IS 3" ASPHALT ON 11" ROADBASE WITHOUT GRANULAR SUBBASE.

SUNSET PARK VILLAS 60' STREET CROSS SECTION

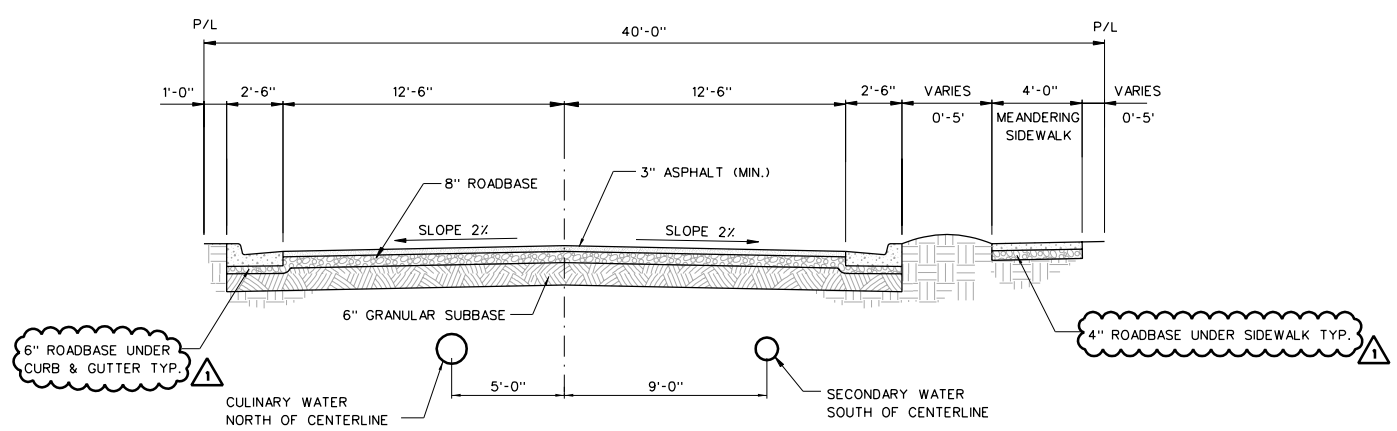
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



NOTE:
TRANSITION ROAD AT 1920 SOUTH STA 1+13.1 TO STA 2+60.9 FROM 76 FOOT CROSS SECTION TO 60 FOOT CROSS SECTION.

1920 SOUTH ENTRY FROM 1000 WEST CROSS SECTION

(FROM 1920 SOUTH STA 0+46.5 TO STA 1+13.1, SEE SHEET PP01)



1840 SOUTH ENTRY FROM 750 WEST CROSS SECTION

(FROM 1840 SOUTH STA 9+93.6 TO STA 12+69.9, SEE SHEET PP04)

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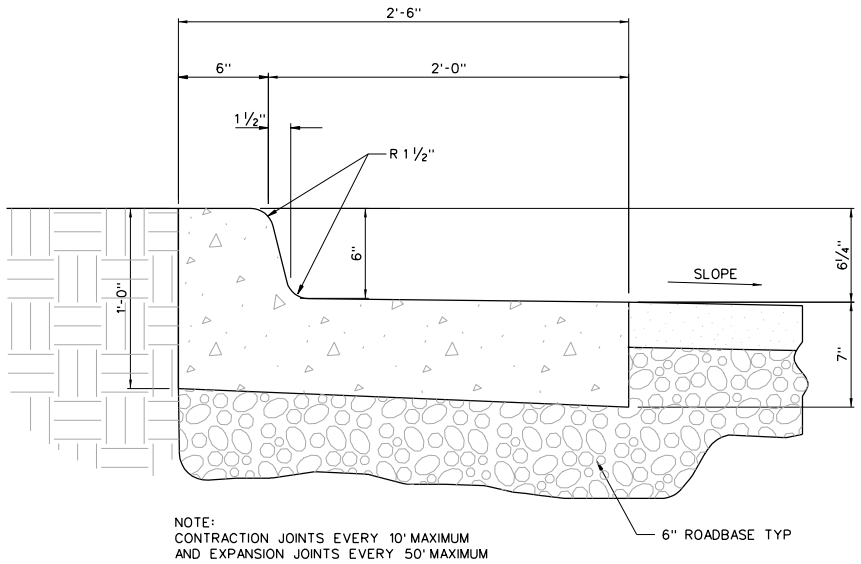
NO.	REVISION	BY	DATE
1	CORRECTED BASE MATERIAL THICKNESSES	MJ	09/04/09

SUNSET PARK VILLAS
STREET CROSS SECTION DETAILS

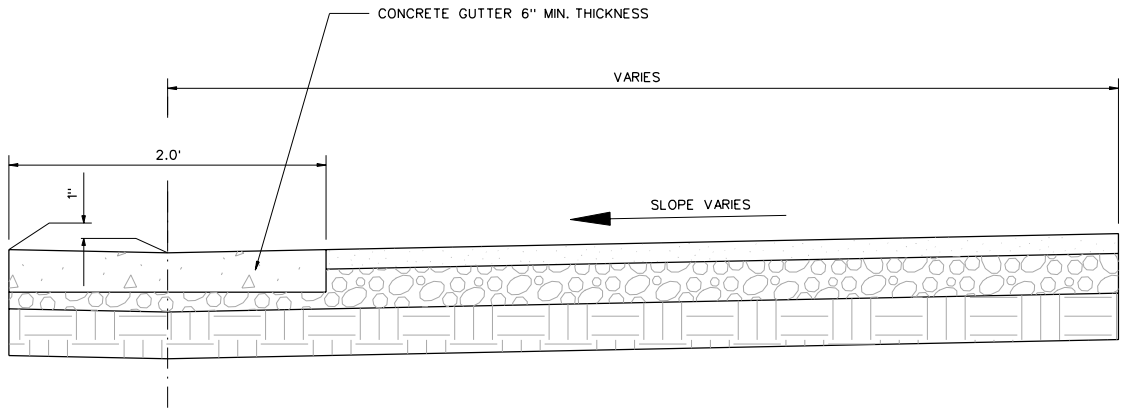
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S01.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S01
DRAWN BY: MJ
DESIGN BY: MJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=4'
VER SCALE: 1"=4'
LAST UPDATED: 9/1/2009

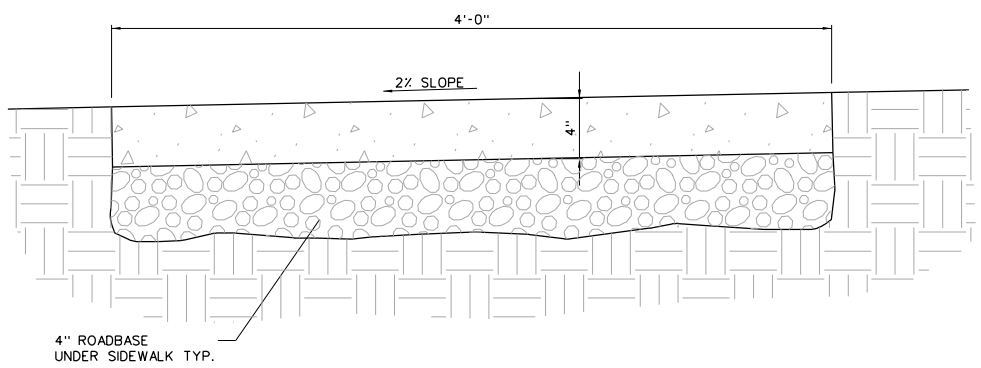
SHEET
DS01
OF 10



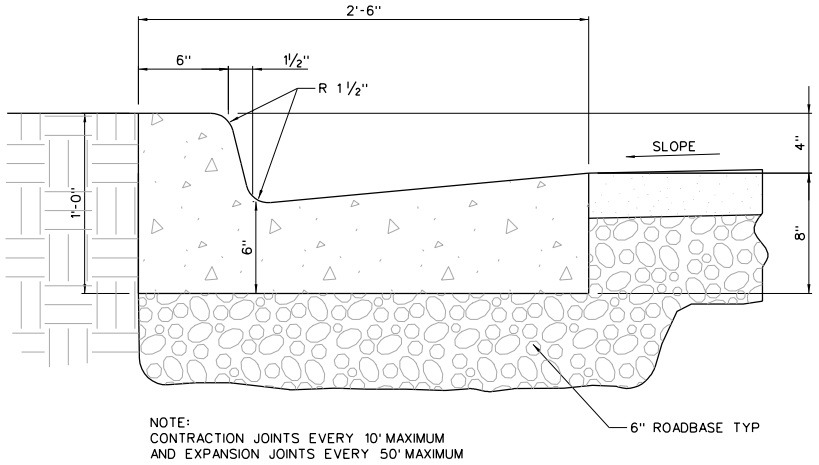
NON-CARRY TYPE CURB & GUTTER



DRIVEWAY GUTTER CROSS SECTION



4' SIDEWALK



CURB & GUTTER
SYRACUSE STANDARD DETAIL

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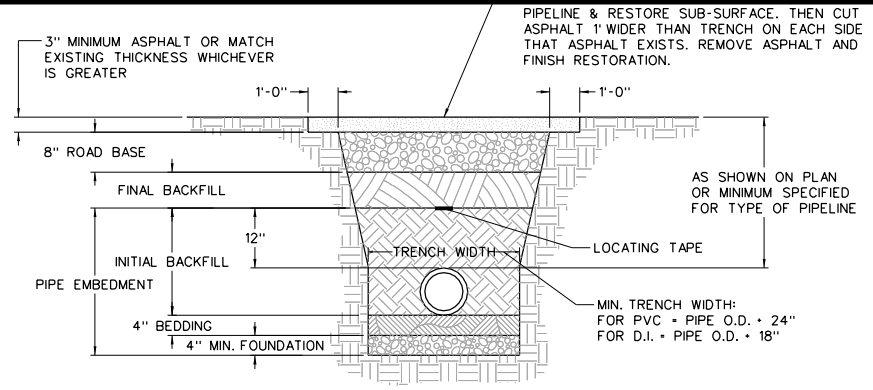
NO.	REVISION	BY	APPD.	DATE

SUNSET PARK VILLAS
CURB, GUTTER AND SIDEWALK DETAILS

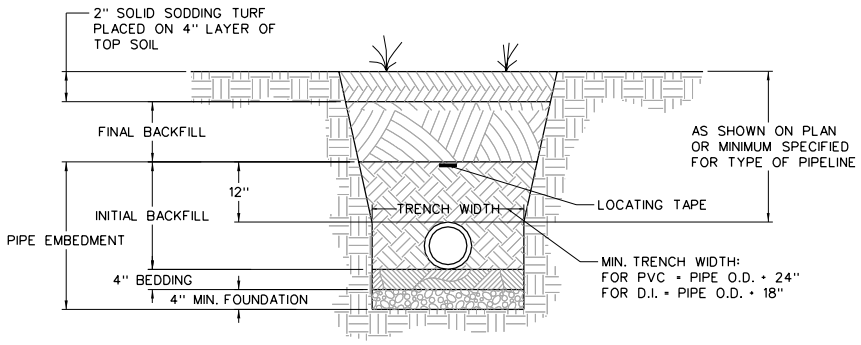
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DS02.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS02
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=0.5'
VER SCALE: 1"=0.5'
LAST UPDATED: 9/1/2009

SHEET
DS02
OF 10



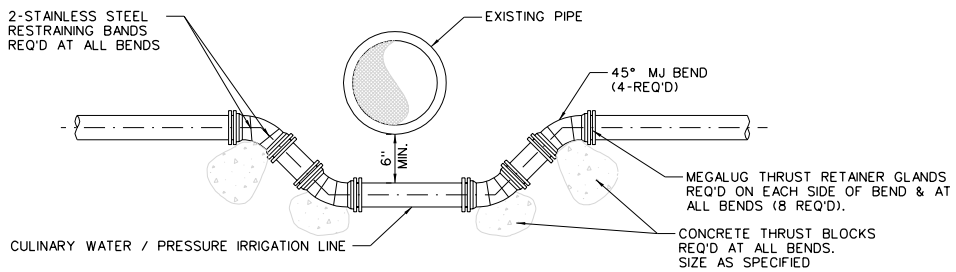
ASPHALT SURFACE



TURF SURFACE

NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL, EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

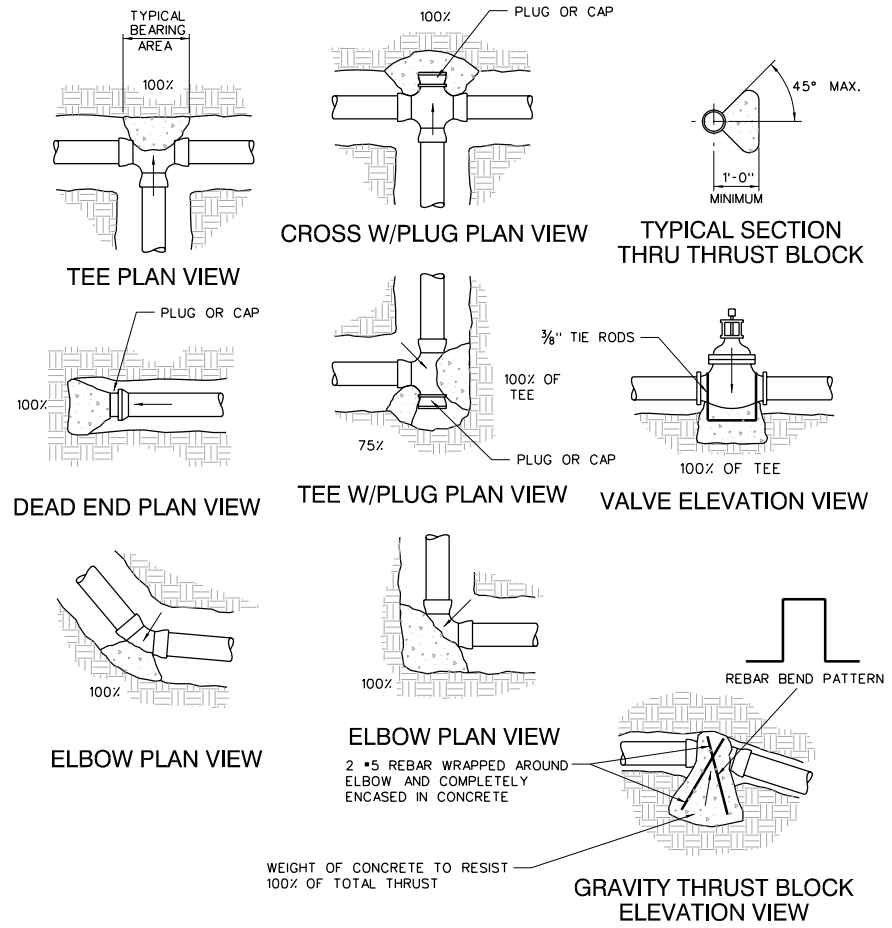
TYPICAL TRENCH SECTIONS



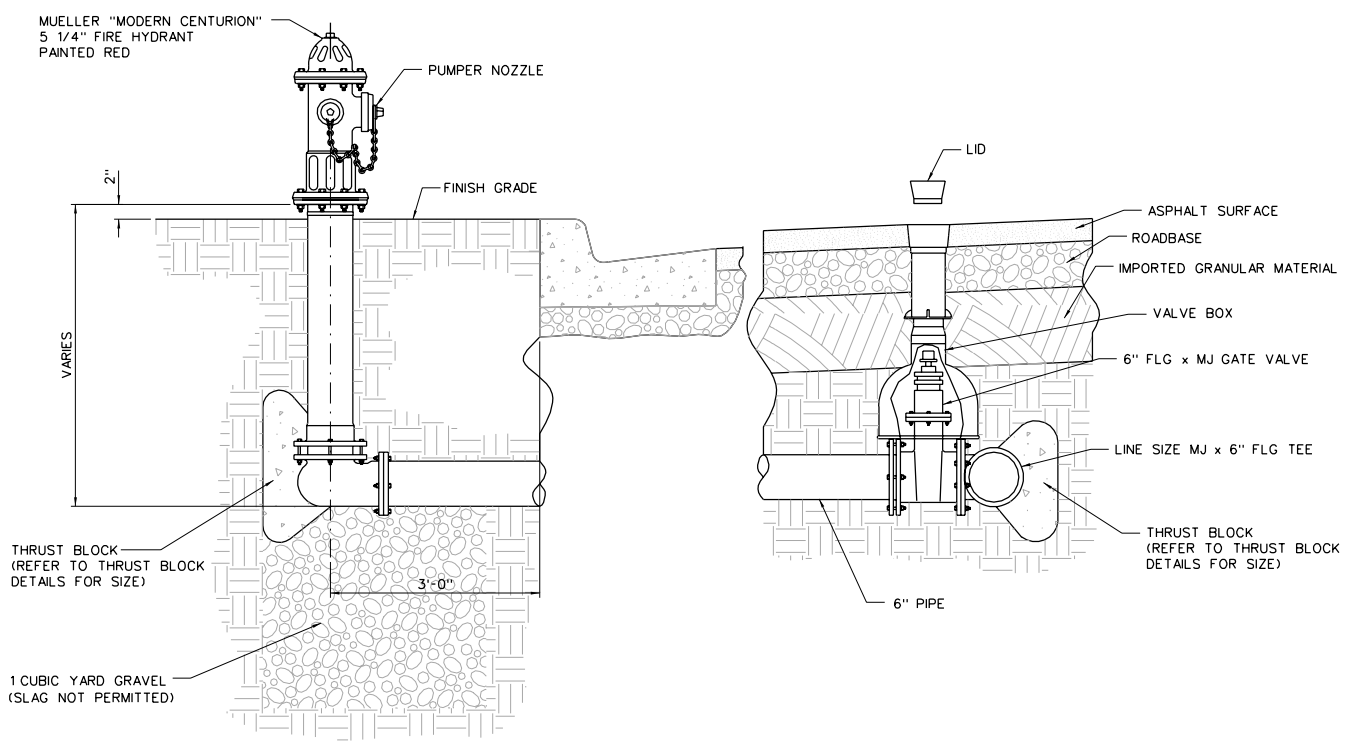
NOTE: WHERE POSSIBLE, WATER LINES ARE TO BE GRADUALLY RAISED OR LOWERED TO AVOID CONFLICTS AND TO AVOID REQUIRING LOOPING OF THE WATER LINES. LOOPING OF WATERLINES TO BE USED ONLY WHEN NO OTHER OPTION EXISTS. 1

WATER LINE LOOPING DETAIL

NOT TO SCALE



NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (——►) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I. .
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMENDATION INCLUDING ANY JOINT RESTRAINT. ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.



FIRE HYDRANT & WATER VALVE DETAIL

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure: _____ psi
Test Pressure (Sf = 1.5): _____ psi
Soil Bearing Strength: _____ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (lbs.)	90° Bend (lbs.)	45° Bend (lbs.)	22.5° Bend (lbs.)	11.25° Bend (lbs.)
4	14.39	22	31	17	9	5
6	32.17	49	69	37	19	10
8	56.88	86	121	66	34	17
10	86.92	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.33	253	358	194	99	50
16	219.56	330	466	253	129	65
18	277.59	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1,040	563	287	145
30	757.69	1,137	1,608	870	444	223

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure: 200 psi
Test Pressure (Sf = 1.5): 300 psi
Soil Bearing Strength: 1,500 psf

Area of Bearing Required (sq.ft.)

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (sq.ft.)	90° Bend (sq.ft.)	45° Bend (sq.ft.)	22.5° Bend (sq.ft.)	11.25° Bend (sq.ft.)
4	14.39	2.9	4.1	2.2	1.1	0.6
6	32.17	6.4	9.1	4.9	2.5	1.3
8	56.88	11.4	16.1	8.7	4.4	2.2
10	86.92	17.4	24.6	13.3	6.8	3.4
12	124.29	24.9	35.2	19.0	9.7	4.9
14	168.33	33.7	47.6	25.8	13.1	6.6
16	219.56	43.9	62.1	33.6	17.1	8.6
18	277.59	55.5	78.5	42.5	21.7	10.9
20	342.41	68.5	96.8	52.4	26.7	13.4
24	490.09	98.0	138.6	75.0	38.2	19.2
30	757.69	151.5	214.3	116.0	59.1	29.7

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From Table: Thrust per 1 psi = 121 lbs.
Calculate Total Thrust: 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

THRUST BLOCK DETAILS

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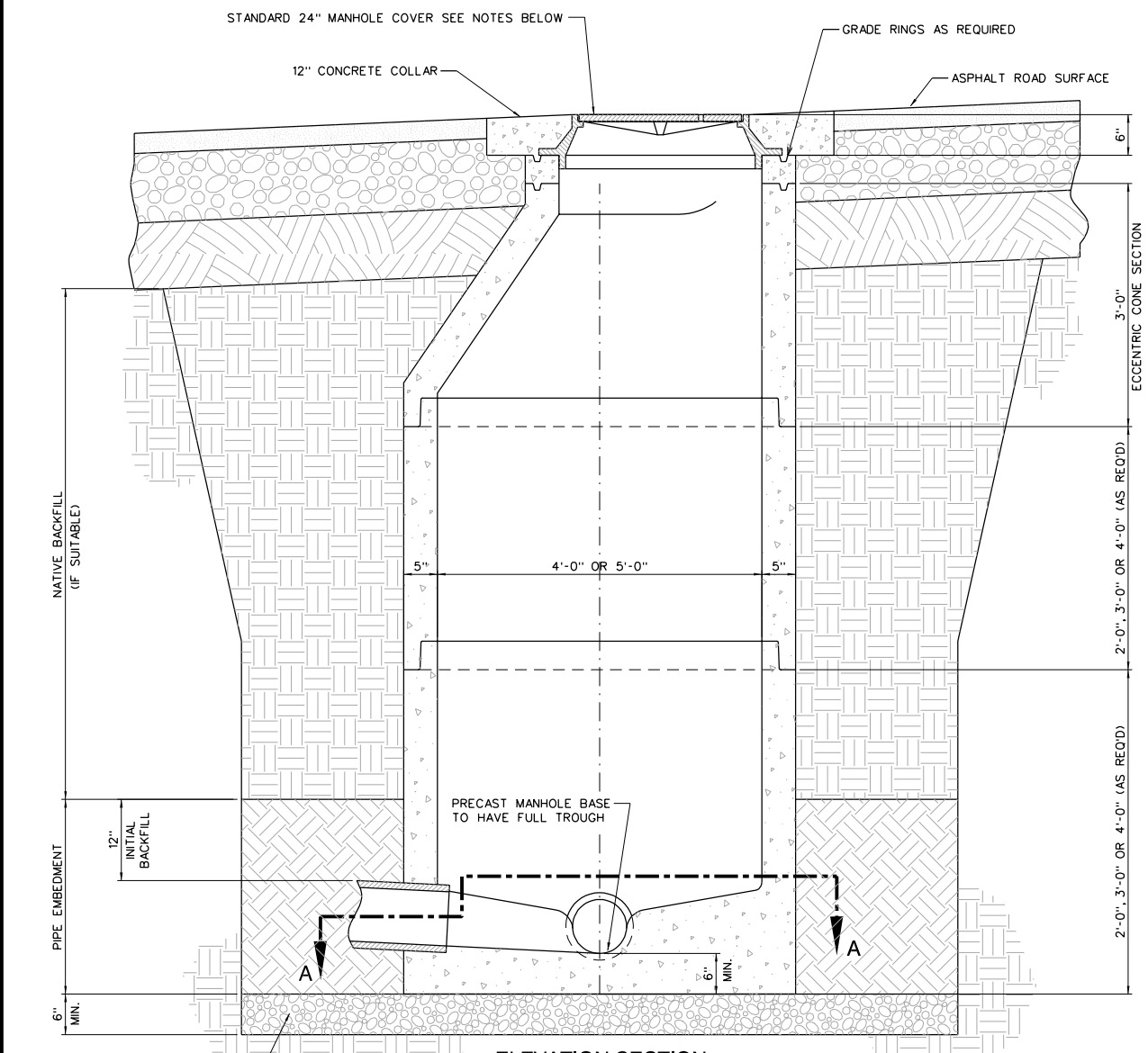
NO.	REVISION	BY	APP.	DATE
1	REVISED WATER LINE LOOPING NOTE	NDG	MJ	04/01/2008

ISSUE FOR CONSTRUCTION

SUNSET PARK VILLAS
DETAIL SHEET
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

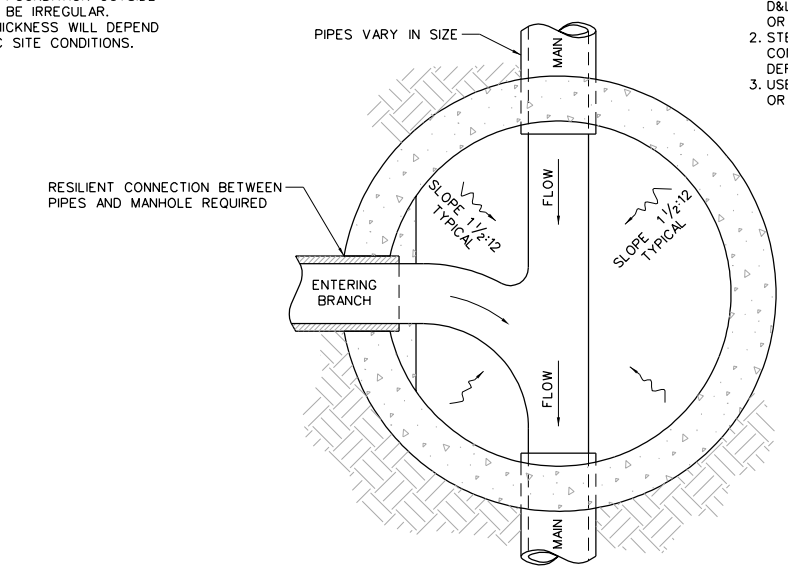
CAD FILE: 50050350S03.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS03
DRAWN BY: JTH
DESIGN BY: MJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=0.5'
VER SCALE: 1"=0.5'
LAST UPDATED: 9/1/2009

SHEET DS03 OF 10



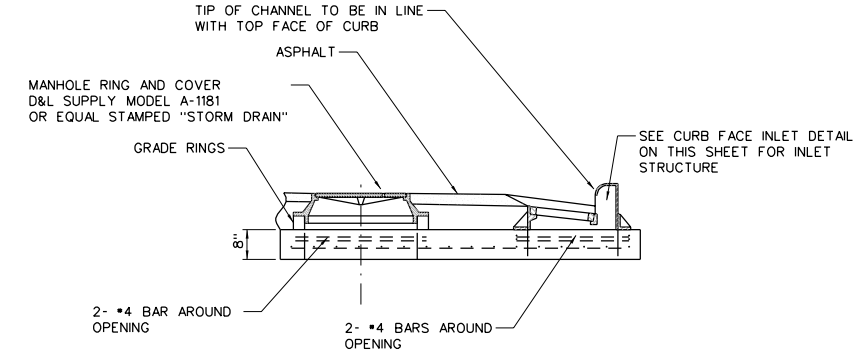
ELEVATION SECTION

NOTES:
1. MANHOLE COVER TO CONTAIN ONE PICK HOLE. D&L SUPPLY P/N A-1181 (OR EQUAL).STAMPED "STORM DRAIN" OR "SEWER" AS APPROPRIATE.
2. STEPS SHALL BE MADE OF COPOLYMER POLYPROPYLENE CONFORMING TO ASTM D-4101. REINFORCING STEEL TO BE DEFORMED ½" DIAMETER GRADE 60 ROD.
3. USE FERNCO COUPLING TO TRANSITION TO CONCRETE OR PVC PIPE AS APPROPRIATE.

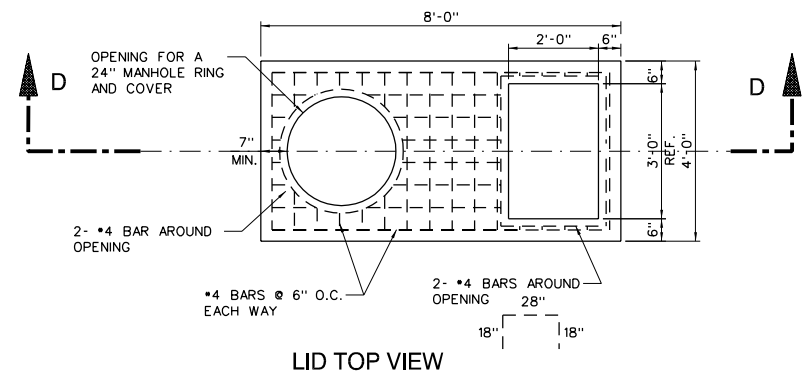


SECTION A-A

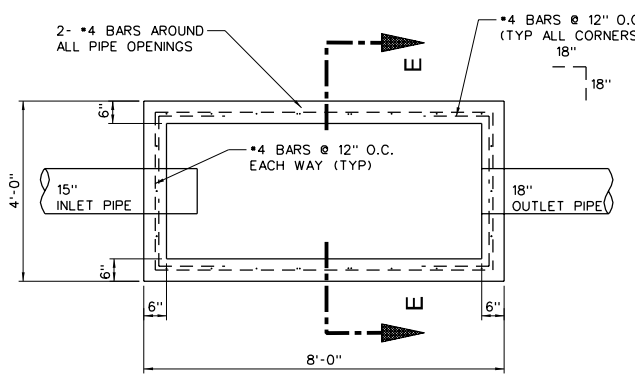
TYPICAL MANHOLE DETAIL



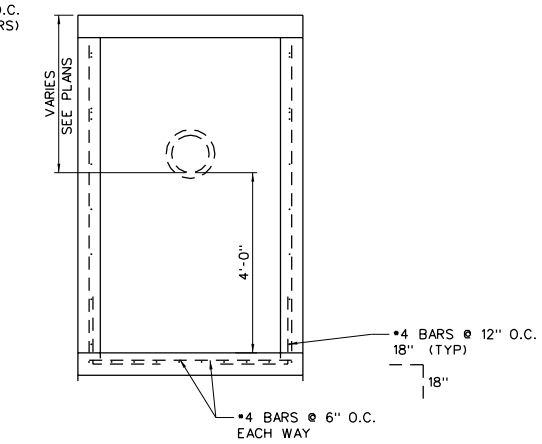
SECTION D-D



LID TOP VIEW



BOX TOP VIEW

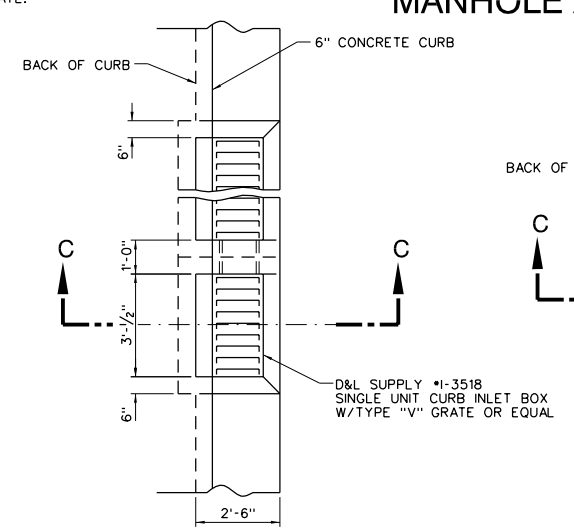


NOTE- PIPE LOCATIONS VARY

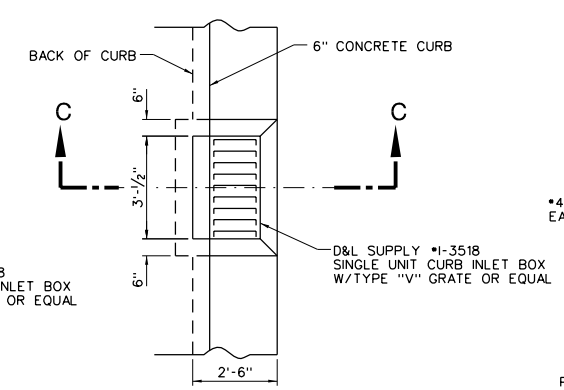
SECTION E-E

MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAILS

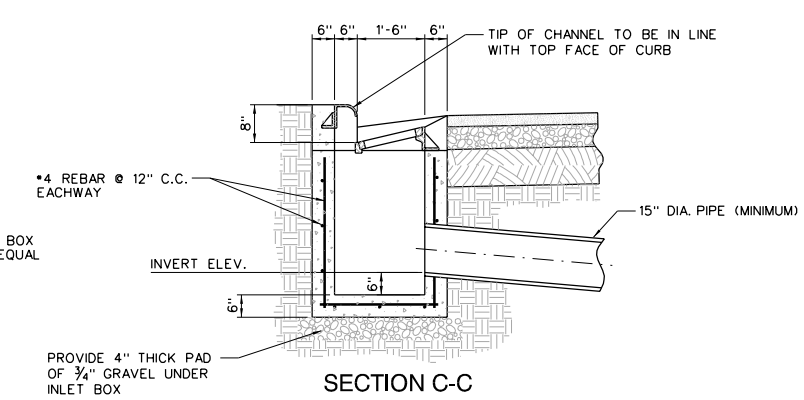
SCALE 1" = 2'



MULTIPLE INLET PLAN VIEW



SINGLE INLET PLAN VIEW



SECTION C-C

CURB FACE INLET DETAIL

NOT TO SCALE

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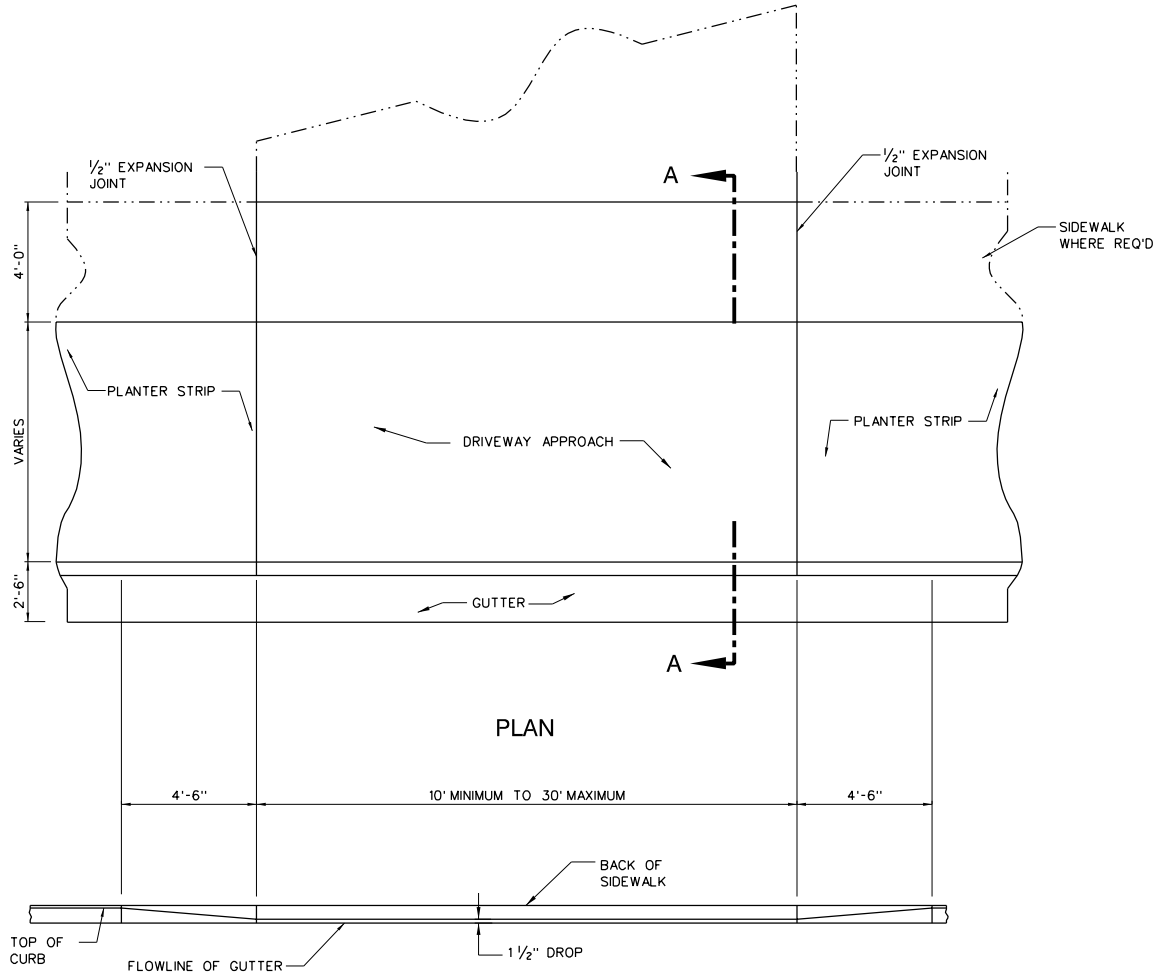
NO.	REVISION	BY	DATE

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

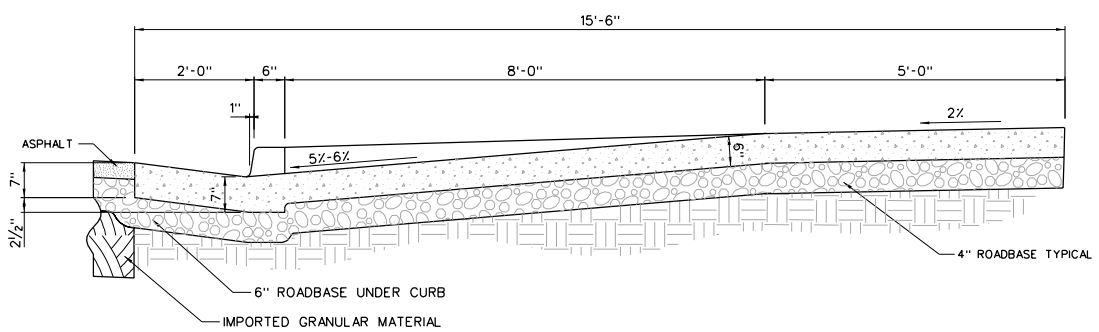
CAD FILE: 50050350S04.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S04
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=2'
VER SCALE: 1"=2'
LAST UPDATED: 9/1/2009

SHEET DS04 OF 10



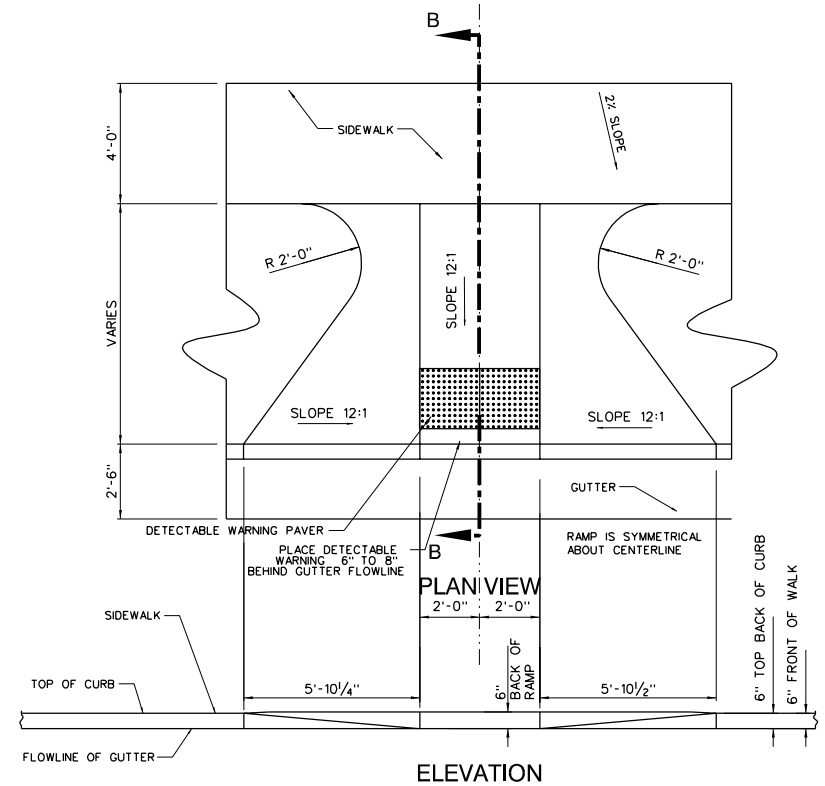
PLAN

ELEVATION

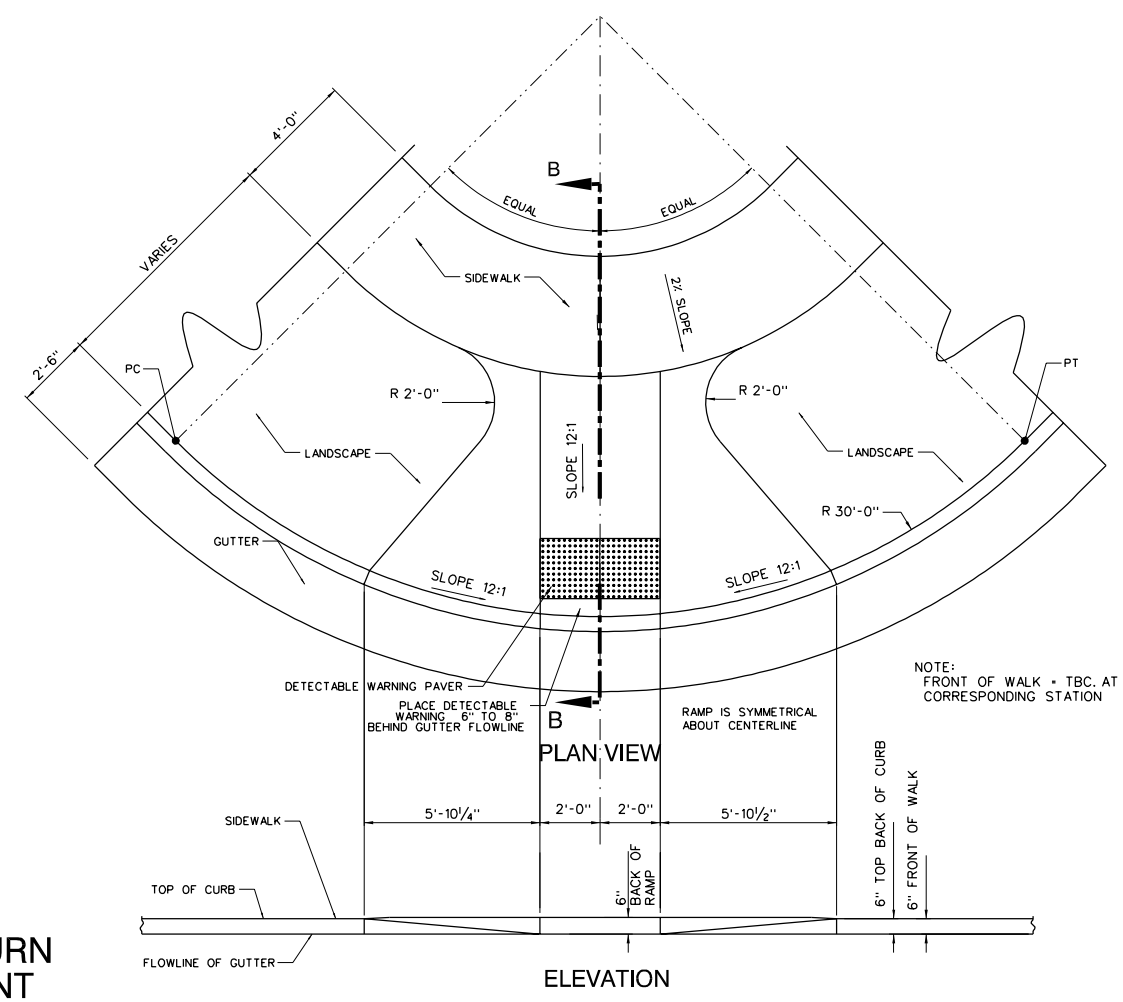


SECTION A-A
NOT TO SCALE

TYPICAL DRIVEWAY APPROACH

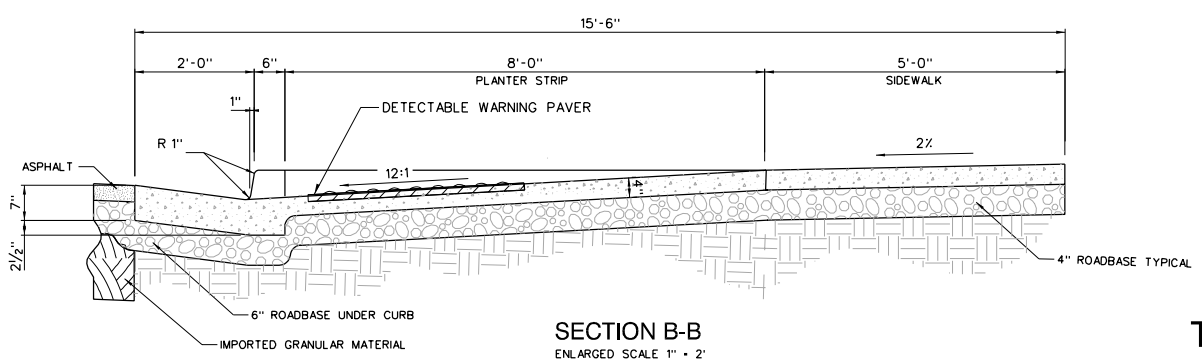


ELEVATION



PLAN VIEW

ELEVATION



SECTION B-B
ENLARGED SCALE 1" = 2'

TYPICAL CURB RETURN
A.D.A. REQUIREMENT

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NO.	REVISION	DESCRIPTION	BY	DATE
2				
1				

SUNSET PARK VILLAS
ADA RAMP DETAIL

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SYRACUSE, UTAH

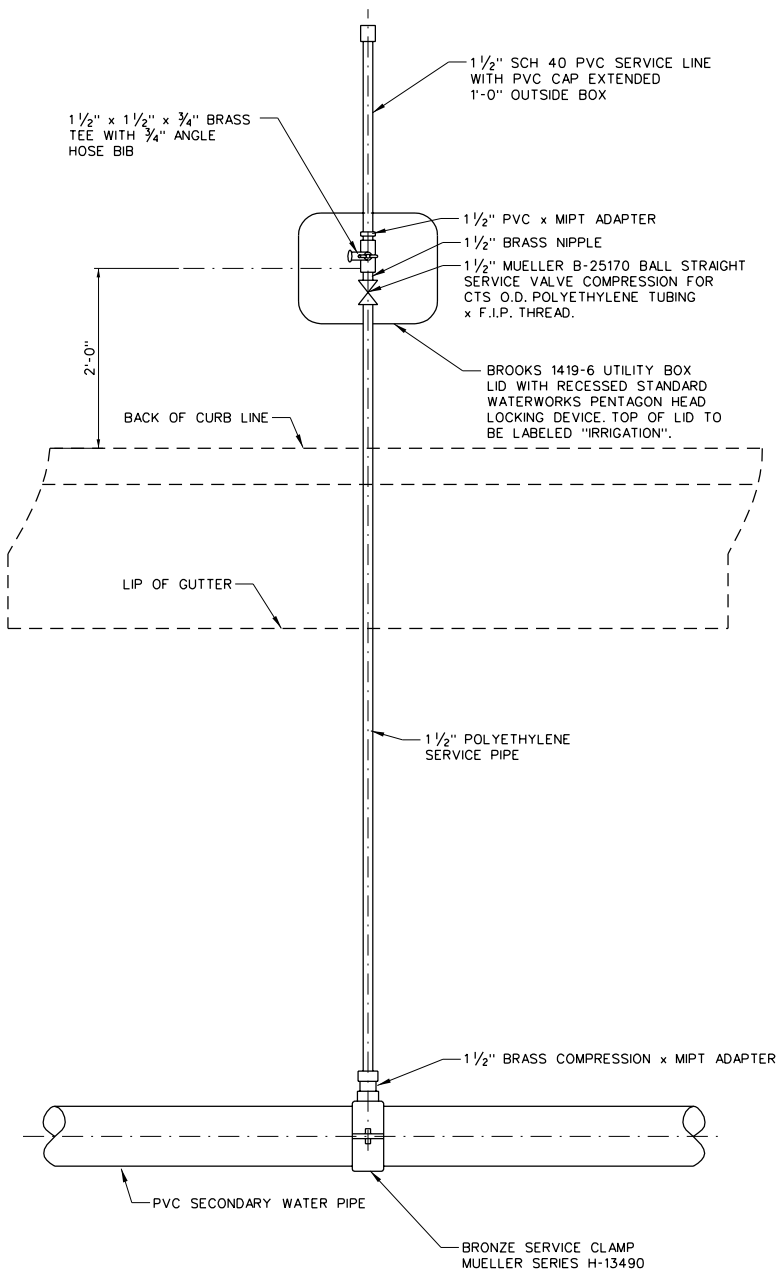
CAD FILE:	5005035DS05.dgn
PROJ. #:	50-05-035
DRAWING NO.:	5005035DS05
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET HOR SCALE:	1"=3'
VER SCALE:	1"=3'
LAST UPDATED:	9/1/2009

SHEET
DS05
OF 10

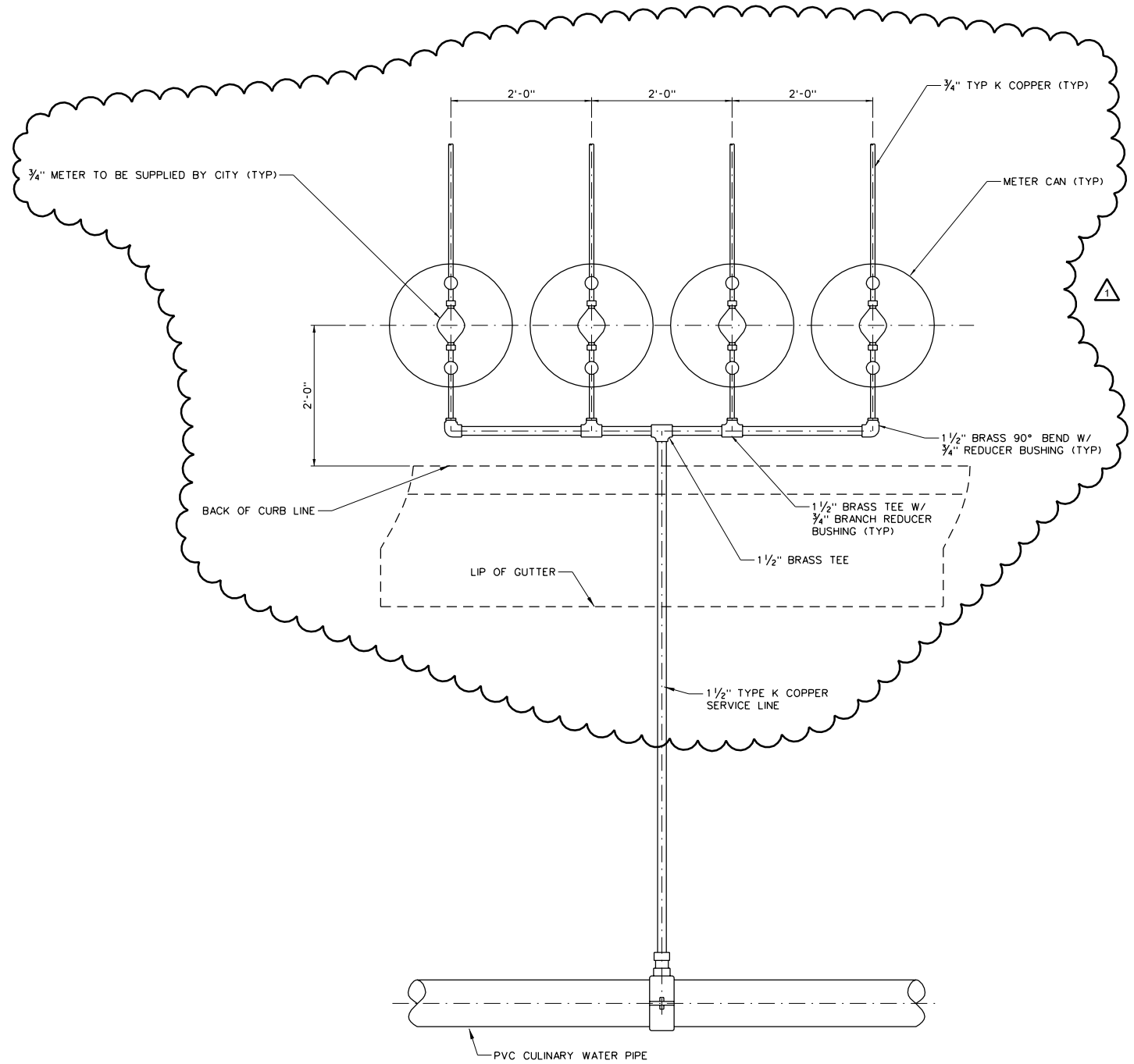
SECONDARY WATER CONNECTION NOTES:

1 ½" SINGLE SERVICE CONNECTION TO MAIN:

USE MUELLER SERIES H-13490 BRONZE SERVICE CLAMP AND A BRASS COMPRESSION X MIPT ADAPTER. A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTINGS ON 1", 1-1/2" AND 2" SERVICE LINES.



1 ½" SINGLE SERVICE CONNECTION FOR SECONDARY WATER



CULINARY WATER SERVICE CLUSTER

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NO.	REVISION	BY	APP.	DATE
1	REVISED WATER SERVICE CLUSTER DETAIL	NDG	MJ	04/01/2008

SUNSET PARK VILLAS
SERVICE CONNECTION DETAILS

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PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

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PROJ. #: 50-05-035
DRAWING NO.: 5005035DS06
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
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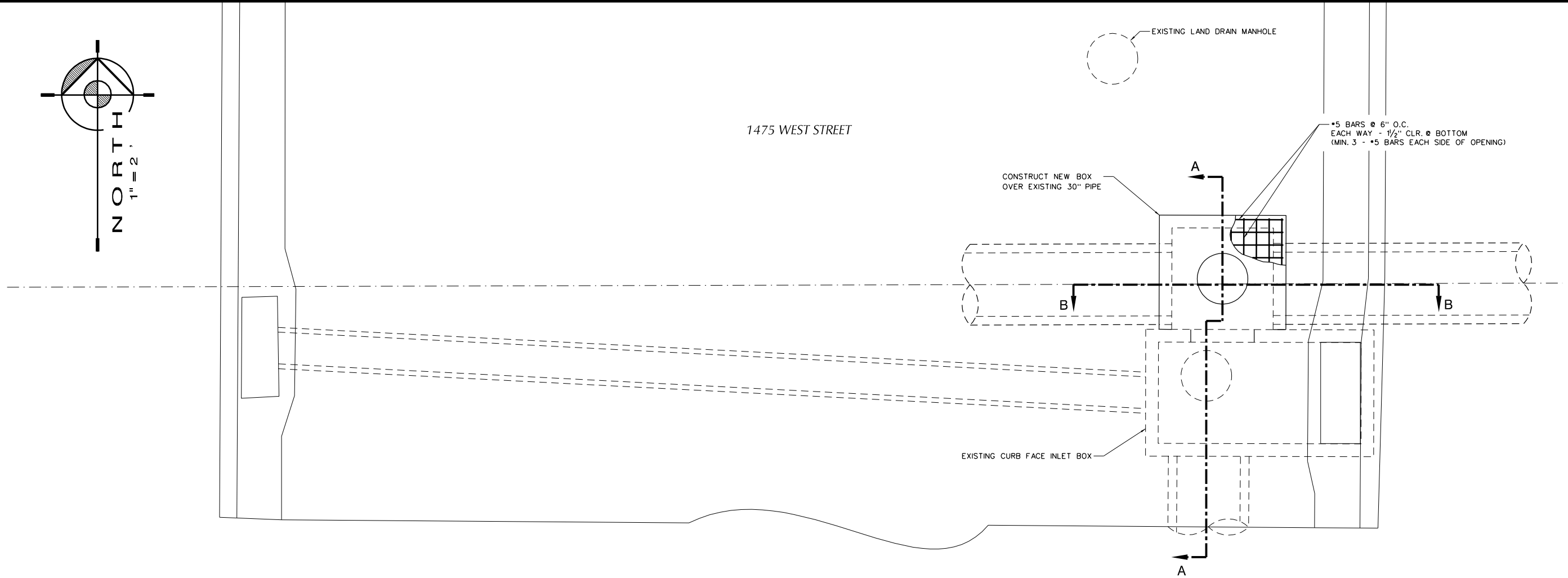
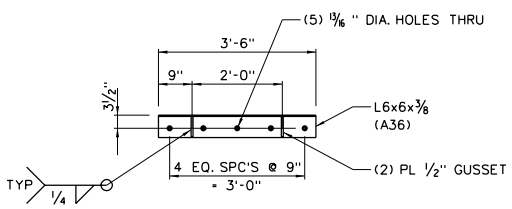
HOR SCALE: 1"=1'
VER SCALE: 1"=1'
LAST UPDATED: 9/1/2009

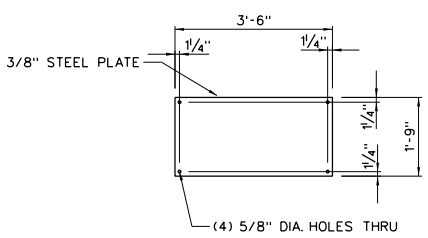
SHEET DS06 OF 10





SUPPORT ANGLE DETAIL

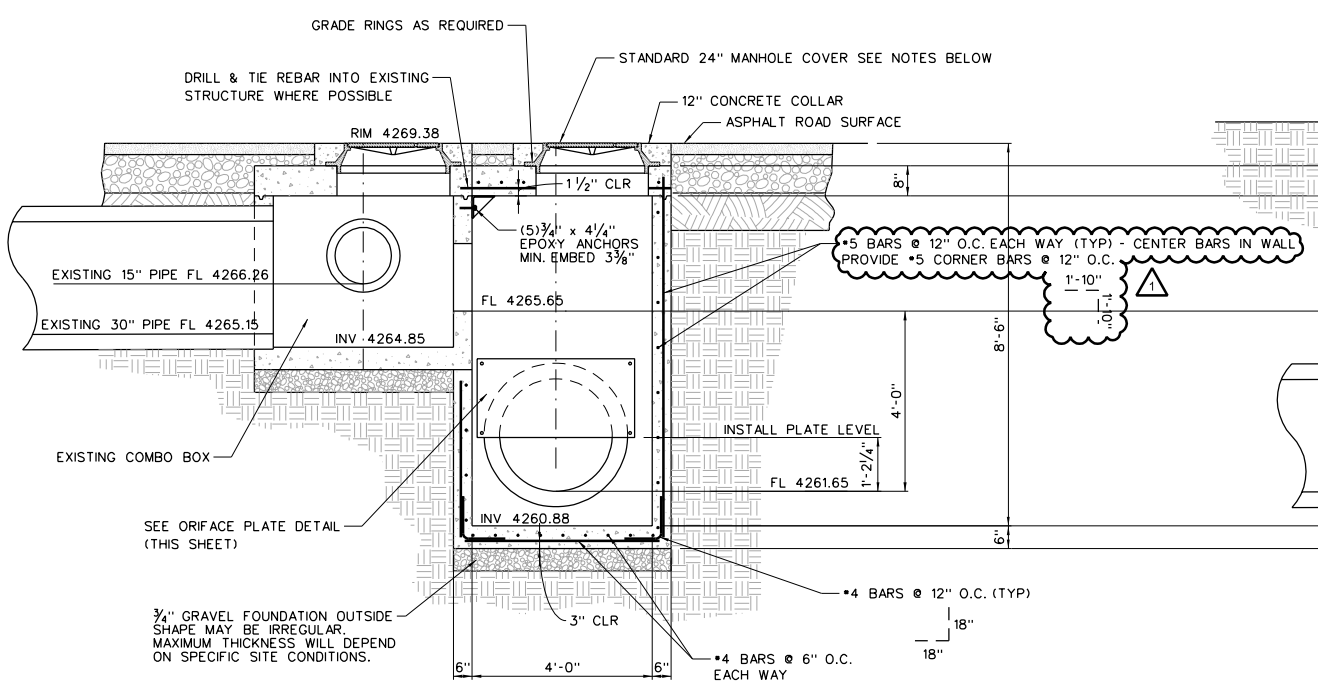
HOT DIP GALVANIZE AFTER FABRICATION
(NOT TO SCALE)



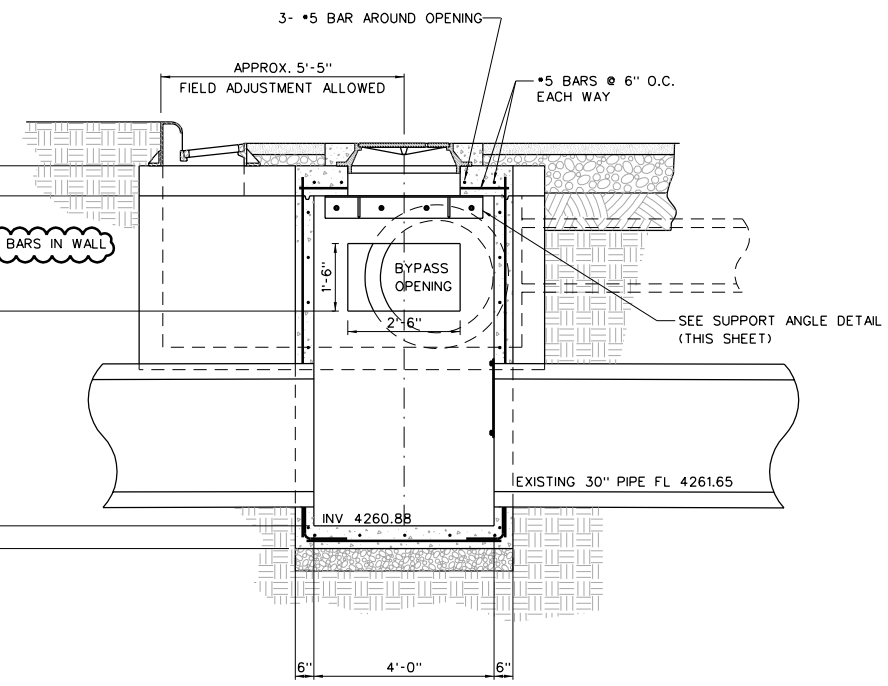
ORIFICE PLATE DETAIL

HOT DIP GALVANIZE AFTER FABRICATION
(NOT TO SCALE)

NOTE:
MATCH DRILL AND SECURE ORIFICE & SUPPORT ANGLE TO STRUCTURE WITH (8)½" EPOXY INJECTION CONCRETE ANCHORS



SECTION A-A



SECTION B-B

BYPASS STRUCTURE DETAIL

NOTES:
1. MANHOLE COVER TO CONTAIN ONE PICK HOLE.
D&L SUPPLY P/N A-1181 (OR EQUAL). STAMPED "STORM DRAIN".

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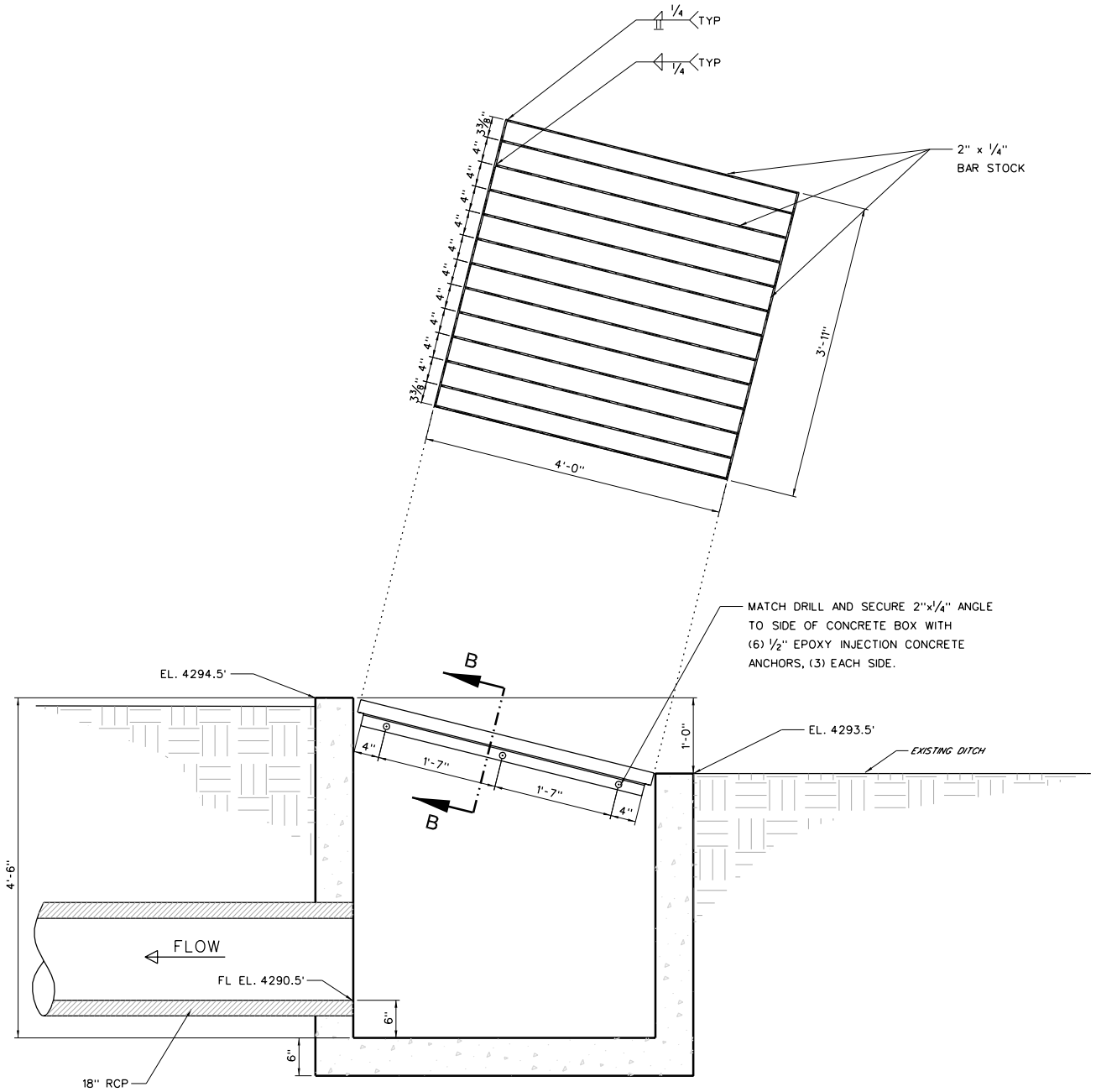
NO.	REVISION	BY	APPD.	DATE
1	REVISED CORNER BAR DETAIL NOTE	NDG	MJ	04/01/2008

SUNSET PARK VILLAS
1475 WEST BYPASS STRUCTURE

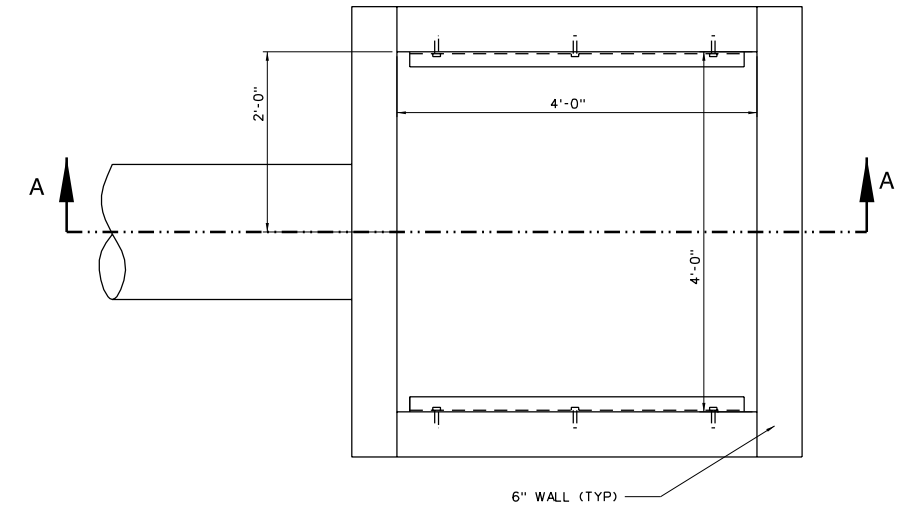
A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S07.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS07
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 2'
VER SCALE: 1" = 2'
LAST UPDATED: 9/1/2009

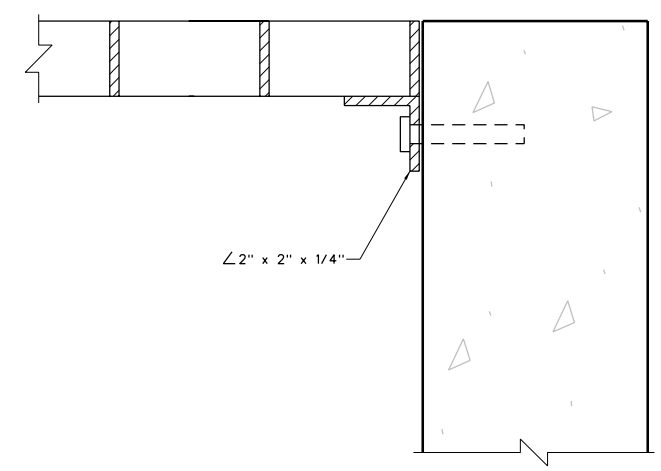
SHEET
DS07
OF 10



SECTION A-A



PLAN VIEW



SECTION B-B
NOT TO SCALE

4x4 IRRIGATION INLET BOX

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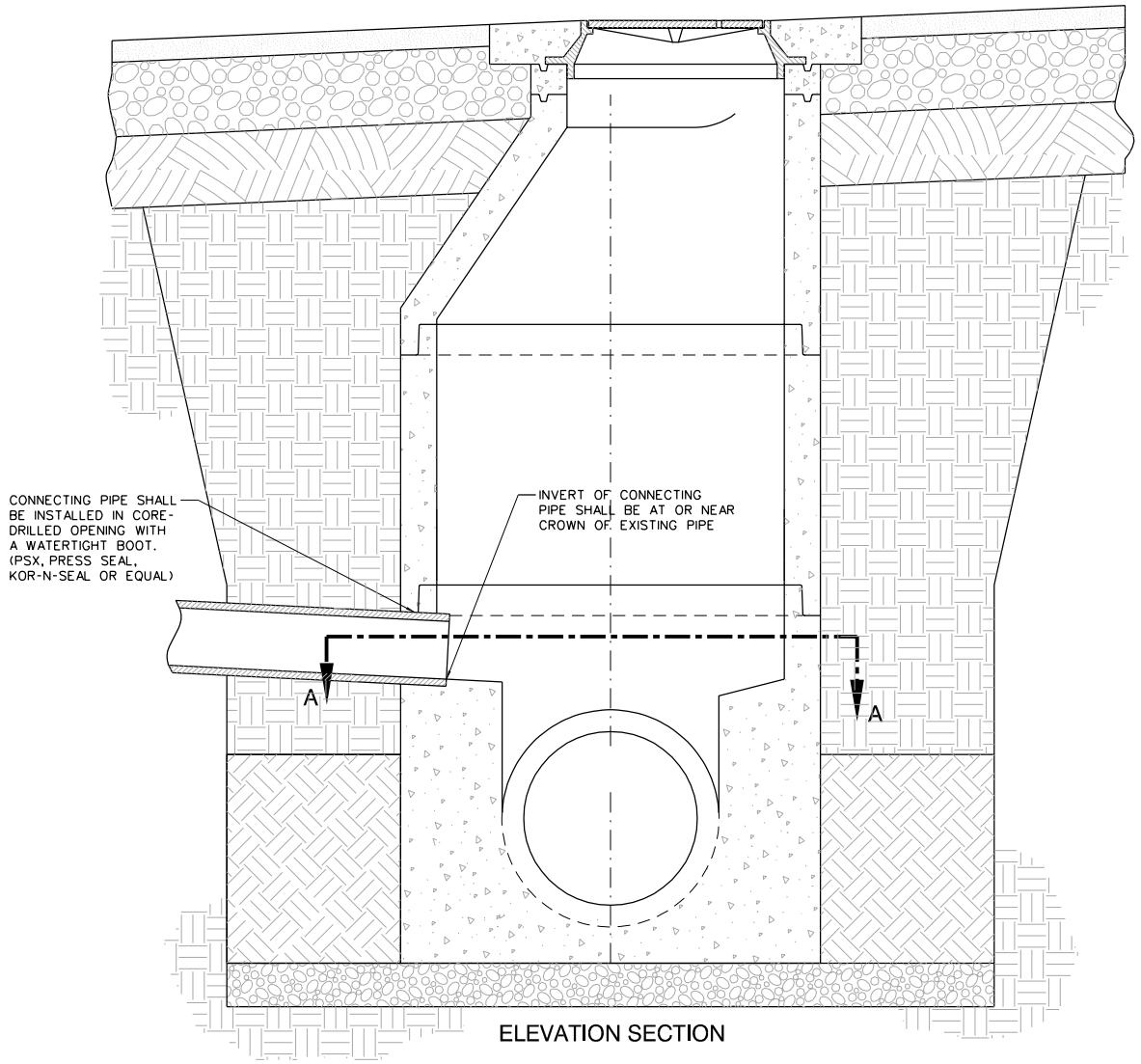
NO.	DESCRIPTION	BY	DATE
	REVISION		

SUNSET PARK VILLAS
IRRIGATION DETAILS

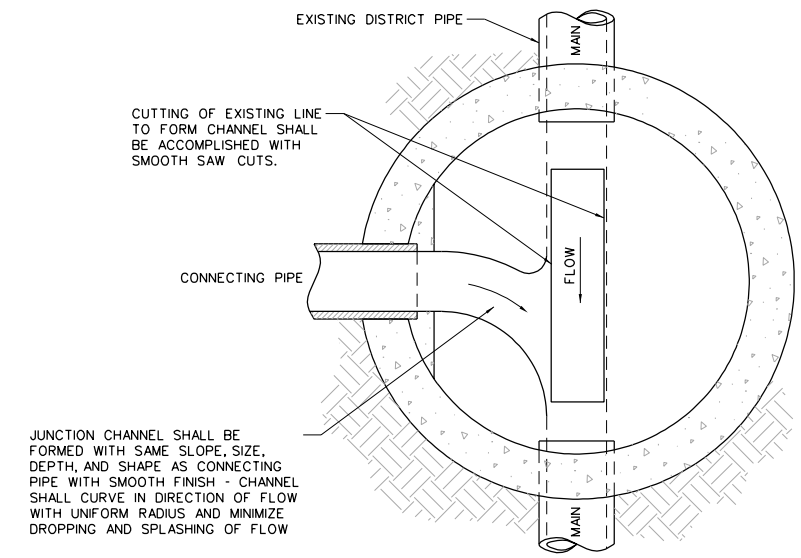
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S08.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S08
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=4'
VER SCALE: 1"=4'
LAST UPDATED: 9/1/2009

SHEET
DS08
OF 10



ELEVATION SECTION



SECTION A-A

TYPICAL MANHOLE DETAIL

NOTES:

1. CONTRACTOR SHALL NOTIFY NORTH DAVIS SEWER DISTRICT 48 HOURS BEFORE COMMENCING DIGGING OR WORKING ON DISTRICT-OWNED LINES: 4252 WEST 2200 SOUTH, SYRACUSE UTAH, (801) 825-0712.

2. NO DIGGIING OR WORK SHALL BE PERFORMED ON DISTRICT-OWNED LINES WITHOUT THE PRESENCE OF A DISTRICT INSPECTOR.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING PIPELINE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.

5. CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.

CONNECTION TO EXISTING NORTH DAVIS SEWER DISTRICT MANHOLE

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REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

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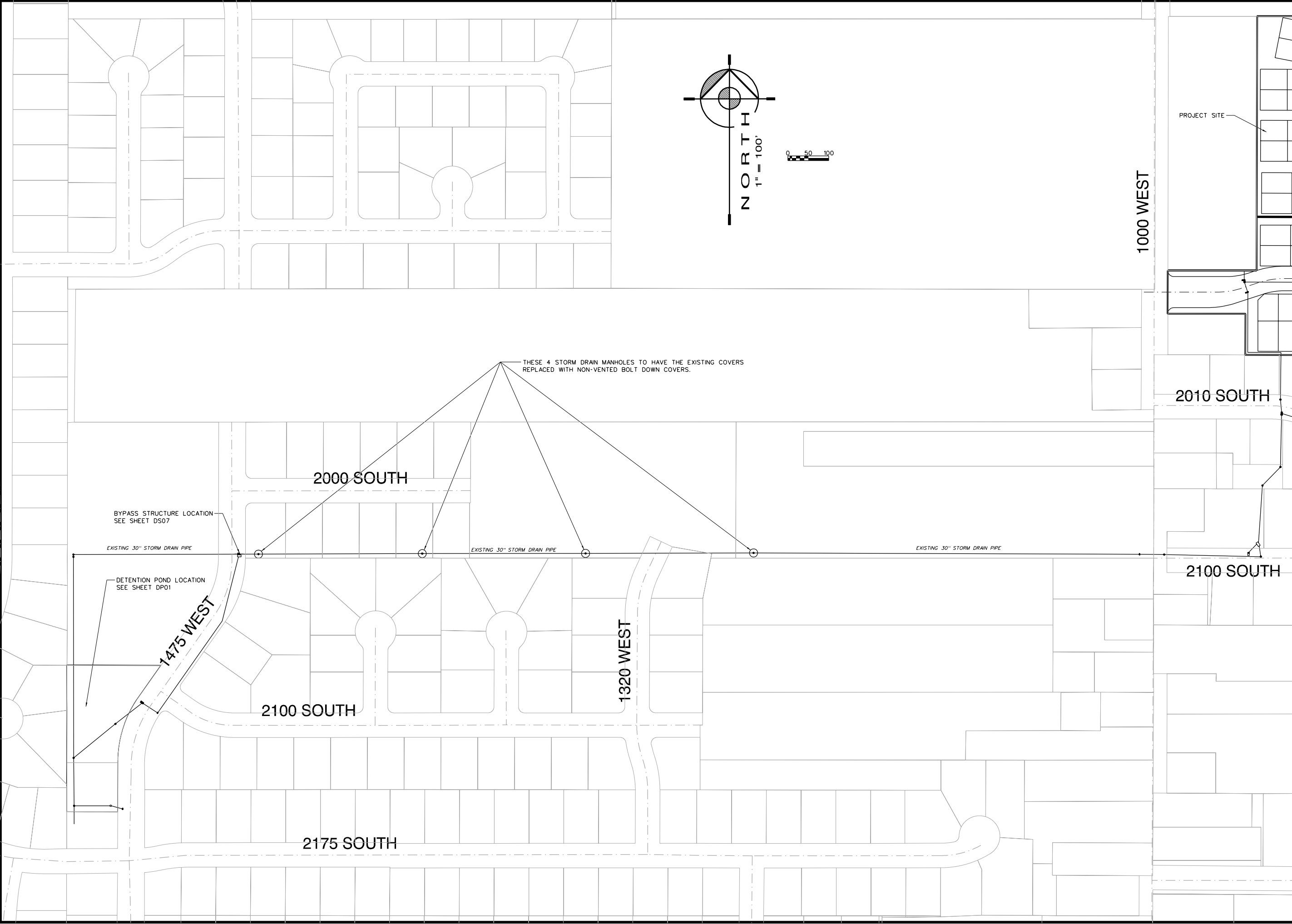
NO.	REVISION	BY	APPD.	DATE

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S09.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S09
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=2'
VER SCALE: 1"=2'
LAST UPDATED: 9/1/2009

SHEET
DS09
OF 10



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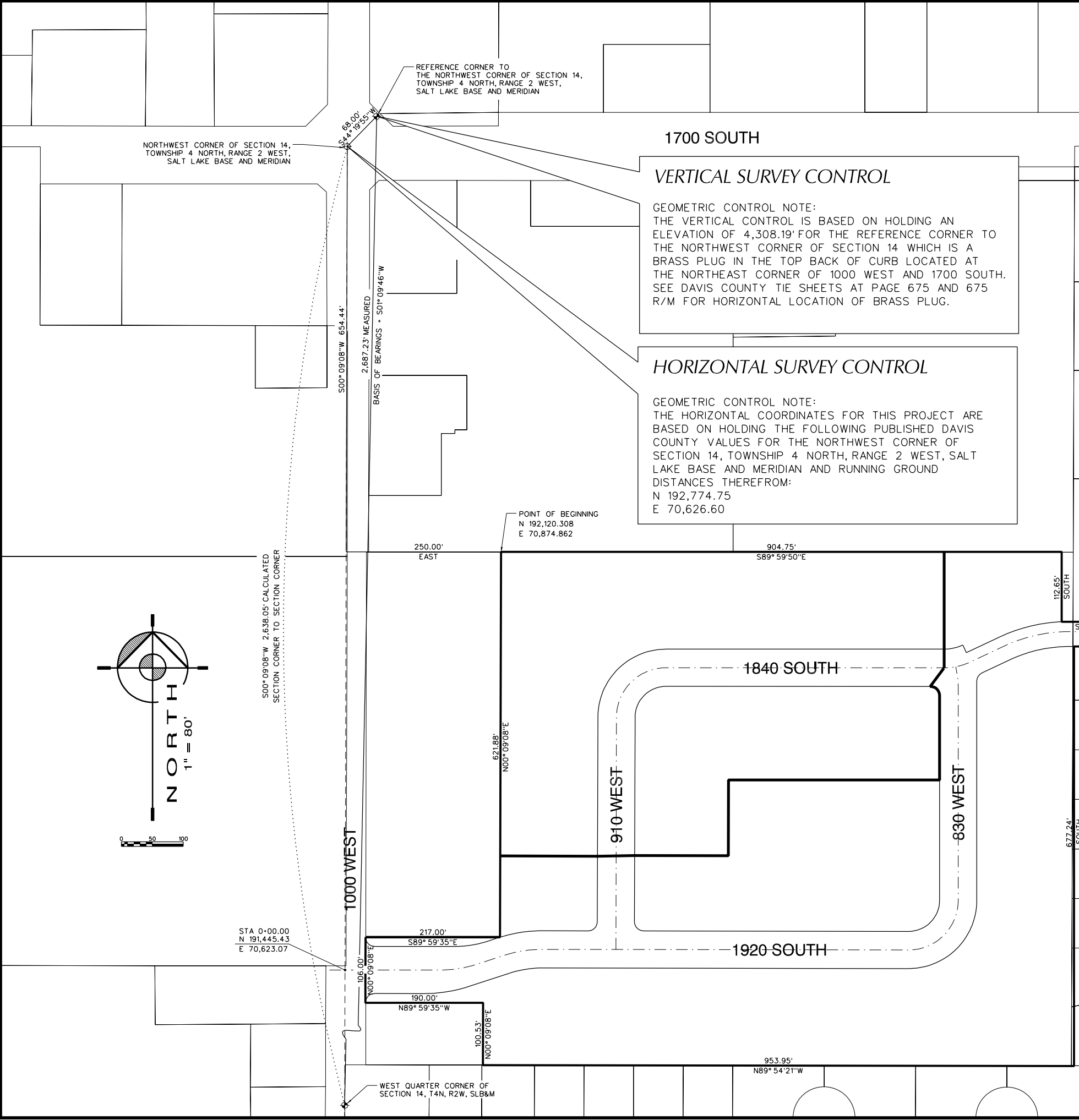
NO.	DESCRIPTION	BY	DATE
	REVISION		

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DS10.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS10
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE: 1"=100'
LAST UPDATED: 9/1/2009

SHEET DS10 OF 10

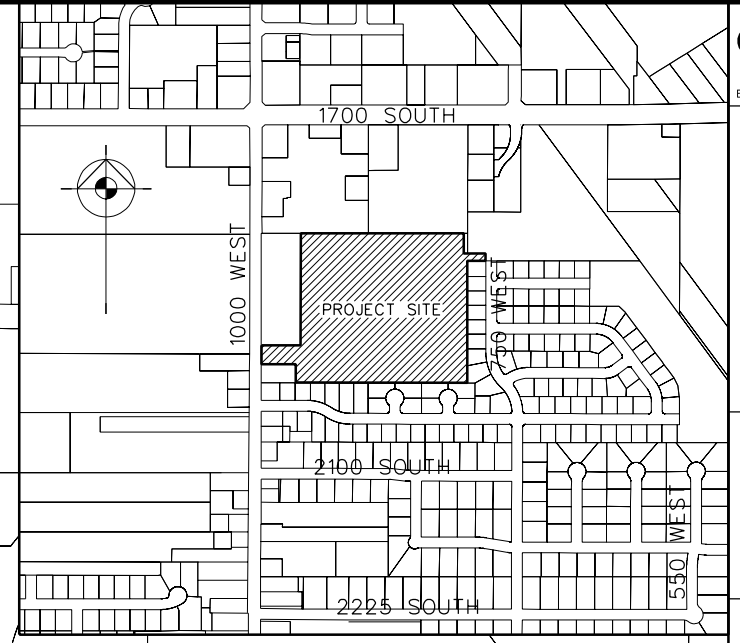


VERTICAL SURVEY CONTROL

GEOMETRIC CONTROL NOTE:
THE VERTICAL CONTROL IS BASED ON HOLDING AN ELEVATION OF 4,308.19' FOR THE REFERENCE CORNER TO THE NORTHWEST CORNER OF SECTION 14 WHICH IS A BRASS PLUG IN THE TOP BACK OF CURB LOCATED AT THE NORTHEAST CORNER OF 1000 WEST AND 1700 SOUTH. SEE DAVIS COUNTY TIE SHEETS AT PAGE 675 AND 675 R/M FOR HORIZONTAL LOCATION OF BRASS PLUG.

HORIZONTAL SURVEY CONTROL

GEOMETRIC CONTROL NOTE:
THE HORIZONTAL COORDINATES FOR THIS PROJECT ARE BASED ON HOLDING THE FOLLOWING PUBLISHED DAVIS COUNTY VALUES FOR THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING GROUND DISTANCES THEREFROM:
N 192,774.75
E 70,626.60



VICINITY MAP

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE BOYER SYRACUSE ASSOCIATES, L.C. PROPERTY AS RECORDED IN ENTRY 1323212, BOOK 2130, PAGE 1183 AT THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING SOUTH 00°09'08" WEST 654.44 FEET ALONG THE SECTION LINE AND EAST 250.00 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING BY RECORD SOUTH 44°19'55" WEST 68.00 FEET FROM A BRASS PLUG REFERENCE CORNER AS SHOWN ON PAGE 675 OF DAVIS COUNTY SURVEYOR TIE-SHEETS; THENCE SOUTH 89°59'50" EAST 904.75 FEET ALONG THE SOUTH LINE OF SAID BOYER SYRACUSE ASSOCIATES, L.C. PROPERTY AND THE EXTENSION THEREOF; THENCE SOUTH 112.65 FEET; THENCE SOUTH 89°54'21" EAST 120.49 FEET; THENCE SOUTH 40.00 FEET TO THE NORTH LINE OF THE GATEWAY SUBDIVISION PHASE 2; THENCE NORTH 89°54'21" WEST 100.49 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID GATEWAY SUBDIVISION PHASE 2; THENCE SOUTH 677.24 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF GATEWAY SUBDIVISION PHASE 1; THENCE NORTH 89°54'21" WEST 953.95 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SHAYNE AND DEBORAH MERKLEY PROPERTY AS RECORDED IN ENTRY 2035265, BOOK 3676, PAGE 1157; THENCE THE FOLLOWING 2 (TWO) COURSES BEING ALONG SAID MERKLEY PROPERTY:
(1) NORTH 00°09'08" EAST 100.53 FEET;
(2) NORTH 89°59'35" WEST 190.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1000 WEST STREET, SAID EAST LINE BEING 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE THEREOF; THENCE NORTH 00°09'08" EAST 106.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°59'35" EAST 217.00 FEET; THENCE NORTH 00°09'08" EAST 621.88 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 18.25 ACRES MORE OR LESS.

SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RIGHTS-OF-WAY, IF ANY, WHICH HAVE BEEN ESTABLISHED AND NOW MAY EXIST BY OPERATION OF LAW UPON SAID LAND, OR ANY PORTION THEREOF.

BASIS OF BEARINGS: SOUTH 01°09'46" WEST 2,687.23 FEET FROM THE REFERENCE CORNER PLUG FOR THE NORTHWEST CORNER OF SECTION 14 TO A NAIL PURPORTED TO BE THE WEST QUARTER CORNER OF SAID SECTION.

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NO.	REVISION	BY	APPD	DATE
2	MODIFY PROJECT BENCHMARK ELEVATION TO BE 4,308.19'	JDW	JDW	9/8/09
1	MODIFY HORIZONTAL AND VERTICAL SURVEY CONTROL	JDW	JDW	9/3/09

SUNSET PARK VILLAS
SURVEY CONTROL DRAWING

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035SC01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035SC01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	JDW
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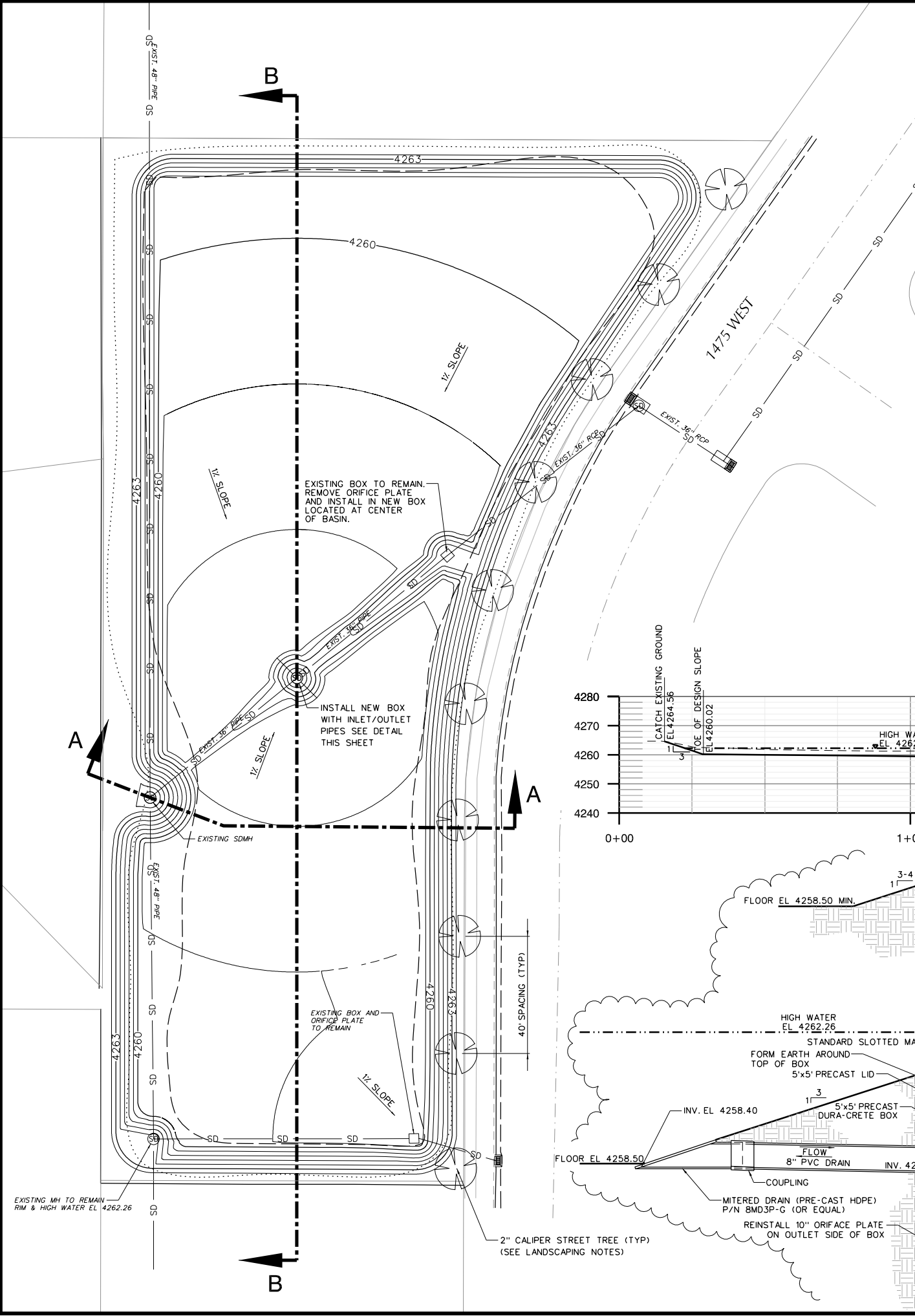
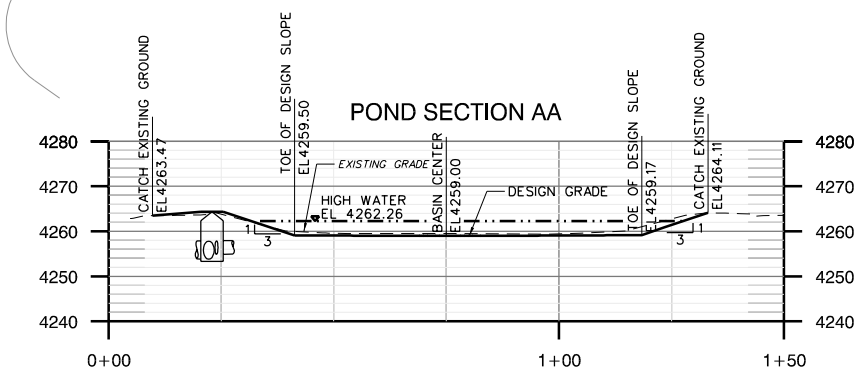
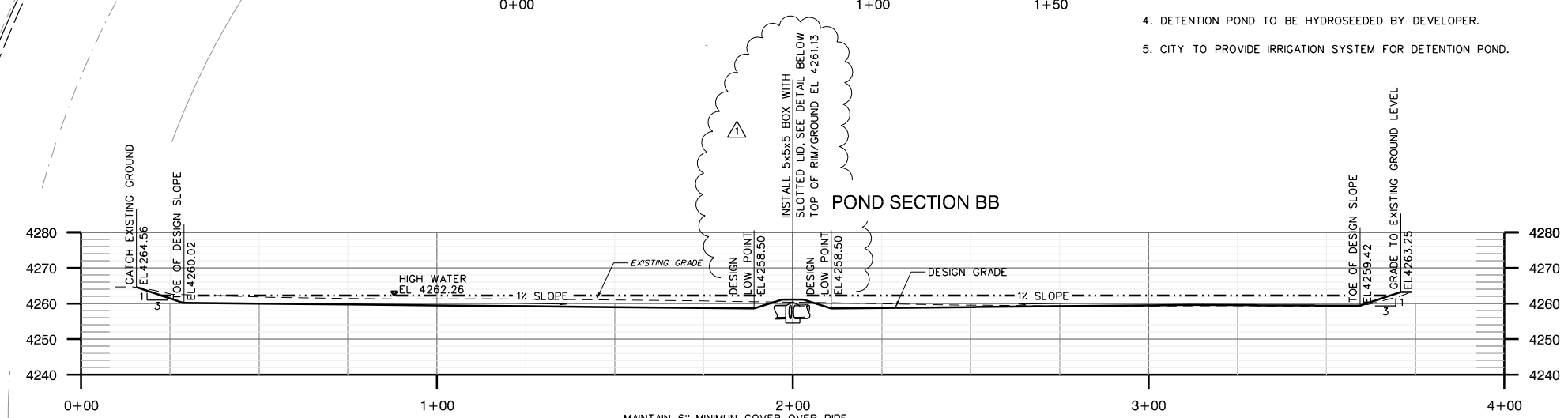
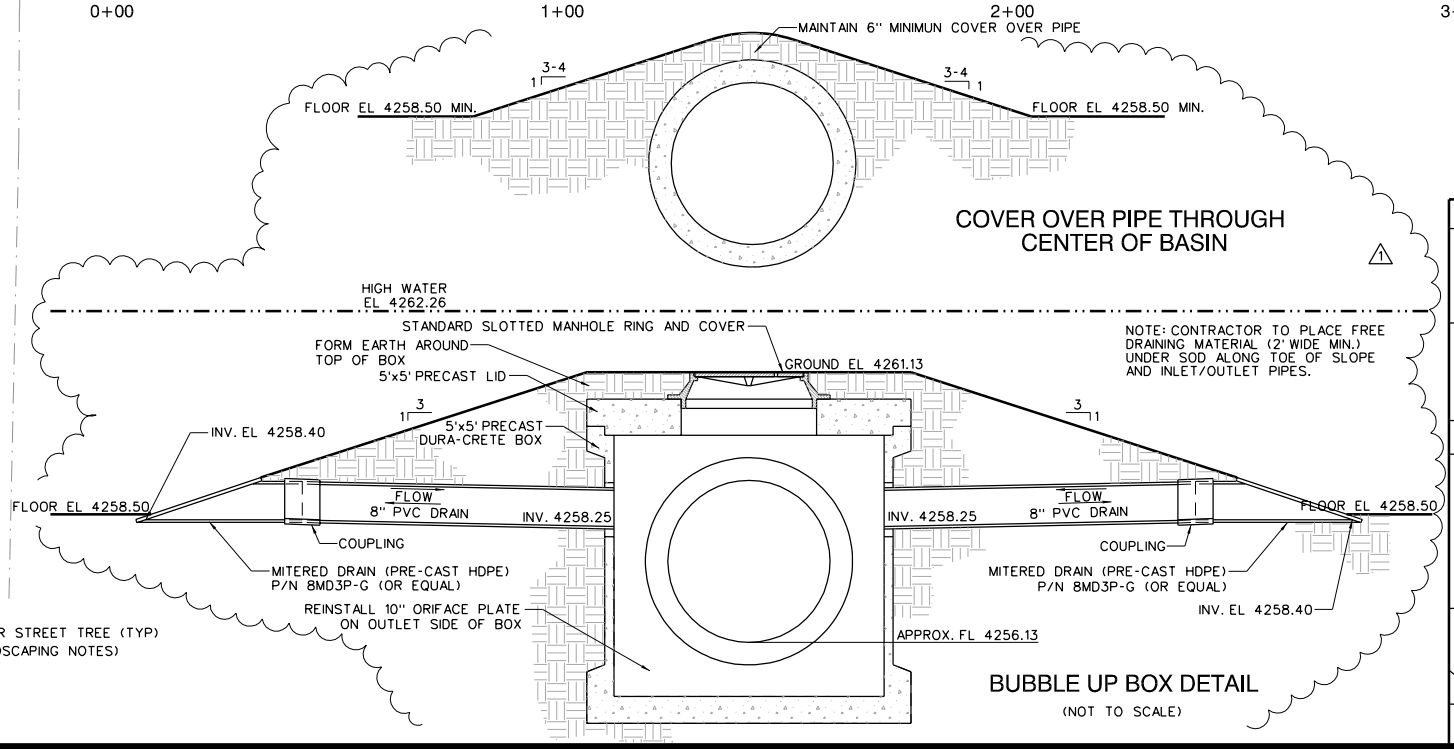
HOR SCALE:	1" = 80'
VER SCALE:	1" = 80'
LAST UPDATED:	9/1/2009

SHEET
SC01
OF 1









NORTH
1" = 20'

0 10 20 30 40

GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST

LEGEND

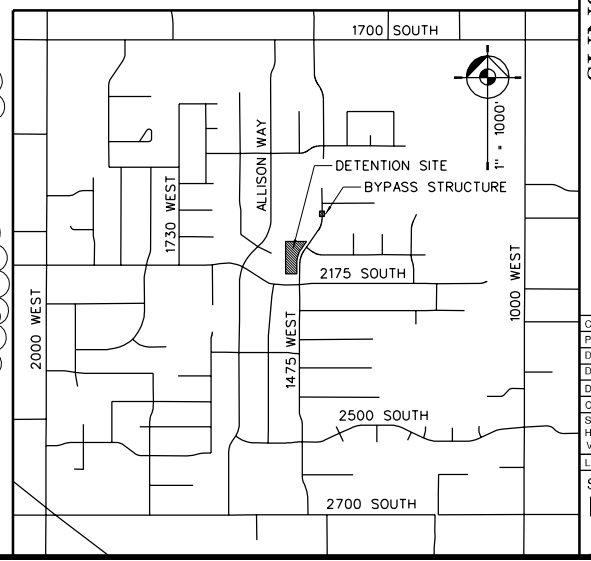
SD	STORM DRAIN
	MAJOR 2' CONTOUR
	MINOR 0.5' CONTOUR

	STORAGE VOLUME (CF)	STORAGE VOLUME (Ac-Ft)
EXISTING storage (as surveyed)	58,803	1.35
REQUIRED storage for this development	49,805	1.14
PROPOSED storage (as designed)	112,304	2.58
"NEW" storage (= PROPOSED less EXSTING)	53,501	1.23
SURPLUS storage (= "NEW" less REQUIRED)	3,696	0.08

LANDSCAPING NOTES:

1. STREET TREE SPECIES TO BE DETERMINED BY CITY.
2. STREET TREES TO BE PROVIDED AND PLANTED BY DEVELOPER.
3. STREETS TREES TO BE PLANTED EVERY 40' ALONG STREET FRONTAGE.
4. DETENTION POND TO BE HYDROSEEDED BY DEVELOPER.
5. CITY TO PROVIDE IRRIGATION SYSTEM FOR DETENTION POND.

VICINITY MAP



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NO.	REVISION	BY	DATE
1	REVISIONS DUE TO PIPE SIZE CHANGE IN BASIN.	MIJ	09/01/09

SUNSET PARK VILLAS
DETENTION GRADING PLAN

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DP01.dgn
PROJ. #: 5005035
DRAWING NO. : 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: 1" = 20'
LAST UPDATED: 9/1/2009

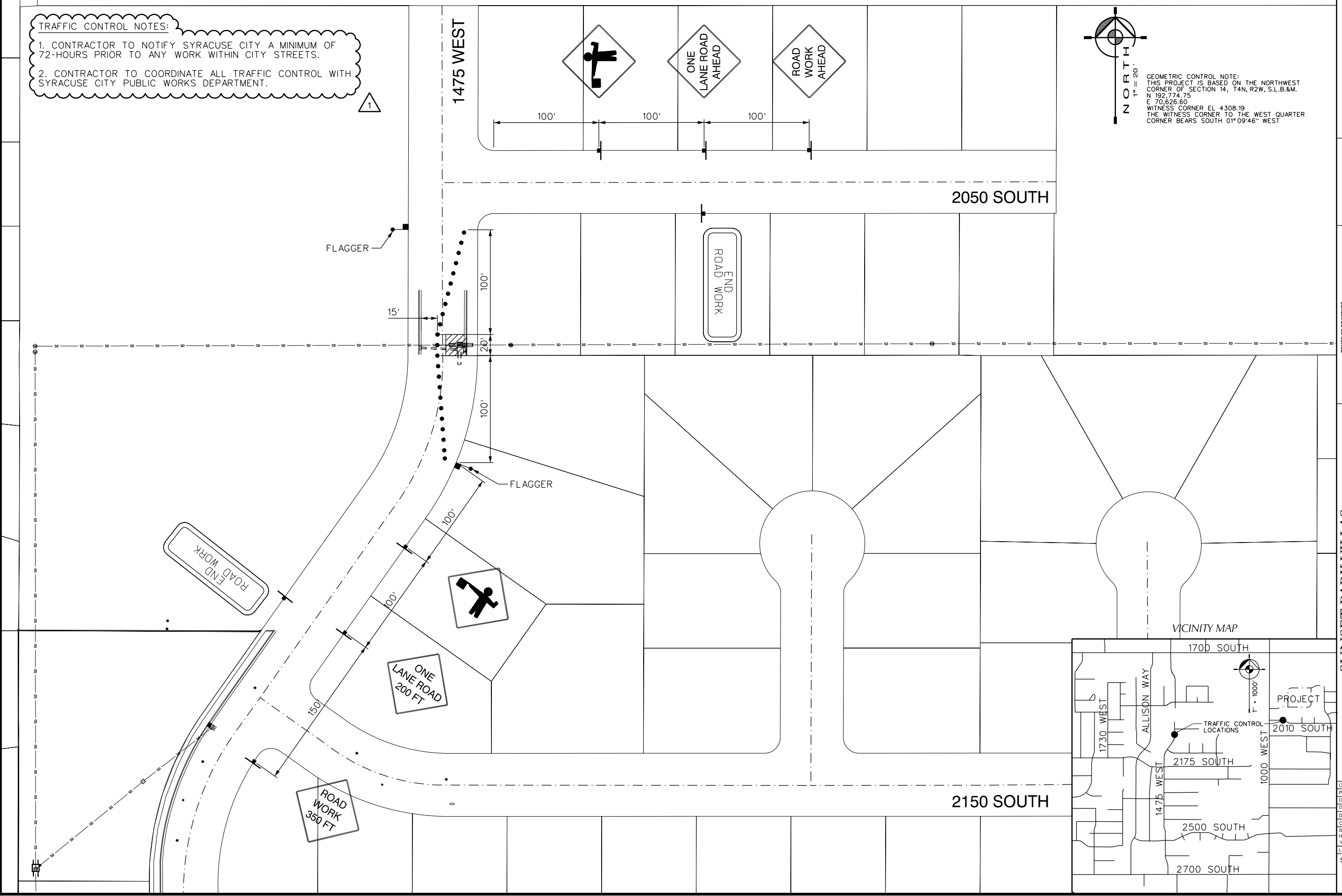
SHEET
DP01
OF 1

TRAFFIC CONTROL NOTES:

1. CONTRACTOR TO NOTIFY SYRACUSE CITY A MINIMUM OF 72-HOURS PRIOR TO ANY WORK WITHIN CITY STREETS.

2. CONTRACTOR TO COORDINATE ALL TRAFFIC CONTROL WITH SYRACUSE CITY PUBLIC WORKS DEPARTMENT.

1



GEOMETRIC CONTROL NOTE:
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N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST

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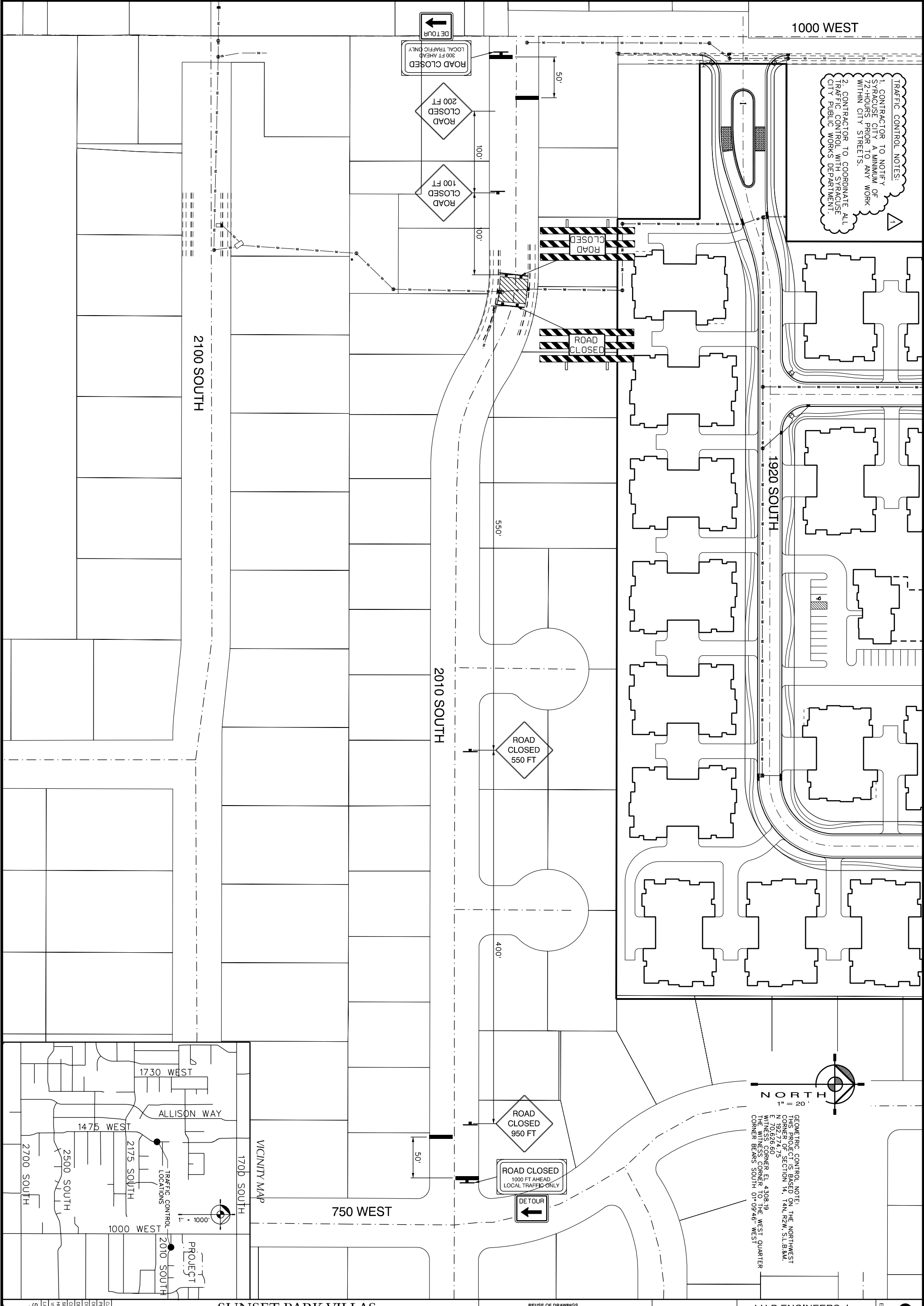
NO.	REVISION	BY	APPD.	DATE
1	ADDED TRAFFIC CONTROL GENERAL NOTES	NDG	MIJ	04/01/2008

SUNSET PARK VILLAS TRAFFIC CONTROL

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035TC01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035TC01
DRAWN BY:	ZW
DESIGN BY:	ZW
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	1" = 20'
LAST UPDATED:	9/17/2009

SHEET TC01 OF 2



SUNSET PARK VILLAS
TRAFFIC CONTROL

A PRIVATE SENIOR COMMUNITY
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SYRACUSE, UTAH

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REVISION

NO	DESCRIPTION	BY	APPR	DATE
1	ADDED TRAFFIC CONTROL GENERAL NOTES	NDG	MIJ	04/01/2008

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CAD FILE: 50050351C02.dgn
PROJ. #: 50050351
DRAWING NO.: 50050351C02
DRAWN BY: ZW
DESIGN BY: ZW
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: 1" = 20'
LAST UPDATED: 9/17/2009

SHEET TC02 OF 2

Engineer Final Plan Review – Sunset Park Villa Plat B Subdivision

Completed by Robert Whiteley on August 2, 2012

These plans are consistent with what has been approved previously on this subdivision. No apparent modifications have been made to the plat and plans. It is our understanding that the underground infrastructure for this phase has already been installed in accordance with the approved plans. This was done during the time the first phase was in construction.

This subdivision has met all engineering requirements and is ready for consideration of renewal.

Subdivision Final Plan Review – Sunset Park Villas Phase B

RENEWAL OF FINAL PLAT APPROVAL

Completed by Sherrie Christensen, Planner on 7/27/2012

Recommendation: City staff recommends that the Planning Commission examine the Sunset Park Villas Phase B Final Subdivision plan review as outlined below. Please pay specific attention to the items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Renew the Sunset Park Phase B Final Subdivision plat and plan for City Council approval, subject to all previous conditions of approval and executed development agreement.

Background: *This Subdivision was originally approved in 2008, but there may have been a mis-communication from previous planning staff directing the applicant to not record the plat until such time that the developer was ready to begin construction. Thus due to the previous approvals and the Development agreement which is in effect for 8 years, this approval is a renewal of the previous final plat approval.*

8-6-1/8-6-2: Final Plat/Final Plan and Profile:	**Planning Staff Review:**
1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	1. Sunset Park Villas Phase B
2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.	2. Yes
3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	3. Yes
4. Street address shown for each lot.	4. Yes

5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	5. Yes
6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	6. Yes
7. Accurate location of all monuments to be installed shown by appropriate symbol.	7. Yes
8. Dedication to City of all streets and other public uses and easements.	8. Yes
9. Street monuments shown on Final Plat.	9. Yes
10. Pipes or other iron markers shown on the plat.	10. Yes
11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.	11. Yes, common use areas are shaded in grey throughout subdivision plat
12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.	12. Yes, refer to Engineer for further.
13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission.	13. Notes regarding location, function, and ownership reflected on plat as public utility. Adequate information contained in development agreement pertaining to common areas and open space maintenance.
14. Legal boundary description of the subdivision and acreage included.	14. Yes, 7.04 acres
15. Current inset City map showing location of subdivision.	15. Yes, this is reflected on plat.
16. Standard signatures forms/boxes reflected on the Final Plat.	16. Yes, everything required is reflected.
Final Plan and Profile	

17. Plan for culinary water improvements.	17. Submitted, see Engineer review.
18. Plan for secondary water improvements.	18. Submitted, see Engineer review.
19. Plan for sanitary sewer.	19. Submitted, see Engineer review.
20. Land drain.	20. Submitted, see Engineer review.
21. Storm water.	21. Submitted, see Engineer review.
22. Streets.	22. Submitted, see Engineer review.
23. Stationing.	23. Submitted, see Engineer review.
24. Agreements.	24. All agreements finalized with Phase A
Conditional Items for Final Plan Approval	
25. Park-purchase impact fee accord in t zoning and gross acreage in development as outlined it the City's fee schedule	25. Required before mylar recording
26. Irrigation water rights per Subdivision Ordinance Section 8-2-9	26. Yes
27. An executed Escrow Agreement, provided by City staff, for improvement costs and bonding	27. Required before mylar recording $160,635.97
28. An executed Improvement Agreement with Syracuse City, as provided by staff	28. Required before mylar recording
29. An executed Streetlight Agreement, regarding installation of required lamps, as provided by City staff	29. Required before mylar recording
30. Payment of final off-site inspection fees as outlined in City's fee schedule	30. Required before mylar recording
31. Payment of County recording fees of $37/page +$1/lot and any common space as well as $1/land-owner signatures over two	31. Required before mylar recordings

Chapter 15 PRD – Planned Residential Development	
10-6-020 Regulations for Buildings and Structures Regulations for new residential construction must meet one (1) of two (2) building design options:	10-6-020 Regulations for Buildings and Structures
(1)Front 75 percent brick, rock, or stone design; or	(1) Yes
(2)Front 30 percent brick, rock, or stone design with remainder covered in hardy board or plank	(2) Yes
10-15-020 Permitted Use	10-15-020 Permitted Use
(C) Dwelling Units, Single Family (no more than four [4] units attached):	(C) Yes
10-15-040 Minimum Lot Standards	10-15-040 Minimum Lot Standards
(A) Density. The Planning Commission recommendation and City Council consent and approval, for a developer shall be subject to the ability of the development plan to meet the follow criteria:	
1. Development area is a transitional residential buffer to commercial, industrial, and/or retail zones	1. Yes
2. Development provides a standard road right-of-way of sixty feet (60') including curb, gutter, sidewalk	2. Yes, please reference 60' r.o.w. depiction on plat for more detail.
3. Development provides minimum of thirty-five (35) percent parks and/or functional open space based on net acreage of the proposed development	3. Yes, as agreed per Executed Development Agreement.
4. Aesthetic and landscaping proposals provide a superior residential development /environment	4. Yes, this appears to be the plan based upon landscape design, subdivision sign landmark, and architectural design. The first phase is more than half built and landscaping meets or

	exceeds expectations.
5. Development provides adequate off-street parking area(s), subject requirements of this Chapter and off-street parking requirements as found in Chapter 8 of this title	5. Yes. Guest parking is provided in Club House area which is complete.
6. Development design includes direct connection to major arterial, minor arterial, or major collector	6. Yes, 1000 West connection is designated as a major collector roadway.
(B) Lot Width: Determined by development plan	(B) Typical building detail is illustrated on the final plat reflecting lot widths of the units.
(C) Front Yard. Twenty (20) feet	(C) Yes
(D) Side Yards. Minimum sixteen (16) feet between attached units	(D) Yes
(E) Rear Yard. Minimum fifteen (15) feet	(E) Yes
(F) Building Height. Equal to horizontal distance from nearest zone boundary with max height thirty (30) feet to top of the roof ridge	(F) Yes
(G) Open Space. Minimum fifty (50) percent total land area, excluding roadways, buildings, and above-ground City infrastructure	(G) Per Development Agreement
10-15-050 Development Plan and Agreement Requirements	10-15-050 Development Plan and Agreement Requirements
Developer is required to submit information supporting all subsections (A)-(G) of this ordinance, which include but are not limited to: the completion of a Development Agreement with the City and also the management of the development with a homeowner's association, residential management company, or similar organization.	Development Agreement & CC&R's executed with Phase A.

10-15-060 Design Standards	10-15-060 Design Standards
Common-building theme for the development needs to be established by the developer for preliminary review discussion. Unification of exterior architectural style, building materials, and color and size of each unit needs to be established. However, the design should not be so dominant that all units are identical. General Syracuse City Design Ordinance standards are located in 10-6-020 of the Municipal Code.	Elevations and drawings identical to Phase A.
10-15-070 Street Design	10-15-070 Street Design
Developer plans to dedicate all street rights-of-way associated with the development to the City.	Yes, this is the intent of developer for all street rights-of-way in development.
10-15-080 Off-Street Parking and Loading	10-15-080 Off-Street Parking and Loading
Developer needs to adhere to standards established in Title 10 Chapter 8 of the Municipal Code regarding off-street parking for the development.	Yes
10-8-040 Minimum and Maximum Parking Spaces	10-8-040 Minimum and Maximum Parking Spaces
Planned Residential Development family Dwellings. Minimum requirement of 2.5 parking spaces per dwelling unit	Yes
10-8-060 Access to Off-Street Parking and Loading Spaces	10-8-060 Access to Off-Street Parking and Loading Spaces
Ingress and Egress standards	Standards met
Distance from Intersections. No driveway approach located closer than twenty (20) feet to intersection	Yes, this standard has been met and there are no driveways closer than twenty (20) feet to intersection.
10-8-070 Parking Development, Standards, and Maintenance	10-8-070 Parking Development, Standards, and Maintenance

Developer is required to follow (A)-(I) of this section when developing parking areas within the development	Refer to developer for discussion.
10-15-090 Signs	10-15-090 Signs
Developer is required to follow Title 10 Chapter 9 of the Municipal Code when implementing the use of any signs for the development.	Signage completed with Phase A.

Chapter 6 – General Land Use Regulations	**Planning Staff Review:**
10-6-060 Miscellaneous Requirements and Provisions	10-6-060 Miscellaneous Requirements and Provisions
(B) Visibility at Intersections.	(B) Yes
10-6-080 Buffer Yards	10-6-080 Buffer Yards
(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:	
1. Identify the land use category of the proposed use.	1. Planned Residential Development
2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.	2. Planned Residential Development
3. Determine the buffer yard required for the proposed development by using Table 2.	3. North and West = Buffer Table A East and South = No Buffer requirement
4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2.	4. Per vested Preliminary Plat approval and development agreement.

RE: Sunset Park Villas Re-Final Plan Submission

Jo Hamblin

Sent: Thu 7/26/2012 2:05 PM

To: Michael Eggett

Cc: Eric Froerer

Mike,

I have no concerns with the drawings for Sunset Park Villas as long as they follow their current plan or the IFC 2009 version. If you have any questions regaurding this please feel free to contact me.

Thanks,

Jo Hamblin
Syracuse City Fire Deputy Chief
Office: 801-614-9614
jhamblin@syracuseut.com

Brian N. Wallace
Chief of Police

SYRACUSE POLICE

August 2, 2012

Mike Eggett,

I have reviewed the plans for the Still Water Lakes Estates & Sunset Villas Phase B subdivisions. I see no problems or issues with Sunset Villas that affect law enforcement. Still Water Lakes Estates, has only one issue, that being the 30 foot width of some roads. I question if there is adequate room for vehicles to pass safely, if on street parking is allowed.

Sincerely,

Chief Brian Wallace

1751 South 2000 West • Syracuse, Utah 84075 • 801-825-4400 • FAX 801-779-9365

COUNCIL AGENDA

August 14, 2012

Agenda Item **#G** Review of request for Final Subdivision Approval, Ninigret North I Subdivision, located at approximately 1100 W. 450 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Ninigret North I Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 6, 2012

Subject: City Council Approval of the Ninigret North I Subdivision: Ninigret Construction North, LC (Eric Rice & Gary McEntee, Corbin Bennion) request for Final Subdivision approval located at approximately 1100 West and 450 South. 5 lots, 72.21 Acres, Industrial Development (ID) Zone

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Background

After several meetings with the Planning Commission a Public Hearing was held on July 17, 2012 for the Sketch Plat which was approved unanimously. The Planning Commission also had the item on the agenda for Preliminary Plat on July 17, 2012, which was also unanimously approved after discussing issues relating to traffic, secondary water, and the public utility easement in Clearfield City which is on the South side of this property.

Consideration of Recommendation for City Council Approval of the Ninigret North I Subdivision (Final Plans Review)

On July 17, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Ninigret North I Subdivision Sketch Plan, in which comments were received. On July 31, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Ninigret North I Subdivision Final Plans. Commissioner TJ Jensen included in the motion that he would like to see an additional 2 to 3 feet of additional shoulder on the West side of 1000 West between 450 S and 200 S. The purpose would be to allow cars on the shoulder to be out of the lane of travel. The Planning Commission directed Public Works to work with the

developer and UDOT to see if additional width could be added to the shoulder, by moving the curb and sidewalk to the West.

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

- Final plat drawing for Ninigret North I Subdivision
- Final subdivision and construction drawings for Ninigret North I Subdivision
- Final storm-drainage report
- Commitment for title insurance report
- Clearfield Irrigation Company letter
- UDOT SR 193 emergency access letter
- Proposed culinary water improvements
- City Engineer's review, dated July 26, 2012
- City Planner's review, dated July 26, 2012
- Fire Department's review, dated July 23, 2012
- Police Department's review, dated July 26, 2012

Recommendation

The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Ninigret North I Subdivision , located at approximately 1100 West 450 South, subject to meeting all requirements of the City's Municipal Codes, City staff reviews dated July 23 and July 26, 2012, and with the understanding that the Ninigret Group will work with the City, per direction provided to them by the Planning Commission during Final Plans review.

UPDATE: Please see attached email from Brian Bloemen regarding the widening of the right-of-way.

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Public Notice Website Ad... Page Safety Tools

From: Brian Bloemen
Sent: Friday, August 10, 2012 8:41 AM
To: Planning Commission; tjjensen@mrtoast.com
Cc: Robert Whiteley; Michael Eggett; Corbin Bennion; Sherrie Christensen
Subject: Ninigret North I ROW

After reviewing the right-of-way widening along 1000 West, Ninigret has agreed to widen the right-of-way 2 additional feet to the west. There are four power poles between SR-193 and proposed 450 South. Those poles varied from 8' to approximately 1.5' off our standard 72' right-of-way. The one pole set at 1.5' off the right-of-way is the constraining pole. By widening the right-of-way the 2 feet that will put the one pole 0.5' into the 5' wide sidewalk, which I think we can live with. All the other poles will be outside the right-of-way and back of sidewalk. I hope this will address the concerns with the right-of-way. If there are any further questions or concerns with the proposed widening please let me know.

Thanks,

Brian Bloemen
City Engineer
801-614-9630

SYRACUSE EST. CITY 1935

NINIGRET NORTH I SUBDIVISION

FINAL DRAWINGS

SYRACUSE CITY, UTAH
JULY 25, 2012

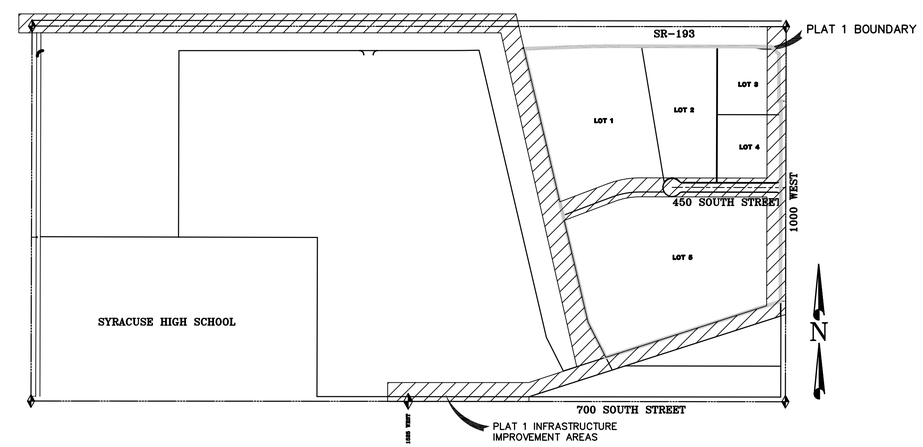
INDEX OF SHEETS

SHEET	COVER		FILE NAME
	COVER SHEET		NINSYRCV1A
G-1	GENERAL NOTES		HTCGN1A
FINAL PLAT			
1 OF 1	FINAL PLAT	*(SUBMITTED SEPARATELY)*	PLAT
OVERALL PLANS (1"=150') OR AS SPECIFIED			
OP-1	MASTER STORM DRAIN AND LAND DRAIN PLAN		NINSYRSD1A
OP-2	MASTER SEWER PLAN		NINSYRSW1A
OP-3	MASTER CULINARY AND SECONDARY WATER PLAN		NINSYRWTR1A
OP-4	MASTER STREET LIGHTING PLAN		NINSYRLT1A
ROAD – PLAN & PROFILES (1"=40')			
RD-1	PLAN AND PROFILE – 1000 WEST	*(STA. 00+00.00 TO STA. 10+00.00)*	NINSYRPP1A
RD-2	PLAN AND PROFILE – 1000 WEST	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRPP2A
RD-3	PLAN AND PROFILE – 450 SOUTH	*(STA. 0+00.00 TO STA 8+00.00)*	NINSYRPP3A
ROAD – STRIPING PLANS (1"=40')			
STP-1	STRIPING PLAN – 1000 WEST	*(STA. 00+00.00 TO STA. 10+00.00)*	NINSYRSTP1A
STP-2	STRIPING PLAN – 1000 WEST	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRSTP2A

UTILITY – PLAN & PROFILES (1"=40')			FILE NAME
UT-1	PLAN AND PROFILE – 1000 WEST STREET	*(STA. 0+00.00 TO STA. 10+00.00)*	NINSYRUT1A
UT-2	PLAN AND PROFILE – 1000 WEST STREET	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRUT2A
UT-3	PLAN AND PROFILE – 450 SOUTH STREET	*(STA. 0+00.00 TO STA. 8+00.00)*	NINSYRUT3A
UT-4	PLAN AND PROFILE – 450 SOUTH STREET	*(STA. 8+00.00 TO STA. 16+50.00)*	NINSYRUT4A
UT-5	PLAN AND PROFILE – LOT 4 & 5 EASEMENT	*(STA. 0+00.00 TO STA. 5+50.00)*	NINSYRUT5A
UT-6	PLAN AND PROFILE – 700 SOUTH	*(STA. 0+00.00 TO STA. 9+50.00)*	NINSYRUT6A
UT-7	PLAN AND PROFILE – SOUTH DIAGONAL	*(STA. 9+50.00 TO STA. 19+50.00)*	NINSYRUT7A
UT-8	PLAN AND PROFILE – SOUTH DIAGONAL	*(STA. 19+50.00 TO STA. 29+50.00)*	NINSYRUT8A
UT-9	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 0+00.00 TO STA. 9+50.00*	NINSYRUT9A
UT-10	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 9+50.00 TO STA. 19+50.00)*	NINSYRUT10A
UT-11	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 19+50.00 TO STA. 29+50.00)*	NINSYRUT11A
UT-12	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 29+50.00 TO STA 39+00.00)*	NINSYRUT12A
UT-13	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 39+00.00 TO STA 49+00.00)*	NINSYRUT13A
UT-14	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 49+00.00 TO STA 59+00.00*	NINSYRUT14A
EROSION CONTROL PLANS (1"=150') OR AS SPECIFIED			
EC-1	EROSION CONTROL PLAN		NINSYREC1A
EC-2	EROSION CONTROL PLAN		NINSYREC2A
EC-3	EROSION CONTROL DETAILS		NINSYRED1A
CONSTRUCTION DETAILS			
DT-1	TYPICAL SECTIONS		NINSYRDT1A
DT-2	MISCELLANEOUS DETAILS		NINSYRDT1A

LOCATION MAP

(VICINITY MAP)



PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

OWNER:

NINIGRET CONSTRUCTION NORTH, LC
1700 SOUTH 4650 WEST
SALT LAKE CITY, UTAH 84104
(801) 973-9090 PHONE
(801) 973-0070 FAX

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

P:\NINIGRET - SYRACUSE 1891\CAD\NINSYRCV1A.dwg

NOTES:

GENERAL

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT SYRACUSE CITY STANDARDS AND SPECIFICATIONS, AND THE UTAH CHAPTER OF THE CURRENT EDITION AMERICAN PUBLIC WORKS ASSOCIATION MANUAL OF STANDARD PLANS AND SPECIFICATIONS IN ITS LATEST EDITION (APWA), WHERE APPLICABLE. WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY TO UDOT STANDARDS AND SPECIFICATIONS. SEE ALSO UNDERGROUND UTILITIES NOTE 6.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT SYRACUSE CITY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A. REGULATORY AGENCY: SYRACUSE CITY
SYRACUSE CITY HALL
1979 WEST 1900 SOUTH, SYRACUSE, UT 84075
CONTACT: SHERRIE CHRISTANSEN, PLANNER
CONTACT: ROBERT WHITELY, PUBLIC WORKS DIRECTOR

B. CITY ENGINEER: SYRACUSE CITY
3061 S. 2400 W. SYRACUSE, UT 84075
(801) 614-9630
CONTACT: BRIAN BLOEMEN, EIT
CITY ENGINEER

C. OWNER: NINIGRET CONSTRUCTION NORTH, L.C.
1700 SOUTH 4650 WEST, SALT LAKE CITY, UT 84104
(801) 973-9090
(801) 873-6970 RYDE, PROJECT MANAGER

D. ENGINEER: DOMINION ENGINEERING ASSOCIATES, L.C.
5684 SOUTH GREEN STREET, MURRAY, UT 84123
(801) 713-3000
(801) 713-3030 FAX
CONTACT: CORBIN BENNION, PRINCIPAL

E. SEWER DISTRICT: SYRACUSE CITY PUBLIC WORKS
3061 W. 2400 WEST, SYRACUSE CITY 84075
(801) 614-9682
(801) 779-9907
CONTACT: ROBERT WHITELEY, PE
NORTH DAVIS SEWER DISTRICT
(801) 728 6816
CONTACT: STEVE LAMB

F. WATER DISTRICT: SYRACUSE CITY PUBLIC WORKS
3061 W. 2400 WEST, SYRACUSE CITY 84075
(801) 614-9682

G. POWER COMPANY: ROCKY MOUNTAIN POWER
–
(801) 543-3034
CONTACT: STEVE CLINGENPEEL

H. GAS COMPANY: QUESTAR
1140 WEST 200 SOUTH, SALT LAKE CITY, UT 84104
(801) 324-3956
CONTACT:

I. TELEPHONE COMPANY: CENTURY LINK
1425 WEST 3100 SOUTH, SALT LAKE CITY, UT 84119
(801) 356-0081
CONTACT:

J. IRRIGATION: CLEARFIELD IRRIGATION
(801) 589-8366
CONTACT: GOLDEN WAITE, DITCH MASTER

K. UDOT UTAH DEPARTMENT OF TRANSPORTATION
(801) 620-1690
CONTACT: RANDY JEFFERIES, PROJECT MANAGER
(801) 359-4272, EXT 223
CONTACT: COREY NELSON (CRS, CONSULTANT)

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM SYRACUSE CITY, DAVIS CO., AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY SYRACUSE CITY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR SYRACUSE CITY.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 01570 (APWA) AND THE REQUIREMENTS OF SYRACUSE CITY.

17) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY SYRACUSE CITY 48 HOURS PRIOR TO ANY CULINARY WATER MAIN SHUTDOWN.

19) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

20) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND THE ENGINEER

21) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

22) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

23) ANY WATERLINE VERTICAL BEND DEFLECTIONS SHALL HAVE RESRATINED JOINT FITTINGS AND CONCRETE THRUST BLOCKS.

CLEARING AND GRADING

1) BENCHMARK: STREET MONUMENT (SEE DESCRIPTION)
ELEVATION: 4336.68
DATUM: NORTH AMERCAIN VERTICAL DATUM (N.A.V.D.) 29
DESCRIPTION: MONUMENT AT THE SOUTH QUARTER CORNER OR SECTION 3 T.4N., R.2W., S.L.B.&M.

2) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SYRACUSE CITY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

3) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER.

UNDERGROUND UTILITIES

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF HERRIMAN CITY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF SYRACUSE CITY AND NORTH DAVIS SEWER DISTRICT.

A. ALL SEWER LATERALS SHALL BE CONSTRUCTED ACCORDING TO SYRACUSE CONSTRUCTION SPECIFICATIONS.
B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO SYRACUSE CITY STANDARD PLANS
C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO APWA PLAN NO. 561.
D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO APWA PLAN NO. 542.
E. ALL WATER LINES SMALLER THAN 12 INCHES REQUIRE GATE VALVES. WATER LINES 12" AND LARGER REQUIRE BUTTERFLY VALVES.
F. ALL SEWERLINES TO HAVE A MINIMUM OF 4' DEPTH OF COVER

7) THE CONTRACTOR SHALL NOTIFY DOMINION ENGINEERING IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS

1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH APWA SECTIONS 01555 AND 02765 AND THE REQUIREMENTS OF SYRACUSE CITY.

ROADWAY MATERIALS

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY: G2 GEOTECHNICAL ENGINEERING INC, DATED JULY, 2012 AND AS OUTLINED BY THE APWA STANDARDS AND SYRACUSE CITY REQUIREMENTS.

PRIVATE UTILITIES

1) COORDINATE ALL PRIVATE AND/OR DRY UTILITY INSTALLATION OR RELOCATION DIRECTLY WITH OWNER.

2) REFER TO SYRACUSE CITY UTILITY CROSSING PLAN FOR THIS SPECIFIC PLAT PROVIDED BY DEVELOPER/OWNER FOR ALL CONDUIT CROSSINGS. COORDINATE CONDUIT CROSSINGS DIRECTLY WITH OWNER.

IMPORTANT STANDARDS NOTE
CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION TO COMPLY WITH SYRACUSE CITY STANDARDS PER "SYRACUSE CITY ENGINEERING STANDARDS AND CONSTRUCTION SPECIFICATIONS" JANUARY 2012 AND "SYRACUSE CITY DRAWINGS". WHERE STANDARD ARE NOT SUPPLIED BY SYRACUSE CITY, APWA TO BE APPLIED.

ABBREVIATIONS

&	And
@	At or At The
Bot.	Bottom
Bldg.	Building
BOW	Back of Walk
BV	Butterfly Valve
C	Curve
CIR.	Circle
Ctr.	Center
CL	Center Line
Clr.	Clear/Clearance
Conc.	Concrete
CMP	Corrugated Metal Pipe
Conn.	Connection
Constr.	Construction
Cont.	Continue/Continuous
Contr.	Contractor
Cul.	Culinary
Det.	Detail
Dept.	Department
DI	Ductile Iron
Dia.	Diameter
Dim.	Dimension
Dwg.	Drawing
E.	East
Ea.	Each
EG	Existing Ground/Grade Elevation
Elev./El.	Elevation
EOA	Edge of Asphalt
EOG	Edge of Gravel
Equip.	Equipment
Exist.	Existing
Exp.	Expansion
Ext.	Exterior
Ex.	Existing
FG	Finish Ground/Grade Elevation
Fl	Flowline
Flr.	Floor
F.D.	Floor Drain
FH	Fire Hydrant
Ftg.	Footing
Fnd.	Foundation
Galv.	Galvanized
G.B.	Grade Break
Gr.	Grade
Gnd.	Ground
GV	Gate Valve
HC	Handicap Ramp
Ht.	Height
H.P.	High Point
Horiz.	Horizontal
HYD	Fire Hydrant
In.	Inch
I.D.	Inside Diameter
Int.	Interior
I.E.	Invert Elevation
Inv.	Invert Elevation
IRR	Secondary/Irrigation Water
Jt.	Joint
J-Box	Junction Box
JVWCD	Jordan Valley Water Conservancy District
L	Line
LD	Land Drain
Lt.	Light
L.P.	Low Point
LT	Left
Maint.	Maintenance
Mfr.	Manufacturer
M.H.	Manhole
Max.	Maximum
Min.	Minimum
Misc.	Miscellaneous
Mt.	Mountain
Nom.	Nominal
N.	North
N.I.C.	Not In Contract
N.T.S.	Not To Scale
No. or #	Number
O.C.	On Center
ASPH.	Asphalt
Opng.	Opening
Opp.	Opposite
O.D.	Outside Diameter
PC.	Point of Curve
Ptd.	Pointed
PRC	Point of Reverse Curve
Ped.	Pedestrian
POB	Point of Beginning
PRV	Pressure Reducing Valve
Pt.	Point
PT.	Point of Tangency
PVC	Poly Vinyl Chloride
PVI	Point of Vertical Intersect
R.	Radius
RCP	Reinforced Concrete Pipe
Refl.	Reflected
Reinf.	Reinforcing
Req'd.	Required
Rev.	Reverse
RT.	Right
ROW	Right-of-Way
S	South or Sewer
SAN	Sanitary
Sched.	Schedule
SD	Storm Drain
Sect.	Section
Sht.	Sheet
Sim.	Similar
S	Slope
Spec.	Specifications
Sq.	Square
SS	Sanitary Sewer
Sta.	Station
Stnd.	Standard
Std.	Standard
Stl.	Steel
Stor.	Storage
Struct.	Structural/Structure
Sym.	Symmetrical
TA	Top of Asphalt
Tel.	Telephone
Temp.	Temporary/Tempered
TBC	Top Back of Curb
TG	Top of Grate
TOA	Top of Asphalt
T.O.P.	Top of Plate
TOW	Top of Wall
Typ.	Typical
UGT	Under Ground Telecommunication
Var.	Vary or Varies
Vert.	Vertical
VC	Vertical Curve
W	Water, West
WV	Water Valve
w/	With
w/o	Without

REGISTERED PROFESSIONAL ENGINEER
1/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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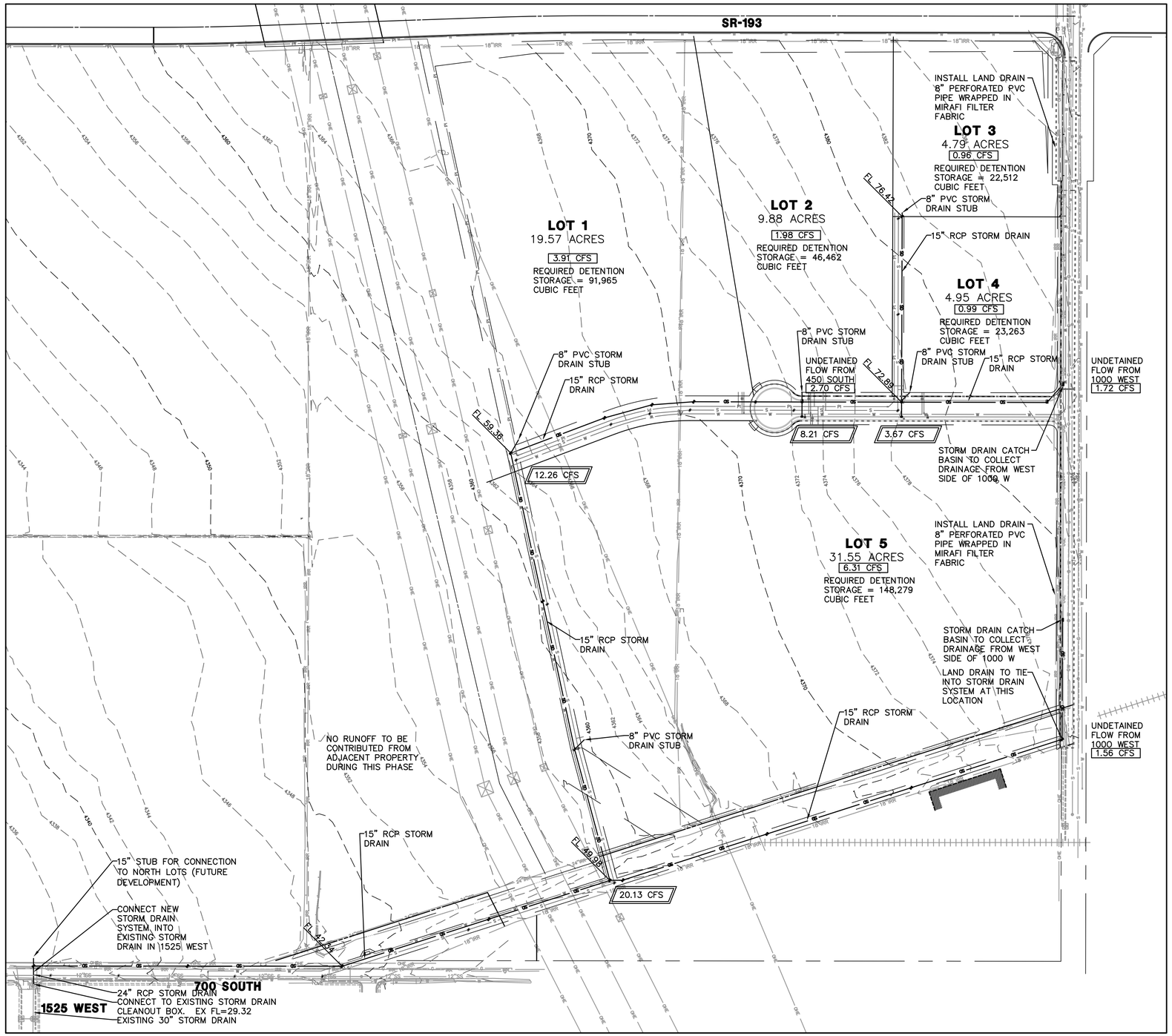
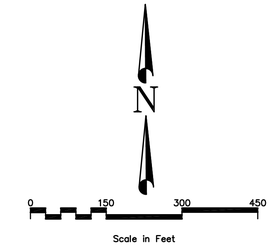
P:\NINGRET SYRACUSE 1891\CAD\NINGRET SYRACUSE NT1A.dwg

DRAWN DCG 7/12 DATE	CHECKED CAB 7/27 DATE	NINIGRET NORTH 1	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	NINGRET NORTH I	PROJECT NO. 1891
DESIGNED – DATE	CAB PROJECT ENGINEER				SHEET NO. G-1
APPROVED CAB 7/27 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH		GENERAL NOTES	FILE NAME: NT1A / SCALE: N.T.S.

NO.	REVISIONS	BY	DATE





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR
- 5.00 — RELEASED FLOW GENERATED BY LOT
- 10.00 — ACCUMULATED STORM DRAIN FLOW AT JUNCTION

NOTE

1. EACH LOT IS TO PROVIDE STORM WATER DETENTION FOR THE 100 YEAR STORM EVENT. RELEASE RATE FOR LOTS CALCULATED AT 0.2 CFS/ACRE.
2. ANTICIPATED DETENTION STORAGE FOR EACH LOT IS BASED ON 10% LANDSCAPING AREA, 40% BUILDING, 50% PAVEMENT LAND USE. FINAL DETENTION CALCULATIONS TO BE PREPARED BY EACH LOT DEVELOPER.
3. UNDETAINED STREET FLOWS FOR 1000 WEST AND 450 SOUTH CALCULATED USING 15 MINUTE RAINFALL INTENSITY FOR THE 10 YEAR STORM EVENT. PRECIPITATION DATA AND RAINFALL INTENSITIES OBTAINED FROM NOAA.

P:\NINIGRET SYRACUSE\CAD\NINSYRMSTSWR1A.dwg

DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)	SYRACUSE CITY, UTAH	
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)		

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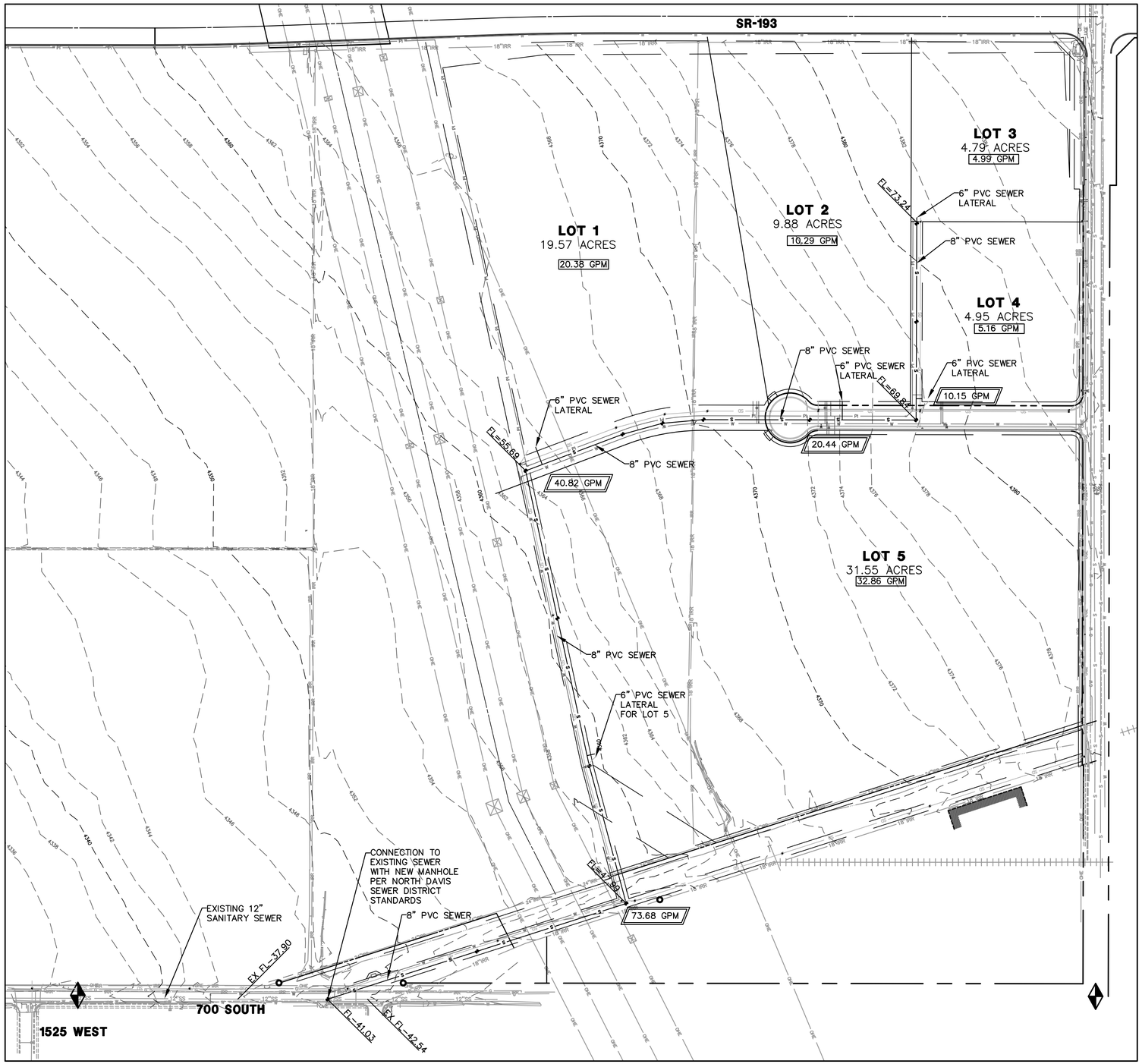
5684 South Green Street
Murray, Utah 84123 801-713-3000

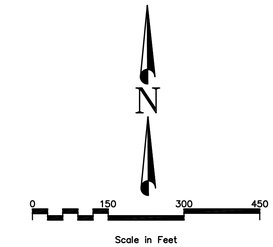
NINIGRET NORTH I

MASTER DRAINAGE PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-1
FILE NAME: MSTRDR1A
SCALE: 1"=150'





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7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED WATER LINE
- EXISTING PRESSURIZED WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR
- 5.00 — SEWER FLOW GENERATED BY LOT
- 10.00 — ACCUMULATED SEWER FLOW AT JUNCTION

NOTE

1. SEWER FLOWS CALCULATED ON AN ASSUMED PEAK FLOW FOR INDUSTRIAL AREAS OF 1,500 GPM/AC/DAY.
2. BASED ON PRELIMINARY SIZING, THE NEW SEWER MAIN CONNECTION INTO THE EXISTING 700 SOUTH MAIN WILL FLOW 17.0.% FULL AT A VELOCITY OF 2.72 FT/S.
3. ALL PROPOSED SEWER LINES TO BE INSTALLED PER SYRACUSE CITY STANDARDS WITH THE EXCEPTION OF CONNECTION MANHOLE ON 700 SOUTH, WHICH WILL BE INSTALLED TO NORTH DAVIS SEWER DISTRICT STANDARDS.

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, DAVIS COUNTY, UTAH	

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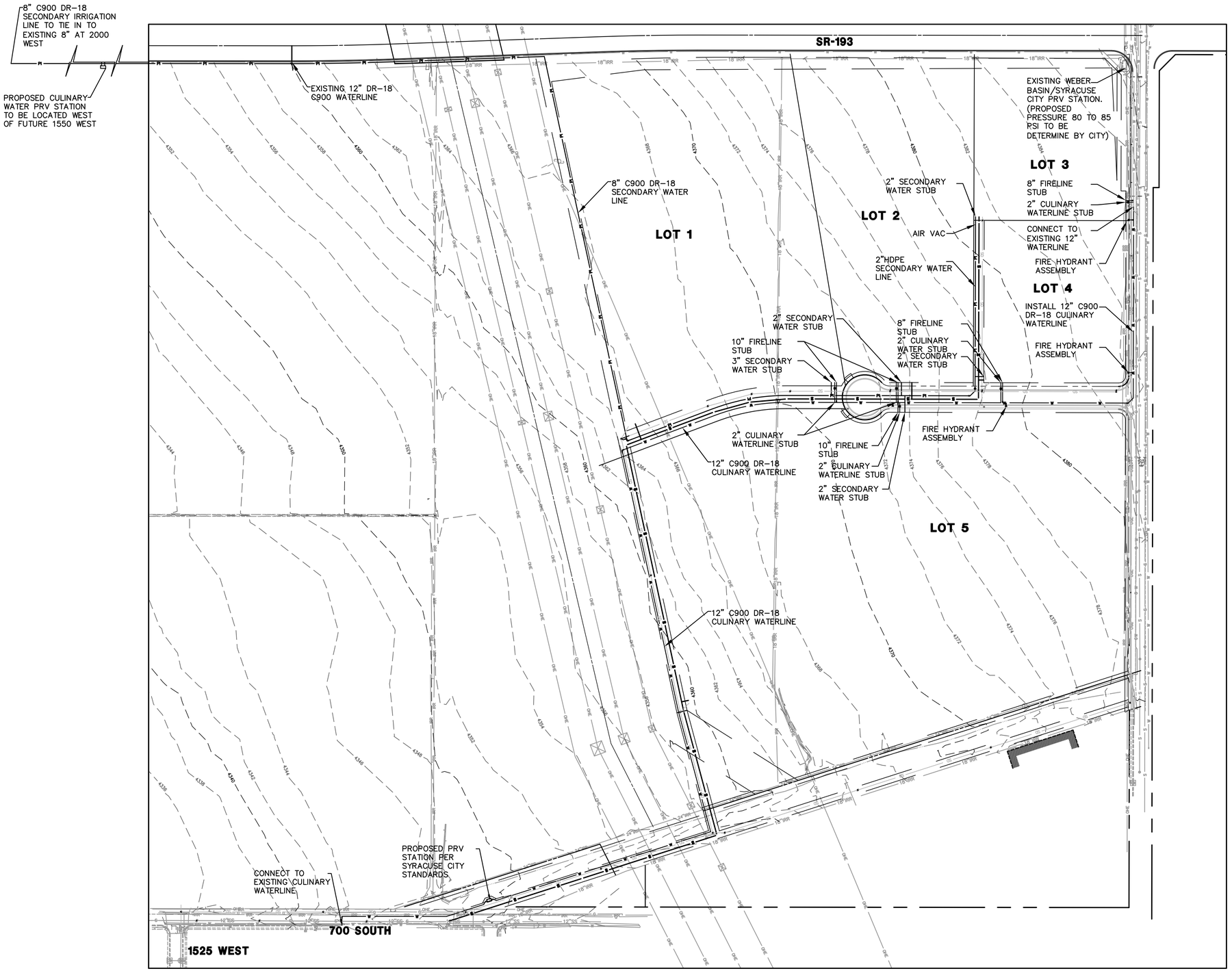
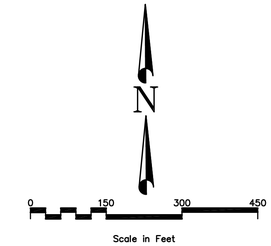
MASTER SEWER PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-2
FILE NAME: MSTRSWR1A
SCALE: 1"=150'





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

STOP AND WASTE VALVES TO BE INSTALLED IN PARK STRIP ON ALL SECONDARY WATER SERVICES

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, DAVIS COUNTY, UTAH	
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER		

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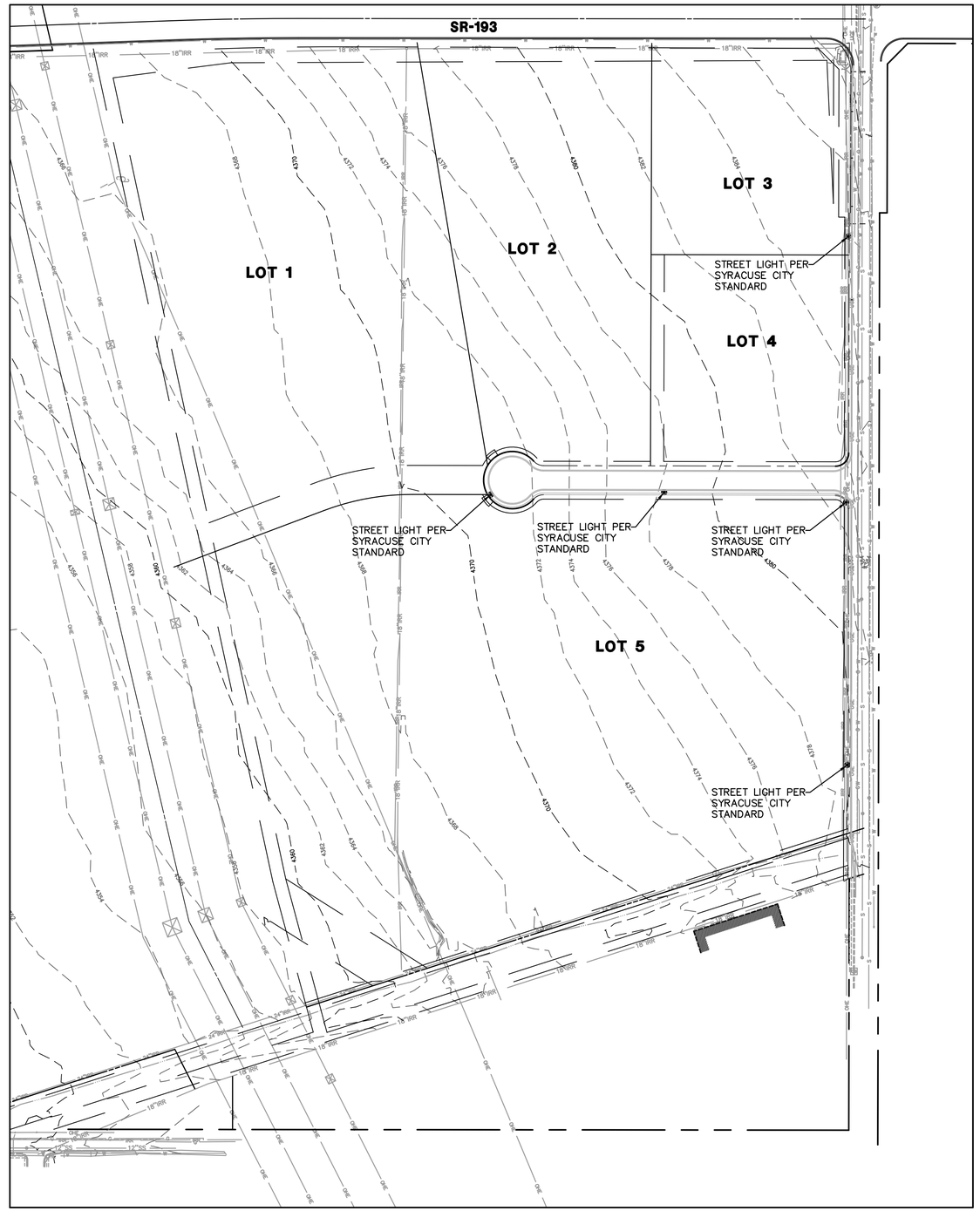
NINIGRET NORTH I

MASTER WATER AND SECONDARY IRRIGATION PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-3
FILE NAME: MSTRWTR1A
SCALE: 1"=150'



N

0 150 300 450

Scale in Feet

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7/25/12
No. 162066
CORBIN A. BENNION
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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
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- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
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- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

STREET LIGHT POLES, FIXTURES, BASES, AND CONDUIT/WIRING TO BE INSTALLED PER SYRACUSE CITY STANDARDS

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, DAVIS COUNTY, UTAH	

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MASTER LIGHTING PLAN

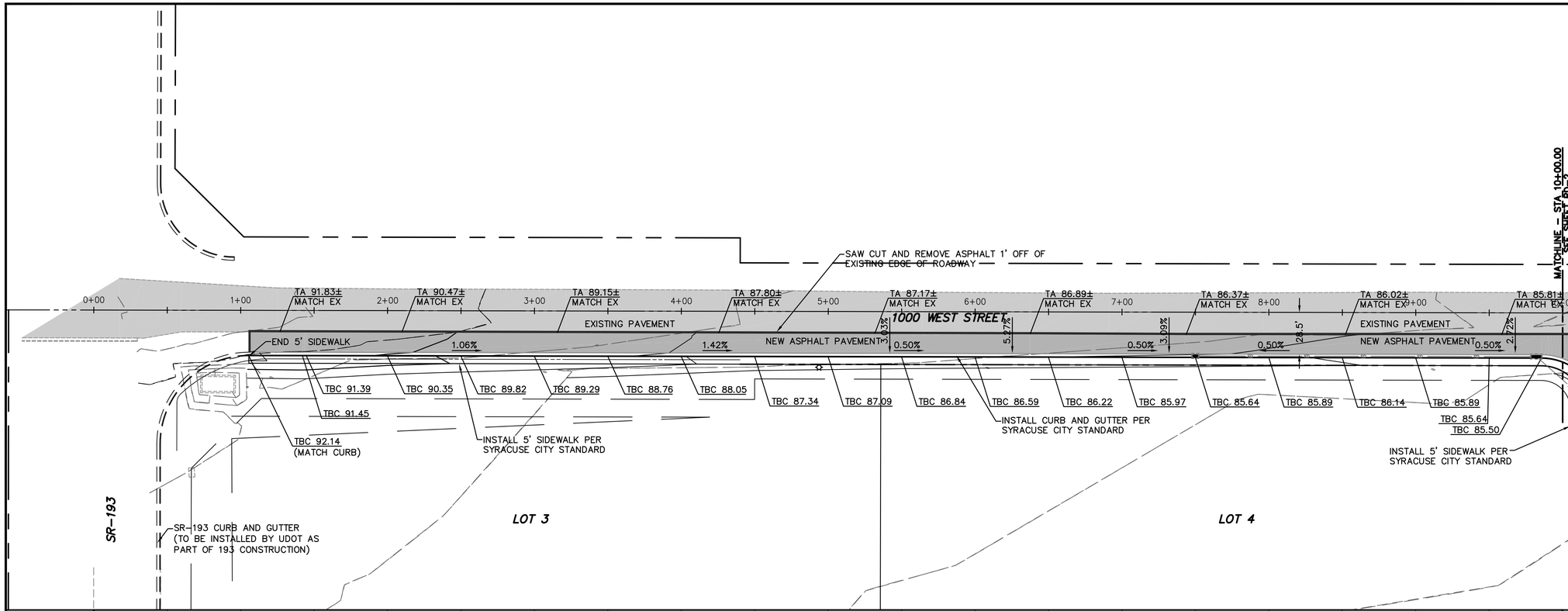
NO.	REVISIONS	BY	DATE

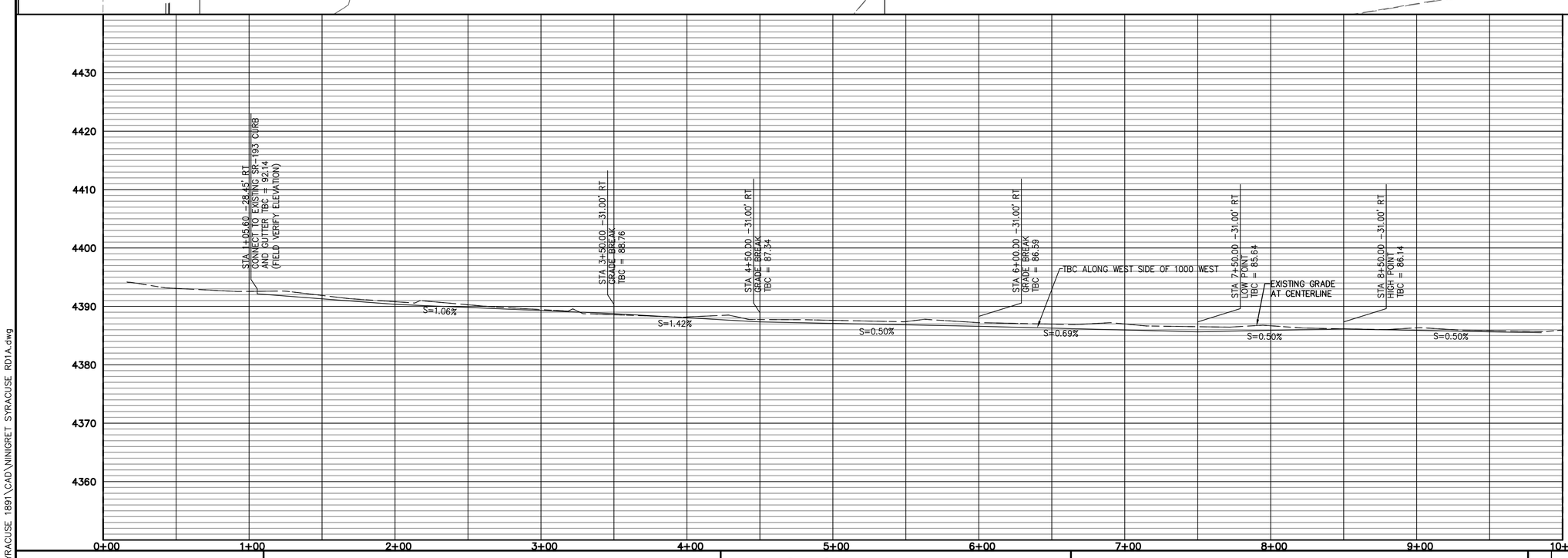
PROJECT NO. 1891

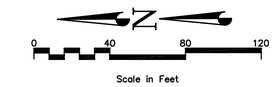
SHEET NO. OP-4

FILE NAME: MSTRLTIA

SCALE: 1"=150'

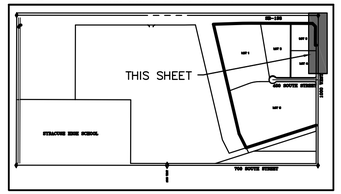






LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- PI PROPOSED SECONDARY IRRIGATION LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER 7/15/13 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

1000 WEST ROADWAY PLAN AND PROFILE

STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-1
FILE NAME: NINSYRD1A
SCALE: 1"=40'

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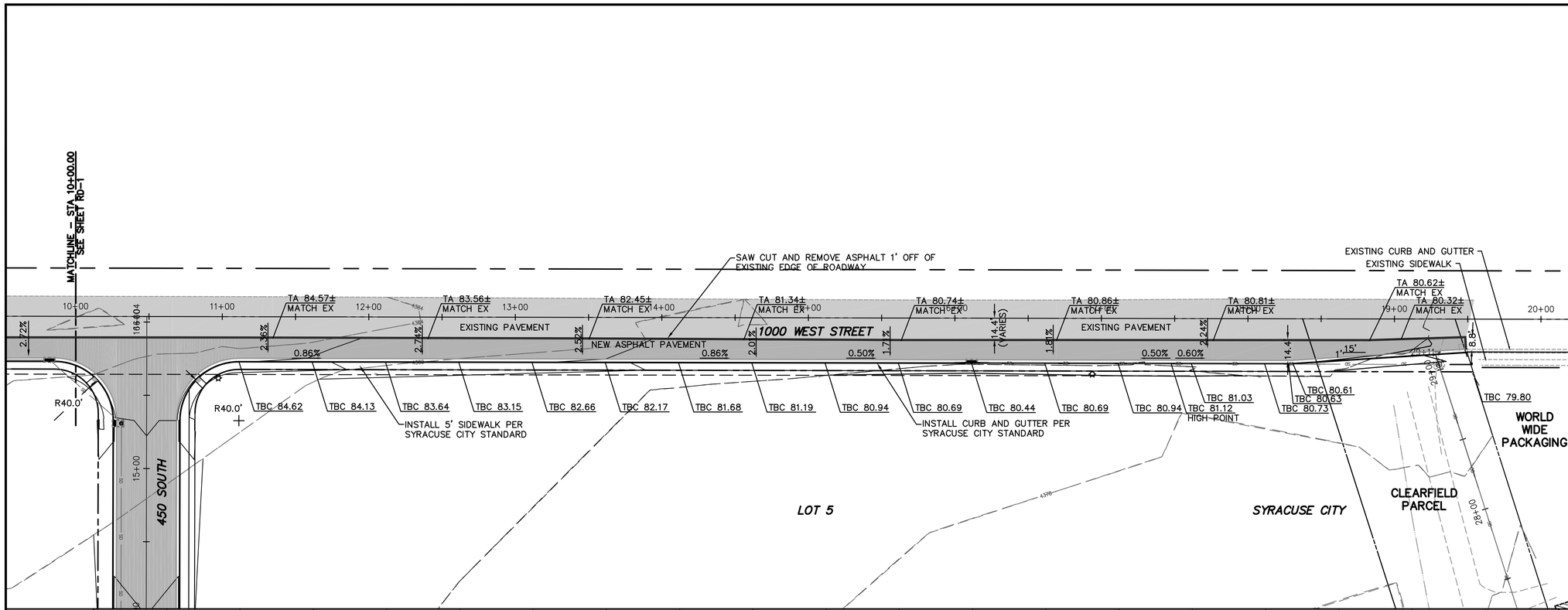
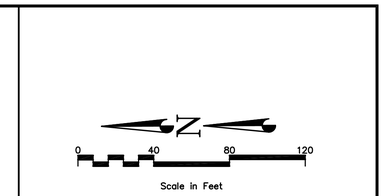
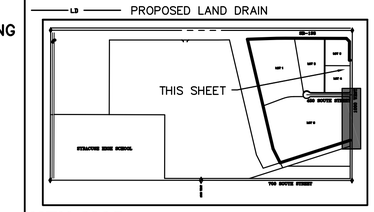




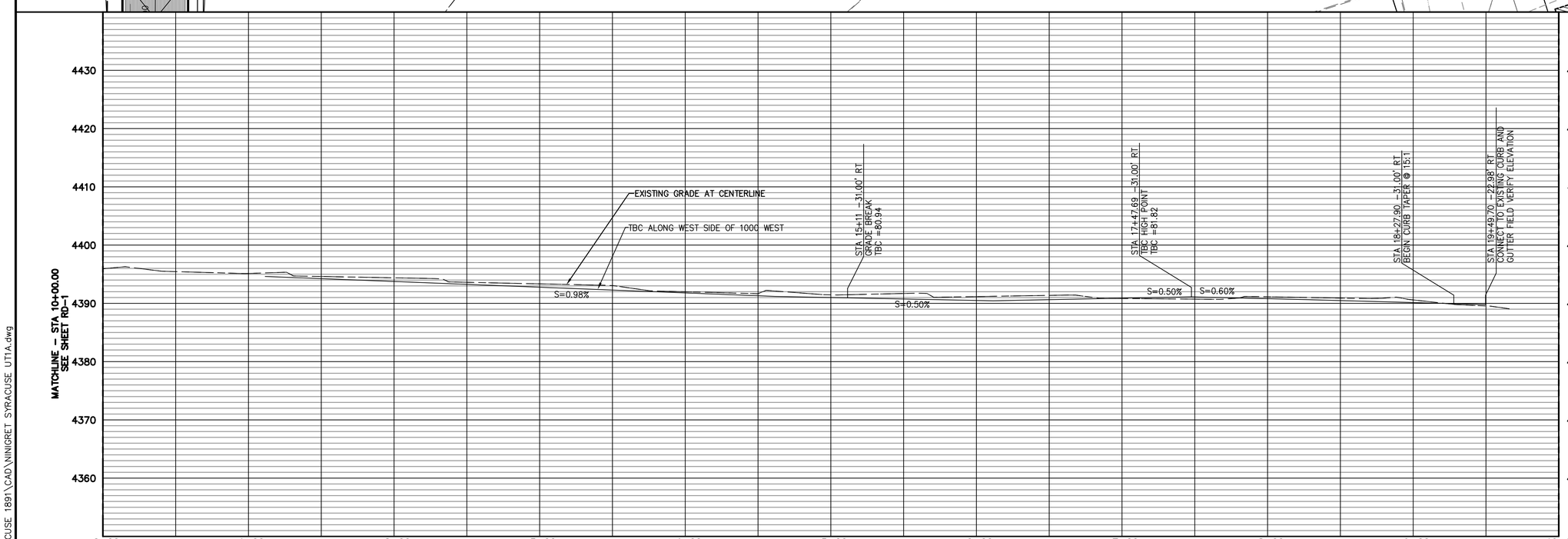
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

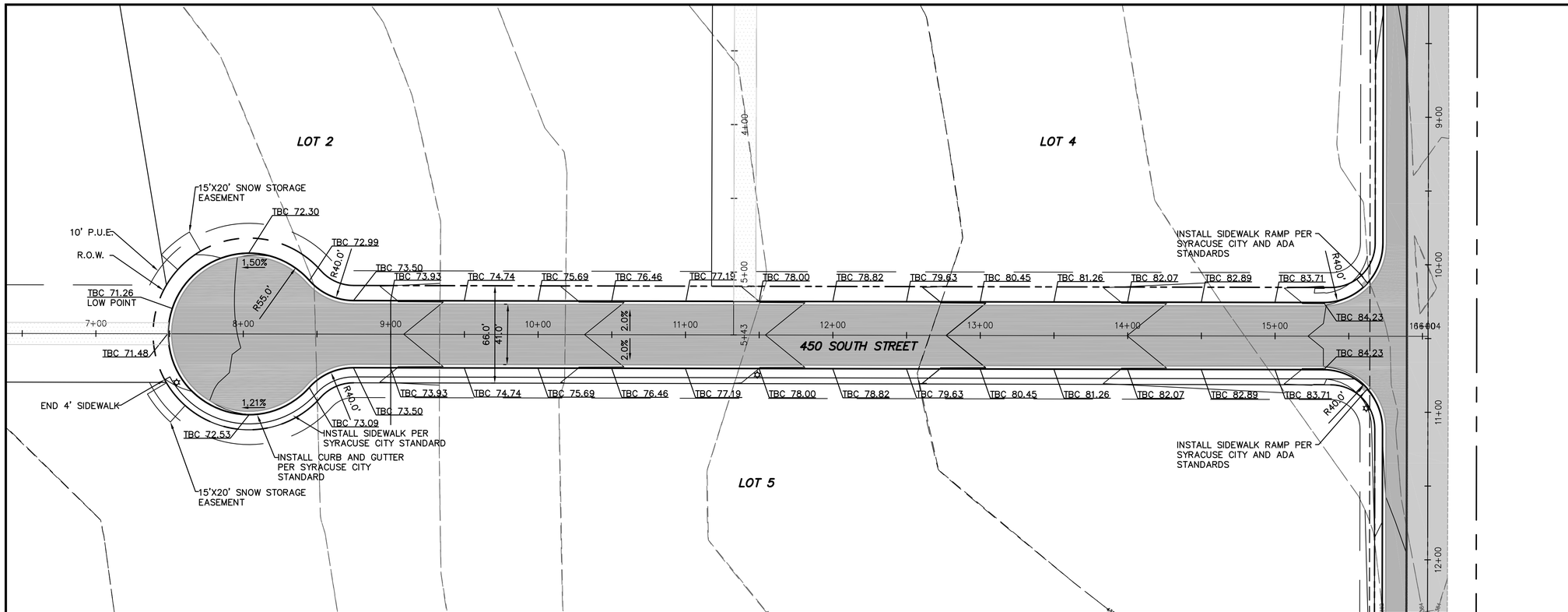
NINIGRET NORTH I

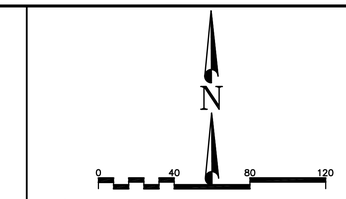
1000 WEST ROAD PLAN AND PROFILE
STA. 0+10.00 TO 20+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-2
FILE NAME: NINSYRPP2A
SCALE: 1"=40'

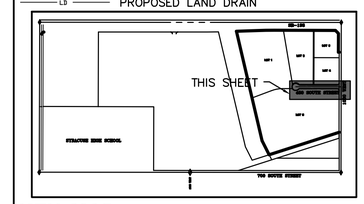
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UTTA.dwg





LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

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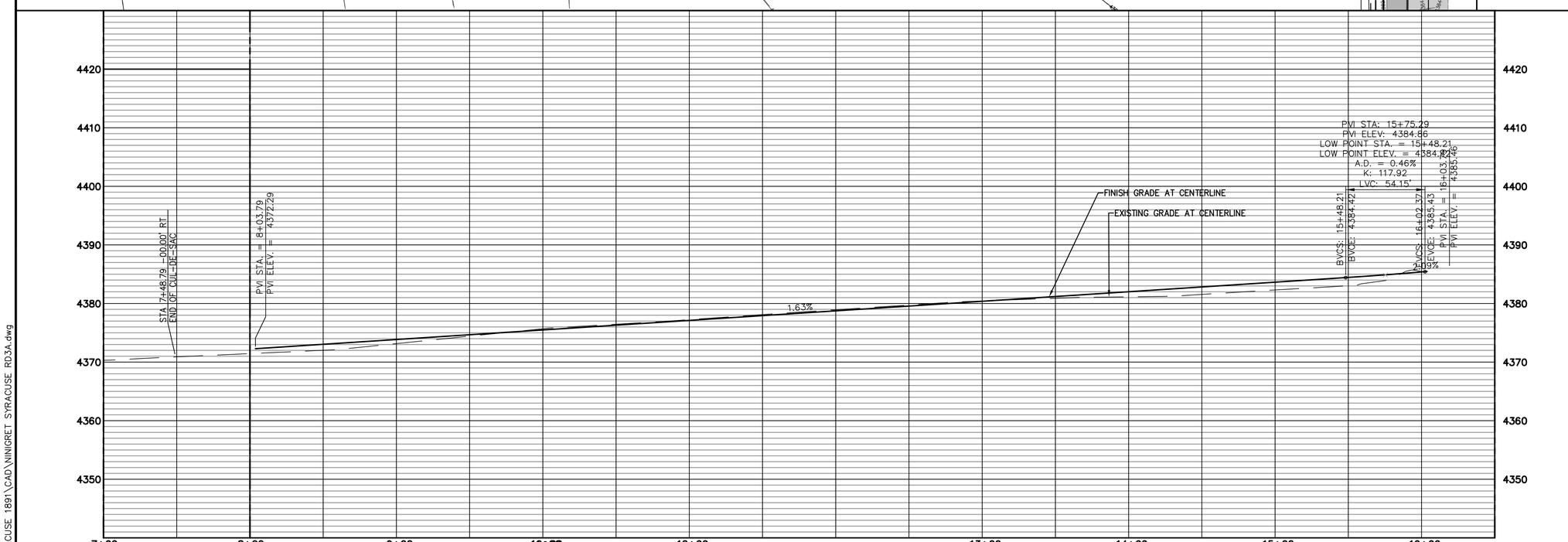


DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

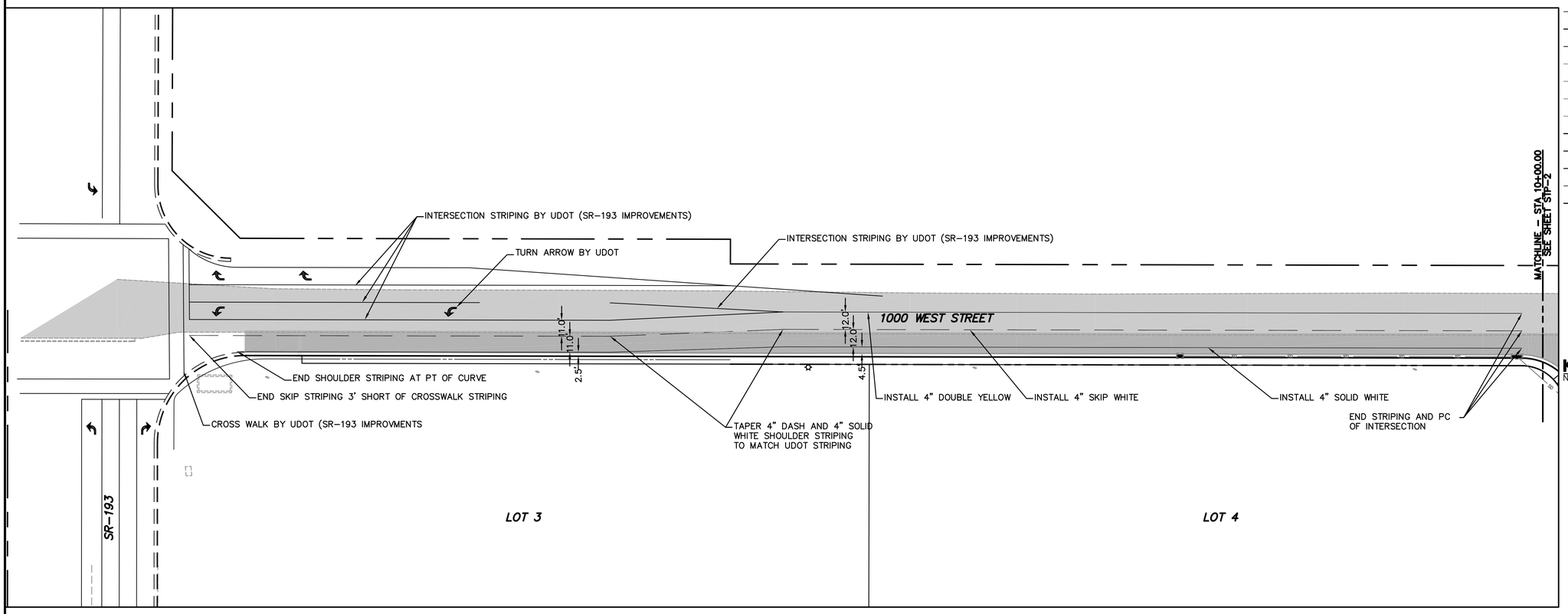
NINIGRET NORTH I

450 SOUTH ROAD PLAN AND PROFILE
STA. 7+00.00 TO 16+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-3
FILE NAME: NINSYRRD4A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE RD3A.dwg

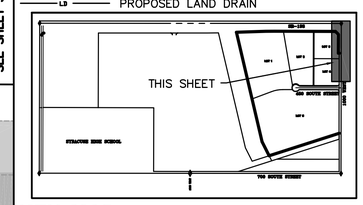


0 40 80 120

Scale in Feet

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

1000 WEST ROADWAY STRIPING PLAN
STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. STP-1
FILE NAME: NINSYRSTP1A
SCALE: 1"=40'

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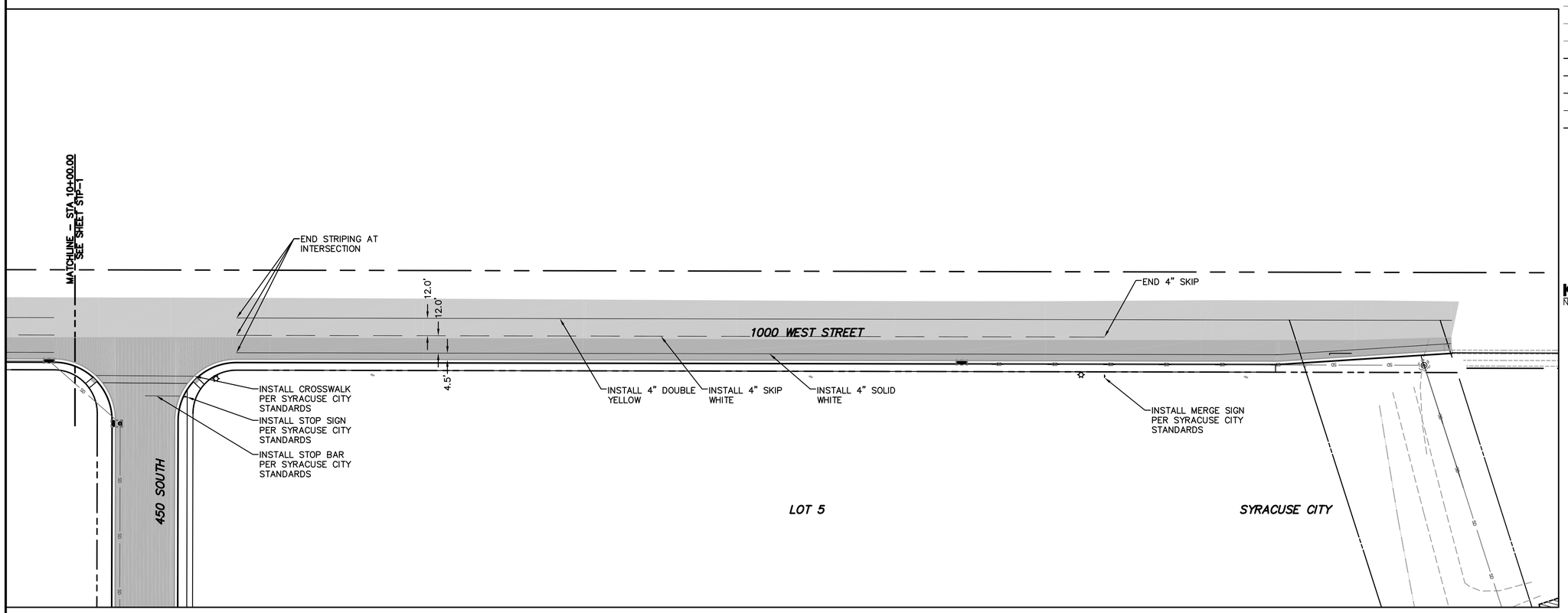
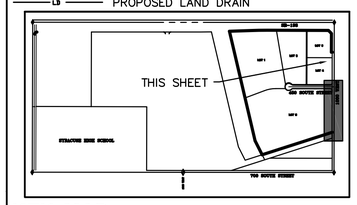


0 40 80 120

Scale in Feet

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 182066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NO.	REVISIONS	BY	DATE

NINIGRET NORTH I

1000 WEST ROAD STRIPINT PLAN

STA. 0+10.00 TO 20+00.00

PROJECT NO. 1891

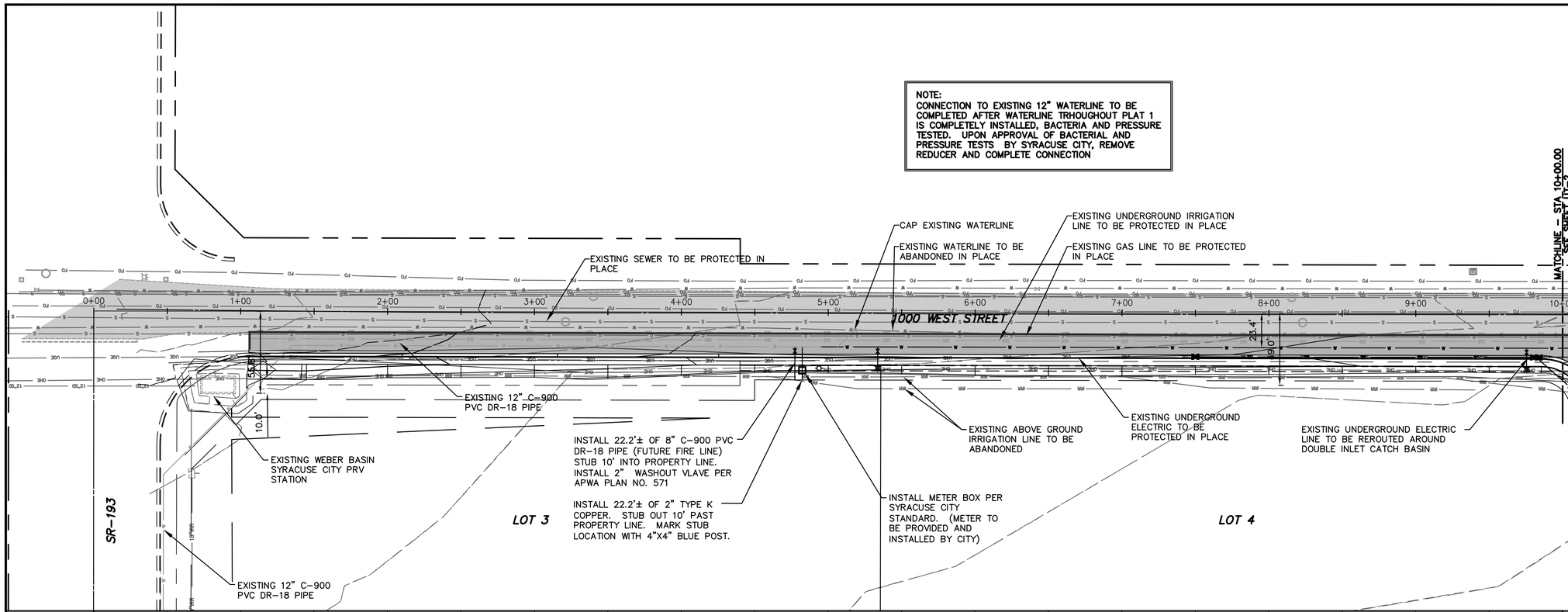
SHEET NO. STP-2

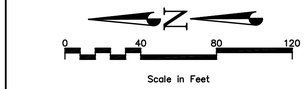
FILE NAME: NINSYRSTP2A

SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE STP2A.dwg

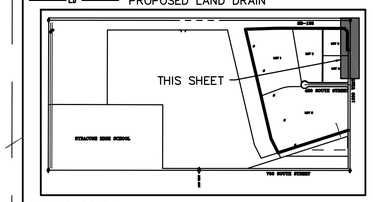
NOTE:
CONNECTION TO EXISTING 12" WATERLINE TO BE COMPLETED AFTER WATERLINE THROUGHOUT PLAT 1 IS COMPLETELY INSTALLED, BACTERIA AND PRESSURE TESTED. UPON APPROVAL OF BACTERIAL AND PRESSURE TESTS BY SYRACUSE CITY, REMOVE REDUCER AND COMPLETE CONNECTION





LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP
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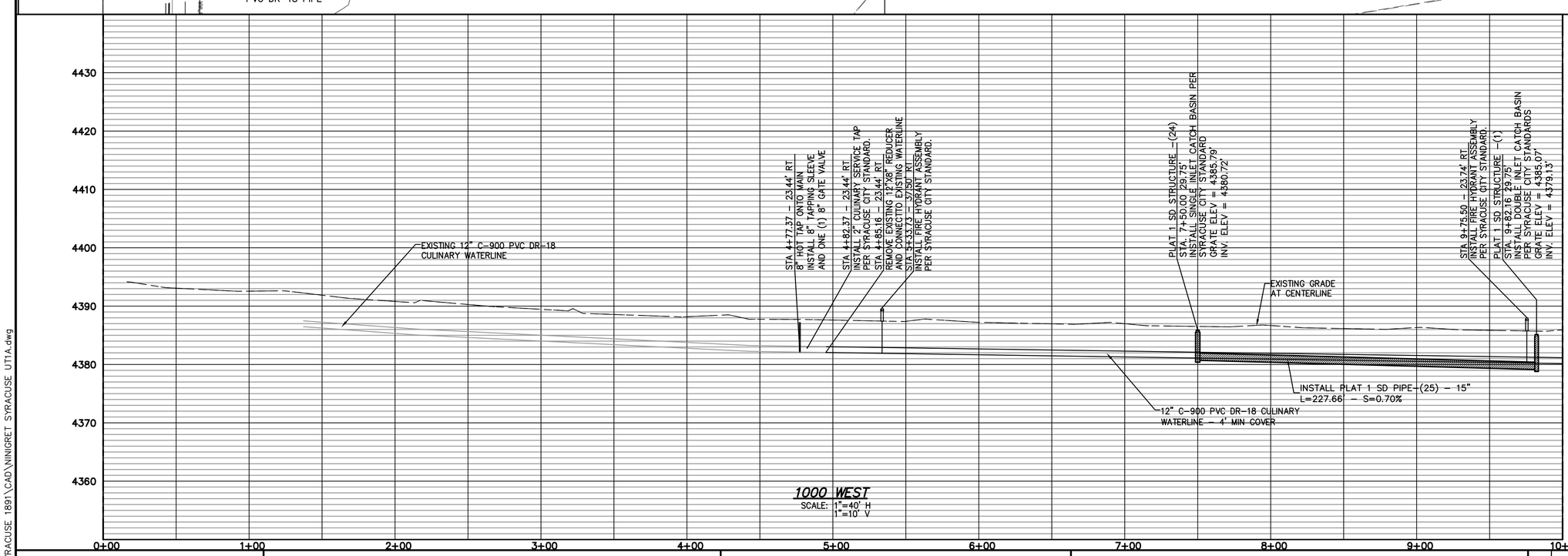

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REGISTERED PROFESSIONAL ENGINEER No. 162066 CORBIN A. BENNION STATE OF UTAH 7/15/13

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION Engineering Associates, L.C.
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Murray, Utah 84123 801-713-3000

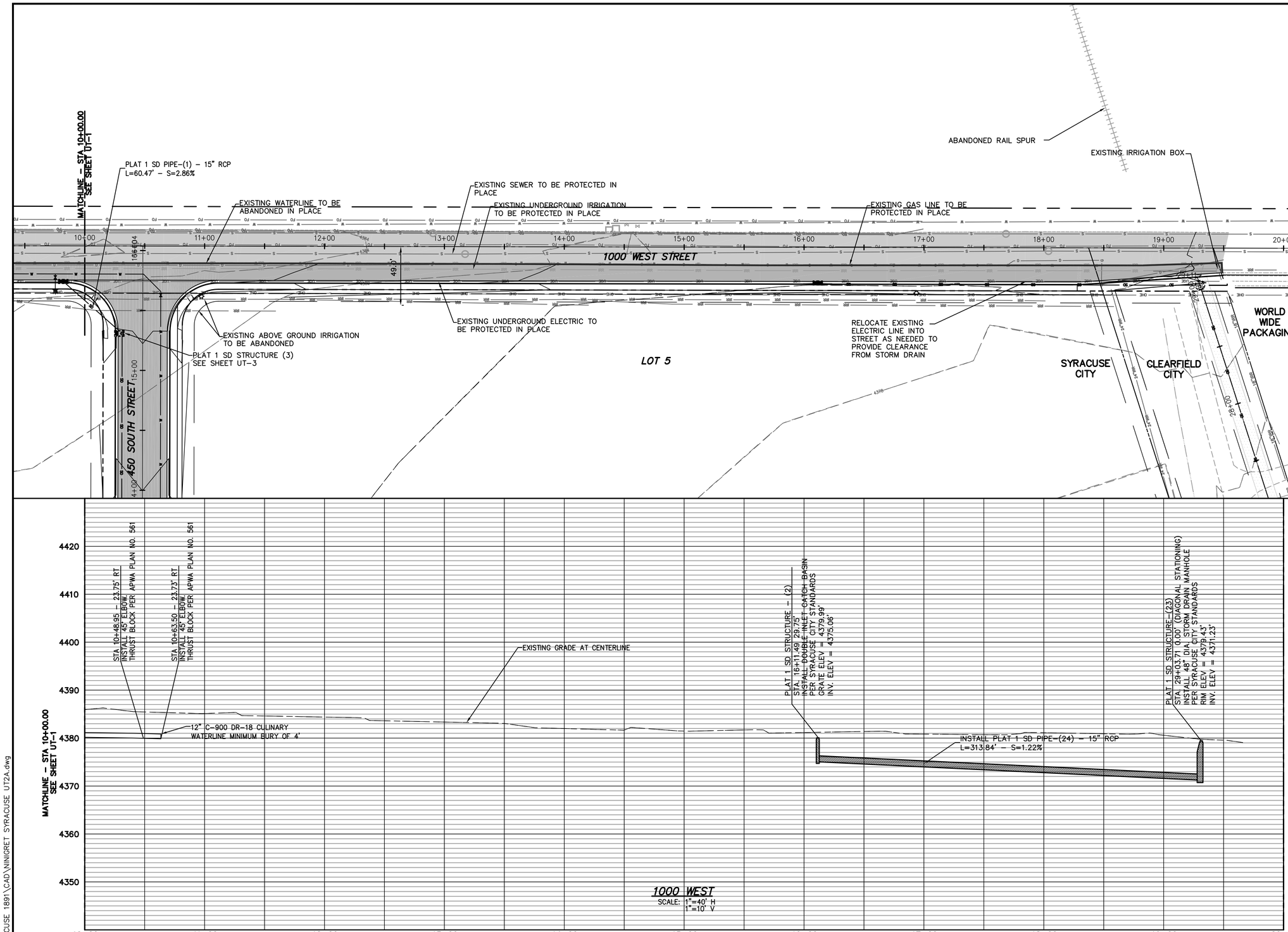
NINIGRET NORTH I

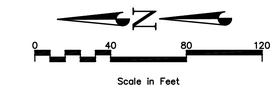
1000 WEST UTILITY PLAN AND PROFILE
STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-1
FILE NAME: NINSYRUT1A
SCALE: 1"=40'

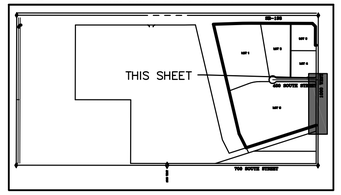
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT1A.dwg





LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP
N.T.S.

CALL BEFORE YOU DIG!
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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

1000 WEST UTILITY PLAN AND PROFILE
STA. 10+00.00 TO 20+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-2
FILE NAME: NINSYRUT2A
SCALE: 1"=40'

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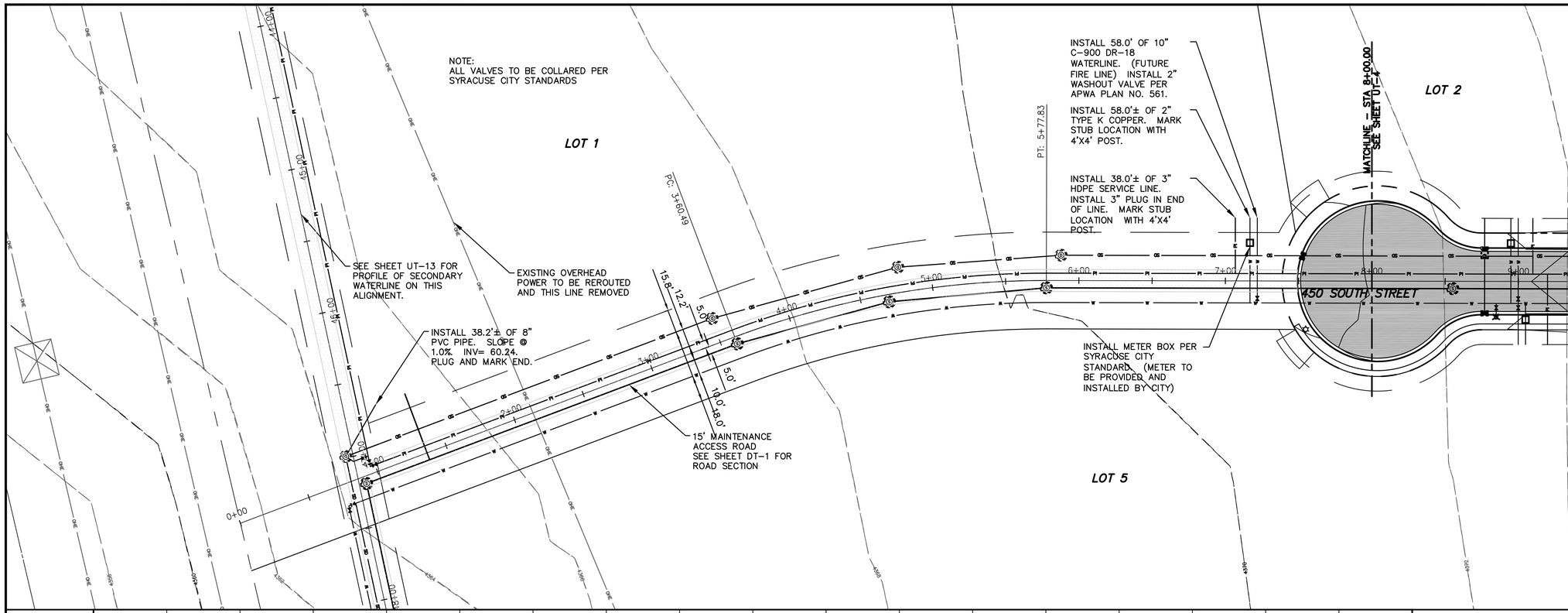

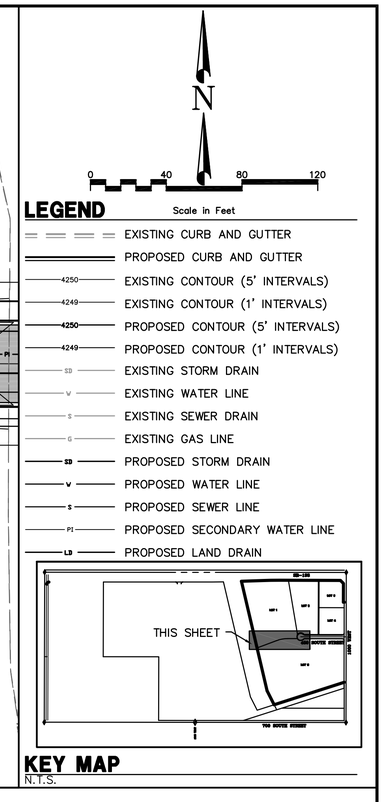

KEY MAP
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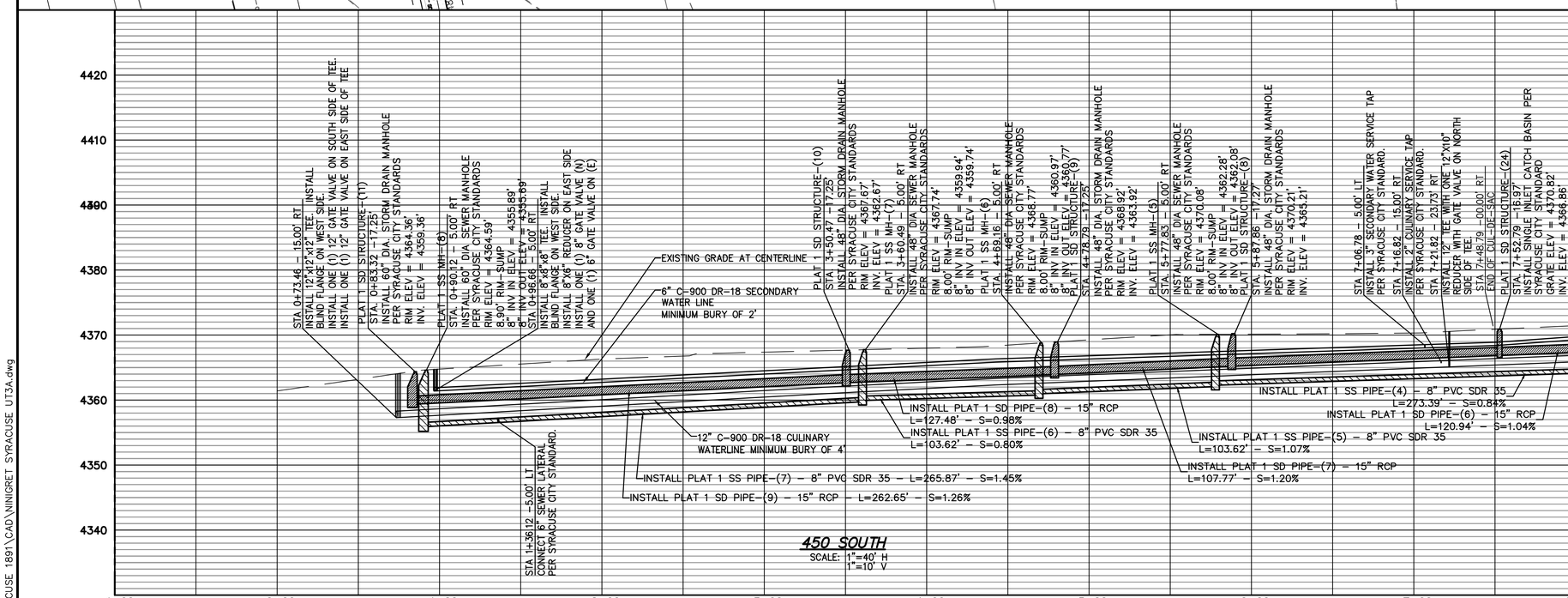

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

450 SOUTH UTILITY PLAN AND PROFILE
STA. 00+00.00 TO 8+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-3
FILE NAME: NINSYRUT3A
SCALE: 1"=40'

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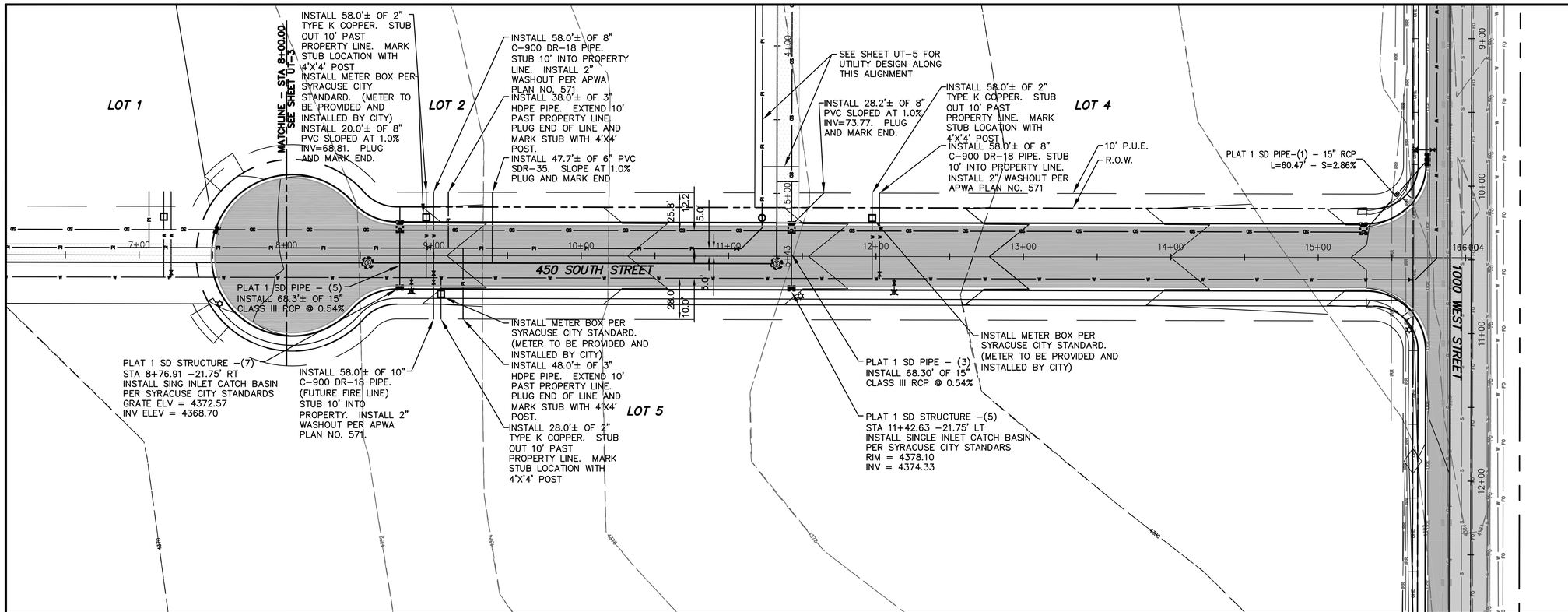

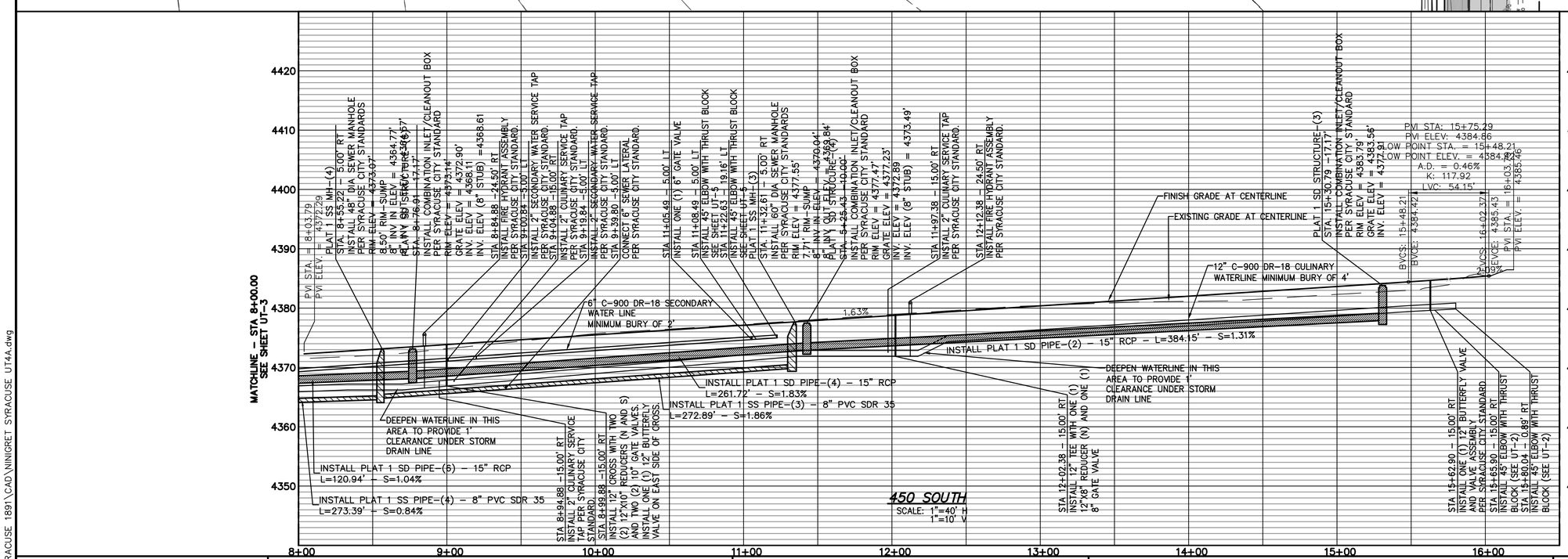

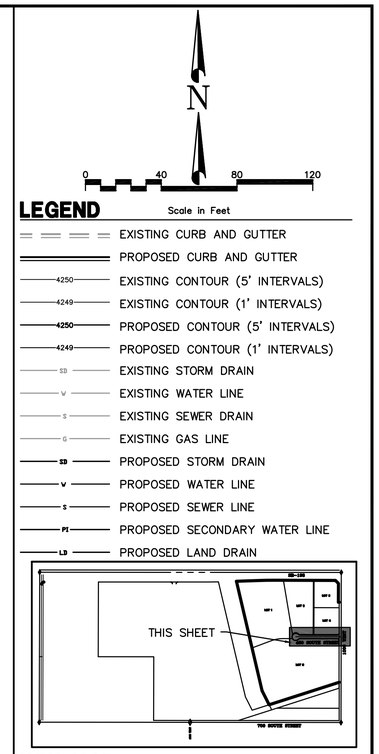

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REGISTERED PROFESSIONAL ENGINEER No. 162066 CORBIN A. BENNION STATE OF UTAH 7/25/12

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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NINIGRET NORTH I

450 SOUTH UTILITY PLAN AND PROFILE
STA. 8+00.00 TO 16+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-4
FILE NAME: NINSYRUT4A
SCALE: 1"=40'

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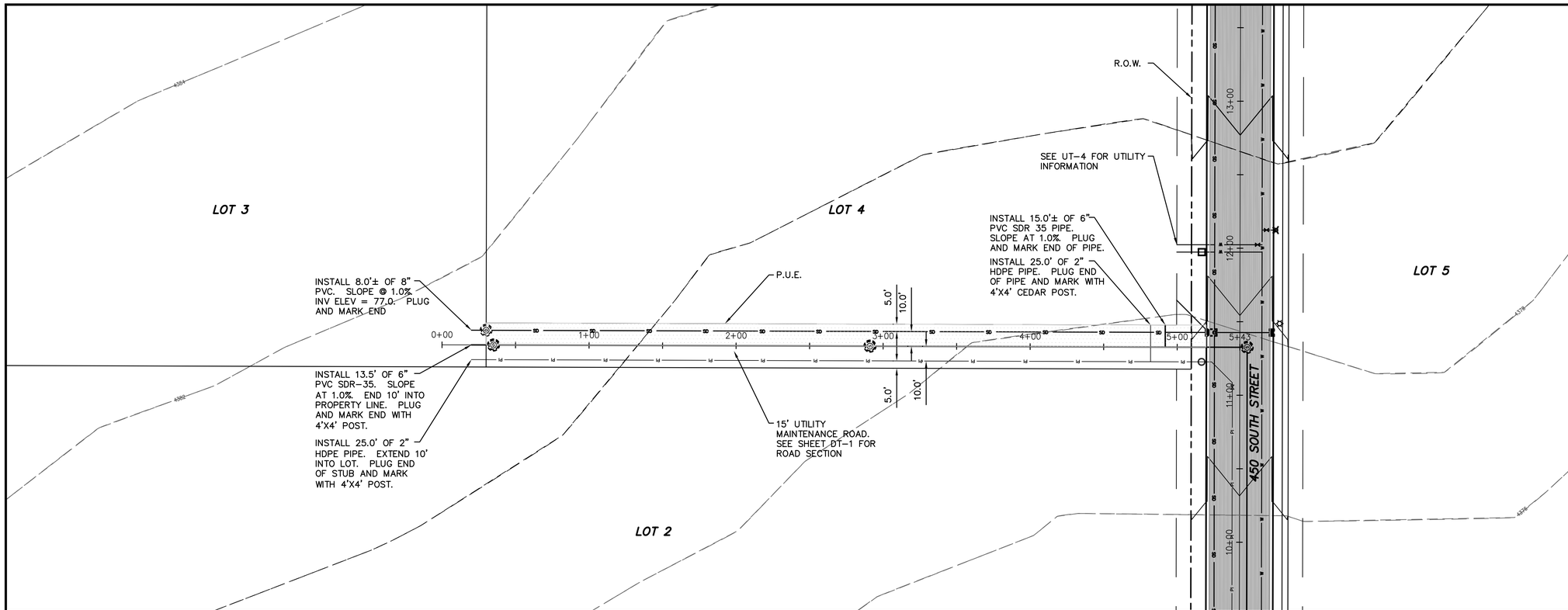
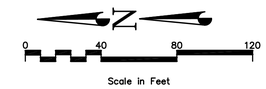
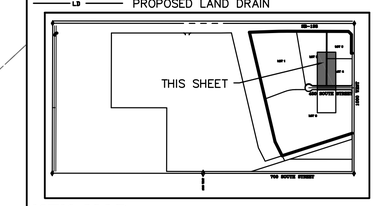




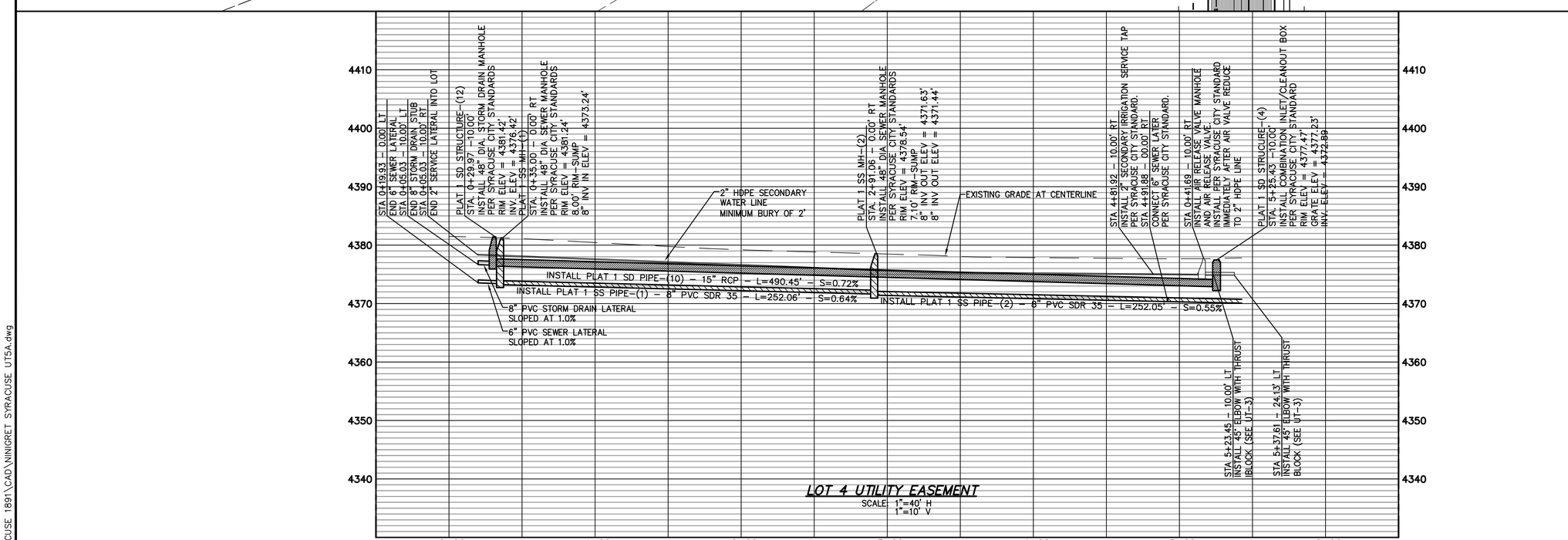
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

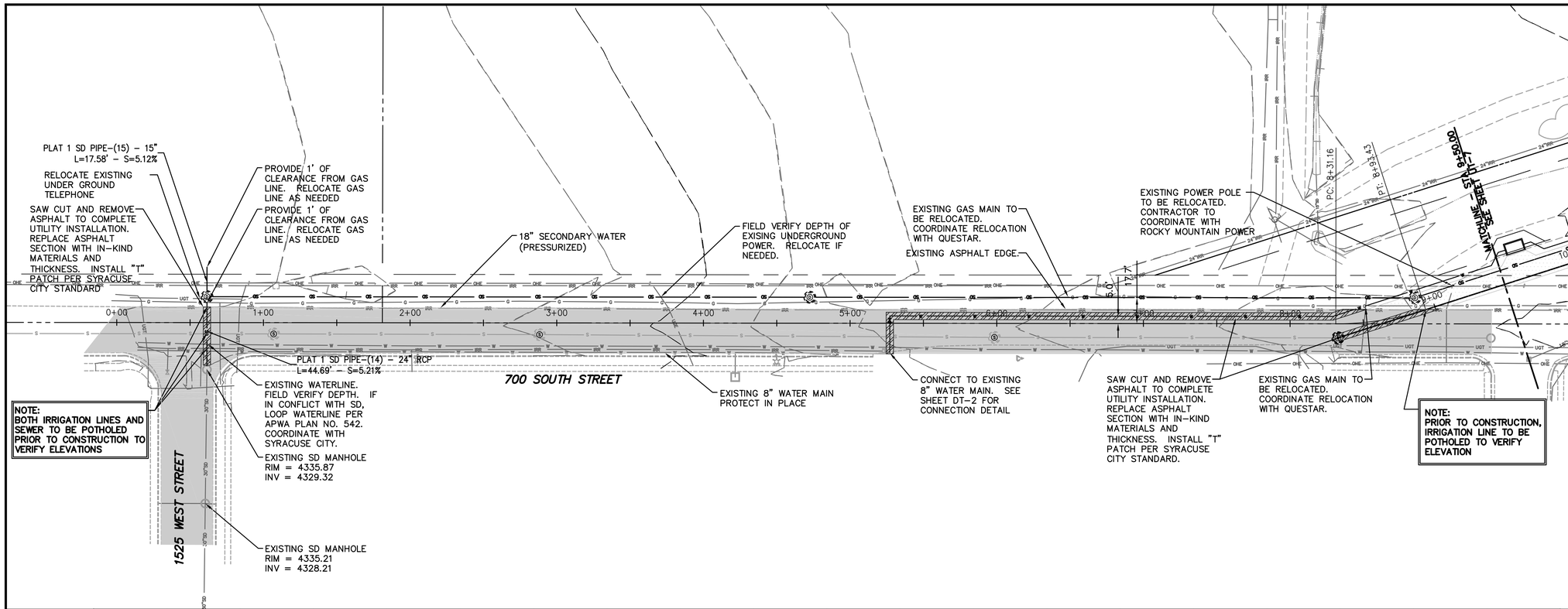
NINIGRET NORTH I

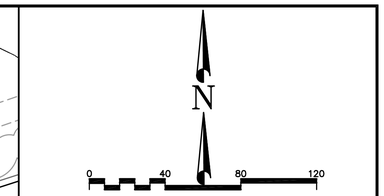
LOT 4 EASEMENT PLAN AND PROFILE
STA. 0+00.00 TO 5+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-5
FILE NAME: NINSYRUT5A
SCALE: 1"=40'

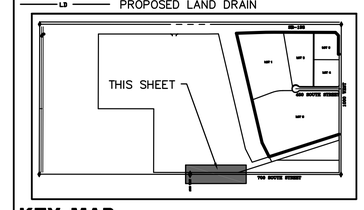
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT5A.dwg





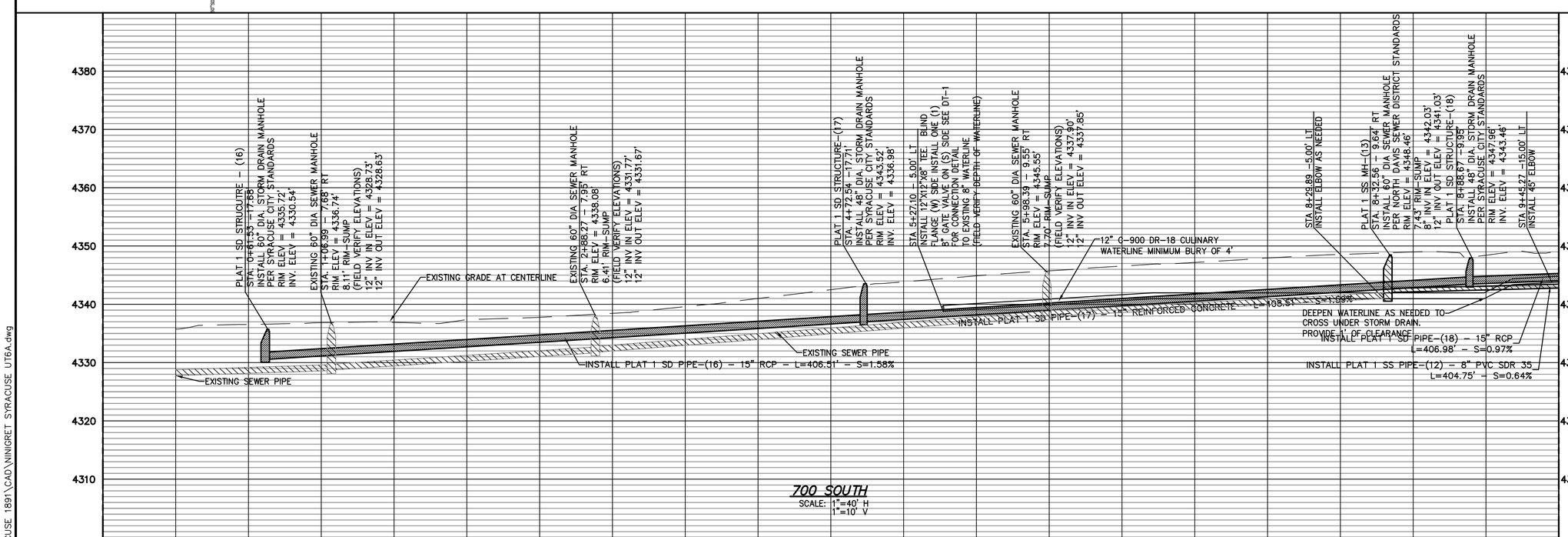
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 182066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

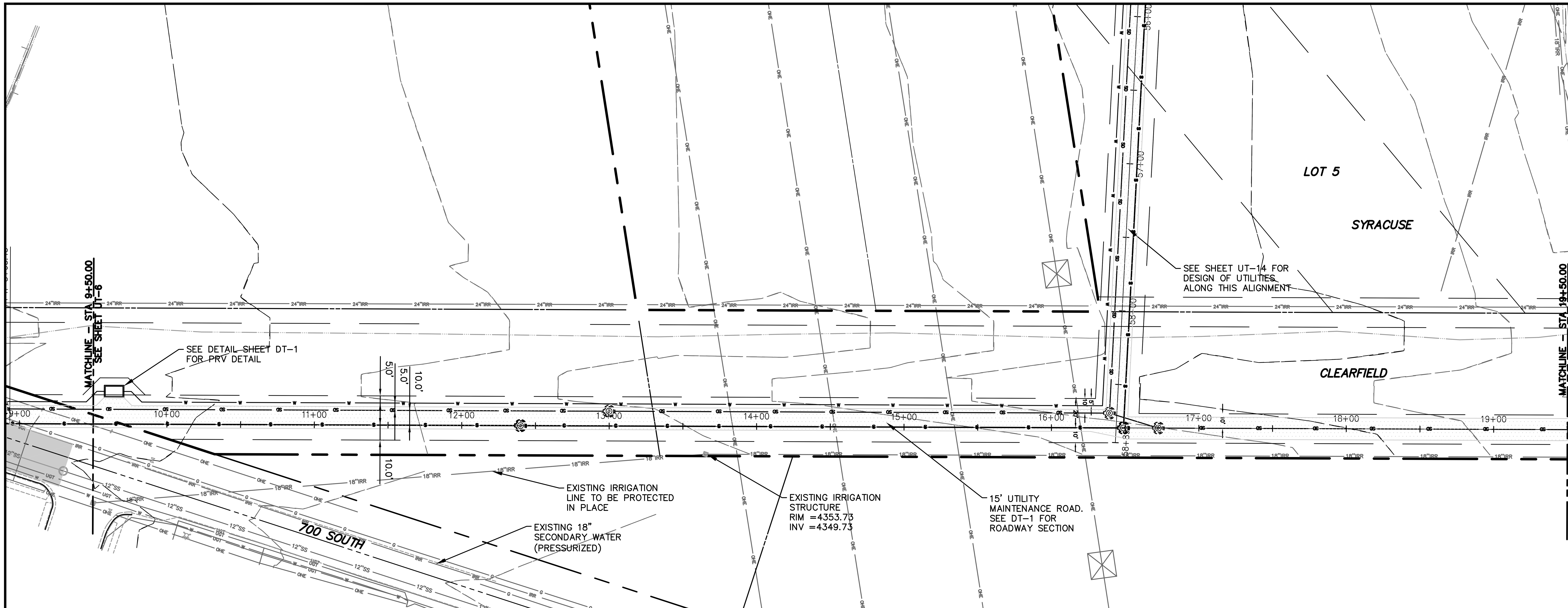
700 SOUTH UTILITY PLAN AND PROFILE

STA. 0+00.00 TO 9+50.00

NO.	REVISIONS	BY	DATE

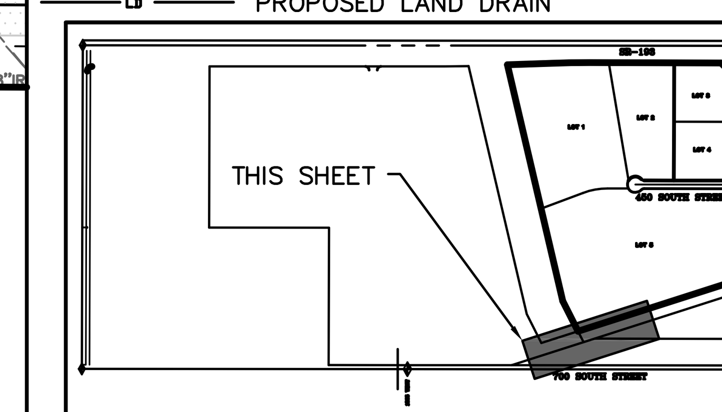
PROJECT NO. 1891
SHEET NO. UT-6
FILE NAME: NINSYRUT6A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT6A.dwg

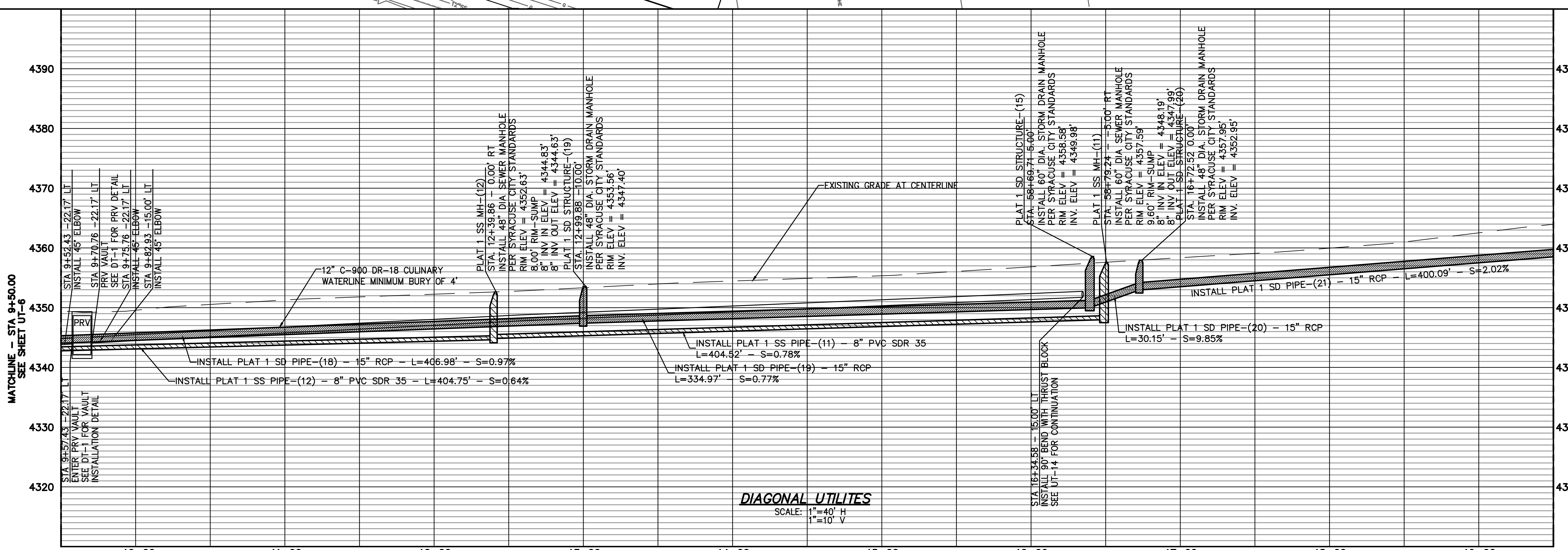


LEGEND

	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
4250	EXISTING CONTOUR (5' INTERVALS)
4249	EXISTING CONTOUR (1' INTERVALS)
4250	PROPOSED CONTOUR (5' INTERVALS)
4249	PROPOSED CONTOUR (1' INTERVALS)
SD	EXISTING STORM DRAIN
W	EXISTING WATER LINE
S	EXISTING SEWER DRAIN
G	EXISTING GAS LINE
SD	PROPOSED STORM DRAIN
W	PROPOSED WATER LINE
S	PROPOSED SEWER LINE
PI	PROPOSED SECONDARY WATER LINE
LD	PROPOSED LAND DRAIN



KEY MAP
N.T.S.



DIAGONAL UTILITES
SCALE: 1"=40' H
1"=10' V

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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT7A.dwg

DRAWN DCG 7/12 **DATE**	**CHECKED** CAB 7/12 **DATE**		
DESIGNED DCG 7/12 **DATE**	CAB **PROJECT ENGINEER**		
APPROVED CAB 7/12 **DATE**	CAB **PROJECT MANAGER**		

NINIGRET NORTH I

SYRACUSE CITY, UTAH

DOMINION Engineering Associates, L.C.
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Murray, Utah 84123 801-713-3000

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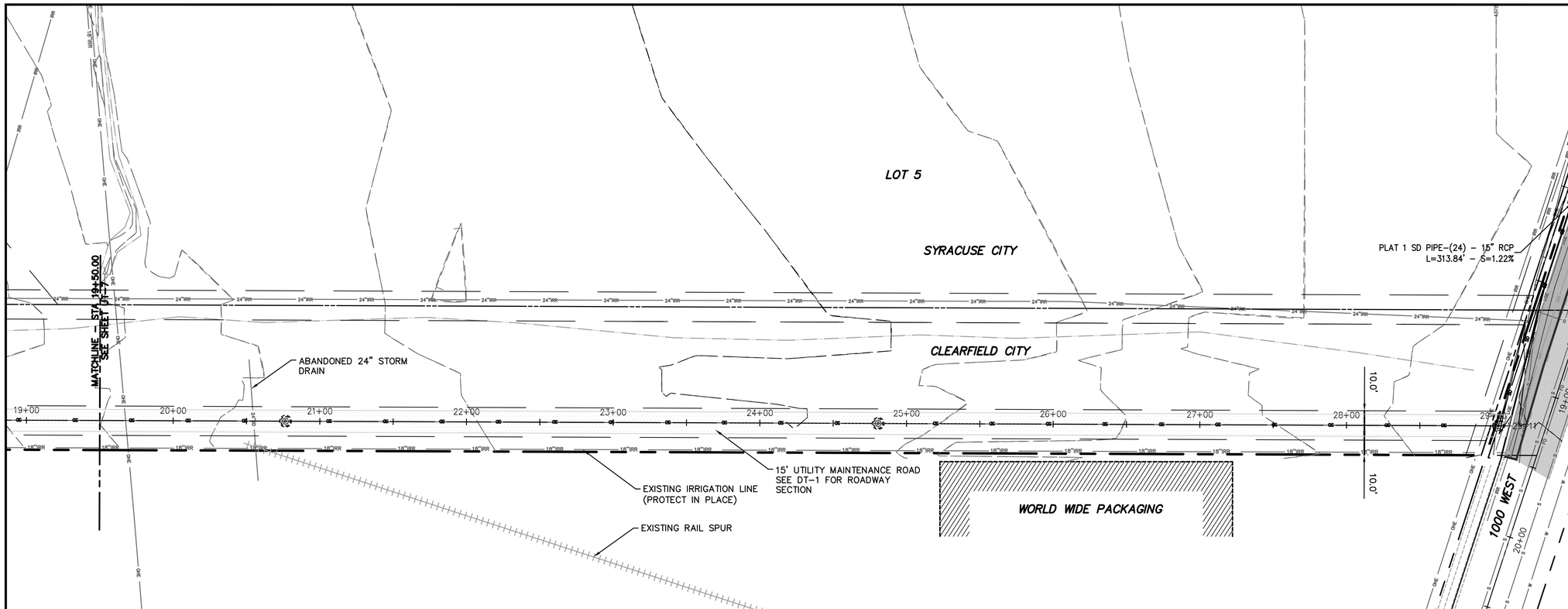
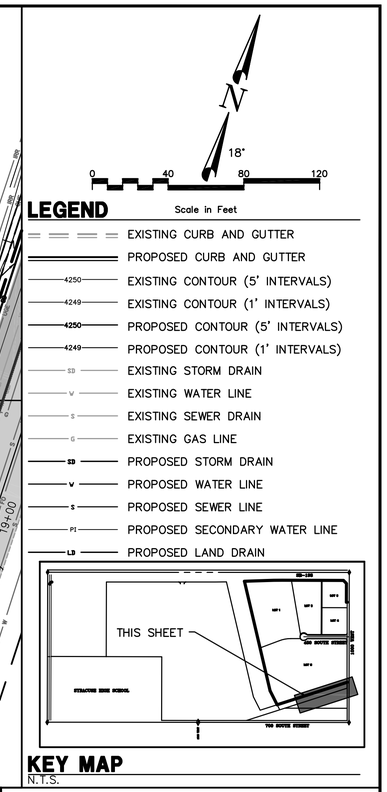
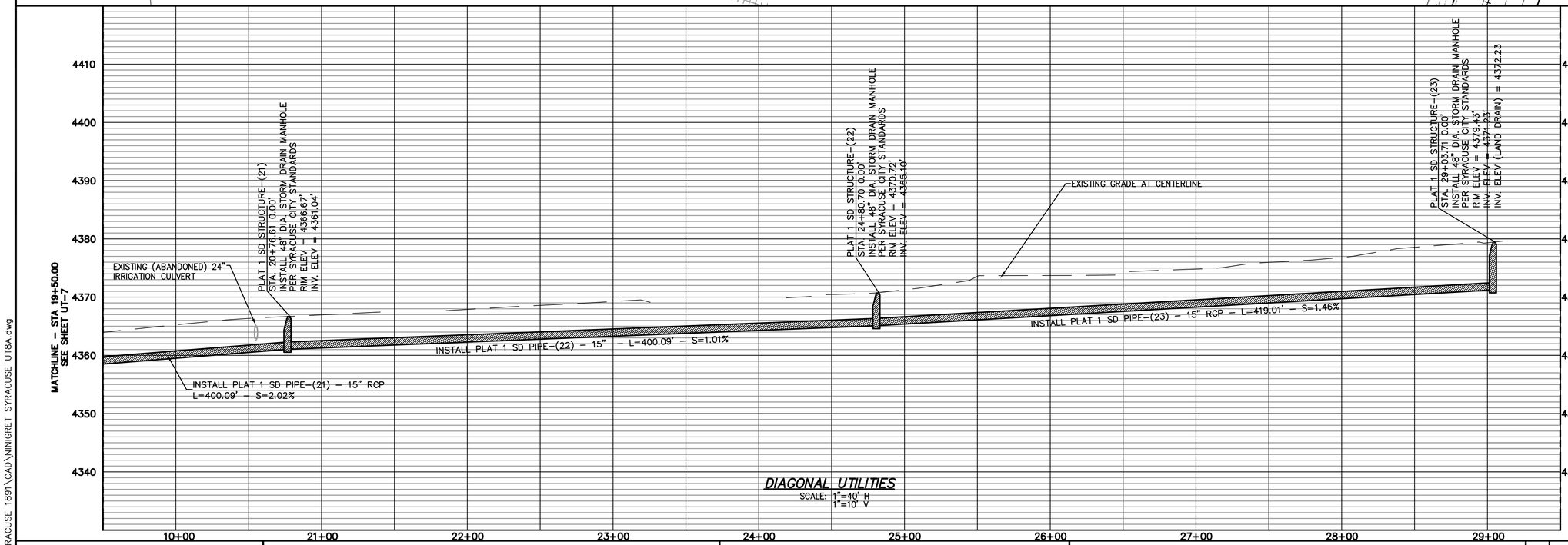
SOUTH DIAGONAL UTILITY PLAN AND PROFILE
STA. 9+50.00 TO 19+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-7
FILE NAME: NINSYRUT7A
SCALE: 1"=40'







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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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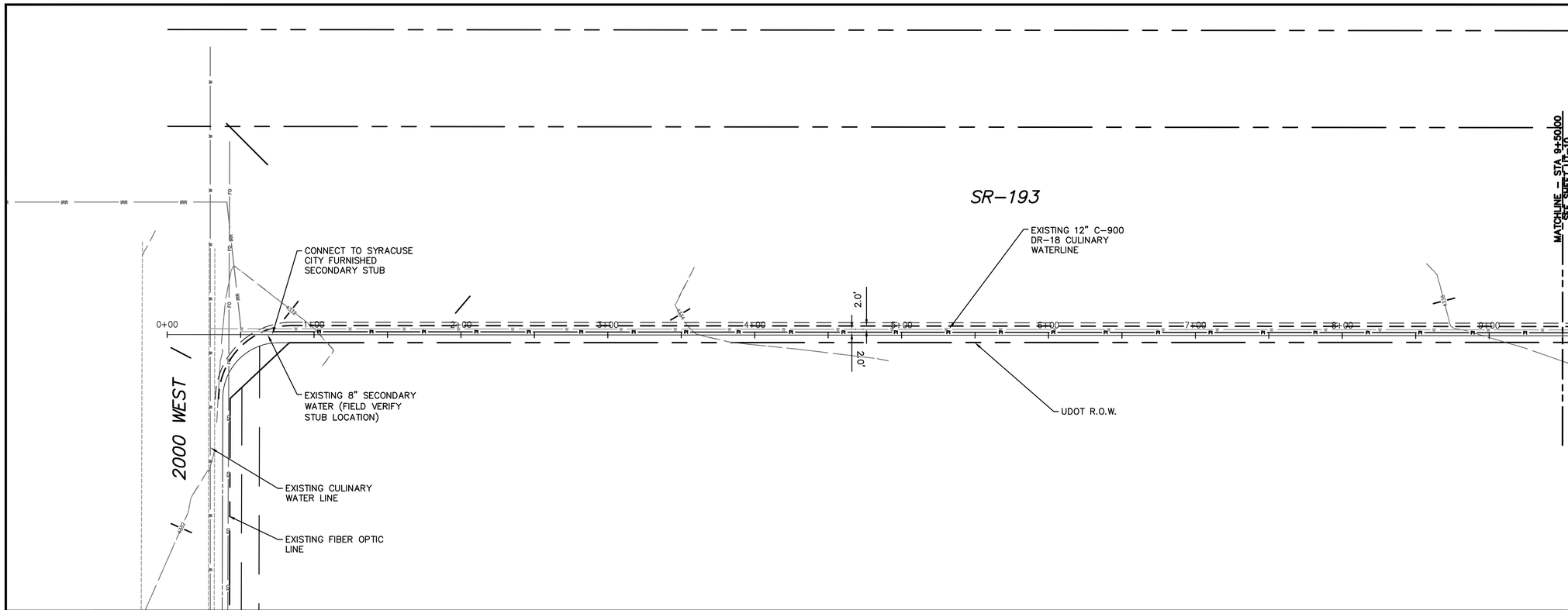
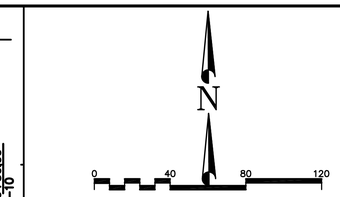
SOUTH DIAGONAL UTILITY PLAN AND PROFILE
STA. 19+50.00 TO 29+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-8
FILE NAME: NINSYRUT8A
SCALE: 1"=40'

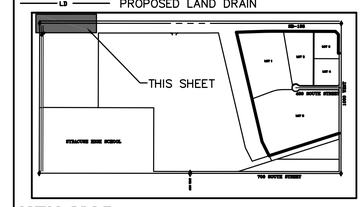
P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT8A.dwg





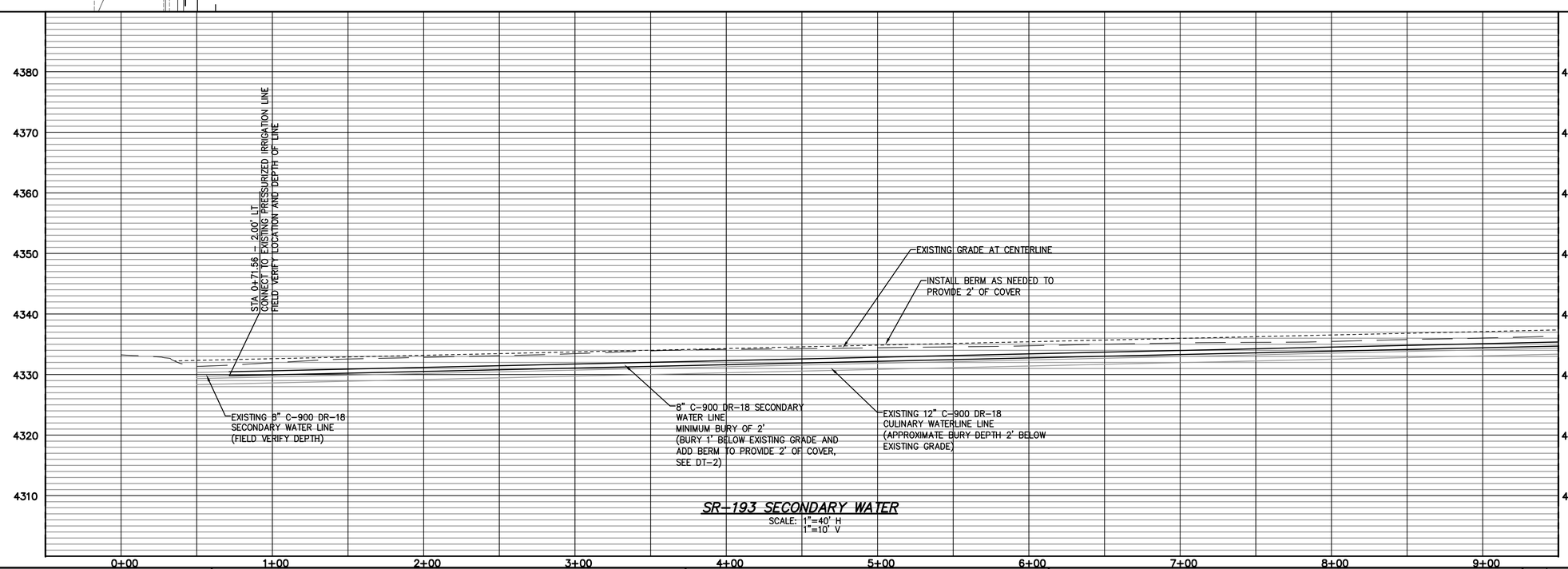
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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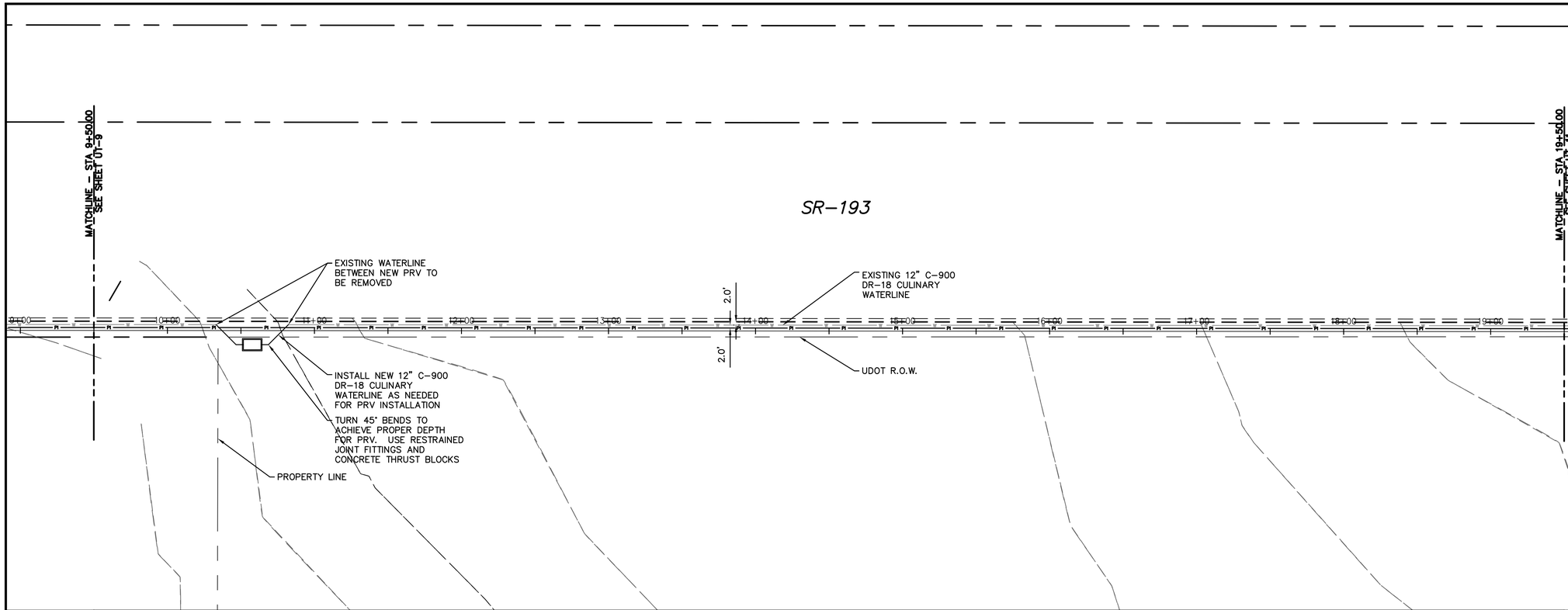
NINIGRET NORTH I

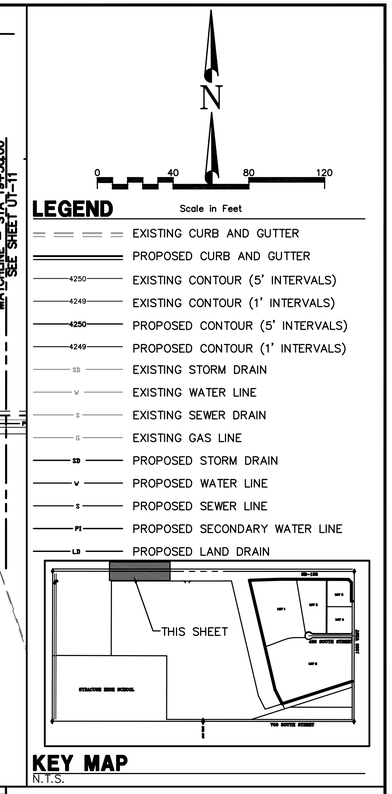
SECONDARY IRRIGATION UTILITY PLAN AND PROFILE
STA. 0+00.00 TO 9+50.00

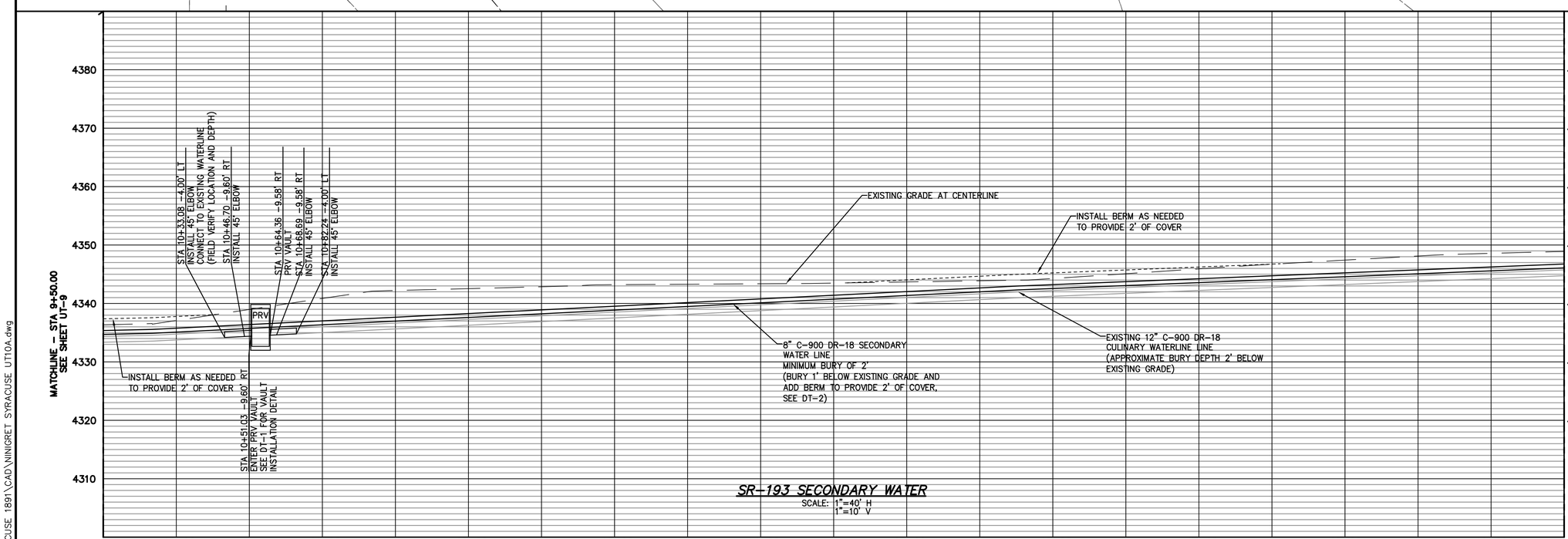
NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-9
FILE NAME: NINSYRUT9A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT9A.dwg







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REGISTERED PROFESSIONAL ENGINEER
No. 182066
CORBIN A. BENNION
STATE OF UTAH
7/15/12

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NINIGRET NORTH I

SECONDARY IRRIGATION UTILITY PLAN AND PROFILE

STA. 9+50.00 TO 19+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891

SHEET NO. UT-10

FILE NAME: NINSYRUT10A

SCALE: 1"=40'

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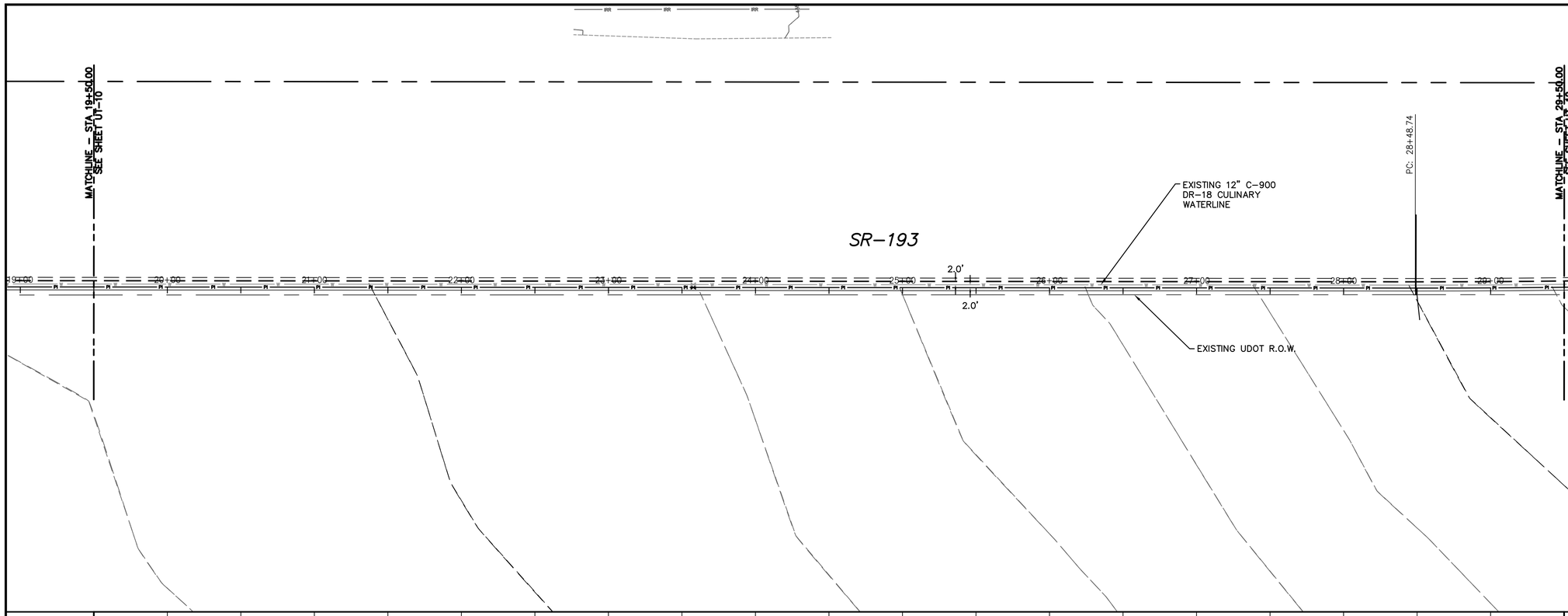

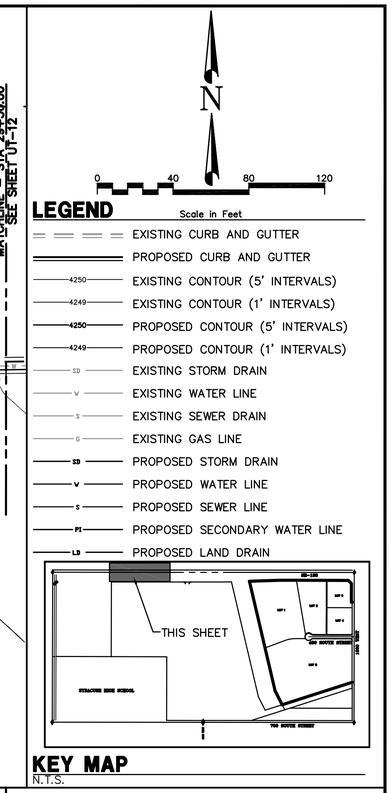

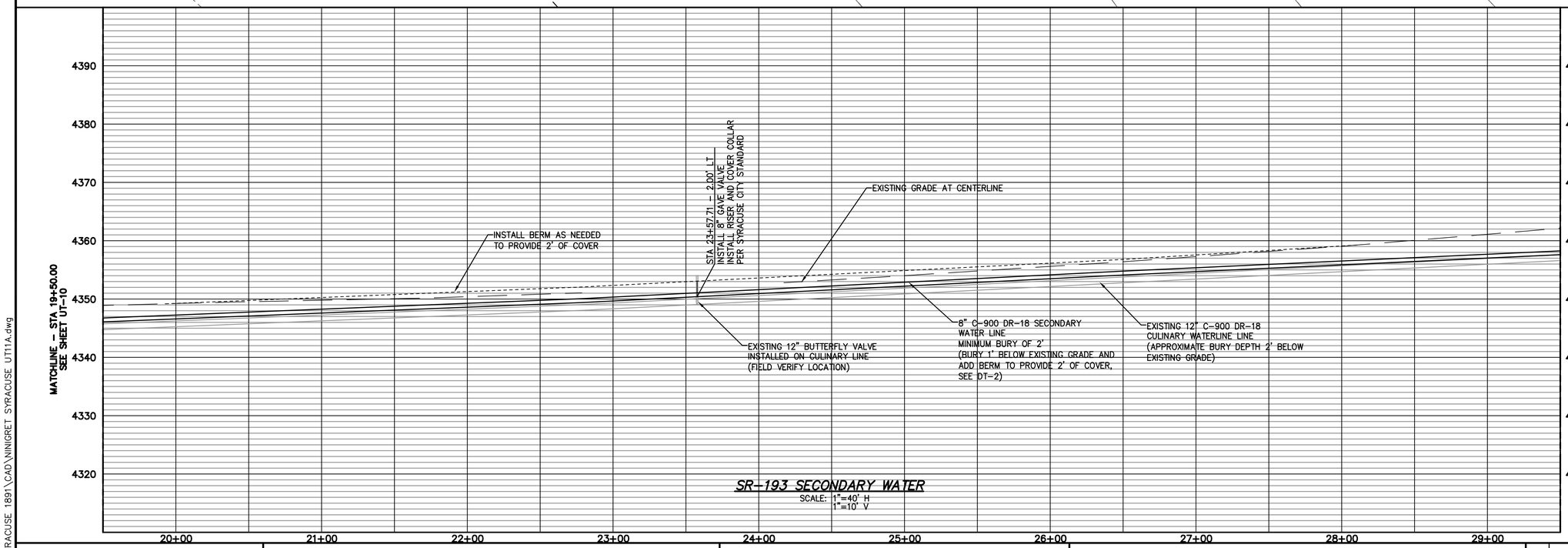

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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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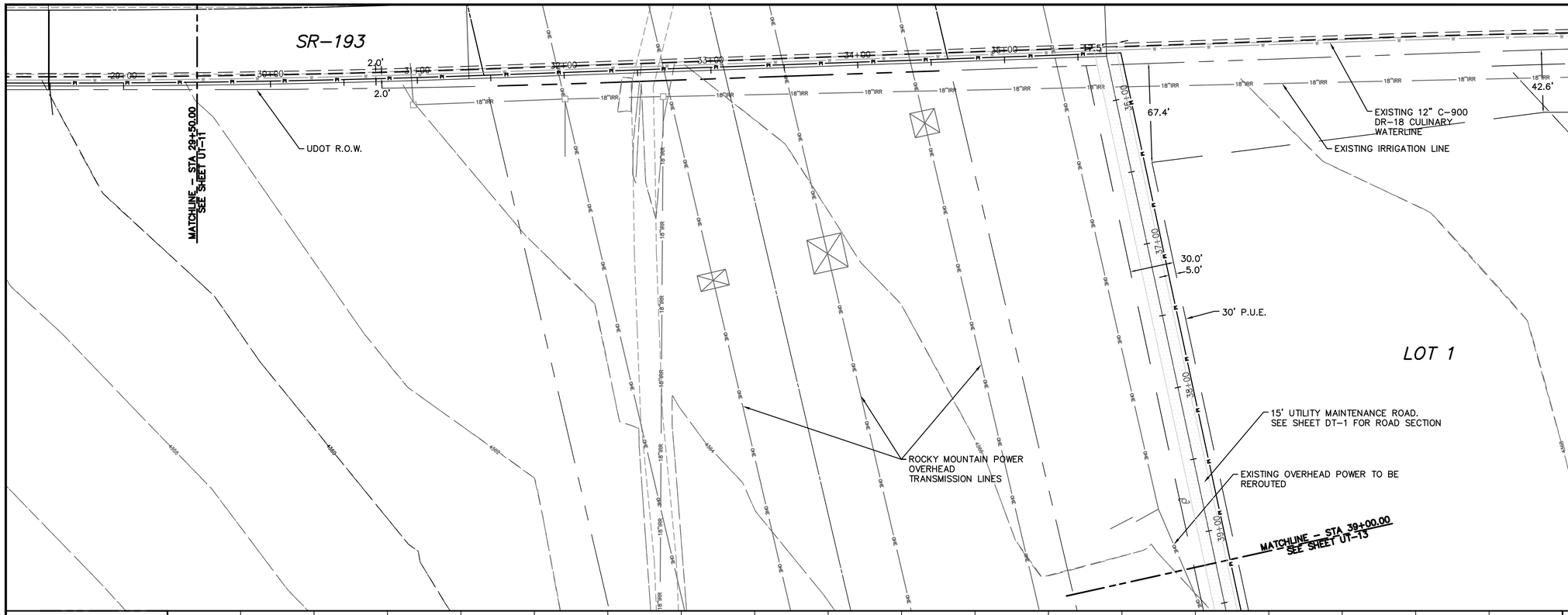
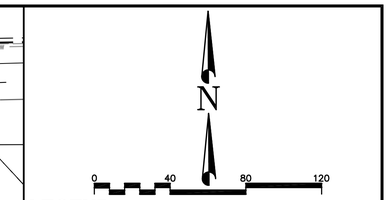
SECONDARY IRRIGATION UTILITY PLAN AND PROFILE
STA. 19+50.00 TO 29+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-11
FILE NAME: NINSYRUT10A
SCALE: 1"=40'

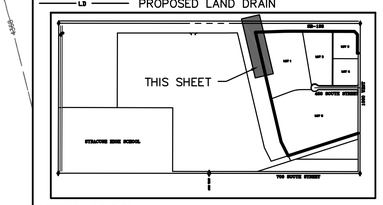
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT11A.dwg





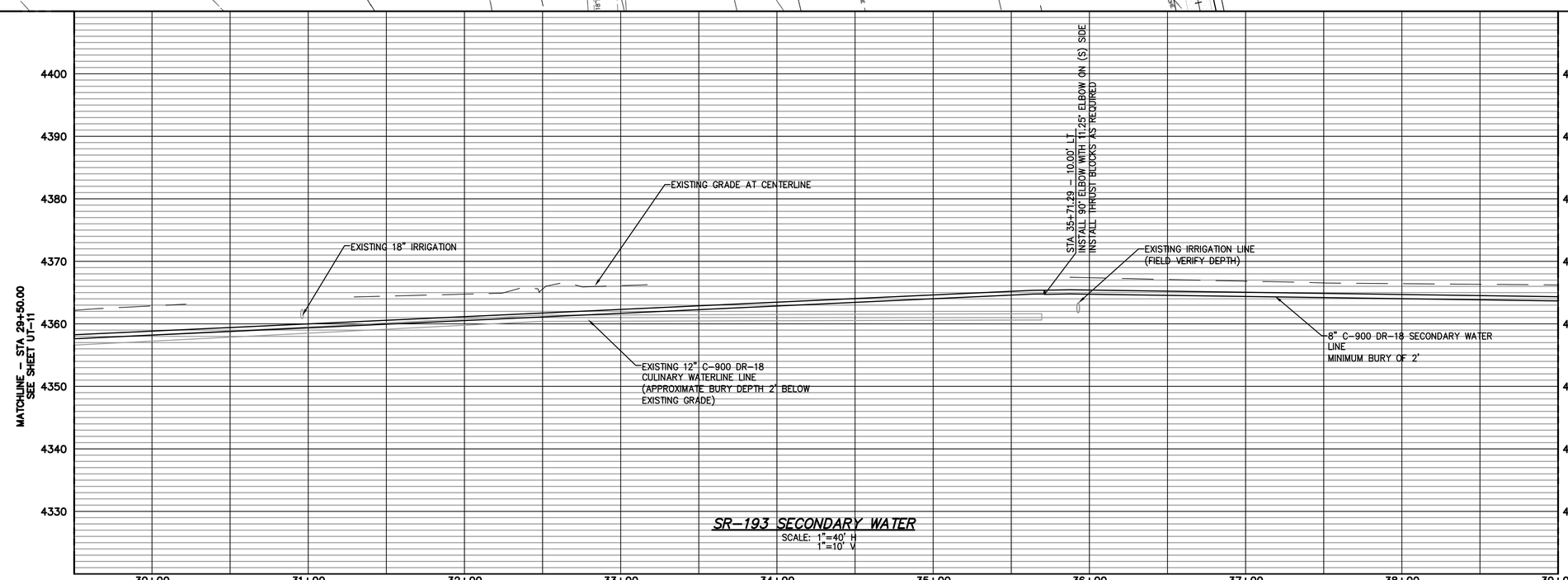
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

NINIGRET NORTH I

POWER CORRIDOR UTILITY PLAN AND PROFILE

STA. 29+50.00 TO 39+00.00

NO.	REVISIONS	BY	DATE

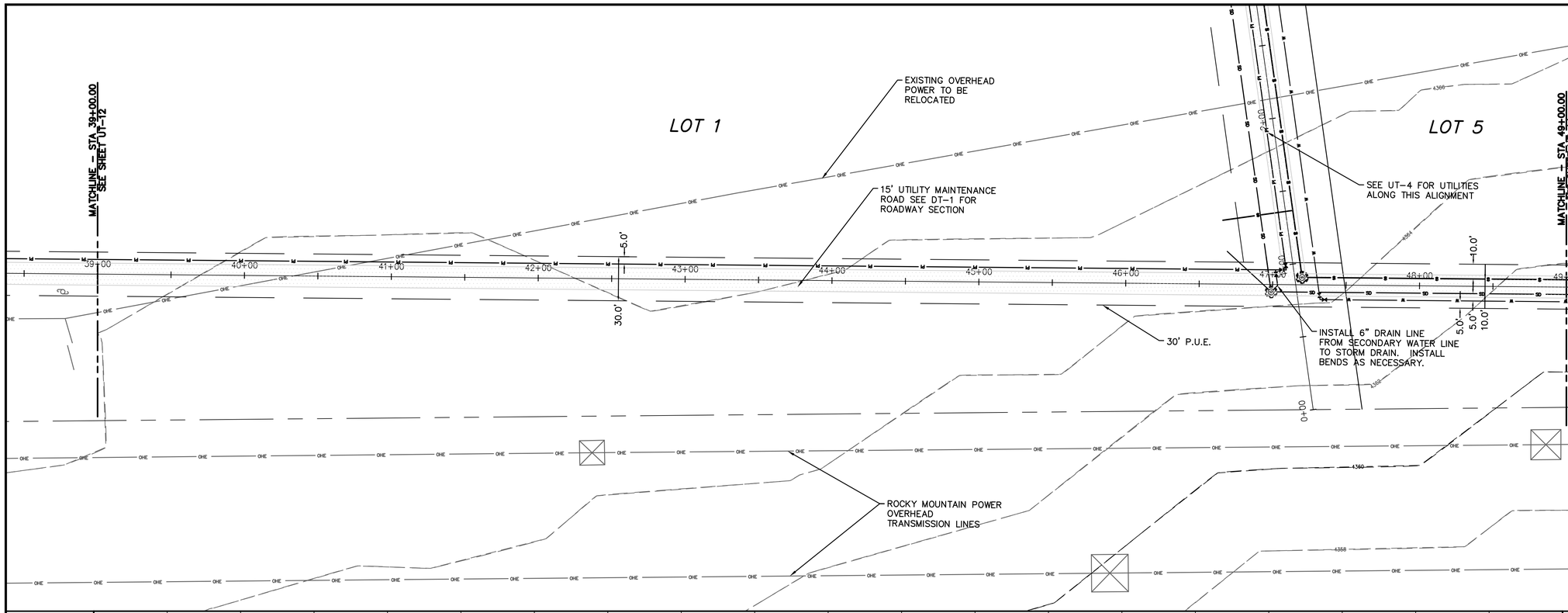
PROJECT NO. 1891

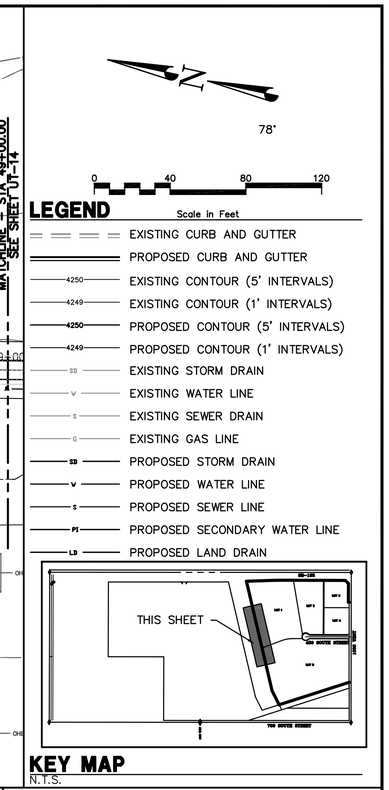
SHEET NO. UT-12

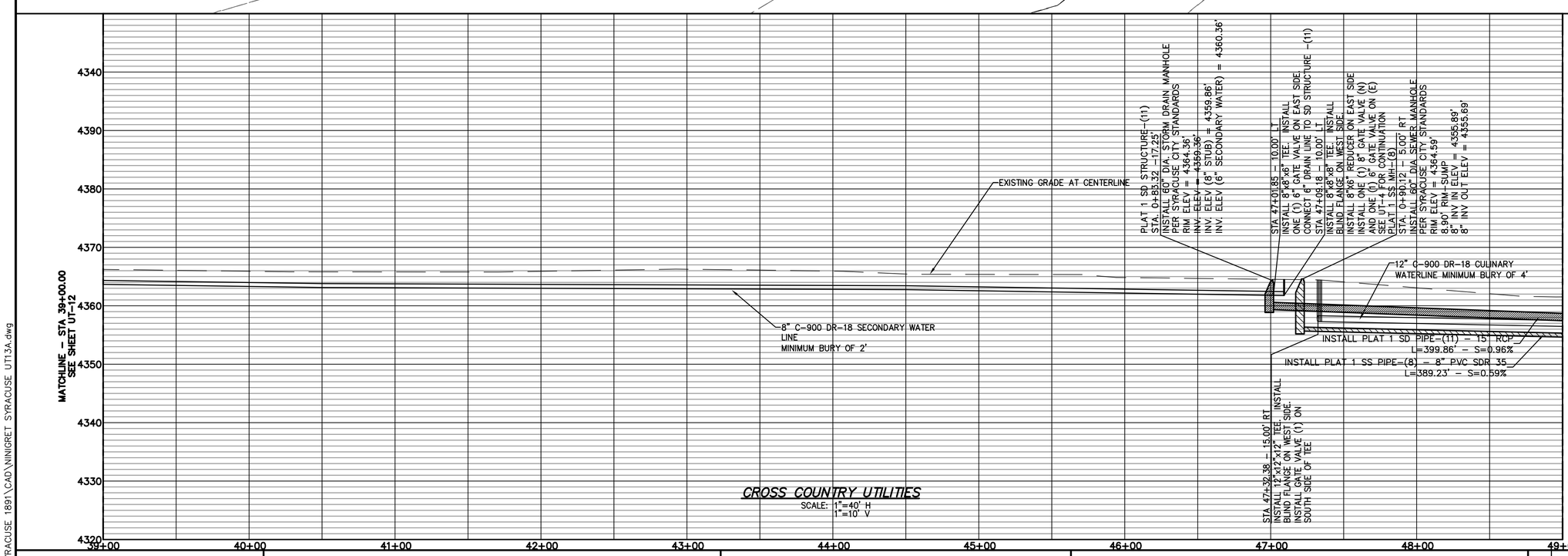
FILE NAME: NINSYRUT12A

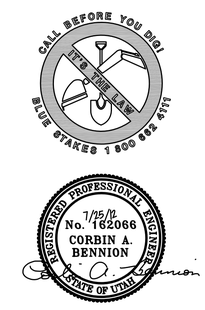
SCALE: 1"=40'

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT12A.dwg









DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NINIGRET NORTH I

POWER CORRIDOR EASEMENT UTILITY PLAN AND PROFILE

STA. 39+00.00 TO 49+00.00

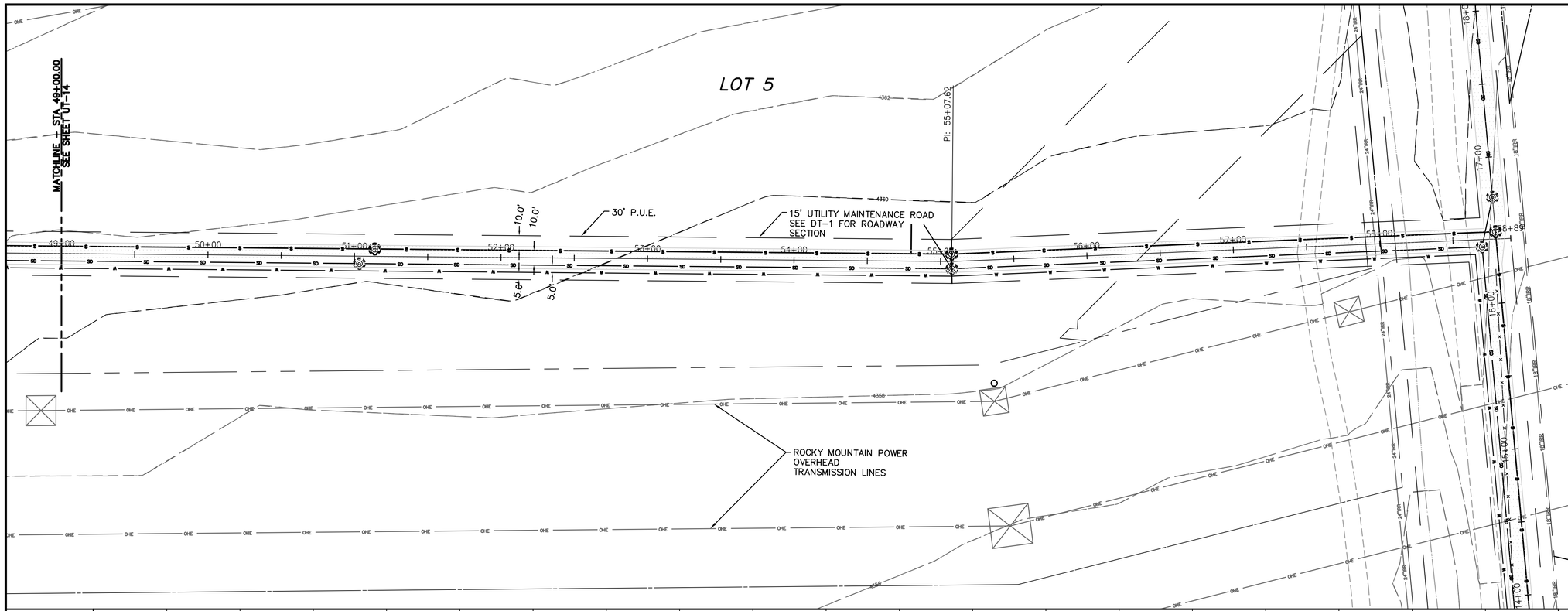
NO.	REVISIONS	BY	DATE

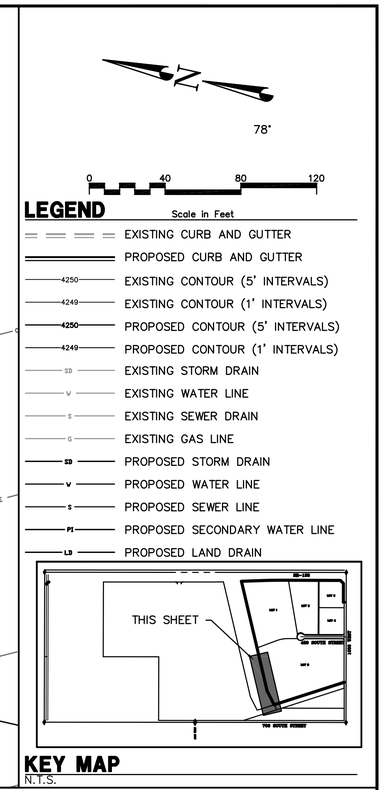
PROJECT NO. 1891

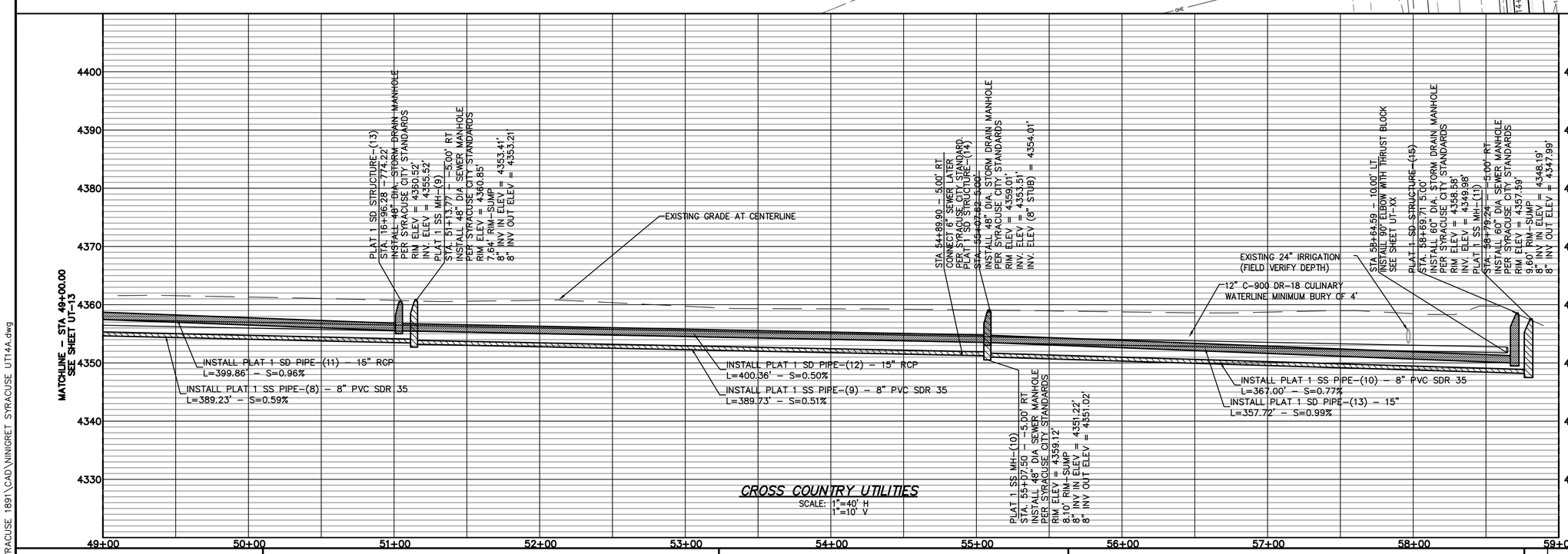
SHEET NO. UT-13

FILE NAME: NINSYRUT13A SCALE: 1"=40'

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT13A.dwg







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REGISTERED PROFESSIONAL ENGINEER
No. 162066
7/25/12
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION
Engineering Associates, L.C.
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Murray, Utah 84123 801-713-3000

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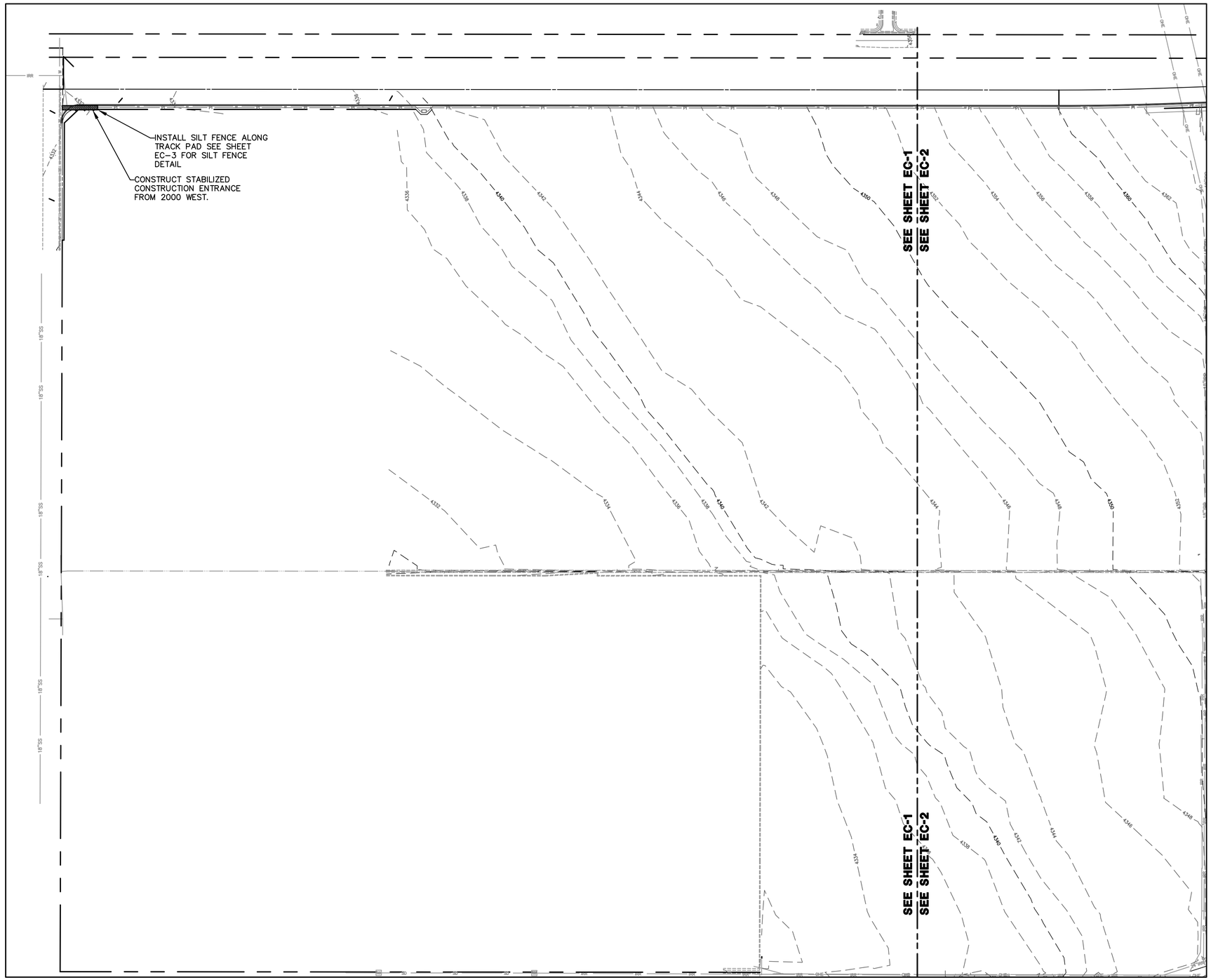
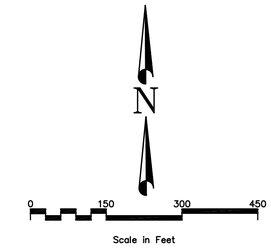
POWER CORRIDOR EASEMENT UTILITY PLAN AND PROFILE
STA. 39+00.00 TO 59+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-14
FILE NAME: NINSYRUT14A
SCALE: 1"=40'

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT14A.dwg





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

1. CONTRACTOR WILL INSTALL SILT FENCES OR STRAW WATTLES AROUND ALL DRAINAGE CROSSINGS. THE FENCES WILL LIMIT THE AMOUNT OF STORM RUNOFF THAT WILL DRAIN TO THE DRAINAGE CORRIDORS.
2. SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ON THE DOWNHILL LOCATION ALONG ALL BUILDING SITES AND ALONG THE BOTTOM OF ALL ROADWAY AND OTHER FILL SLOPES.
3. THE CONTRACTOR WILL KEEP ALL CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS.
4. LIMITS OF DISTURBANCE SHALL BE A MAXIMUM OF 10 FEET BEYOND ALL BUILDINGS, ROADWAY GRADED AREAS, RETAINING WALLS, OR AS SPECIFIED.
5. EROSION CONTROL MEASURES FOR INDIVIDUAL LOTS & DRIVEWAYS IS THE RESPONSIBILITY OF THE LOT OWNER
6. CONTRACTOR TO PROPERLY DISPOSE OF ALL BUILDING WASTE SO THAT POLLUTANTS AND DEBRIS ARE NOT CARRIED OFF-SITE BY WIND OR WATER.
7. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE HEIGHT OF THE BARRIER.
8. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY
9. DECOMPOSING STRAW BALES WILL BE REPLACED
10. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
11. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.
12. ACCESS DRIVES SAHLL BE MAINTAINED THROUGHOUT CONSTRUCTION
13. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS HTEY PROTECT ARE STABILIZED.

DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)		
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)	SYRACUSE CITY, UTAH	

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. EC-1
FILE NAME: EC1A
SCALE: 1"=150'

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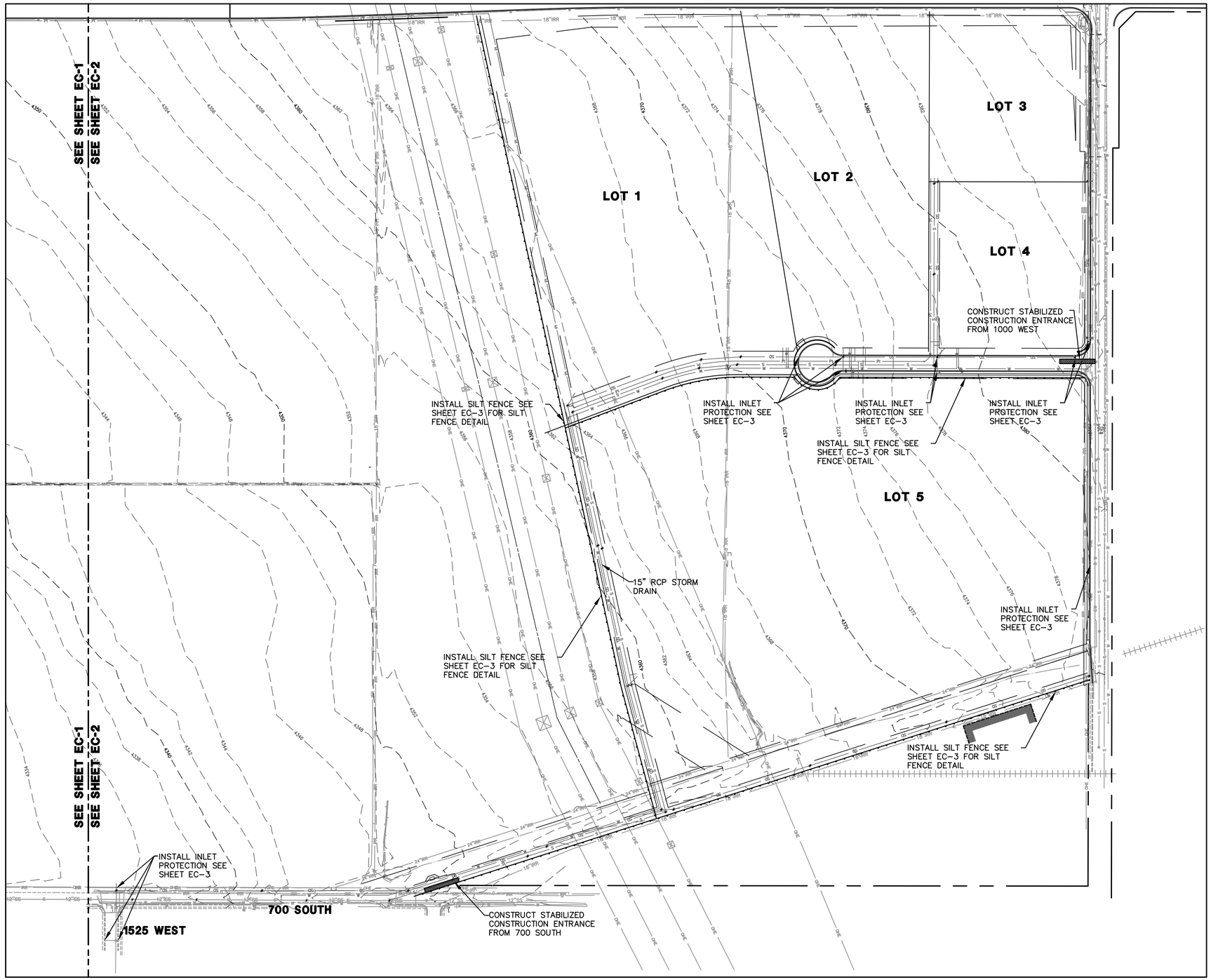

N

0 150 300 450

Scale in Feet

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

1. CONTRACTOR WILL INSTALL SILT FENCES OR STRAW WATTLES AROUND ALL DRAINAGE CROSSINGS. THE FENCES WILL LIMIT THE AMOUNT OF STORM RUNOFF THAT WILL DRAIN TO THE DRAINAGE CORRIDORS.
2. SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ON THE DOWNHILL LOCATION ALONG ALL BUILDING SITES AND ALONG THE BOTTOM OF ALL ROADWAY AND OTHER FILL SLOPES.
3. THE CONTRACTOR WILL KEEP ALL CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS.
4. LIMITS OF DISTURBANCE SHALL BE A MAXIMUM OF 10 FEET BEYOND ALL BUILDINGS, ROADWAY GRADED AREAS, RETAINING WALLS, OR AS SPECIFIED.
5. EROSION CONTROL MEASURES FOR INDIVIDUAL LOTS & DRIVEWAYS IS THE RESPONSIBILITY OF THE LOT OWNER
6. CONTRACTOR TO PROPERLY DISPOSE OF ALL BUILDING WASTE SO THAT POLLUTANTS AND DEBRIS ARE NOT CARRIED OFF-SITE BY WIND OR WATER.
7. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE HEIGHT OF THE BARRIER.
8. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY
9. DECOMPOSING STRAW BALES WILL BE REPLACED
10. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
11. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY
12. ACCESS DRIVES SAHLL BE MAINTAINED THROUGHOUT CONSTRUCTION
13. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS HTEY PROTECT ARE STABILIZED.

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DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)		
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

EROSION CONTROL PLAN

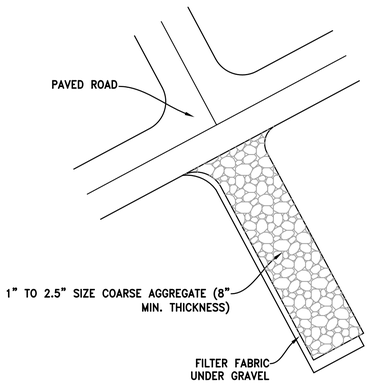
NO.	REVISIONS	BY	DATE

PROJECT NO. 1891

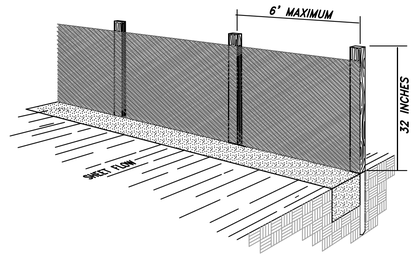
SHEET NO. EC-2

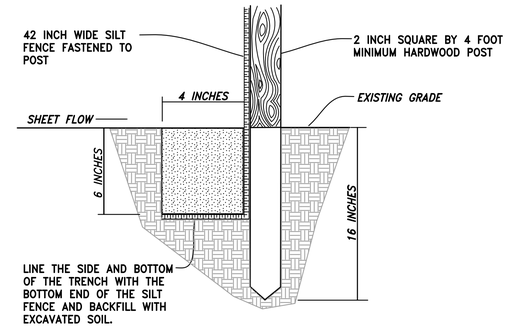
FILE NAME: EC1A

SCALE: 1"=150'



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE





SILT FENCE GENERAL NOTES:

WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.

ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.

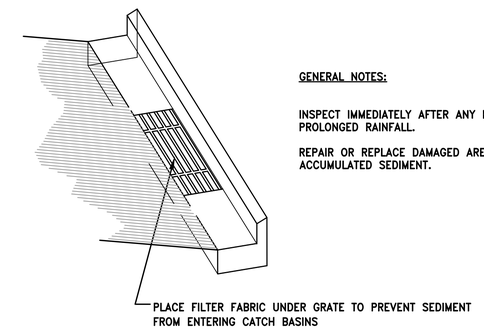
WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.

AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.

MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY ROSECREST AND HERRIMAN CITY.

SILT FENCE DETAIL
NOT TO SCALE



GENERAL NOTES:

INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.

FILTER FABRIC DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER 7/15/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

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DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH 1	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH 1

EROSION CONTROL DETAILS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. EC-3
FILE NAME: NIN SYR EDIA
SCALE: N.T.S.

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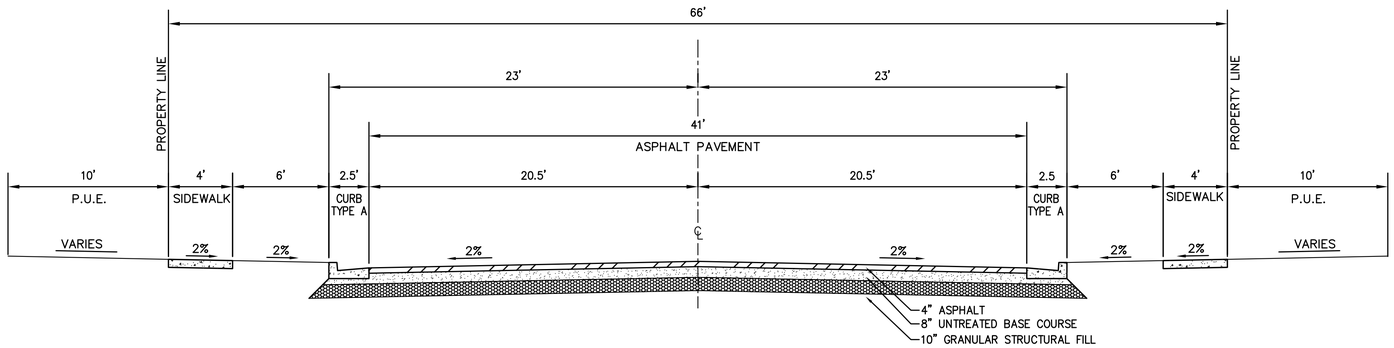
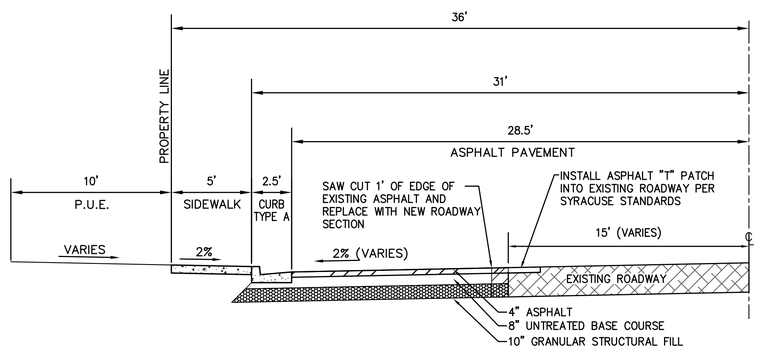


66' ROW SECTION

450 SOUTH STREET

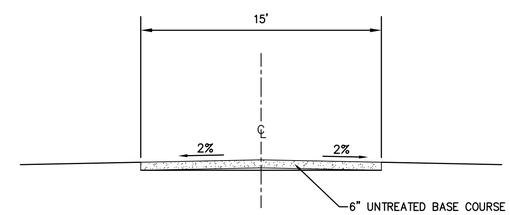
1' 5' 10'



72' ROW SECTION

1000 WEST STREET (HALF WIDTH)

1' 5' 10'



15' MAINTENANCE ROAD

UTILITY MAINTENANCE ROAD

1' 5' 10'

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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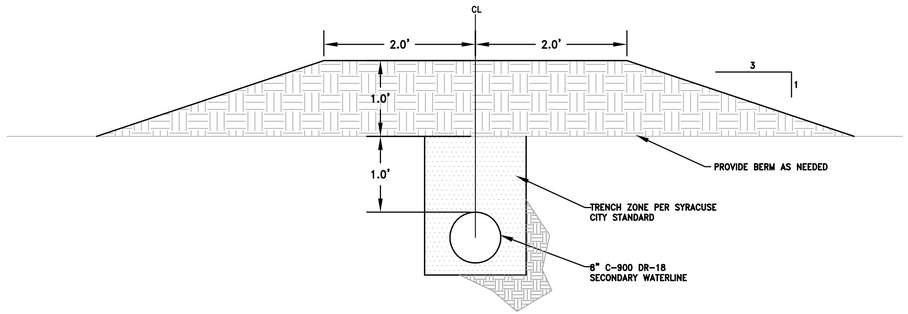
NINIGRET NORTH I

TYPICAL ROADWAY SECTIONS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. DT-1
FILE NAME: NINSYRRD1A
SCALE: AS NOTED

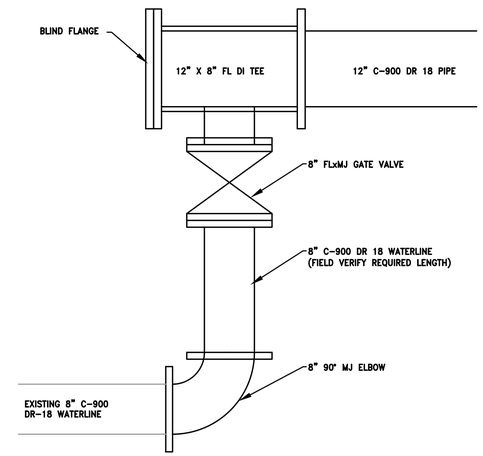


SECONDARY WATER BERM DETAIL

N.T.S.

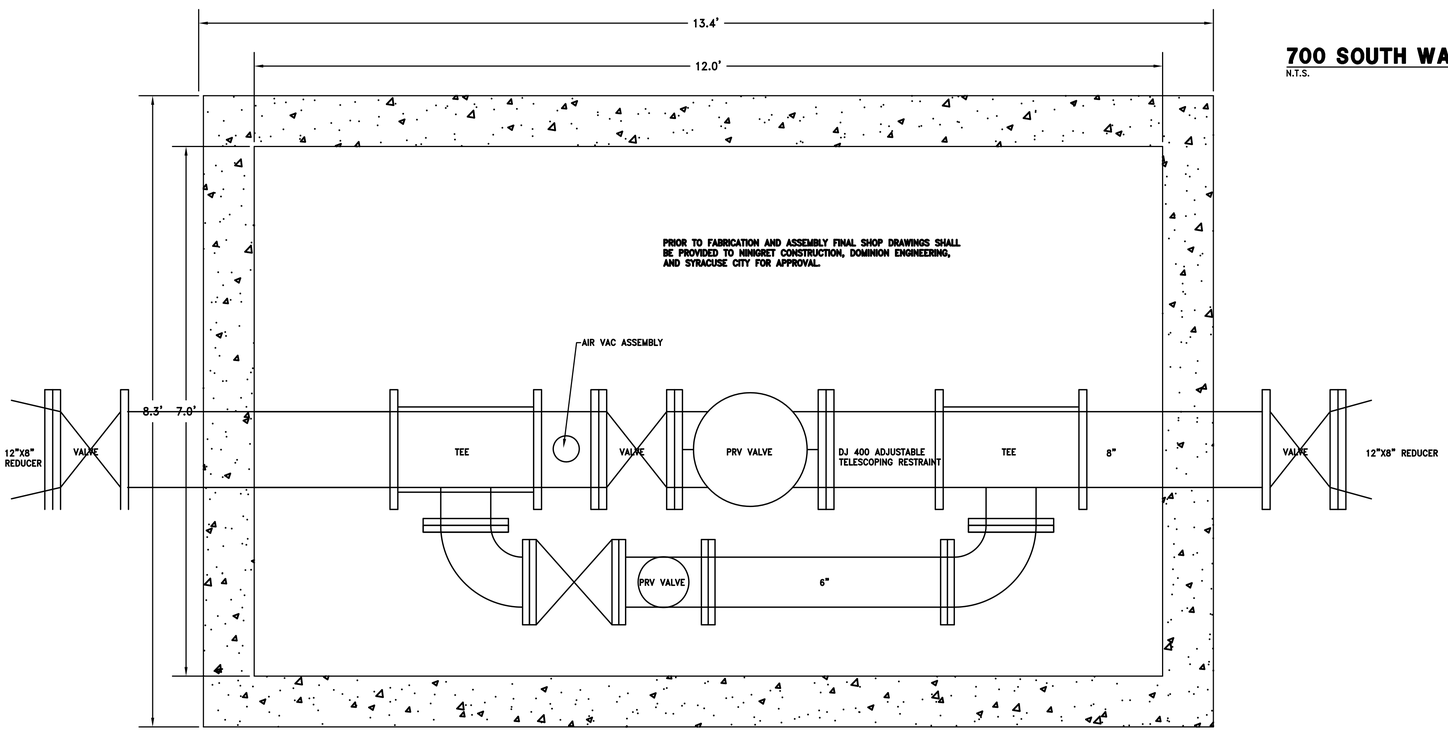
NOTE:

ALONG SR-193 SECONDARY WATER PIPE TO BE BURIED AT A SHALLOWER DEPTH AND A BERM INSTALLED OVER PIPE TO PROVIDE REQUIRED COVER. ALL OTHER IMPROVEMENTS TO SECONDARY WATER WITHIN PLAT 1 ARE TO BE BURIED TO A MINIMUM OF 2' OF COVER WITH NO BERM.



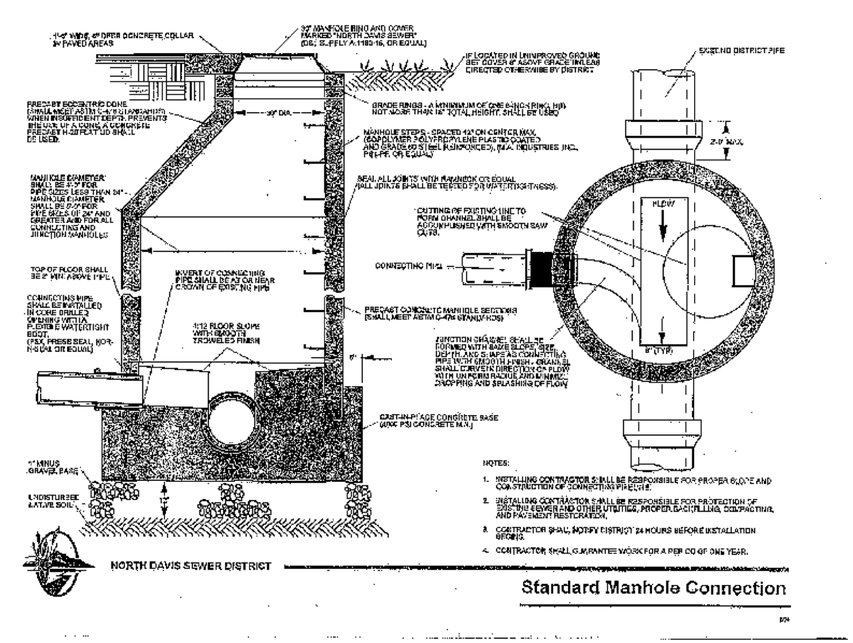
700 SOUTH WATERLINE CONNECTION

N.T.S.



PRV DETAIL

N.T.S.



NORTH DAVIS SEWER DIISTRICT SEWER MANHOLE DETAIL

N.T.S.

NOTE:

PLAT 1 SS MH-(13) TO BE INSTALLED PER THIS STANDARD. ALL OTHER MANHOLES TO BE INSTALLED PER SYRACUSE CITY STANDARD.

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH 1	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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NINIGRET NORTH 1

MISCELANEOUS DETAILS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. DT-2
FILE NAME: NIN SYR DT
SCALE: N.T.S.

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NINIGRET NORTH I SUBDIVISION

Preliminary Storm Drainage Report

Prepared for:

Ninigret Construction North, LC

Prepared by:

DOMINION
Engineering Associates, L.C.

5684 S. Green Street
Murray, Utah 84123
(801) 713-3000
(801) 713-3030 fax

June 20, 2012

REGISTERED PROFESSIONAL ENGINEER
No. 162066
CORBIN A. BENNION
STATE OF UTAH

6/20/12

Ninigret North I Subdivision – Preliminary Storm Drain Masterplanning

Hydrologic and hydraulics analysis were performed on Ninigret North I Subdivision to determine on a preliminary basis, the anticipated storm discharge during a 10 year storm event and the required detention during a 50 year storm event. The following is a brief summary of the calculations performed and of the results obtained.

Anticipated Storm Runoff

The anticipated storm discharges throughout the proposed development were calculated to determine the storm water runoff produced during a 10 year event. Developed lots will be required to detain storm water flows at a release rate of 0.2 cfs per acre. However, roadways consisting of 450 South and the half width of 1000 West will release runoff undetained. The total runoff produced will be a combination of both detained lot flows and undetained road flows. Table 1 below summarizes the anticipated release rates for the developed lots.

Table 1 – Runoff by Lot

Lot	Area (Acres)	Release Rate (cfs/acre)	Detained Runoff (cfs)
1	19.57	0.2	3.91
2	9.88	0.2	1.98
3	4.79	0.2	0.96
4	4.95	0.2	0.99
5	31.55	0.2	6.31

The undetained peak flows for the roadways were determined using the Rational Method where:

$Q = CIA$

Q= Peak Flow (cfs)
C= Weighted C Value (Dimensionless)
I= Rainfall Intensity (in/hr)
A= Area (Acres)

As the undetained runoff from within the roadways will consist of nearly entirely pervious area a runoff coefficient of .9 was used.

The rainfall intensity of 2.19 in/hr was used as the anticipated time of concentration is 15 minutes. This corresponds to the 10 year rainfall intensity as determined from NOAA's website for the development area.

Using the rational method the peak discharges for the undetaind roadway were calculated and are summarized in table 2 below.

Table 2 – Undetained Peak Flows

10 Year Peak Flows						
Location	Area (sf)	Area (Acres)	10 Year 15 min Depth (in.)	Intensity (in/hr)	c	Q (cfs)
1000 West (N)	37,953	0.871	0.547	2.188	0.90	1.72
1000 West (S)	34,468	0.791	0.547	2.188	0.90	1.56
450 South	59,831	1.374	0.547	2.188	0.90	2.70

As previously stated, the total runoff will be a combination of detained and undetained runoff. The total anticipated runoff during a 10 year storm event is 20.13 cfs. Detailed pipe design and hydraulic analysis will be performed upon final design, however it is anticipated that 15-inch diameter class III RCP pipe will be sufficient to convey storm runoff for this portion of the development.

Lot Detention

Analysis was also performed to determine anticipated detention requirements for the individual lots. As the lots are currently undeveloped, an anticipated land use was assumed consisting of 10% landscaping, 40% building, and 50% impervious parking areas. A weighted runoff coefficient was determined using land use values of .15, 0.9, and 0.9 for the mentioned land uses.

Using NOAA provided rainfall information for the 50 year storm event, the anticipated detention requirements for each lot were determined and are summarized in the table below.

Table 3 – Detention by Lot

Lot	Area (Acres)	Required Detention (cf)
1	19.57	72630
2	9.88	36693
3	4.79	17779
4	4.95	18372
5	31.55	117104

The above calculations are preliminary and as each lot develops, required detention will be recalculated based on percentages of buildings, parking lot and landscaping.

Summary

Calculations were performed to determine the runoff produced by the Ninigret North I Subdivision during a 10 year storm event as well as to determine the anticipated detention for a 50 year rainfall. These calculations are presented in this report which has been submitted with the preliminary plat application.

Appendix

Ninigret Syracuse					
Drainage Calculations					
50 Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 1					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		19.56			
Total Area (sf)		852252			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	383513		
Paved	45	0.9	383513		
Landscaped	10	0.15	85225		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	52030	3522	0.00	48508
30	1.20	70311	7043	0.00	63267
60	1.48	86717	14087	0.00	72630
120	1.68	98435	28174	0.00	70261
180	1.74	101951	42260	0.00	59690
360	1.98	116013	84521	0.00	31492
720	2.46	144137	169041	0.00	-24904
1440	2.79	163472	338082	0.00	-174610
Summary					
Required detention storage (cf)		72630			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		3.91			

Ninigret Syracuse					
Drainage Calculations					
50 Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 2					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		9.88			
Total Area (sf)		430565			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	193754		
Paved	45	0.9	193754		
Landscaped	10	0.15	43056		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	26286	1779	0.00	24507
30	1.20	35522	3558	0.00	31963
60	1.48	43810	7117	0.00	36693
120	1.68	49730	14233	0.00	35497
180	1.74	51506	21350	0.00	30156
360	1.98	58611	42700	0.00	15910
720	2.46	72819	85401	0.00	-12582
1440	2.79	82588	170802	0.00	-88214
Summary					
Required detention storage (cf)		36693			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		1.98			

Ninigret Syracuse					
UDOT Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 3					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		4.79			
Total Area (sf)		208619			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	93879		
Paved	45	0.9	93879		
Landscaped	10	0.15	20861		
		0.83			
Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	0.89	12736	862	0.00	11874
30	1.20	17211	1724	0.00	15487
60	1.48	21227	3448	0.00	17779
120	1.68	24096	6896	0.00	17199
180	1.74	24956	10345	0.00	14611
360	1.98	28398	20689	0.00	7709
720	2.46	35283	41379	0.00	-6096
1440	2.79	40016	82758	0.00	-42742
Summary					
Required detention storage (cf)		17779			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		0.96			

Ninigret Syracuse					
Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 4					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		4.95			
Total Area (sf)		215578			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	97010		
Paved	45	0.9	97010		
Landscaped	10	0.15	21558		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	13161	891	0.00	12270
30	1.20	17785	1782	0.00	16004
60	1.48	21935	3563	0.00	18372
120	1.68	24899	7127	0.00	17773
180	1.74	25788	10690	0.00	15099
360	1.98	29346	21380	0.00	7966
720	2.46	36460	42759	0.00	-6300
1440	2.79	41351	85518	0.00	-44168
Summary					
Required detention storage (cf)		18372			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		0.99			

Ninigret Syracuse					
Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 5					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		31.55			
Total Area (sf)		1374118			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	618353		
Paved	45	0.9	618353		
Landscaped	10	0.15	137412		
		0.82			
Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	0.89	83890	5678	0.00	78212
30	1.20	113365	11356	0.00	102008
60	1.48	139816	22713	0.00	117104
120	1.68	158711	45425	0.00	113285
180	1.74	164379	68138	0.00	96241
360	1.98	187052	136276	0.00	50776
720	2.46	232398	272551	0.00	-40154
1440	2.79	263573	545102	0.00	-281530
Summary					
Required detention storage (cf)		117104			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		6.31			

RECEIVED JUL 18 2012

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company National Commercial Services
560 South 300 East, Salt Lake City, UT 84111
Phone: (801)536-3100 | Fax: (866)344-5051

Dominion Engineering Associates, L.C.
Attn: Corbin Bennion
5684 South Green Street
Murray, UT 84123

July 13, 2012
Order Number: NCS-554608-SLC1
Ref No. 200 South 1000 West

***

RE: Proposed Owner/Applicant: TBD

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this commitment is limited by the following:

The Provisions in Schedule A.
The Requirements in Schedule B-1.
The Exceptions in Schedule B-2.
The Conditions on the inside cover page.

The Commitment is not valid with out SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

Underwritten by:

First American Title Insurance Company

Dennis J. Gilmore
President

Timothy Kemp
Secretary

FIRST AMERICAN TITLE INSURANCE COMPANY
INCORPORATED
SEPTEMBER 24, 1968
CALIFORNIA

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Anna Irons at (801)536-3100 located at 560 South 300 East, Salt Lake City, UT 84111.

Effective Date: June 25, 2012 at 7:30 a.m.

1. Policy or (Policies) to be issued:

   ALTA 2006 Standard Owner's for $TBD PREMIUM $TBD

   Proposed Insured:
   tbd

   Endorsements (as requested) PREMIUM $tbd

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

   Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole

3. The land referred to in this Commitment is located in Davis County, UT and is described as:

   A parcel of land located in the Southeast Quarter of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, Utah.

   BEGINNING at a point on the west right-of-way line of 1000 West Street, said point being South 00°06'46" West 194.05 feet along the east line of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian and North 89°53'14" West 50.00 feet from the found railroad spike marking the East Quarter corner of said Section 3, and thence along said right-of-way line the following three (3) courses: 1) South 00°06'46" West 329.95 feet, 2) South 89°53'14" East 17.00 feet and 3) South 00°06'46" West 1408.02 feet to the northeast corner of property described in that certain Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of the Davis County records; thence along the north line of said property South 72°12'57" West 1294.45 feet to a point on the east line of the property described in that certain Warranty Deed recorded November 03, 1982 as Entry No. 626040 in Book 919 at Page 699 of said records; thence along said line the following two (2) courses: 1) North 26°51'31" West 276.50 feet and 2) North 13°11'31" West 1977.96 feet to a point on the south right-of-way line of SR-193; thence along said right-of-way line the following four (4) courses: 1) North 87°59'13" East 368.47 feet to a point of point of tangency of a 7,842.50 foot radius curve to the right, 2) Easterly 299.69 feet along the arc of said curve through a central angle of 02°11'22" and a long chord of North 89°04'54" East 299.67 feet, 3) South 89°49'25"East 1074.16 feet and 4) South 44°53'14" East 75.53 feet to the POINT OF BEGINNING.

SCHEDULE B - Section 1
Requirements

The following are the requirements to be complied with:

1. Pay the agreed amounts for interest in the land and/or the mortgage or deed of trust to be insured.

2. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, a cancellation fee will be imposed.

3. Provide us with releases, reconveyances or other instruments, acceptable to us, including payment of any amounts due, removing the encumbrances shown in Schedule B-2 that are objectionable to the proposed insured.

4. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.

5. The documents creating the interest to be insured must be signed, delivered and recorded.

6. You must tell us, in writing, the name of anyone not referred to in this Commitment who will receive an interest in, or who will make a loan secured by a deed of trust or mortgage secured by, the land described in this Commitment.

7. After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

***

SCHEDULE B - Section 2
Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.

5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

8. Taxes for the year 2012 now a lien, not yet due. Tax Parcel No. 12-026-0017.

   General property taxes were not assessed against the land for the year(s) 2011 because of ownership by a tax exempt entity. Tax Parcel No. 12-026-0017.

   General property taxes for 2013 will be assessed under Tax Parcel No. 12-026-0019, but is subject to change.

   General property taxes were not assessed against the land because of ownership by a tax exempt entity. The land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the taxing year.

9. Any charge upon the land by reason of its inclusion in North Davis Sewer Improvement District and Syracuse City.

10. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation.

11. Reservation as set forth in those certain Warranty Deeds wherein Union Pacific Railroad Co appears Grantor and recorded August 05, 1880 as Entry No. 1827 in Book "F" at page 640 of Official Records.

12. Reservation in Patent from the United States of America recorded October 19, 1889 as Entry No. 4736 in Book K at Page 588 of Official Records.

13. An easement over, across or through the land for electric or other power lines, telegraph and telephone lines, and incidental purposes, as granted to Utah Power Company, a Maine corporation by Instrument recorded August 08, 1913 as Entry No. in Book "D" of Liens and Leases at Page 459 of Official Records.

    A Supplemental Easement in favor of Utah Power & Light Company, a corporation, recorded November 08, 1968 as Entry No. 325882 in Book 402 at Page 584 of Official Records.

14. An easement over, across or through the land for transmission line and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded September 25, 1917 in Book "F" of Liens and Leases at Page 168 of Official Records.

15. Reservation by Union Pacific Railroad Company, a Utah corporation set forth in Quit Claim Deed recorded September 08, 1954 as Entry No. 139650 in Book 70 at Page 251 of Official Records.

16. City of Syracuse Resolution R00-10 as set forth in document recorded July 07, 2000 as Entry No. 1601796 in Book 2667 at Page 863 of Official Records.

17. Reservations by Union Pacific Railroad Company, a Delaware corporation, formerly known as Southern Pacific Transportation Company, a Delaware corporation, as set forth in Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of Official Records.

18. All matters disclosed by Amendment to Agreement, Grant of Access to DEQ and Covenants Not to Sue Utah Transit Authority recorded October 03, 2005 as Entry No. 2110746 in Book 3883 at Page 775 of Official Records.

19. Reservations contained in that certain Quit Claim Deed recorded March 9, 2012 as Entry No. 2648421 in Book 5475 at Page 1450 of Official Records.

20. An easement over, across or through the land for constructing and maintaining thereon slope and irrigation facilities necessary for the extension of the existing highway and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded March 9, 2012 as Entry No. 2648425 in Book 5475 at Page 1462 of Official Records.

21. An easement over, across or through the land for relocation of irrigation facilities and an existing power line and incidental purposes, as granted to Clearfield City by Instrument recorded March 9, 2012 as Entry No. 2648426 in Book 5475 at Page 1465 of Official Records.

22. An easement over, across or through the land for constructing of road improvements and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded March 9, 2012 as Entry No. 2648427 in Book 5475 at Page 1468 of Official Records.

23. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

***

The name(s) Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein .

***

Title inquiries should be directed to Steve Nielsen @ (801)578-8826.

***

NOTE: The policy(ies) to be issued as a result of this Commitment contain an Arbitration Clause set forth in the Conditions/Conditions and Stipulations Section. The following is included for the information of the proposed insured(s):

Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Association or other recognized arbitrator, a copy of which is available on request from the company. Any decision reached by arbitration shall be binding upon both you and the company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

***

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.

***

CONDITIONS

1. **DEFINITIONS**
   (a) "Mortgage" means mortgage, deed of trust or other security instrument.
   (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**
   The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**
   If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**
   Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying this Commimtent when you acted in good faith to:

   comply with the Requirements
   or
   eliminate with our written consent any Exceptions shown in Schedule B

   We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
   Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

c2001 The First American Corporation - All Rights Reserved

CLEARFIELD IRRIGATION COMPANY

June 16, 2012

Corbin Bennion
Dominion Eng.

Dear sirs,

We have discussed the proposed irrigation easements affecting the Clearfield Irrigation Company. We concur with these irrigation right-of-ways. These easements have been in effect for years and will remain in the future. Specifically the Wilcox and Gailey ditches are effected. Ninigret has recognized the ditches. Plans have been sent to Clearfield Irrigation from Ninegret showing the irrigation easements. We concur with these plans.

Sincerely,

Floyd Wilcox

Floyd Wilcox, President

Golden Waite

Golden Waite, Vice President

Copies to:
Clearfield City
Syracuse City
Ninigret

WEST POINT
PROPOSED CULINARY WATER IMPROVEMENTS ALONG 1000 WEST
New 12" C-900
Proposed 12" C-900 To Be Installed w/ Ninigret North Phase 1
SYRACUSE
Syracuse City Boundary
Connect 12" C-900 To 8" C-900 Main
Existing 8" AC Main (Inherited From Weber Basin)
Existing 8" Cast Iron Main (Doubled Mained)
PRV To Be Installed w/ Ninigret
Existing 8" C-900 (From Banbury to Church)
Existing 8" Cast Iron Main
Existing 8" AC Main (Inherited From Weber Basin)
CLEARFIELD
Syracuse City Boundary
Existing 10" Cast Iron Main
Cast Iron 10in
Culinary Water Tank
Main To Be Eliminated
Proposed 16" Main (Approx. 1,700 LF)
Proposed 12" Main (Approx. 2,400 LF, Does Not Include Ninigret Development)
Existing 6" Cast Iron Main
This Project Will Eliminate/Replace Approx. 11,800 LF Of Cast Iron/AC Pipe From The Existing System With 6,000 LF Of That Pipe Being Completely Removed From The System Altogether.
12" C-900 Stubbed Out of 1700 South

From: Randy Jefferies
To: Eric Rice
Subject: Re: SR 193 Emergency Access
Date: Tuesday, July 10, 2012 8:24:33 AM

Eric,

UDOT will allow a gravel emergency access to the SR-193 roadway provided no curb cut is made. The access must be designed such that passenger vehicles will not use the access. Please provide a plan showing the final location of the access to ensure our projects are coordinated with respect to this issue. Thanks!

Randy Jefferies, P.E.
Project Manager - UDOT Region 1
office (801) 620-1690
cell (801) 791-1059
fax (801) 620-1676

>>> Eric Rice <eric@Ninigret.com> 7/5/2012 8:46 AM >>>
Randy,

Concerning our last telephone conversation, can you please provide a written response either via email or letter concerning emergency ingress/egress from SR 193? This was a main topic at our last planning commission meeting with Syracuse city and the commission would like to see your written response concerning the allowance of a gravel access to the top back of curb. I did let them know that a curb cut would likely not work for you, but that a gravel access would be allowable. Please provide a response at your earliest convenience. Thanks.

ERIC

Eric A. Rice
NINIGRET CONSTRUCTION
PH: 801-973-9090 FX: 801-973-0070

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2178 / Virus Database: 2437/5122 - Release Date: 07/09/12

Engineer Final Plan Review – Ninigret North I
450 South & 1000 West

Completed by Brian Bloemen on July 26, 2012

Please review the following comments for Ninigret North I and make any necessary changes:

1. All utilities shall be installed per Syracuse City Standards.
2. Water rights will need to be granted for the developed land.
3. Access agreements shall be obtained from UDOT for any access off UDOT right-of-way. Approval should be obtained from UDOT for all improvements within UDOT right-of-way.
4. Clearfield City shall sign off on any improvements within their city limits.
5. Adjust the grade from station 4+50 to ±10+00 to be a constant grade to try and eliminate the steeper cross slopes.
6. Fix the stationing on the profile on sheet RD-2 and assure all slopes on the profile match those on the plan view.

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

Sincerely,

Brian Bloemen
City Engineer

Final Subdivision Review – Ninigret North I

Completed by Sherrie Christensen, Planner on 7/26/2012

Recommendation: City staff recommends that the Planning Commission examine the Ninigret North I Final Subdivision plan review as outlined below. Please pay specific attention to items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Ninigret North I Final Subdivision plat and plan for City Council approval.

8-6-1/8-6-2: Final Plat/Final Plan and Profile:	**Planning Staff Review:**
1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	1. Ninigret North I
2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.	2. Yes.
3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	3. Yes.
4. Street address shown for each lot.	4. Yes. Lot 1- 1184 West Lot 2- 1132 West Lot 3- 286 South Lot 4- 1052 West Lot 5- 1093 West
5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	5. Yes.
6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	6. Yes.

7. Accurate location of all monuments to be installed shown by appropriate symbol.	7. Yes. Verify monument need with developer per engineering
8. Dedication to City of all streets and other public uses and easements.	8. Yes.
9. Street monuments shown on Final Plat.	9. Yes.
10. Pipes or other iron markers shown on the plat.	10. Yes.
11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.	11. No public use areas or areas reserved for common use of all property owners.
12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.	12. Yes, refer to City Engineer for further discussion.
13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission.	13. Not applicable
14. Legal boundary description of the subdivision and acreage included.	14. Yes. 72.20 acres.
15. Current inset City map showing location of subdivision.	15. Yes.
16. Standard signatures forms/boxes reflected on the Final Plat.	16. Yes.
17. Developer Name and Address Block	17. No.
Final Plan and Profile	
18. Plan for culinary water improvements.	18. Submitted, see Engineer review.
19. Plan for secondary water improvements.	19. Submitted, see Engineer review.
20. Plan for sanitary sewer.	20. Submitted, see Engineer review.
21. Land drain.	21. Submitted, see Engineer review.

22. Storm water.	22. Submitted, see Engineer review.
23. Streets.	23. Submitted, see Engineer review.
24. Stationing.	24. Submitted, see Engineer review.
25. Agreements.	25. Developer to provide proof of intent to resolve subdivision concerns with Benchmark Real Estate.
Conditional Items from Preliminary Plan Approval	
26. (Item#7) Location, width and name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to the tract.	26. Yes
27. Outstanding Items from City Engineer	27. See Engineers Report
Conditional Items for Final Plan Approval	
28. Park-purchase impact fee according to zoning and gross acreage in development as outlined in the City's fee schedule	28. Required before mylar recording
29. Irrigation water rights per Subdivision Ordinance Section 8-2-9	29. Required before mylar recording
30. An executed Escrow Agreement, provided by City staff, for improvement costs and bonding	30. Required before mylar recording
31. An executed Improvement Agreement with Syracuse City, as provided by staff	31. Required before mylar recording
32. An executed Streetlight Agreement, regarding installation of required lamps, as provided by City staff	32. Required before mylar recording
33. Payment of final off-site inspection fees as outlined in City's fee schedule	33. Required before mylar recording
34. Payment of County recording fees of $37/page +$1/lot and any common space as well as $1/land-owner signatures over two	34. Required before mylar recording

Ninigret North 1 final review.

Jo Hamblin

Sent: Mon 7/23/2012 1:31 PM

To: Michael Eggett

Cc: Eric Froerer

Michael,

After review of the Ninigret North 1 final subdivision drawings, date stamped July 18, 2012, I feel all our concerns have been covered and give my approval to move forward with the process. If you have any questions, please feel free to contact me.

Respectfully,

Jo Hamblin
Syracuse City Fire Deputy Chief
Office: 801-614-9614
jhamblin@syracuseut.com

Brian N. Wallace
Chief of Police

SYRACUSE POLICE

July 26, 2012

To: Mike Eggett
RE: Ninigret Development

Mike,

I have reviewed the plans for Ninigret's five lot subdivision. I see no problems for law enforcement and would approve them to move forward.

Respectfully,

Brian N. Wallace

Chief Brian Wallace

1751 South 2000 West • Syracuse, Utah 84075 • 801-825-4400 • FAX 801-779-9365

COUNCIL AGENDA

August 14, 2012

Agenda Item **#H** Review agenda item 10, request for General Plan Amendment/Rezone for property located at approximately 2400 W. 2900 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached proposed general plan map amendment
- Proposed zone change from R-1 to R-2 Zone
- See the attached Ordinances No. 12-19 & 12-20

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 7, 2012

Subject: Clint Sherman GP and Rezone Request for 1.61 acres located at approximately 2400 West 2900 South

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Background

On July 17, 2012 the Planning Commission held a public hearing on the requested General Plan Map and Zoning Map amendment for this applicant. No comments were received at the public hearing. The Planning Commission recommended approval of the proposed changes to the City Council.

Consideration for Approval of the General Plan and Zone Map amendment
The following documents have been included in your packets for your use and review:

- Map of proposed General Plan change
- Map of proposed Zoning Map Change

Recommendation

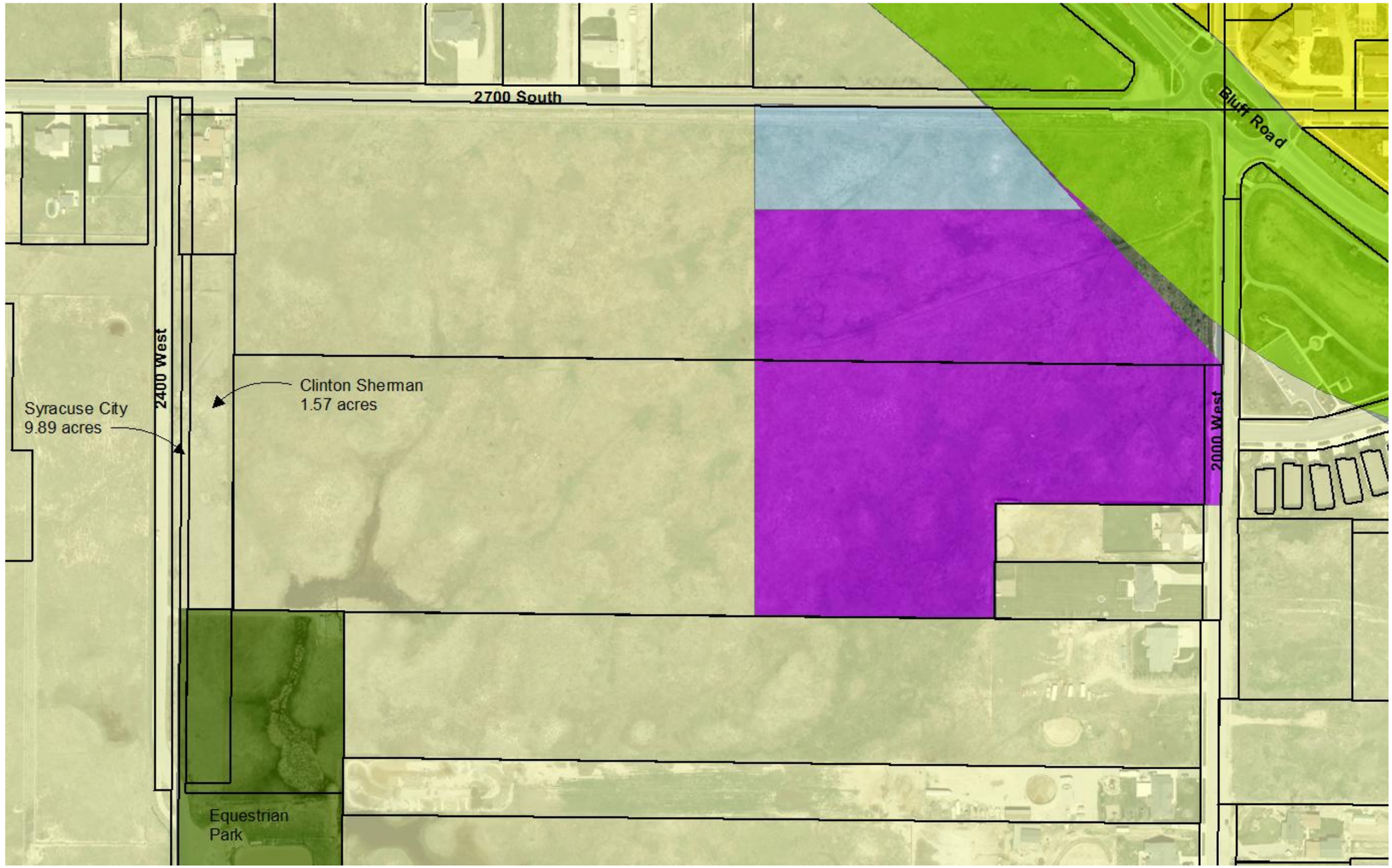
The Syracuse City Planning Commission and CED Staff hereby recommend that the Mayor and City Council approval of the General Plan Amendment and Rezone application for he Clint Sherman property located at approximately 2400 West 2900 South, to change the use of the property form an R-1 to an R-2 zone and reflect it as such on the General Plan map and current zoning map, subject meeting to all requirements of the City's Municipal Codes.

Proposed Amendment to General Plan - Clint Sherman - 7/17/2012

Current General Plan – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
- Open Space / Recreational
- PRD (8.0 dwellings per net acre)
- Professional Office
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary



Proposed Amendment to General Plan - Clint Sherman - 7/17/2012

Proposed General Plan – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
- Open Space / Recreational
- PRD (8.0 dwellings per net acre)
- Professional Office
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- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

Proposed Zoning Change - Clint Sherman - 7/17/2012

Current Zoning – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
- Open Space / Recreational
- PRD (8.0 dwellings per net acre)
- Professional Office
- R-1 (2.90 dwellings per net acre)
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- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

Proposed Zoning Change - Clint Sherman - 7/17/2012

Proposed Zoning – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
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- R-3 (5.44 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

ORDINANCE NO. 12-22

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14h DAY OF AUGUST, 2012.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Duncan	___	_____
Councilmember Johnson	___	_____
Councilmember Shingleton	___	_____

ORDINANCE NO. 12-23

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

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

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

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

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

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

BEGINNING AT A POINT WHICH IS LOCATED NORHT 89°40'58" WEST 1882.64 FEET ALONG THE SECTION LINE AND SOUTH 297.00 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°19'02" WEST 674.75; THENCE NORTH 89°40'58" WEST 104.00 FEET; THENCE NORTH 00°19'02" EAST 674.75 FEET' THENCE SOUTH 89°40'58" EAST 104.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES.

Said property is located at approximately 2400 West 2900 South.

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 14TH DAY OF AUGUST, 2012.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Jamie Nagle

Voting by the City Council:

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

SYRACUSE CITY

Syracuse City Special RDA Agenda
August 14, 2012 - 7:00 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
2. Public Hearing- Consideration of Proposed Resolution RDA12-03 amending the Redevelopment Agency Budget for the fiscal year 2012 – 2013.
3. Public Hearing- Consideration of Proposed Resolution RDA12-04 approving the draft Syracuse State Road 193 Economic Development Project Area Plan, and related matters.
4. 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 10th day of August, 2012 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on August 10, 2012.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

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

RDA AGENDA

August 14, 2012

Agenda Item **#2** Public Hearing – Proposed Resolution RDA12-03 amending the Redevelopment Agency Budget for the Fiscal Year 2012-2013.

Factual Summation

- Please see the attached packet of information prepared by Finance Director Steve Marshall.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#2** Public Hearing – Proposed Resolution RDA12-03 amending the Redevelopment Agency Budget for the fiscal year 2012 – 2013.

Factual Summation

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.

- Ed Gertge, owner of Syracuse City Fun Center, is considering expanding the Syracuse City Fun Center site. As part of this expansion, he is looking at adding a pool, go-carts, and other attractions. He is requesting that the Redevelopment Agency (RDA) help with this expansion. See the power point presentation for a more detailed analysis.

Staff Recommendation

- ***See recommendation on power point slide presentation.***

Redevelopment Area Information

July 31, 2012

FACTS

- A Re-development Area (RDA) is an area within city limits that has blighted area's which are detrimental or inimical to the public health, safety.
- These area's are identified in an RDA and a project area plan is created to help remove the blight area's, incentivize new businesses to locate to the area, to encourage businesses already in area to renovate and beautify, and facilitate new development.

FACTS

- A taxing entity committee (TEC) made up of individuals from each of the taxing entity determines the length of time and percentage share of tax increment dollars that will go to the RDA to help complete the project area plan.
- Only tax dollars generated in excess of the current tax base will go to the RDA (i.e. tax increment).

Syracuse City Town Center RDA

July 31, 2012

Town Center RDA - FACTS

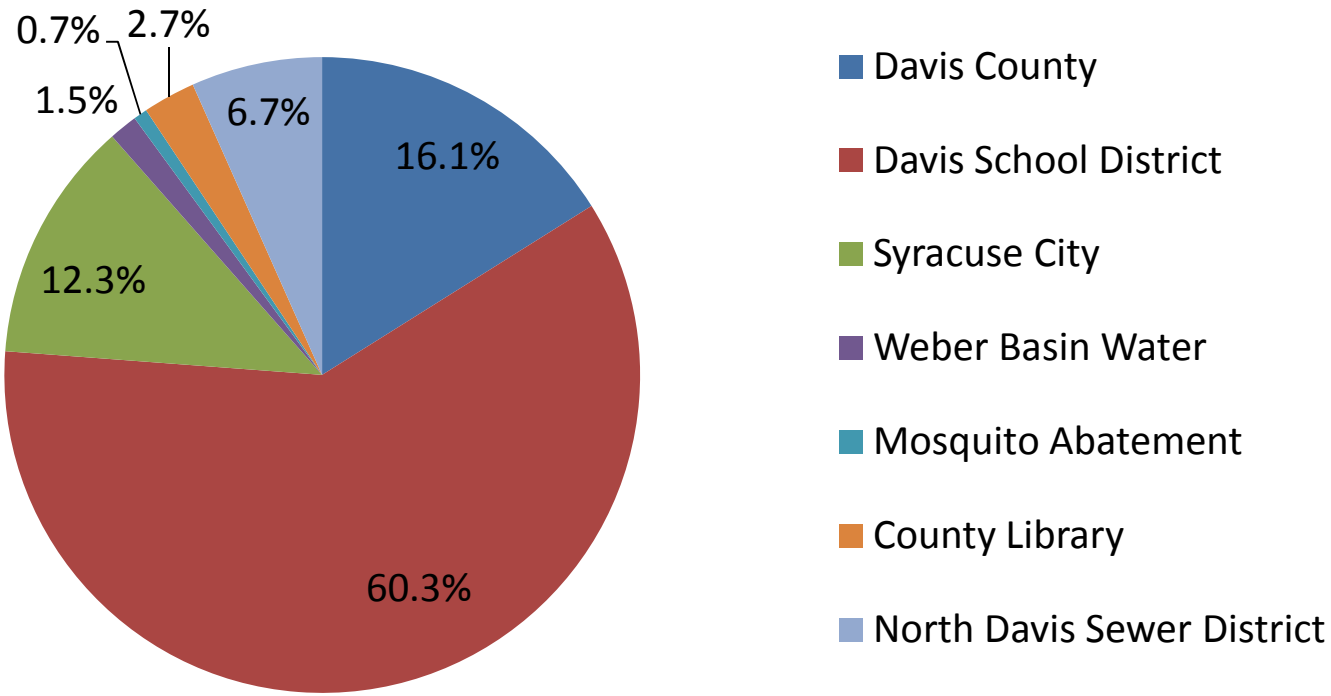
- Created in 2004.
- First year of tax increment taken in 2007.
- 25 year life with final year in 2031.
- Currently 100% of tax increment dollars go to the RDA. This number drops to 80% in FY2018 and tails off in subsequent years.

Town Center RDA

- Look at PDF map of RDA project area.

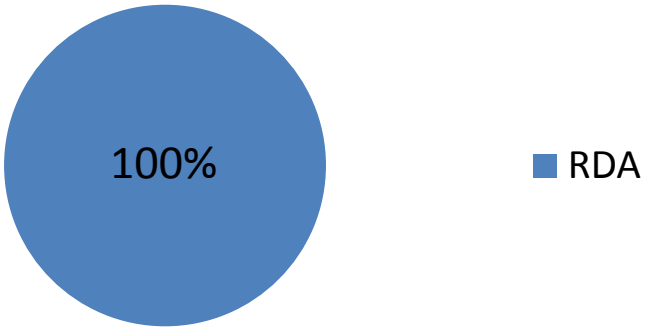
FACTS

Normal Property Tax Bill

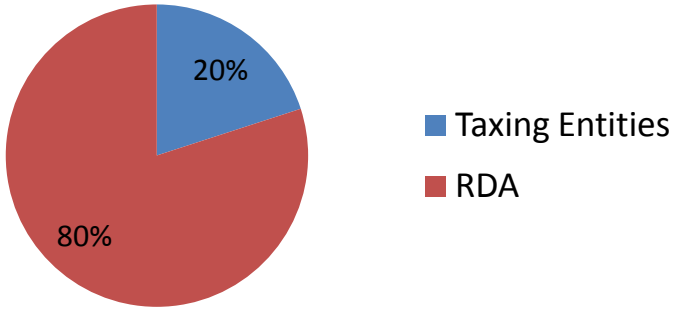


Syracuse Town Center RDA – Tax Increment Dollars

RDA Tax Distribution FY2013 – FY2017



RDA Tax Distribution FY2018 - FY2020



In the remaining 11 years the percentage share steadily decreases from 80% to 37% in the final year.

Town Center RDA – Project Area Plan

<u>Criteria:</u>

1. Enable the Agency to make financing alternatives available for participants in the RDA thereby providing necessary assistance for investment, redevelopment, rehabilitation, and the elimination of blight within the Project Area.

Town Center RDA – Project Area Plan

2. It will help prevent erosion of Syracuse City's economic base.
3. It will help attract desirable businesses to locate and expand within the project area.
4. It will facilitate revitalization and beautification of the Project Area.

Town Center RDA – Project Area Plan

5. It will enable the Agency to help meet some of the infrastructure needs of the City of Syracuse which are important for revitalization of the Project Area.
6. It will contribute in a variety of other ways to the redevelopment of the Project Area, and further the interests of public peace, health, safety, and welfare.

Family Fun Center Expansion

PRESENTATION BY ED GERTGE

– Owner of Family Fun Center

- Look at Feasibility Study for Expansion
- Look at Images and Renderings
- Look at Ed Gertge Cost Estimate Letter

Family Fun Center Expansion

Positive Factors

- No tax increase to residents who will receive a direct benefit in the community.
- Increase patron traffic to surrounding businesses – will help the health and wellness of existing business.
- Provide increase sales and franchise tax revenues to Syracuse City.

Family Fun Center Expansion

Positive Factors

- Provide a local venue for family, corporate parties, etc.
- Encourage new growth and development in the area.
- Create 15-20 new jobs in our community.
- Provide year-round activities for individuals, families, and youth.
- Will draw customers from outside city boundaries into our community.

Family Fun Center Expansion

Budget Analysis

- Ed Gertge owns 6 properties in the Town Center RDA making up approximately 29% of the total tax increment value.
- With the proposed expansion, the addition will add another $6,000,000 in increased property value raising his pro-rata share to 45.6% of the tax increment value.

Family Fun Center Expansion

- Over the next 19 years, the properties owned by Ed Gertge will generate an estimated tax increment of $2,047,373 for the RDA (this includes the expansion).
- Ed is proposing that the City invest this money into the Family Fun Center expansion to help the health and well being of Syracuse City town center.

Family Fun Center Proposal

- Ed Gertge Proposal - that the City invest $215,000 up front with an additional waiver in fees not to exceed $100,000 for a total up front investment of $315,000.
- Ed Gertge Proposal – an additional yearly subsidy ranging from $30,000 to $168,000 over the next 19 years. The total investment to the City would be $2,045,000 (including the initial payment).

Town Center RDA Budget Numbers

- See PDF document of budget.
- See PDF document of estimated fees & calculation of partial waiver of fees.

Family Fun Center Expansion

<u>Does this meet the project area plan?</u>

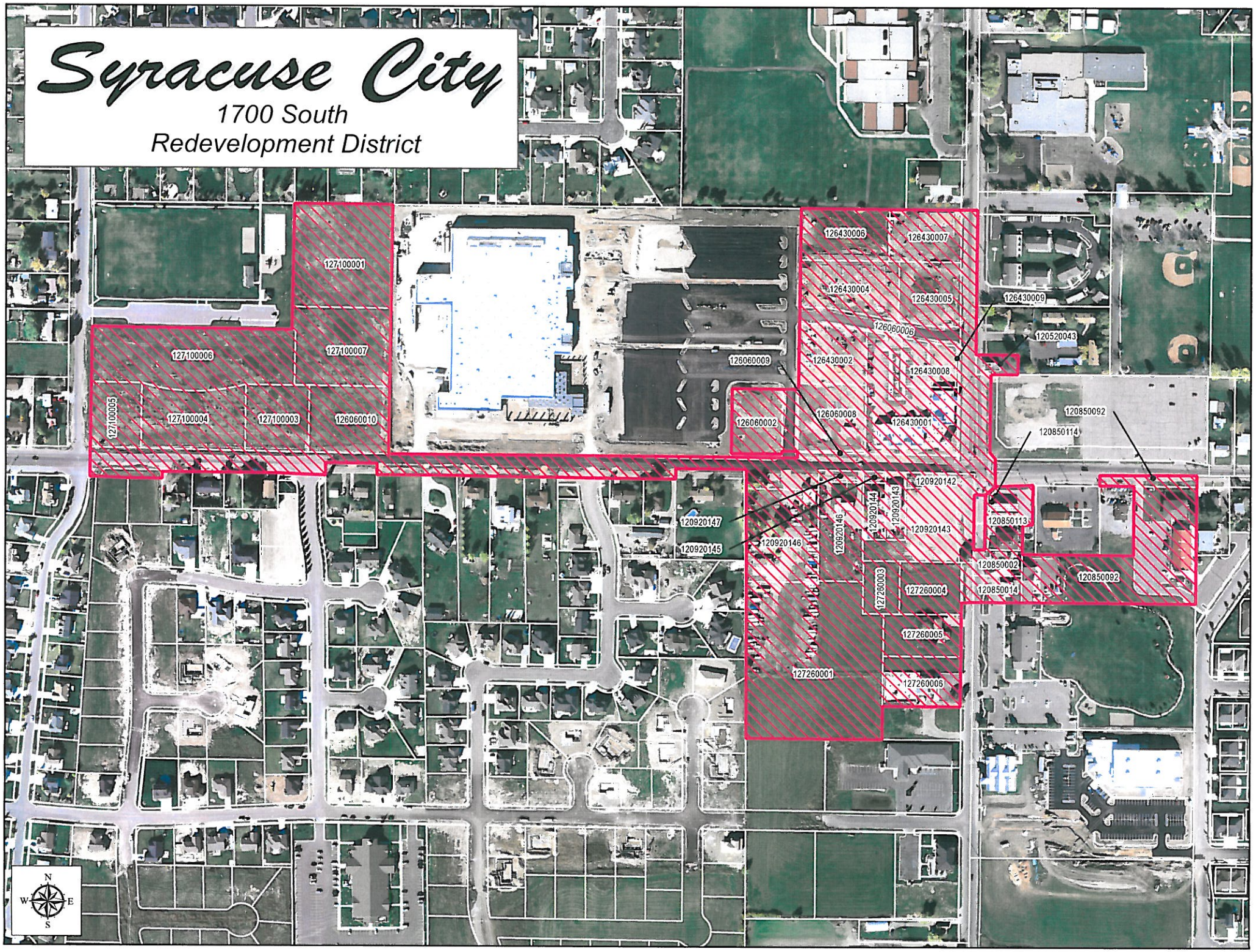
- #1 – Is the City willing to invest in the family fun center expansion in order to promote the health and well being of our town center?
- #2, #3, #4 – expansion meets these criteria.
- #5 – the City will ensure that the major impact (i.e. roads) is addressed through charging impact fees.
- #6 – expansion helps this cause.

Recommendation

- The staff recommends that the City move forward with this project. The City will invest all of the tax increment dollars back into the Family Fun Center expansion; however, it will receive many added benefits by doing so.

Syracuse City

1700 South Redevelopment District



Benefits Analysis
Syracuse Fun Center

Prepared By:

ZIONS BANK PUBLIC FINANCE

June 12, 2012

BACKGROUND

The Syracuse Fun Center located at 2000 West and Antelope Drive is planning to expand its existing facility with a truly unique recreation development site that will include an aquatic center, go-karts, and increased activities such as bowling, roller skating, batting cages, etc. To our knowledge, there is no other indoor (year-round) facility in Utah that offers this broad of a selection of entertainment activities.

Specific plans are to expand the existing facility by adding 72,000 square feet ("sf") of recreational space as follows:

- 24,000 sf aquatic center; and
- 48,000 sf of additional activities:
  - 24,000 sf of Go-Karts and race track (adult and kiddie-kart size);
  - 24,000 sf with a combination of activities such as:
    - Bounce toys
    - Roller skating
    - Bowling
    - Batting cages
    - Locker rooms and other

The Aquatic Center will include a 6-lane lap pool, leisure pool, lazy river, slides, zero entry and children's area. It will be competitive in every way with the Clearfield Aquatic Center. The Fun Center will be the only venue of its type in Utah and will attract customers from throughout the northern Utah region.

The purpose of this study is to evaluate tax revenue ("fiscal") impacts to Syracuse City and other taxing entities, as well as to identify other potential benefits to the City from the expansion of the Fun Center.

EXECUTIVE SUMMARY

It is anticipated that the expanded facility will benefit Syracuse City in the following ways:

- Increase property tax increment in the 1700 South RDA project area;
- Provide increased sales tax and municipal energy (franchise) tax revenues to Syracuse City;
- Provide an aquatic center for public use, as well as shared use with the school district;
- Provide year-round activities for individuals, families and youth;
- Create approximately 15-20 new jobs;
- Increase the selection and convenience of recreational activities for local residents and reduce travel time and vehicle fuel costs for participation in these activities;
- Stop the "leakage" from Syracuse residents who are now leaving the City for these types of activities and bring customers into Syracuse from outlying areas, thus further increasing the tax base;
- Increase patron traffic of surrounding businesses;
- Provide a local venue for corporate parties, family parties, etc., that will bring people into the area and promote complementary development; and
- Encourage the development of and investment in nearby properties.

All of the taxing entities for tax district 54 will benefit from the increased property taxes generated by this development. The Fun Center is located in an existing RDA area – the 1700 South RDA. Total property tax benefits are expected to exceed $1.4 million over the next 20 years.

PROPERTY TAX IMPACTS TO ALL TAXING ENTITIES		
	Total (2013-2032)	NPV*
Davis County	$230,913	$190,545
Davis County School District	$858,631	$708,527
Syracuse City	$176,455	$145,607
Weber Basin Water Conservancy District	$21,027	$17,351
Davis County Mosquito Abatement District	$10,078	$8,316
North Davis Sewer District	$89,923	$74,203
County Library	$37,985	$31,344
TOTAL	$1,425,011	$1,175,894

**NPV = Net present value is calculated using a discount rate of two percent.*

In addition to the property tax impacts, increased sales taxes will be generated at the site due to the increased use of the facility. Demand at the Fun Center is expected to increase significantly from the additional amenities. Between roughly 66,300 and 158,671 visits[1] per year are anticipated for the Aquatic Center, plus additional demand will be generated by the go karts and other activities. Syracuse City would realize additional sales and municipal energy (franchise) tax revenues from these activities.

SUMMARY OF INCREMENTAL FISCAL IMPACTS Syracuse City Only 2013-2032		
	Total	NPV*
Sales Tax Revenues	$192,351 - $246,945	$154,626 - $198,535
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$320,213 - $374,807	$257,347 - $301,256

**NPV = Net present value is calculated using a discount rate of two percent.*

Further, if Syracuse City were to construct an aquatic facility, similar to the one described in this report, and not partner with the private sector, it would cost the average homeowner over $3.00 per month for capital costs for 20 years. If an operating subsidy were required (depending on usage and fee schedule), as is generally the case with most publicly-owned aquatic centers, there would be additional costs to property owners in the City.

PROPERTY TAX IMPACTS

Syracuse City, and each of the taxing entities for this taxing district, will receive increased property tax revenues from this development. Increased taxes will be generated by the investment in land, buildings and personal property at the site. The total investment is summarized as follows:

DEVELOPMENT PLANS		
	Building sf	Real Property Value
Building expansion (not incl. aquatic center; including go karts)	48,000	$2,200,000
Aquatic center addition	24,000	$2,900,000
TOTAL	72,000	$5,100.000

[1] The Clearfield Aquatic Center currently receives roughly 150,000 aquatic visits per year.

DEVELOPMENT PLANS
Source: Syracuse Fun Center

Property taxes are calculated based on increased taxable value[2] and tax rates for the various taxing entities. The taxing entities and tax rates are as follows:

TAXING ENTITIES AND TAX RATES District 54	
	Tax Rates
Davis County	0.002383
Davis County School District	0.008861
Syracuse City	0.001821
Weber Basin Water Conservancy District	0.000217
Davis County Mosquito Abatement District	0.000104
North Davis Sewer District	0.000928
County Library	0.000392
TOTAL	0.014706

Source: State Tax Commission – Property Tax Division

The increased property tax impacts to all taxing entities over a 20-year period that stretches from 2013 to 2032 are over $1.4 million. This averages over $71,000 annually from 2014 through 2032.[3]

PROPERTY TAX IMPACTS TO ALL TAXING ENTITIES		
	Total (2013-2032)	**NPV***
Davis County	$230,913	$186,809
Davis County School District	$858,631	$694,634
Syracuse City	$176,455	$142,752
Weber Basin Water Conservancy District	$21,027	$17,011
Davis County Mosquito Abatement District	$10,078	$8,153
North Davis Sewer District	$89,923	$72,748
County Library	$37,985	$30,730
TOTAL	$1,425,011	$1,152,837

**Net present value is calculated using a discount rate of two percent.*

SALES TAX IMPACTS

Increased sales tax revenues will result from the increased attendance at the Fun Center. Increased demand has been calculated for:

[2] Taxable value has been calculated based on increased investment in the property – land and construction value. However, if the property is valued by the County Assessor's Office on the income approach, the taxable value suggested in this report could vary significantly. Note that the existing building (42,000 sf) is valued at $2,800,000 by the County Assessor. This is a value of $66.67 per square foot. Projections for the expansion facilities are $70.83 per square foot. This is reasonable and conservative given that the expansion includes an aquatic center which is considerably more expensive on a per square foot basis.

[3] Note that no property tax impacts have been projected for 2013 because property values are assessed as of January 1 of each year. It is not anticipated that there would be significant construction in place by January 1 of 2013.

- GoKarts
- Aquatic Center
- Building expansion (not including Aquatic Center or GoKarts)
- Existing facility
- Café/Concessions

GoKarts. GoKart revenues have been calculated based on the following usage projections:[4]

GO KART DEMAND AND REVENUE ANALYSIS					
	Hours per Day	Days per Week	Revenue per Hour	Total Revenues/Week	Total Revenues/Year
Go Kart Revenues:					
M-F	1	5	$546	$2,730	$141,960
Saturday	5.0	1.0	$546	$2,730	$141,960
Sunday	5.0	1.0	$546	$2,730	$141,960
Total Go Kart Revenues				$8,190	$425,880
Kiddie-Kart Revenues:					
M-F	1	5	$208	$1,040	$54,080
Saturday	5.0	1.0	$208	$1,040	$54,080
Sunday	5.0	1.0	$208	$1,040	$54,080
Total Kiddie Kart Revenues				$3,120	$162,240
Grand Total					$588,120

With anticipated revenues of $588,120 per year, the City will receive one-half of one percent (based on the local option sales tax) of all revenues generated. This equates to $2,941 in $2012 in increased sales tax revenues from GoKarts. Revenues have been projected to grow at an average annual rate of two percent. Our analysis assumes that the City will receive Go Kart revenues for one-half of the year in 2013, as the GoKart site will only be operational for the second half of that year. Increased sales tax revenues from GoKarts are projected at nearly $70,000 over 20 years.

SALES TAX IMPACTS Increased Revenues from GoKarts 2013-2032		
	Total	NPV*
POS** Tax Revenues	$69,979	$56,217
**NPV = net present value. NPV calculations have been discounted at two percent.* ***POS = point of sale tax revenues*		

Aquatic Center.

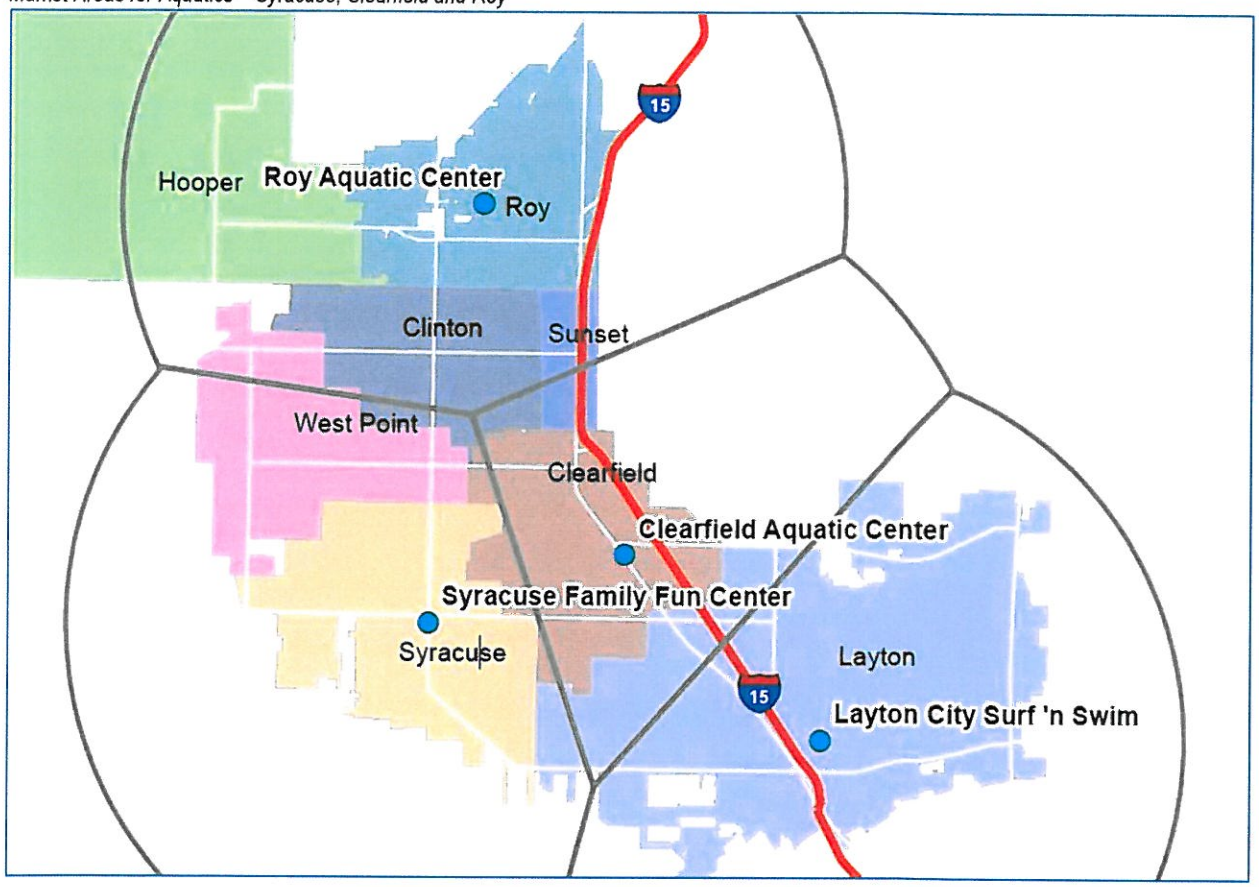
Currently, Syracuse residents desiring to use an aquatic center must either drive to Clearfield or Roy. Other aquatic centers that may attract some residents, although located at a slightly greater distance, are: Layton City Surf 'n Swim, Marshall White Center in Ogden, Lorin Farr Pool & Rampage, Farmington Swimming Pool and North Shore Aquatic Center. In addition, both Lagoon in Farmington and Cherry Hill in Kaysville have outdoor water activities.

[4] Projections provided by Mini Grand Prix in Las Vegas, NV.

The most competitive sites for a Syracuse Aquatic Center are, due to their geographic location, Roy and Clearfield. The Roy aquatic facility estimates that it currently attracts very few residents from Syracuse. In fact, of the 1,960 children signed up for swim lessons at the Roy City pool, only 20 are from Syracuse. On the other hand, the Clearfield Aquatic Center estimates that 50 percent of its aquatic use is from outside of Clearfield City, with nonresidents "heavily Syracuse."[5] Based on further discussion, **it is estimated that at least 75 percent of the nonresident swimmers at Clearfield are from Syracuse.** This suggests that, at the present time, Syracuse accounts for 54,750 visits to the Clearfield Aquatic Center for swim purposes.

The following map shows the potential primary market areas based solely on geographic location. The Syracuse site should be able to increase its market draw from Roy during certain periods of the year since the Roy Aquatic Center is seasonal (summer only). It should also be able to increase its draw from Roy and other areas because of the additional amenities that will be offered at Syracuse when compared to competing facilities.

Market Areas for Aquatics – Syracuse, Clearfield and Roy



Based solely on geographic location, an aquatic center in Syracuse should be able to draw from a population of 38,772 residents.

AQUATIC CENTER DEMAND ANALYIS GIS MAPPING APPROACH				
City	**Total Population**	**Roy Aquatic Center**	**Clearfield Aquatic Center**	**Syracuse Family Fun Center**
Clearfield	30,112	-	26,565	3,319

[5] Interview with Clearfield Aquatic Facility.

AQUATIC CENTER DEMAND ANALYIS GIS MAPPING APPROACH				
Clinton	20,854	17,268	2,275	995
Hooper	7,218	6,620	-	-
Layton	72,003	-	12,047	1,719
Roy City	36,810	36,673	1,913	-
Sunset	4,937	3,360	-	-
Syracuse	24,331	-	-	24,255
West Point	9,511	905	-	8,484
Total	**205,776**	**64,826**	**42,800**	**38,772**

We have also analyzed demand based on a capture rate from each City in the market area for the three aquatic centers. The analysis below adjusts the GIS analysis to account for various factors that are not represented in a solely geographic analysis, such as: **1) seasonality; 2) competitiveness and uniqueness of facilities; and 3) travel patterns and ease of access on major transportation routes.** While the Clearfield facility is year-round, Roy has an outdoor pool that is used only during the summer months. The Roy facility also does not offer the amenities that the Clearfield facility has to offer. This is evident in the fact that, at the present time, most Syracuse residents choose to use the Clearfield facility over the Roy facility. The capture rate analysis below is a best-case scenario approach for attracting customers from a much larger market area.

AQUATIC CENTER DEMAND AND MARKET AREAS CITY CAPTURE RATE APPROACH			
	% of City	**Population**	**Market Area Population**
Syracuse Aquatic Center			
Syracuse	95%	24,331	23,114
West Point	95%	9,511	9,035
West Layton	60%	44,291	26,575
Clinton	50%	20,854	10,427
Clearfield	15%	29,840	4,476
Hooper	25%	7,091	1,773
Layton	10%	72,003	7,200
Sunset	20%	4,937	987
Roy	25%	36,810	9,203
TOTAL - Syracuse		249,668	92,790
Roy Aquatic Center			
Roy	75%	36,810	27,608
Hooper	75%	7,091	5,318
Clinton	20%	20,854	4,171
TOTAL – Roy		64,755	37,097
Clearfield Aquatic Center			
Clearfield	85%	29,840	25,364
West Layton	40%	44,291	17,716

AQUATIC CENTER DEMAND AND MARKET AREAS CITY CAPTURE RATE APPROACH			
Clinton	30%	20,854	6,256
Sunset	80%	4,937	3,950
Syracuse	5%	24,331	1,217
West Point	5%	9,511	476
TOTAL		133,764	54,978
TOTAL – Syracuse, Roy, Clearfield		448,187	184,865

This analysis suggests that, on average, there are 1.71 swim visits per capita annually within the market area. Obviously, some people will participate with much greater frequency, while others will never use the facilities. Applying 1.71 visits per capita to the population within the Syracuse market area, and assuming comparative and competitive facilities are constructed, results in an estimated 66,300 to 158,672 visits per year.

AQUATIC CENTER DEMAND AND MARKET AREAS Comparative GIS and Capture Rate Approach	
Market Area Population (Market Area – Capture Rate Approach)	184,865
Current Aquatic Visits*	315,790
Visits per Capita	1.71
Projected Market Demand for Syracuse – annual visits based on 38,772 market area population (GIS approach) to 92,790 market area population (capture rate approach)	66,300 – 158,672
*Current aquatic visits are based on the following annual usage: Clearfield Aquatic Center (292,000 – ½ aquatic); Roy Aquatic Center (111,242); and Roy Recreation Complex (117,092 – ½ aquatic).	

The average revenue per visit ($3.90)[6] has been calculated based on the weighted average of the current per capita revenues reported by the Clearfield and Roy facilities.

REVENUE ANALYSIS PER VISIT Aquatic Center				
	Average Revenue per Visit	Total Visits	% of Total	Weighted Revenue per Visit
Clearfield	$4.47	292,000	56%	$2.51
Roy Aquatic	$4.36	111,242	21%	$0.93
Roy Recreation	$2.05	117,095	23%	$0.46
TOTAL		520,337	100%	$3.90

Revenues are projected to grow at a rate of two percent annually, with 20-year sales tax revenue impacts to Syracuse City between $30,190 and $72,253. This is estimated based on 66,300 to 158,671 visitors per year, average revenue per visit of $3.90, two percent growth rate, and 50 percent of the local option sales tax returned to Syracuse City based on point of sale.

SALES TAX IMPACTS Increased Revenues from Aquatic Center 2013-2032

[6] While the actual entry fee for a one-time swim visit may be higher than this, it is assumed that customers will be able to buy season, family, etc., swim passes which will bring down the overall revenue per visit.

SALES TAX IMPACTS Increased Revenues from Aquatic Center 2013-2032		
	Total	NPV*
Tax Revenues from Aquatic Center	$30,190 - $72,253	$24,256 - $58,050
Net present value is calculated using a rate of two percent.		

Building Expansion (not including Aquatic Center and GoKarts). Increased sales tax revenues will result from the 24,000 square foot expansion that will include activities such as roller skating, bowling, bounce toys, batting cages, etc. We have conservatively assumed that sales in the expanded area will be 1.25 times greater on a per square foot basis than current sales. This is conservative because the addition of the GoKarts should attract customers from a much larger regional area (Davis and Weber counties) who will then also use other attractions while they are visiting the site.

Current sales per square foot average $13.84, not including the café. Based on increased sales of 1.25 times per square foot of the current sales per square foot (i.e., a 25 percent increase), sales tax revenues from the expanded area are anticipated to reach over $49,000 over the next 20 years. Our analysis assumes that the City will receive sales from the 24,000-foot expansion for one-half of the year in 2013, as the site will only be operational for the second half of the year.

SALES TAX IMPACTS Increased Revenues from Building Expansion (not including Aquatic Center) 2013-2032		
	Total	NPV*
POS Tax Revenues from Building Expansion (not incl. Aquatic Center)	$49,401	$39,686
Net present value is calculated using a discount rate of two percent.		

Existing Building and Activities. It is anticipated that the addition of an aquatic center, GoKarts and a wider variety of activities will also benefit the existing development. Based on interviews with owners and operators of centers with GoKarts (which will be a unique offering in Davis and Weber counties), it is reasonable to assume that existing sales will increase by at least 25 percent.

SALES TAX IMPACTS Increased Revenues in Existing Building 2013-2032		
	Total	NPV*
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559
Net present value is calculated using a discount rate of two percent.		

Café/Concessions. It is anticipated that café sales will also increase with the expansion. The proposed increase has been projected based on either sales per square foot (for all areas except the aquatic center) and based on the number of visits (for the aquatic center). Sales per square foot are currently $2.96. The Fun Center estimates that it currently has approximately 106,000 visits per year. With total café sales of $121,160 and an estimated 106,000 visits, expenditures at the café are approximately $1.14 per visit. Future projections have been made based on the increased visits to the Aquatic Center and the increased square footage of the expanded area.

SALES TAX IMPACTS Increased Revenues at Café/Concessions 2013-2022		
	Total	NPV*
Increase in Café Sales	$25,903 - $38,435	$20,907 - $31,022

Summary of Sales Tax Impacts. Syracuse City will receive increased sales tax revenues from each of the following activities that were discussed in more detail above – GoKarts, aquatic center, building expansion (24,000 sf that does not include aquatic center or GoKarts), increased revenues to the existing Fun Center, and increased café/concession sales.

SALES TAX IMPACTS Summary of Increased Sales Tax Revenues 2013-2032		
	Total	NPV*
POS** Tax Revenues from GoKarts	$69,979	$56,217
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686
POS Tax Revenues from Aquatic Center	$30,190 - $72,253	$24,256 - $58,050
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559
Increase in café sales	$25,903 - $38,435	$20,907 - $31,022
TOTAL	$192,351 - $246,945	$154,626 - $198,535

**NPV = net present value. NPV calculations have been discounted at two percent.*
***POS = point of sale*

MUNICIPAL ENERGY (FRANCHISE) TAX IMPACTS

Utah law allows communities to assess six percent of the taxable sales of energy and gas. Syracuse City has enacted the municipal energy tax to the full six percent. In 2011, the Fun Center paid $6,125.44 in gas bills and $41,233.20 in electric bills for a total of $47,358.64, or $1.13 per square foot.

Gas and electric fees for the 24,000 sf building expansion (not including the aquatic center) will be similar to the energy usage in the existing building. Utility fees for the aquatic center will be higher – approximately $1.50 per sf.

MUNICIPAL ENERGY (FRANCHISE) TAX IMPACTS 2013-2032		
	Total	NPV*
Building Expansion	$77,446	$62,216
Aquatic Center	$50,416	$40,505

** Net present value is calculated using a discount rate of two percent.*

AQUATIC CENTER COMMUNITY BENEFITS

It is our experience that aquatic centers are greatly desired by most communities, but until communities reach a certain size, they find it too difficult to spread the costs over their population. Surveys conducted in other cities suggest that residents prefer indoor-outdoor facilities where they can be outdoors in the summer months. However, they are costly to build and operate and most communities find themselves subsidizing their aquatic centers to some degree.

Parks and recreation surveys conducted within several Utah communities within the past few years suggest that residents greatly desire aquatic and recreation centers. An aquatic or recreation center was among the most desired amenity in recent surveys conducted for each of the following communities: St. George, Saratoga Springs, Draper and Spanish Fork.

Generally, aquatic centers are not able to generate sufficient revenues to offset the accompanying operations costs. Therefore, most recreation centers are subsidized by other public revenues, most often revenues from the General Fund. Many communities accept the need for a "subsidy" based on community preferences and the perception that recreation benefits the entire community, is important for youth in the community, benefits economic growth, etc.

The Clearfield Aquatic Center has indicated that it is approximately 82 percent self-supporting. The North Shore Aquatic Center that serves North Ogden and Plain City feels that it is only 40 percent self-supporting. Research conducted over a larger area suggests operating subsidies between $0.38 and $2.01 per user.[7] Therefore, Syracuse City can benefit from having a private partner to share the costs of an aquatic center, while still providing this service to its residents.

In terms of capital costs, if Syracuse City were to build an aquatic facility on its own, it would cost an estimated $3.5 million. Syracuse City's 2010 taxable value, as reported in the Comprehensive Annual Financial Report for Davis County is $1,001,306,958. Therefore, the average homeowner would need to pay over $3.00 per month for the capital costs of constructing an aquatic facility of this type. Any City subsidy of operating costs would be in addition to this amount.

CAPITAL COST EVALUATION Cost to Average Homeowner	
Syracuse City 2010 Taxable Value	$1,001,306,958
Aquatic Center Cost	$3,500,000
Estimated Bond Payment - 20 years - 4%	$257,536
Additional Tax Rate Necessary	0.0002572
Tax per $100,000 of Taxable Value	$25.72
Additional Tax per Month	$2.14
Median Home Price in Syracuse	$261,972
Taxable Value of Median Home	$144,085
Average Annual Cost per Residential Unit	$37.06
Monthly Cost per Average Residential Unit	$3.09

TRAVEL TIME AND FUEL SAVINGS

The Clearfield Aquatic Center is located approximately four miles from the center of Syracuse City. Therefore, a round trip would be eight miles. If the estimated 54,750 visits to the Clearfield Aquatic Center from Syracuse residents were to be redirected to the Fun Center, a significant number of vehicle miles traveled (VMTs) could be saved. No data is available regarding group size; therefore we have assumed 2-3 participants per visit would carpool together. This results in a reduction of between roughly 150,000 and 200,000 VMTs.

Reduced VMTs from automobile travel are then divided by the average miles per gallon (MPG) provided by the Bureau of Transportation Statistics - an average of 17.6 miles per gallon.[8] The average gallons saved were then

[7] Subsidy amounts per user: South Jordan, $1.69; Wheat Ridge, CO, $0.31; South Davis, $2.01; Legacy, $1.88; and West Valley City, $0.38.
[8] http://www.bts.gov/publications/national_transportation_statistics/#chapter_4

multiplied by the per gallon cost provided in the NHSTA's forecast[9] to estimate total cost savings. The 2012 cost per gallon savings is $2.71. This results in annual savings ($2012) between approximately $25,000 and $30,000 annually for Syracuse City residents. In addition, there would be travel time savings for those previously traveling to Clearfield and other locations.

SUMMARY

The proposed expansion of the Fun Center will result in increased property tax revenues to all taxing entities in Tax District 54. Syracuse City will also benefit from increased sales and municipal energy (franchise) tax revenues. Syracuse City residents and business owners will benefit from the increased convenience of having an aquatic center closer to home, as well as from the added entertainment amenities such as GoKarts, batting cages, etc. The Fun Center will be an attractive location for a wide variety of family and business celebrations and gatherings.

The property owners in the City will also benefit from the added amenities without incurring the cost of public construction of an aquatic center. With a private partner, the public contribution will be vastly reduced from what it would be without the private investment.

The Fun Center is located in an existing RDA area. RDA areas are created in "blighted" areas that are underperforming economically and that require some sort of assistance in order to encourage economic development. The expansion of the Fun Center would be a stimulus for other investment on nearby properties that would further enhance and enlarge the City's tax base.

[9] http://www.nhtsa.gov/DOT/NHTSA/Rulemaking/Rules/Associated%20Files/CAFE_Final_Rule_MY2011_FRIA.pdf

LOW DEMAND ANALYSIS Impacts to Syracuse City	TOTAL	NPV	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Real Property Tax Impacts																						
Expansion of Existing Bldg	$76,118	$62,811		$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006
Aquatic Center	$100,337	$82,796		$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281
Sales Tax Impacts																						
POS Tax Revenues from GoKarts	$69,979	$56,217	$1,470	$2,999	$3,059	$3,121	$3,183	$3,247	$3,312	$3,378	$3,445	$3,514	$3,585	$3,656	$3,729	$3,804	$3,880	$3,958	$4,037	$4,118	$4,200	$4,284
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686	$1,038	$2,117	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,432	$2,481	$2,530	$2,581	$2,633	$2,685	$2,739	$2,794	$2,850	$2,907	$2,965	$3,024
POS Tax Revenues from Aquatic Center	$30,190	$24,256	$647	$1,293	$1,319	$1,346	$1,373	$1,400	$1,428	$1,457	$1,486	$1,516	$1,546	$1,577	$1,608	$1,640	$1,673	$1,707	$1,741	$1,776	$1,811	$1,847
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559	$355	$723	$738	$753	$768	$783	$799	$815	$831	$848	$865	$882	$900	$918	$936	$955	$974	$993	$1,013	$1,033
Increase in café sales	$25,903	$20,907	$1,087	$1,087	$1,108	$1,130	$1,153	$1,176	$1,200	$1,224	$1,248	$1,273	$1,298	$1,324	$1,351	$1,378	$1,406	$1,434	$1,462	$1,492	$1,521	$1,552
Franchise Tax Impacts																						
Building Expansion	$77,446	$62,216	$1,627	$3,319	$3,386	$3,454	$3,523	$3,593	$3,665	$3,738	$3,813	$3,889	$3,967	$4,046	$4,127	$4,210	$4,294	$4,380	$4,468	$4,557	$4,648	$4,741
Aquatic Center	$50,416	$40,505	$1,080	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,433	$2,481	$2,531	$2,581	$2,633	$2,686	$2,739	$2,794	$2,850	$2,907	$2,965	$3,025	$3,085
Estimated Revenue Impacts	$496,668	$402,955		$22,987	$23,261	$23,540	$23,825	$24,116	$24,413	$24,715	$25,024	$25,339	$25,660	$25,987	$26,321	$26,662	$27,009	$27,364	$27,725	$28,094	$28,470	$28,854

Property Tax Impacts to All Taxing Entities	TOTAL	NPV	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Davis County	$230,913	$186,809	$0	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153
Davis County School District	$858,631	$694,634	$0	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191
Syracuse City	$176,455	$142,752	$0	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287
Weber Basin Water Conservancy District	$21,027	$17,011	$0	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107
Davis County Mosquito Abatement District	$10,078	$8,153	$0	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530
North Davis Sewer District	$89,923	$72,748	$0	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733
County Library	$37,985	$30,730	$0	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999
TOTAL	$1,425,011	$1,152,837	$0	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001

Summary of Direct Fiscal Impacts	Total	NPV
Sales Tax Revenues	$192,351	$154,626
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$320,213	$257,347

HIGH DEMAND ANALYSIS Impacts to Syracuse City	TOTAL	NPV	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Real Property Tax Impacts																						
Expansion of Existing Bldg	$76,118	$62,811		$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006	$4,006
Aquatic Center	$100,337	$82,796		$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281	$5,281
Sales Tax Impacts																						
POS Tax Revenues from GoKarts	$69,979	$56,217	$1,470	$2,999	$3,059	$3,121	$3,183	$3,247	$3,312	$3,378	$3,445	$3,514	$3,585	$3,656	$3,729	$3,804	$3,880	$3,958	$4,037	$4,118	$4,200	$4,284
POS Tax Revenues from Building Expansion (not incl. Aquatic Center or GoKarts)	$49,401	$39,686	$1,038	$2,117	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,432	$2,481	$2,530	$2,581	$2,633	$2,685	$2,739	$2,794	$2,850	$2,907	$2,965	$3,024
POS Tax Revenues from Aquatic Center	$72,253	$58,050	$1,548	$3,096	$3,158	$3,221	$3,285	$3,351	$3,418	$3,486	$3,556	$3,627	$3,700	$3,774	$3,849	$3,926	$4,004	$4,085	$4,166	$4,250	$4,335	$4,421
POS Tax Revenues from Increased Sales in Existing Building - parties, etc.	$16,879	$13,559	$355	$723	$738	$753	$768	$783	$799	$815	$831	$848	$865	$882	$900	$918	$936	$955	$974	$993	$1,013	$1,033
Increase in café sales	$38,435	$31,022	$1,612	$1,612	$1,644	$1,677	$1,711	$1,745	$1,780	$1,816	$1,852	$1,889	$1,927	$1,965	$2,005	$2,045	$2,085	$2,127	$2,170	$2,213	$2,257	$2,303
Franchise Tax Impacts																						
Building Expansion	$77,446	$62,216	$1,627	$3,319	$3,386	$3,454	$3,523	$3,593	$3,665	$3,738	$3,813	$3,889	$3,967	$4,046	$4,127	$4,210	$4,294	$4,380	$4,468	$4,557	$4,648	$4,741
Aquatic Center	$50,416	$40,505	$1,080	$2,160	$2,203	$2,247	$2,292	$2,338	$2,385	$2,433	$2,481	$2,531	$2,581	$2,633	$2,686	$2,739	$2,794	$2,850	$2,907	$2,965	$3,025	$3,085
Estimated Revenue Impacts	$551,262	$446,864		$25,315	$25,635	$25,962	$26,296	$26,636	$26,983	$27,337	$27,698	$28,066	$28,441	$28,825	$29,215	$29,614	$30,020	$30,435	$30,858	$31,289	$31,729	$32,178

Property Tax Impacts to All Taxing Entities	TOTAL	NPV	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Davis County	$230,913	$186,809	$0	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153	$12,153
Davis County School District	$858,631	$694,634	$0	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191	$45,191
Syracuse City	$176,455	$142,752	$0	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287	$9,287
Weber Basin Water Conservancy District	$21,027	$17,011	$0	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107	$1,107
Davis County Mosquito Abatement District	$10,078	$8,153	$0	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530	$530
North Davis Sewer District	$89,923	$72,748	$0	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733	$4,733
County Library	$37,985	$30,730	$0	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999	$1,999
TOTAL	$1,425,011	$1,152,837	$0	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001	$75,001

Summary of Direct Fiscal Impacts	Total	NPV
Sales Tax Revenues	$246,945	$198,535
Municipal Energy (Franchise) Tax Revenues	$127,862	$102,722
TOTAL	$374,807	$301,256

	Facility Description	Pool Description	Open Season	Indoor/ Outdoor	Primary Service Area(s)	Fee Sample (full rate schedules in folder)	Demand/Usage (Annual)	% of usage is aquatic	Total Revenue from Operations	Total Op. Rev./ Total annual usage	Revenue Breakdown (if available)	Additional Notes	Distance from Syracuse
Aquatic Centers and Pools													
South Davis Recreation Center	Full facility community recreation center: indoor walking track, weight room, cardio center, 5 raquetball courts, spin cycle room,fitness room, full size ice rink and and aquatic center. 183,650 sq feet	Two lap pools (one competition level), three diving platforms, lazy river, two-story high water slide, indoor toddler pool, outdoor toddler pool, outdoor splash pad	Year-round (with the expection of the outdoor play areas)	Mostly indoor with an outdoor play areas	The proposed target cities in the initial bond: Bountiful, Centerville, North SLC, West Bountiful, and Woods Cross. They also see a lot of traffic from Kaysville and Layton, esp.for their ice rink	Adult Daily: $5 Adult Membership: $300/yr		60%	$3,420,337.00			Earns extra revenue from swimming tournaments, scuba diving, all night parties.	19.6 Mi
Clearfield Aquatic Center	Full facility community recreation center: indoor walking track, weight room, cardio center, gymnasium, daycare,fitness center and classes, and aquatics	6 lane lap pool with 1-meter diving board, indoor water park with lazy river, 16 ft. spiral slide, water toys and jacuzzi, outdoor wading pool and splash play pad	Year-round (with the expection of the outdoor play areas)	Mostly indoor with an outdoor play areas	Doesn't know specifically except that their usage is about 50% Clearfield residents. The 50% non-residents he knows are heavily Syracuse, more than other areas.	Adult Daily: $5.50	Average 800 people per day **(about 292000/year)** - depends on season (this is only people that check in at the front desk, doesn't include leagues and rentals).	50% (avg.)	$1,305,000.00	**$4.47**	82% self sufficient; $700000 in membership fees; day fees: $300,000; rentals: $60k; day care: $20k; punch passes: $25k; Swim lessons: $200,000	Gary REALLY stressed though that he thinks they couldn't support themselves on the pool alone. Their highest demand is for the weights and fitness, and he thinks aquatic centers on their own don't generate nearly enough demand to keep up with the high costs of running a pool. Clearfield hosts the Syracuse HS Swim team (according to Layton)	4 Mi
Roy Aquatic Center	Outdoor pool center only	3 Outdoor leisure pools. One main one with play area, water slides and general leisure swimming, one splash pad toddler area, and a diving pool with 5 lanes. With sunning areas, locker rooms, etc normal to pools	Summer	Outdoor	Estimated 5% syracuse users	Adult Daily: $5	Paid attendence: 77397; private rentals in evenings: 33845; Total: 111242	100%	$485,547.00	**$4.36**	Admissions: $351,153; Concessions: $90,471; Rentals: $43,923		6.2 MI
Roy Recreation Complex	Recreation center with indoor swimming pool, basketball courts, aerobic room, weight room, raquetball courts, and sauna	Indoor 6 lane pool - 8 hrs of lap swim per day plus water aerobics, swim lessons, swim team in winter, and open swim	Year-round	Indoor	1960 kids signed up for swim lessons with only 20 being syracuse kids	Adult daily: $3	117095 total	50%	$239,665.00	**$2.05**	Total admissions: $13,883; Retail: $20,889; Memberships: $97,643; Classes: $95,090; Rentals: $12,160		6.5 MI
Layton City Surf 'n Swim	Large aquatic facility - looks like a man-made beach. Features: wave pool, lap swim water aerobics, 2 raquetball courts, and sand volleyball	8 lane lap pool within the wave pool and another 5 lane pool with diving well	Year-round	Outdoor with pool bubble for winter	197 people from Syracuse hold membership passes here	adult daily: $3	165000	100%	$450,000 (can range up to $750000 on a good year)	**$2.72**	56% of revenue comes from 3 months of summer. Between 50 and 70 percent self sufficient depending on year and capital improvements.	Have interlocal agreement with 3 high school swim teams: Layton, Davis, North Ridge	6.8 Mi

	Facility Description	Pool Description	Open Season	Indoor/ Outdoor	Primary Service Area(s)	Fee Sample (full rate schedules in folder)	Demand/Usage (Annual)	% of usage is aquatic	Total Revenue from Operations	Total Op. Rev./ Total annual usage	Revenue Breakdown (if available)	Additional Notes	Distance from Syracuse
Marshall White Center	Recreation and community center with indoor swimming pool, basketball courts (indoor and outdoor), weight room, spinning cycles, bbq area, classes and youth activities	Indoor pool with 6 lanes, diving board, and small slides	Year-round	Indoor		adult daily: $2	24000 (estimated from known 2000/month)	50%			65 people a day come for water fitness alone. They are entirely self sufficent if counting grants they apply to	Installing UV light filter for 50k and will save them a lot of money in chemical costs. Amusing quote from Tyrone: " Oh yeah they all must go to Clearfield then... an aquatic center in Syracuse would make bank! I would love to manage that."	12 Mi
Lorin Farr Pool & Rampage	Outdoor pool facility	Olympic size pool with lawn area and "rampage" slides	Summer - Mid june through Aug - 76 days	Outdoor		adult daily: $3	Average daily admittance: 300. In 2007 season, nearly 20,000 people visted the pool in its 76 days of operation	100%				The person I spoke with at the city said their pool is really old, seasonal, and doesn't really cater to fitness, so he doesn't think their numbers will be good to use to compare to a new facility	15.1 Mi
Farmington Swimming Pool	Simple community pool	1 pool with 6 lanes, two small slides, water playground, and diving	Seasonal (memorial day to labor day)	Outdoor		Adult Daily: $3.50	Sylvia said she thought it might be **between 5 and 7k**, but that they don't really track those numbers at all **(Her estimate seems VERY low, even for a summer pool).**	100%	$187,678.89	**With her low estimate it puts the number at $26.81, which seems incorrect as a result of the usage estimate**	Regular Admissions: $46,229.73; Family passes: $24,967.15; Individual passes: $3,563.38; Punch passes: $10,562.40; Discount nights: $1,873.24; Swimming lessons/classes: $57,436.50; Pool Rentals: $21,270; Locker Rentals: $136.48; Concessions: $21,640.01		14.3 Mi
North Shore Aquatic Center	Community aquatic park only	Pool with water playground, large waterslide, pavillons, toddler splash pad, lazy river, diving boards (low and high)	Seasonal (memorial day to labor day, about)	Outdoor	North Wasatch (North Ogden, Plain City etc.)	Adult Daily: $6 (N.Ogden resident: $5.50)	70,000	100%	$320,000.00	**$4.57**		They are about 40% self sufficent	21 mi
Ogden Athletic Club (Private)	Large, private athletic club/gym with: basketball court, 4 hot tubs, 3 saunas, steam room, massage, indoor golf, indoor track, fitness classes, cardio and weight equipment, childcare, indoor and outdoor swimming	Not clear from website, but there are outdoor and indoor pools with some lap swimming	Year-round	Indoor/ Outdoor									

ARCADE
LASER TAG
BOWLING
MINI - GOLF

AQUATIC CENTER
CAFE
GO KARTS
BUMPER CARS
ARCADE
LASER TAG
BOWLING
MINI - GOLF
BATTING CAGE
BOUNCE CENTER

AQUATIC CENTER
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GO KARTS
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LASER TAG
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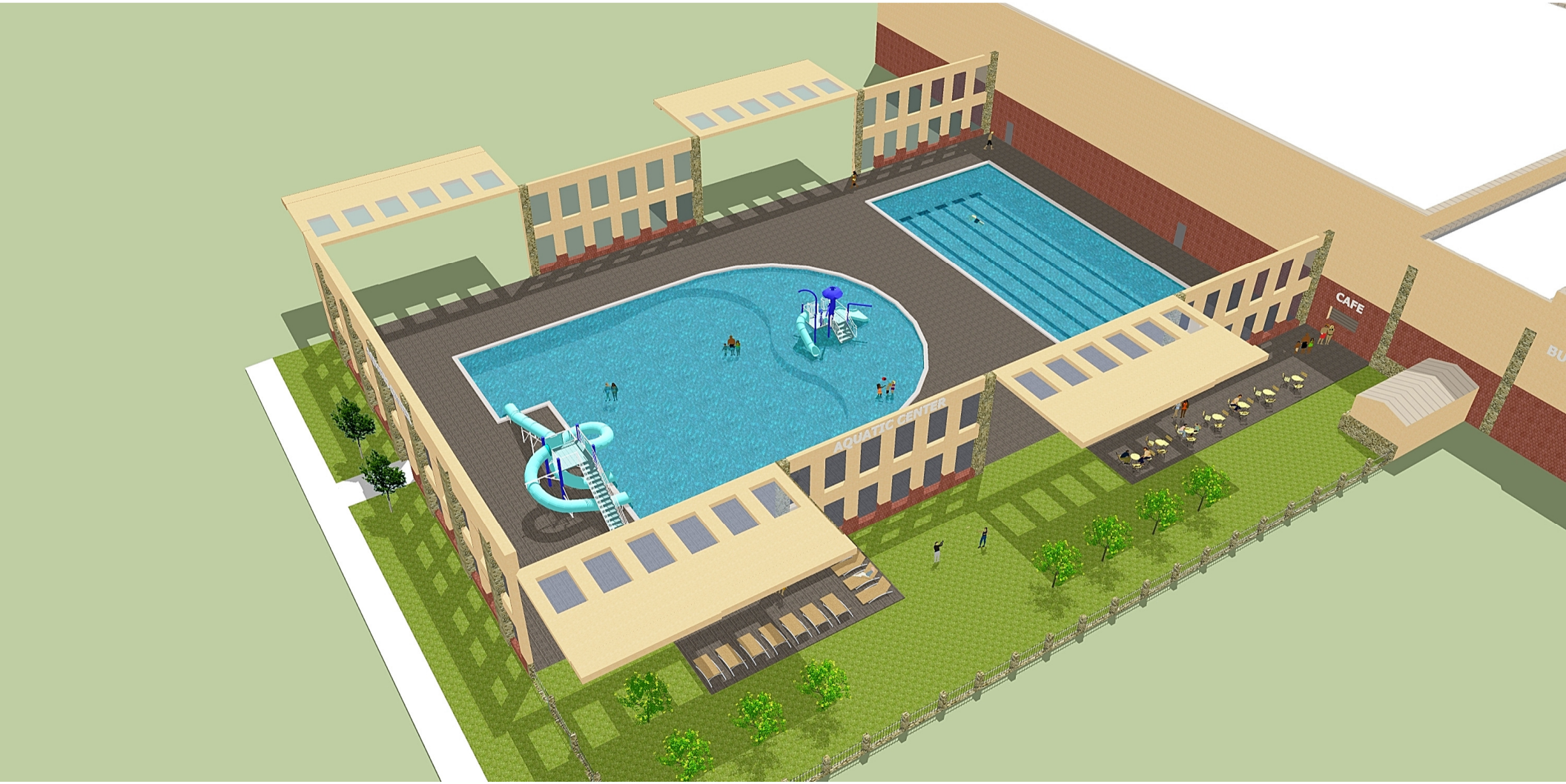
MINI - GOLF
BATTING CAGE
BOUNCE CENTER


CAFE
AQUATIC CENTER

Cost estimate for the City to build and operate the proposed aquatic center on their own.

Building lot: Approximately 3 acres = 130,000 sq. ft x $10	**$1,300,000.**
Pool building: 24,000 sq. ft with 4 ea. 50' doors	**1,750,000.**
Competition pool and splash pool:	**1,350,000.**
Pump and equipment building:	**50,000.**
Design, Plans and Engineering:	**100,000.**
Construction mark up (overhead) and consulting: 20%	**455,000.**
TOTAL CONSTRUCTION COST TO THE CITY	**$5,005,000.**

According to the report we got from Zion's, Clearfield City spends $1,700,000. A year to operate their aquatic/fitness center. This does not include the money spent to retire their bond (their mortgage payment). My best guess is that would be an additional $800,000. A year. That brings the total annual costs to $2,500,000. Their annual revenues are about $1,300,000. So as you can see it cost the city or the tax payers about $1,200,000. A year just to keep the doors open. I might add that Clearfield is by far the most efficient run aquatic center around. They are 82% efficient if you don't count the bond payment as compared to North Ogden who is about 40% efficient. I feel that they do as good as they do because they are a year around facility, have multiple venues, and have a cross agreement with the school district.

I think you can see what a benefit it would be to have someone in the private sector take on this cost as well as the liability.

There are several reasons why the Fun Center location is by far the best location for the aquatic center. The biggest reasons are: 1) An aquatic could not survive without the other venues of the Fun Center. It is the uniqueness of being able to do more than one venue at one stop. As mentioned above this is why Clearfield does as well as they do. 2) The owner/operators of the Fun Center already own the property the aquatic center would be built on. 2) The owners of the Fun Center are also general contractors so the construction would be done at absolute cost. 3) There will be a large savings operating the existing Fun Center, the expansion, and the aquatic center all together. 4) All the businesses in the area will benefit from the increase in customer traffic, even those east of here because most of the patrons will have to pass their business coming and going.

In retrospect, the Syracuse residents are already good at passing the hometown businesses while coming and going. Our hope is that these additions will give them a reason to actually stop. I am not aware of any other place in the state where you can swim, bowl, bounce, golf, do laser tag, ride go karts, use batting cages, ride bumper cars, have corporate and family parties, play arcades, use free wifi, and eat, all in one stop and do it year around.

1700 South RDA

	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Tax Increment Calculation							
RDA Area Tax Rate	0.014706	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873
Est. Tax Incremental Value	$ 24,653,960	$ 24,129,871	$ 28,923,377.45	$ 27,477,208.58	$ 26,103,348.15	$ 24,798,180.74	$ 23,558,271.70
Percentage of Tax Incr.	100%	100%	100%	100%	100%	100%	80%
Est. Tax Increment	$ 362,561.14	$ 358,883.57	$ 430,177.39	$ 408,668.52	$ 388,235.10	$ 368,823.34	$ 280,305.74
Fun Center Value Added	**$ 111,525.78**	**$ 104,076.24**	**$ 196,160.89**	**$ 186,352.85**	**$ 177,035.20**	**$ 168,183.44**	**$ 127,819.42**
Revenues							
Tax Increment	$ 362,561.00	$ 358,883.57	$ 430,177.39	$ 408,668.52	$ 388,235.10	$ 368,823.34	$ 280,305.74
Interest	$ 2,730.04	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
Total Revenues	$ 365,291.04	$ 361,383.57	$ 432,677.39	$ 411,168.52	$ 390,735.10	$ 371,323.34	$ 282,805.74
Expenses							
Infrastructure Impr.	$ -	$ 100,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 80,000.00
Beautification & Tentant Outreach	$ -		$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	
Repayment to Holrob	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 79,392.00	$ 63,514.00
Repayment to City	$ 40,173.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 9,913.00	$ 7,930.00
Repayment to Fun Center		**$ 215,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**	**$ 168,000.00**
Interest Expense							
Office Supplies							
RDA Management Fee	$ 54,384.15	$ 53,832.54	$ 21,508.87	$ 20,433.43	$ 19,411.75	$ 18,441.17	$ 14,015.29
Total Expenses	$ 173,949.15	$ 458,137.54	$ 378,813.87	$ 377,738.43	$ 376,716.75	$ 375,746.17	$ 333,459.29
Net increase (decrease)	$ 191,341.89	$ (96,753.96)	$ 53,863.52	$ 33,430.10	$ 14,018.34	$ (4,422.82)	$ (50,653.55)
Beginning Fund Balance	$ 193,229.76	$ 384,571.65	$ 287,817.69	$ 341,681.21	$ 375,111.31	$ 389,129.65	$ 384,706.82
Change in Fund Balance	$ 191,341.89	$ (96,753.96)	$ 53,863.52	$ 33,430.10	$ 14,018.34	$ (4,422.82)	$ (50,653.55)
Ending Fund Balance	$ 384,571.65	$ 287,817.69	$ 341,681.21	$ 375,111.31	$ 389,129.65	$ 384,706.82	$ 334,053.28

Assumptions:

Tax Area rate will change but no educated guess to what. Assumption that tax rate will remain at least constant with knowledge it will increase over the next 20 years.

Assuming a 5% decline in property value each year.

Assuming we invest $200,000 into Fun Center up front and 1,830,000 over the next 20 years = 2,045,000.

Total Property tax increment generated by Fun Center = $2,047,373

Assuming a $6,000,000 increase in taxable value based on study. Fun center would have 43% of value of RDA area.

1700 South RDA

FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	0.014873
$ 22,380,358.12	$ 21,261,340.21	$ 20,198,273.20	$ 19,188,359.54	$ 18,228,941.57	$ 17,317,494.49	$ 16,451,619.76	$ 15,629,038.77
80%	80%	75%	75%	70%	70%	60%	60%
$ 266,290.45	$ 252,975.93	$ 225,306.69	$ 214,041.35	$ 189,783.33	$ 180,294.17	$ 146,810.96	$ 139,470.42
$ 121,428.45	**$ 115,357.02**	**$ 102,739.85**	**$ 97,602.86**	**$ 86,541.20**	**$ 82,214.14**	**$ 66,945.80**	**$ 63,598.51**
$ 266,290.45	$ 252,975.93	$ 225,306.69	$ 214,041.35	$ 189,783.33	$ 180,294.17	$ 146,810.96	$ 139,470.42
$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
$ 268,790.45	$ 255,475.93	$ 227,806.69	$ 216,541.35	$ 192,283.33	$ 182,794.17	$ 149,310.96	$ 141,970.42
$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00
$ 63,514.00	$ 63,514.00	$ 59,544.00	$ 59,544.00	$ 9,824.00	$ -	$ -	$ -
$ 7,930.00	$ 7,930.00	$ 7,435.00	$ 7,435.00	$ 52,689.00	$ 62,514.00	$ 53,583.00	$ 53,583.00
$ 96,000.00	**$ 96,000.00**	**$ 90,000.00**	**$ 90,000.00**	**$ 84,000.00**	**$ 84,000.00**	**$ 72,000.00**	**$ 72,000.00**
$ 13,314.52	$ 12,648.80	$ 11,265.33	$ 10,702.07	$ 9,489.17	$ 9,014.71	$ 7,340.55	$ 6,973.52
$ 260,758.52	$ 260,092.80	$ 248,244.33	$ 247,681.07	$ 236,002.17	$ 235,528.71	$ 212,923.55	$ 212,556.52
$ 8,031.93	$ (4,616.87)	$ (20,437.65)	$ (31,139.71)	$ (43,718.83)	$ (52,734.54)	$ (63,612.58)	$ (70,586.10)
$ 334,053.28	$ 342,085.21	$ 337,468.34	$ 317,030.69	$ 285,890.98	$ 242,172.15	$ 189,437.61	$ 125,825.02
$ 8,031.93	$ (4,616.87)	$ (20,437.65)	$ (31,139.71)	$ (43,718.83)	$ (52,734.54)	$ (63,612.58)	$ (70,586.10)
$ 342,085.21	$ 337,468.34	$ 317,030.69	$ 285,890.98	$ 242,172.15	$ 189,437.61	$ 125,825.02	$ 55,238.92

1700 South RDA

FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	
0.014873	0.014873	0.014873	0.014873	0.014873	0.014873	
$ 14,847,586.84	$ 14,105,207.49	$ 13,399,947.12	$ 12,729,949.76	$ 12,093,452.28	$ 11,488,779.66	
50%	50%	50%	40%	40%	37%	
$ 110,414.08	$ 104,893.38	$ 99,648.71	$ 75,733.02	$ 71,946.37	$ 63,222.87	
$ 50,348.82	**$ 47,831.38**	**$ 45,439.81**	**$ 34,534.26**	**$ 32,807.54**	**$ 28,829.63**	**$ 2,047,373.08**
$ 110,414.08	$ 104,893.38	$ 99,648.71	$ 75,733.02	$ 71,946.37	$ 63,222.87	
$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	
$ 112,914.08	$ 107,393.38	$ 102,148.71	$ 78,233.02	$ 74,446.37	$ 65,722.87	
$ 25,149.41						
$ -	$ -	$ -	$ -	$ -	$ -	
$ 44,653.00	$ 44,653.00	$ 44,653.00	$ 35,722.00	$ 35,722.00	$ 33,252.00	
$ 60,000.00	**$ 60,000.00**	**$ 60,000.00**	**$ 48,000.00**	**$ 48,000.00**	**$ 30,000.00**	**$ 2,045,000.00**
$ 5,520.70	$ 5,244.67	$ 4,982.44	$ 3,786.65	$ 3,597.32	$ 3,161.14	
$ 135,323.11	$ 109,897.67	$ 109,635.44	$ 87,508.65	$ 87,319.32	$ 66,413.14	
$ (22,409.03)	$ (2,504.29)	$ (7,486.73)	$ (9,275.63)	$ (12,872.95)	$ (690.27)	
$ 55,238.92	$ 32,829.88	$ 30,325.59	$ 22,838.86	$ 13,563.23	$ 690.28	
$ (22,409.03)	$ (2,504.29)	$ (7,486.73)	$ (9,275.63)	$ (12,872.95)	$ (690.27)	
$ 32,829.88	$ 30,325.59	$ 22,838.86	$ 13,563.23	$ 690.28	$ 0.00	

Impact fee schedule for commercial

Fee type	Size/sq ft					Total	Notes
secondary conn							
	3/4"	300					This fee calculation is based on estimated square footage and could vary depending on actual plan submittal.
	1"	400					
	1 1/2"	600					
	2"	800					
	3"	1200					
	4"	1600					
	6"	2000					
	8"	2400					
	SQFT/LANDSC						
secondary impact	87120		X		0.17	$ 14,810.40	
water conn.			IMPACT				
	3/4'	325	966				
	1"	485	1610				
	1 1/2"	680	4999				
	2"	983	7997				
	3"	1699.5	15994				
	4"	3005	24991				
	6"	4782	49981				
	8"	7143	79970				
sewer connection						$ 300.00	
	gallons/spaces						
sewer impact	1	x		1500		$ 1,500.00	
storm sewer impact		lot size					
	GC	87120	X		0.261	$ 22,738.00	
	C-2	0	X		0.246	$ -	
	I-1	0	X		0.261	$ -	
	A-1		X		0.069	$ -	
traffic impact		1000GFA					
	GC	50	X		2,328	$ 116,400.00	
	OFFICE/INST		X		2,428	$ -	
	INDUST	0	X		688	$ -	
building permit						$ 18,256.00	
plan review						$ 11,931.00	40% will not be waived - peer review Exp
state surcharge						$ 184.00	
	BUILDING SIZE						Total Estimated Impact & Fees $ 208,119.40
public safety impact	50000	SQFT	X		0.44	$ 22,000.00	Necessary Fees $ 122,972.40
					Total Fees	$ 208,119.40	Potential Fee Waiver $ 85,147.00

RCWilley

One Place, So Many Possibilities.

Syracuse Store
1693 West 2700 South
Syracuse, Utah 84075
Telephone 801.774.2800
Fax 801.774.2855

Town Center RDA Board 06-28-2012

I am the General Manager of the Syracuse RC Willey Store and I wanted to weigh in on the Fun Center proposal. Others in the RC Willey family are completely unaware of this proposed development and so this is solely my own opinion. That being said, I do have a substantial business background prior to working with RC Willey and I'm not sure that really matters either. This is such an easy call to make because of what it will do for the Syracuse City and its citizens. I invited my Grand Children to come to our company party which was held yesterday June 27th. This is our 2nd year of having our company party at the Fun Center, in an effort to support our local business. My Grand Children's cousin's live in the area and they have been to the Fun Center before. When I invited them they didn't want to come because it did not really meet their various needs and wants to correlate with their individual ages. I had also invited them about a month ago separate from our store party but they wanted to go to Cherry Hills instead. Children and water are inseparable. They were okay with going to Boondocks if I didn't want to go to Cherry Hills.

If we had a facility that was year round and offered a great swimming facility, batting cages etc., along with everything that is already offered; I think it will be a great draw locally and a draw from the surrounding areas. It is one more reason to live and keep your business in Syracuse. The Ice Berg Drive in will pick up support, and all the other businesses that are within a 2-3 block area will receive extra business.

The other thing that will be great is local owned businesses like us will want to have activities there because of the various venues available. I might also be able to get my somewhat spoiled Grand Children to come with me next time. I would suggest to you that you send someone around to these other places and make sure the proposed facility has the latest greatest things in them. Address party rooms for birthdays, perhaps a conference room for business party and meeting combinations, plus parking needs.

Sincerely Ron Soutas

Ron Soutas

Walmart Realty

Sam M. Walton Development Complex H 2001 SE 10th Street H Bentonville, AR 72716-0550
Telephone: (479) 204-0157 FAX: (479) 204-9634 E-mail: tracy.price@wal-mart.com

July 25, 2012

Town Center RDA Board
Syracuse, Utah

Re: Wal-Mart #3848
Syracuse, Utah

Dear Ladies and Gentlemen:

We have had an opportunity to review the Syracuse Family Fun Center's plans to expand its operation to include a year-round aquatic center, as well as other activities (i.e. go-karts, bowling, roller skating, batting cages, etc.).

It is our belief that the expanded Center will be a benefit to the community by providing safe and healthy "in-City" individual, youth, and family oriented recreational activities, as well as generate additional job/business opportunities and revenue (from the Center itself and from hopefully increased development as a result of the Center).

Walmart is happy to provide its encouragement and support for this project.

If you have any questions or wish to discuss further, please let me know.

Thank you.

Very truly yours,

Tracy M. Price

Tracy M. Price
Realty Manager

tmp
Attachment

1766 South 2000 West

Syracuse Utah 84075

To RDA Board

I currently am owner operator of the Syracuse Arby's. We are a franchise operation. I was very pleased to hear about the hopes of expanding the current Fun center to a state of the art Aquatic Center. The past 3 years have been very hard for our business with $ Profit. There seems to be no end in sight, due to currently I feel Syracuse residents are heading to Clinton and Layton for all their needs. It will always be like this until Syracuse will build something very unique and bring customers to Syracuse. I currently have family living in Syracuse they have been going to Roy Pool, and Clearfield aquatic center for years. Bringing this state of the art Aquatic Center to Syracuse will also help our business in sales. we currently have 9 employees due to our current sales, increase in sales will increase jobs at the Syracuse Arby's. We definitely need to add something to Syracuse to not only attract outside customers but to stop the leakage of all the Syracuse Residents to shop elsewhere. I am very excited and hoping there will be a change. Adding the aquatic center will not only do positive things to all the business owners but give a state of the art aquatic center to every Syracuse Resident. I am all in favor of the proposed expansion of the existing fun center and the addition of the aquatic center. I look at this as the "silver Bullet" to save us from the flood of residents going elsewhere to eat, shop and play.

Tyson Fredrickson 801-636-4369

TY

Dear members of the RDA Board

I am the owner of the Iceberg Drive Inn located in Syracuse City and directly in front of the Syracuse Fun Center. We are proud to be a part of the business community in Syracuse City for just over two years. Since opening our restaurant in the city we have noticed that most residents eat and enjoy their entertainment needs outside of Syracuse. This has been of great concern to us and affects the viability of our business. In speaking with other restaurant owners in the area, we have discovered they have many of these same concerns.

I feel that the Aquatic Center and expansion proposed by the Syracuse Family Fun Center is what the city needs to be able to keep its residents in the city. As mentioned, we see most of the dollars spent in surrounding cities because there are not enough options in Syracuse to keep the residents here. This center will be a great addition to the city and provide a much needed venue that the residents and the city can be proud of.

As a neighboring business to the proposed aquatic center, we would be impacted for the positive. However, without new venues such as this to keep the residents of Syracuse in the city for entertainment and eating needs, I do not think our business and others like us will survive.

I would encourage the board to approve the expansion and new Aquatic Center and give all the support at is disposal to bring this new and exciting family entertainment venue to be a part of our city and provide its services and enjoyment to our residents.

Sincerely

F Kelly Christensen

Owner / Iceberg Drive Inn

Bajio MEXICAN GRILL™

Members of the RDA board,
I have owned and operated the Syracuse Bajio for 5 months now. The very first thing I noticed and found to be a significant challenge was the large number of vehicles who travel Antelope Drive(1700 south) every day, but the small number of those cars who stop to visit local businesses here in Syracuse.
As a good friend of mine who lives in Syracuse said to me; residents of Syracuse are commuters. They drive everywhere else to shop and eat.
With this being said, i think it is high time that something new and exciting is brought to Syracuse. The proposed aquatic center, next to the family fun center is a great way to bring people here, and hopefully keep Syracuse residents here as well. As a tax payer, i am greatful for businesses in my city, and realize the lack of businesses will directly affect me and my bottom line, as i will end up paying the taxes instead of the businesses.
I strongly encourage the approval of this projet and feel it is one way to stop the bleeding that is occuring for Syracuse businesses.
Since buying the restaurant I have visited many of the other businesses in the area and they all say similar things to what I am writing today. We want to be here in Syracuse, or we would not have bought or started businesses here!
Help us, to help the city of Syracuse! Approve the exapnsion of the fun center, and then encourage residents to do the same by supporting it.

Sincerely,
Tyson Anderson
801-928-3919

2107 West 1700 South, Syracuse, Ut 84075

Attention RDA Board,

I am the owner of the Snap Fitness facility here in the Syracuse City Center, and I just wanted to take a moment to write this letter to you expressing my extreme excitement concerning the proposed Fun Center expansion especially the Aquatic Center. This goes hand-in-hand with what I am doing with my business which is to promote good health and wellness. But more importantly this proposed addition will no doubt not only keep Syracuse residents from spending their money in nearby cities but will also attract residents from all over Davis and Weber counties.

I hope that you will strongly consider the HUGE impact this decision will have on the future of the city of Syracuse. If an adjoining city were to land a project of this magnitude before Syracuse then I fear that we as small business owners here in Syracuse may never see our businesses thrive like they should have.

I truly feel that this project could be the KEY turning point in stopping the economic hemorrhage that has been taking place for years.

Sincerely,

SALON Pure

ATTN: Syracuse Town Center RDA Board,

It has been brought to my attention that there is a possibility of getting a destination venue in the Syracuse Town Center. I cannot begin to tell you how crucial it is for the local business to have such a venue. As you are already aware many of the business have not been able to succeed in this area. As a local business owner and a Syracuse resident I know all too well the reality of this situation.

I strongly believe the addition to the Syracuse Family Fun Center will create a much needed draw to the area and will greatly benefit the business of Syracuse. As a resident I have been able to talk with several of my friends and neighbors and I am confident that the addition of more family activity locations will help keep many of the residents in Syracuse and also drive more traffic into Syracuse.

Syracuse is a family friendly community and I cannot think of a better way to keep family's in Syracuse than to create a place for family's to go and enjoy each others company. By doing so the business in the area will experience a much needed boost in their revenue. I also believe this could be a draw for other business that are thinking of expanding into the Syracuse area.

I urge you to strongly consider the Syracuse Aquatic Center, not just for the amazing potential it has, but also for the business that it will positively effect.

Sincerely,

Stacy Nielson

Owner , Salon Pure

2108 W 1700 S, Ste 4 | Syracuse, UT 84075 | Phone: 801.825.PURE (7873) | Fax: 801.825.1334
www.mysalonpure.com

Lakeview
DENTAL

1662 S 2000 W Ste A1
Syracuse, UT 84075
Phone: 801-825- CARE
Fax: 801-217-0345

June 28, 2012

To Whom It May Concern,

Lakeview Dental is very excited and in total support of the Syracuse Family Fun Center expanding and building a year round aquatic center in Syracuse. We feel that as a city, if we are not building, growing and moving forward, we will be left behind again.

Sincerely,

Lakeview Dental & Staff
OM-Sandy Gutierrez

Benchmark Homes

Dear RDA Board,

Adding the Aquatic Center.

As a business Benchmark has been in Syracuse for over 15 years and have been increasingly concerned over the lack of places that families can recreate. Most of the residents of Syracuse are spending their recreation time and money outside of Syracuse. There are no businesses to entice them to stay. They continually go to neighboring cities for recreation, shopping, entertainment, and business. It is very difficult for small business to survive in Syracuse. Much of our business comes from those visiting and driving though the city. Many of small business have started in Syracuse but have not lasted because the traffic is continually leaving the city. As a community we need to start finding ways to keep our residents here, as well as bring other customers here. This would increase revenue to local businesses- many of which are owned by local residents. We feel the Aquatic Center would be a great enhancement to the city by keeping Syracuse residents here and also bringing in neighboring cities residents. It would boost revenue for all existing business.

The benefits for the Aquatic Fun Center far outweigh any disadvantages. Our main support for the Aquatic Center would be the increase of traffic from local residents and those of neighboring cities. This fact alone allows us to give our full support to the Aquatic Center and look forward to its joining the Syracuse Community.

We encourage the board to approve this expansion for a new Aquatic Center.

Sincerely,

Kristine

Kristine DeVoe

Benchmark Homes

July 1, 2012

To the Syracuse City Redevelopment Agency

We wanted to let you know that we are very pleased with the proposal for the addition of the aquatic facility to the Family Fun Center. I believe this will create a destination spot for Syracuse residents and the surrounding cities. It will bring more families to downtown Syracuse and provide a wonderful sense of pride for the community. What a great idea this is for the city of Syracuse. We at the Syracuse Carwash support this effort of building an aquatic center here in Syracuse and the Family Fun Center is the perfect location for this facility.

Thank You,

Owner
John Hammond

RESOLUTION RDA12-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADJUSTING THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2013.

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 July 31, 2012, 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 Redevelopment Budget are hereby made for the Fiscal Year 2013 operating budget.

- See attachment

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

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF August, 2012.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

Syracuse City
FY 2013 Budget Adjustments

	Original Budget	Amended Budget	Increase / (Decrease)
RDA Fund			
Expenditure adjustments:			
Repayments to Financers	89,305.00	304,305.00	215,000.00
			215,000.00

	Revenue	Expenses	
MBA Fund net change	-	215,000.00	(215,000.00)
Beginning fund overage			190,445.00
Overall fund deficit to come from fund balance			(24,555.00)

RDA AGENDA

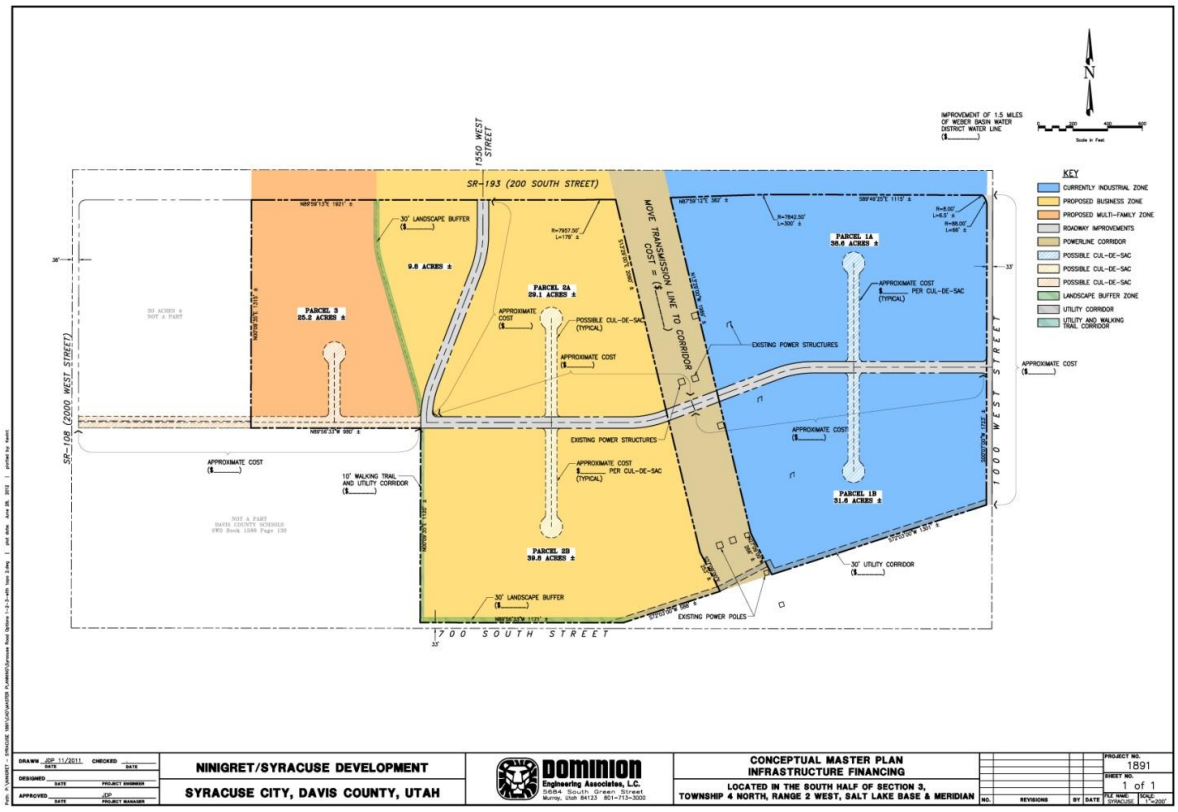
August 14, 2012

Agenda Item **#3** Public Hearing – Proposed Resolution RDA12-04 approving the draft Syracuse State Road 193 Economic Development Project Area Plan, and related matters.

Factual Summation

- Any question regarding this agenda item may be directed at Mike Eggett, Community & Economic Dev. Director or Finance Director Stephen Marshall.

- The proposed State Road 193 Economic Development Area is the area defined below and includes the blue, yellow, and orange area on the map. A complete legal description of the SR-193 project area can be found on Exhibit B of the proposed resolution RDA12-04.



- In order for this area to qualify as an EDA it must bring new, higher paying jobs to the area that are at least 25% above the median salary for the Davis County. The important note is that it would create new jobs in the area and not shift jobs from another location. The estimate is between 500-600 new jobs to the area.

- A Taxing Entity Committee (TEC) comprised of individuals from various taxing entities met to discuss the proposed SR-193 Economic Development Area, the project area plan, and the proposed budget. Each individual was appointed by their various taxing entity to represent their interests in the project area. Those individuals on the TEC were as follows:

  John Davis – Weber Basin Water
  John Carter – Davis School District
  Peter Cannon – Davis School District
  Steve Rawlings – Davis County
  Kent Sulser – Davis County
  Kathy Dudley - State School Board
  Jamie Nagle - Syracuse City
  Karianne Lisonbee – Syracuse City

- At this current time, the TEC Committee only discussed the blue area east of the power corridor representing approximately 79 acres. All discussion below only relates to that area in blue.

- The property currently does not generate any property tax revenue for the various taxing entities. The budget proposal requests that 80% of the tax increment be kept in the EDA project area for 15 years while 20% is distributed to the taxing entities. The money collected in the EDA would be used to reimburse developers, Weber Basin Water, and Syracuse City for infrastructure improvements made to the area. A portion of the money would also be used for tenant outreach to attract high end industrial companies to relocate to the area. After the 15 years, all the tax increment would be returned to the taxing entities.

- The TEC committee members voted 8-0 approving the project area plan and related budget proposal.

- The next step in the process is to have the RDA board pass a resolution adopting the SR-193 EDA Project area. This has been added to the packet along with the project area plan and budget.

Recommendation:
Approve the proposed resolution RDA12-04 establishing the SR-193 EDA project area.

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Syracuse City Redevelopment Agency (the "Agency"), will be held at the Board's regular meeting place at 7:00 p.m. on Tuesday, August 14, 2012, for the purpose of approving the draft Syracuse SR-193 Economic Development Project Area Plan, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

_____
Secretary

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Chair and members of the Board of Directors of the Agency, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

_____
Chair

_____
Member

_____
Member

_____
Member

_____
Member

_____
Member

Syracuse, Utah

August 14, 2012

The Board of Directors (the "Board") of the Syracuse City Redevelopment Agency (the "Agency") met in special public session at its regular meeting place in Syracuse, Utah, on Tuesday, August 14, 2012, at 7:00 p.m. The meeting was called to order by the Chair of the Board with the following being present, and constituting a quorum:

Jamie Nagle	Chair
Brian Duncan	Member
Craig Johnson	Member
Karianne Lisonbee	Member
Doug Peterson	Member
Larry Shingleton	Member

Also present:

Robert Rice	City Manager
Cassie Brown	Secretary

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, a Certificate of Compliance with Open Meeting Law with respect to this August 14, 2012, meeting was presented to the Board, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was approved and adopted on the following recorded vote:

AYE:

NAY:

The Resolution is as follows:

RESOLUTION NO. RDA12-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY APPROVING THE DRAFT SYRACUSE SR-193 ECONOMIC DEVELOPMENT PROJECT AREA PLAN AND RELATED MATTERS.

WHEREAS, the Syracuse City Redevelopment Agency (the "Agency") is a community development and renewal agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, all under and pursuant to the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "Act"); and

WHEREAS, the Board of Directors (the "Board") of the Agency has authorized the preparation of the Syracuse SR-193 Economic Development Project Area Plan (the "Plan"), hereby incorporated by reference, for an Economic Development Project Area (the "Project Area") located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West in Syracuse City, Utah, the legal description of which is attached hereto as Exhibit B; and

WHEREAS, the Agency has prepared the Plan in order to promote economic development and job creation within the Project Area and to increase the property tax base within the Project Area through the development of a new business park within the Project Area; and

WHEREAS, pursuant to the Act, the Agency held a public hearing to receive comment regarding the Plan on August 14, 2012, and provided notice of such hearing in accordance with the Act; and

WHEREAS, the Board now desires to approve the draft Plan without revisions and submit the Plan to the City Council of Syracuse City, Utah (the "City Council") for adoption;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by the officers of the Agency directed toward the preparation of the draft Plan are hereby ratified, approved, and confirmed.

Section 2. The Board hereby finds and determines that (a) there is a need to effectuate a public purpose; (b) there is a public benefit under the analysis shown by the Plan; (c) it is economically sound and feasible to adopt and carry out the Plan; (d) the Plan conforms to the general plan of Syracuse City, Utah; and (e) carrying out the Plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located.

Section 3. The Board hereby approves the Plan, without revision, as the economic development project area plan for the Project Area, the legal description of which is attached hereto as Exhibit B, and submits the Plan for adoption by the City Council.

Section 4. The appropriate officers of the Agency are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 5. If any one or more sections, sentences, clauses, or parts of this Resolution shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Resolution so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause, or part of this Resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Resolution in any other instances.

Section 6. All resolutions of the Agency in conflict with this Resolution are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any Resolution, by-law or regulation, or part thereof, heretofore repealed.

PASSED BY THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY THIS AUGUST 14, 2012.

By:_____
Chair

ATTEST:

By:_____
Secretary

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the Board adjourned.

By:_____
Chair

ATTEST:

By:_____
Secretary

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

I, Cassie Brown, the duly qualified and acting Secretary of the Syracuse City Redevelopment Agency (the "Agency"), do hereby certify according to the records of the Agency in my possession that the foregoing constitutes a true, correct, and complete copy of the minutes of the special meeting of the Agency's Board of Directors (the "Board") held on August 14, 2012, as it pertains to a resolution (the "Resolution") adopted by the Board at said meeting, including the Resolution, as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this August 14, 2012.

By:_____
Secretary

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cassie Brown, the duly qualified and acting Secretary of the Syracuse City Redevelopment Agency (the "Agency") do hereby certify, according to the records of the Agency in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 14, 2012, public meeting held by the Board of Directors of the Agency (the "Board") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the Agency on August _____, 2012, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Standard-Examiner, on August _____, 2012, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov).

I further certify that the Agency does not hold regular meetings that are scheduled in advance over the course of a year, but meets on an unscheduled basis from time to time, as needed.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 14, 2012.

By:_____
Secretary

[To be attached:]
SCHEDULE 1–NOTICE OF MEETING

EXHIBIT B

LEGAL DESCRIPTION OF PROJECT AREA

A parcel of land located in the South Half of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, described as follows:
BEGINNING at the East Quarter Corner of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and thence along the east line of said Section and the easterly line of the Syracuse City boundary South 00°06'46" West 1,921.36 feet to the northeast corner of property described in that certain Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of the Davis County records; thence along the north line of said property and the southerly line of the Syracuse City boundary the following two courses: 1) South 72°12'57" West 2,191.75 feet and 2) South 72°12'01" West 45.02 feet to the north line of the 700 South Street right-of-way; thence South 00°03'43" West 66.00 feet to the south line of said right-of-way; thence along said south line the following two courses: 1) North 89°56'17" West 526.87 feet and 2) North 89°56'56" West 642.32 feet to the southerly extension of the east line of property described in that certain Special Warranty Deed recorded March 9, 1993 as Entry No. 1021678 in Book 1588 at Page 130 of said records; thence along said line and the northerly extension thereof North 00°09'58" East 1,236.48 feet to a point of tangency of a 567.00 feet radius curve to the left; thence Northerly 159.68 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 159.16 feet; thence North 15°58'12" West 760.62 feet to a point of tangency of a 633.00 feet radius curve to the right; thence Northerly 178.27 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 177.68 feet; thence North 00°09'58" East 371.18 feet to the north line of the South Half of said Section 3; thence along said line South 89°56'57" East 3,553.84 feet to the POINT OF BEGINNING. Said parcel contains 8,174,635 square feet or 187.66 acres, more or less.

Syracuse SR 193 Economic Development Project Area Plan and Budget

Prepared By

ZIONS BANK PUBLIC FINANCE

July 12, 2012

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1. INTRODUCTION

The Syracuse City Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of Syracuse City (the "City") and its residents, regarding need of and capacity for new development, has prepared this Economic Development Project Area Plan (the "Plan") for the Syracuse SR-193 Economic Development Project Area (the "Project Area") described in more detail below. The Study Area covered 246.6 acres, of which it is recommended that 180.32 acres (the easternmost portion of the Study Area) be included in the Project Area. Within the Project Area, it is recommended that, at this time, only the easternmost portion (79.44 acres) be included in the tax increment collection area.

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development of a new business park within the Project Area. The Syracuse SR-193 Economic Development Project Area will include nearly two million square feet of building space at buildout, located on 180.32 acres, for an average floor area ratio of 0.25.[1] The Tax Increment Collection Area will include approximately 865,000 square feet of building space at buildout.

It is anticipated that the project will generate significant economic activity in the City through the creation of both temporary construction and permanent employment, the generation of additional property tax revenue, and the creation of new business opportunities. Within the Tax Increment Collection Area, an estimated 350 to 1,100 good-paying jobs will be created at this site. Additional jobs will be created within the rest of the Project Area, depending on the type of development that takes place in the remainder of the Project Area. Construction jobs will also be generated as part of this project, with construction wages approximating $13.8 million over the six-year absorption timeframe estimated for the projects currently identified in the Tax Increment Collection Area.[2]

This Plan will govern the development within the Project Area, including the capture and use of tax increment to promote and incentivize development. The purpose of this Plan clearly sets forth the aims and objectives of this development, its scope, available incentives and the mechanism for funding such incentives, and the value of the Plan to the residents, businesses and property owners of the City.

2. DEFINITIONS

As used in this Economic Development Project Area Plan:

1. The term "Act" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act Title 17C, Chapters 1 through 4, Utah Code Annotated , , including such amendments or successor statutes as shall from time to time be enacted.

2. The term "Agency" shall mean the Syracuse City Redevelopment Agency, a separate body corporate and politic.

3. The term "base taxable value" shall mean the base taxable value of the property within the Project Area, as shown upon the assessment roll last equalized, before: the date the taxing entity committee adopts the first project area budget.

4. The term "City" shall mean Syracuse City, Utah.

[1] The floor area ratio is the ratio of total building square feet to total land square feet.
[2] Based on anticipated construction jobs and average construction wages as discussed in detail in this report.

5. The term "community" shall mean the community of Syracuse City, Utah.

6. The term "Developer" shall mean any person or entity undertaking development activities in the Project Area including, initially, Ninigret Construction Company North, L.C. (sometimes also referred to as the "Ninigret Group").

7. The term "economic development" shall mean to promote the creation or retention of public or private jobs within the State through planning, design, development, construction, rehabilitation, business relocation, or any combination of these within a community; and the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.

8. The term "Plan Hearing" means the public hearing on the draft Project Area Plan required under Subsection 17C-3-102 of the Act.

9. The term "planning commission" shall mean the planning commission of the City.

10. The term "Project" means the activities associated with this Project Area Plan.

11. The term "Project Area" or "SR-193 Economic Development Project Area" shall mean the geographic area described in this Project Area Plan or Draft Project Area Plan where the economic development set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place.

12. The term "Project Area Plan" or "Plan" shall mean the SR-103 Economic Development Area Project Area Plan that was adopted pursuant to the Act to guide and control economic development activities within the project area.

13. The term "Project Area Budget" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the project area that includes:
(a) the base taxable value of property in the project area;
(b) the projected tax increment expected to be generated within the project area;
(c) the amount of tax increment expected to be shared with other taxing entities;
(d) the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities;
(e) the tax increment expected to be used to cover the cost of administering the project area plan;
(f) if the area from which tax increment is to be collected is less than the entire project area:
(i) the tax identification numbers of the parcels from which tax increment will be collected; or
(ii) a legal description of the portion of the project area from which tax increment will be collected;
(g) for an economic development project area, the information required under Subsection 17C-3-201(1)(b).

14. The terms "tax," "taxes," "property tax" or "property taxes" includes privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.

15. The term "taxing entity" shall mean each public entity that levies a property tax on property situated within the Project Area.

16. The term "tax increment" shall mean the difference between (i) the amount of property tax revenues generated each tax year by all taxing entities from the area designated in the Project Area Plan as the area from which tax increment is to be collected, using the current assessed value of the property, and (ii) the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment does not include taxes levied and collected under Section 59-6-1602 Utah Code Annotated, on or after January 1, 1994.

17. The term "Tax Increment Collection Area" shall mean the area from which tax increment is collected for the timeframe of this Plan.

18. All other terms shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

3. PRECONDITIONS FOR DESIGNATING AN ECONOMIC DEVELOPMENT PROJECT AREA

a) Pursuant to the provisions of the Act, the Agency Board (the "Board"), on November 15, 2011, adopted a resolution designating an economic development survey area ("Survey Area") and containing a map of the boundaries of the Survey Area; and

b) Pursuant to the provisions of §17C-3-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and

c) Pursuant to the provisions of §17C-3-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing and held a public hearing on the draft plan on _____, 2012;[3] and

d) Pursuant to the provisions of §17C-3-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the plan should be revised, approved or rejected. The purpose of the hearing(s) was to inform the public about the Plan, to allow public comment on the draft Plan and to solicit input on whether the Plan should be revised, approved or rejected.

4. PROJECT AREA BOUNDARIES [17C-3-103(1)(a)]

The area identified for study (see map in Appendix A) consists of approximately 246.6 acres. Based on a study of the entire Survey Area, it was determined by the Board that a project area for the 180.32 acres (easternmost portion) is the most viable and beneficial at this point in time for a project area, and that the easternmost portion of the project area (79.44 acres) is most viable for a tax increment collection area. It was determined that the westernmost portion of the study area has significant uncertainty as to the type of development and zoning that will take place in the area. Until these issues are resolved, a project area is best suited for the eastern portion of the study area. The proposed project area of 180.32 acres will be located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West. This area is identified on the map shown in Appendix A. The tax increment collection area will consist of 79.44 acres, located at the easternmost portion of the project area.

[3] The Public Hearing is currently scheduled for August 14, 2012.

5. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE ECONOMIC DEVELOPMENT [17C-3-103(1)(b)]

A. LAND USES IN THE PROJECT AREA

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Plan.

At present, all of the real property in the Project Area is unimproved, is in agricultural use and is zoned industrial. With this Plan in place, it is expected that land will be developed as a business park – mainly office, warehousing and manufacturing which are all permitted uses under the current zoning designations.

B. LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

The Project Area is currently bordered on the north by 200 South Street, on the east by 1000 West Street, on the south by a private unimproved road, and on the west by roughly 1800 West. There are currently no improved interior streets within the Project Area. Appendix A shows the new streets planned as part of this Project Area. In addition, 1000 West Street will be widened as part of this project. It is anticipated that the east-west street extending west from 1000 West Street may initially terminate in a cul-de-sac somewhat east of the power corridor during the first phase of the project. The cul-de-sac would be removed and the street extended to connect to a second new street that would be built in connection with later phases.

C. POPULATION DENSITIES IN THE PROJECT AREA

Currently, no one lives within the Project Area. The Plan does not currently propose any residential development. Existing and proposed densities within the Project Area will therefore remain at zero persons per square mile.

D. BUILDING INTENSITIES IN THE PROJECT AREA

Currently there are no buildings within the Project Area. The Plan proposes an estimated 865,000 square feet of office/business park space on 79.44 acres within the Tax Increment Collection Area. This results in a floor area ratio of 0.25, calculated as follows:

$$865{,}000 \div (79.44 \text{ acres} \times 43{,}560^{4}) = 0.25$$

While there are no specific plans for the remainder of the Project Area, it is anticipated that it will develop with similar densities, resulting in a total of approximately two million square feet in the entire Project Area.

6. STANDARDS THAT WILL GUIDE THE ECONOMIC DEVELOPMENT [17C-3-103(1)(c)]

The general standards that will guide the economic development are as follows:

[4] Number of square feet per acre

A. GENERAL DESIGN OBJECTIVES

Development within the Project Area will be held to quality design and construction standards, suitable for a business park and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) planning commission review and recommendation; and (4) the City's land use code.

Developers will be allowed flexibility of design in developing land located within the Project Area. The development shall be of a design and shall use materials that are subject to design review and approval by the City pursuant to a development agreement with the Developer specifically addressing design issues.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance and be easily maintained.,

All development will be based on site plans, development data, and other appropriate submittals and materials clearly describing the development, including land coverage, setbacks, heights, and any other data dictated by the City's land use code, and applicable City practice or procedure.

The general principles guiding development within the Project Area are as follows:

1. Encourage and assist economic development with the creation of a well-planned business park that will attract top-quality companies and job opportunities to the area.

2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.

3. Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan.

4. Encourage economic use of and new construction upon the real property located within the Project Area.

5. Promote and market the Project Area for economic development that would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.

7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities, streets and other infrastructure improvements.

8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to the Developers.

9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, parking, water utilities, sewer utilities, storm drainage, recreational trails and other public improvements.

10. Facilitate better traffic circulation and reduce traffic hazards through improved public street access and design.

B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS

In addition to the general City design objectives and standards described above, the developer has adopted specific design guidelines that will govern the development of the Project Area. These guidelines focus on the development of a business park atmosphere that will benefit the community.

1. BUILDING DESIGN OBJECTIVES

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the City.

The design of buildings shall take advantage of available views and topography and shall provide, where appropriate, separate levels of access.

2. OPEN SPACE PEDESTRIAN WALKS AND INTERIOR DRIVE DESIGN OBJECTIVES

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.

Comfortably graded pedestrian walks should be provided in areas of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance and easily maintained.

3. PARKING DESIGN OBJECTIVES

Parking areas shall be designed with regard to orderly arrangement, topography and ease of use and access.

4. PROJECT IMPROVEMENT DESIGN OBJECTIVES

Public Rights-of-Way. All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.

Street Lighting and Signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.

Grading. The applicable portions of the Project Area will be graded in conformance with the final project design as approved by the City for each specific project in accordance with City Code.

C. TECHNIQUES TO ACHIEVE THE ECONOMIC DEVELOPMENT PLAN OBJECTIVES

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition and development of properties in the Project Area.

1. ACQUISITION AND CLEARANCE

Parcels of real property located in the Project Area may be acquired by the Agency by purchase, but may not be acquired by condemnation unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

2. IMPLEMENTATION OF ECONOMIC DEVELOPMENT PROJECTS

The Agency shall have the right to approve the design and construction documents of all economic development within the Project Area to ensure that all economic development within the Project Area is consistent with this Plan. The City shall notify the Agency of all requests for: (1) zoning changes; (2) conditional use permits; (3) site plan approval; and (4) building permits within the Project Area, and all proposed amendments thereof. Economic development projects within the Project Area shall be implemented as approved by the Agency and the City.

E. APPROVALS

Development within the Project Area shall be implemented by the Agency in accordance with this Plan, and as approved by the City in accordance with applicable land use and building code provisions. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area.

7. HOW THE PURPOSES OF THE ACT WILL BE ATTAINED BY THE ECONOMIC DEVELOPMENT [17C-3-103(1)(d)]

It is the intent of the Agency, with the assistance and participation of the Developer, to facilitate and promote the development of office, industrial, light manufacturing and other business park related activities that will result in the creation of jobs in the Project Area. Further, the project will strengthen the tax base of the community, which will also serve to accomplish economic development objectives and create a well-planned business center.

The purposes of the Act will be achieved by the following:

A. ESTABLISHMENT OF NEW BUSINESS AND INCREASED TAX BASE

The proposed Project envisions business park development that will benefit the State and the City through increased job creation, increased property tax base, increased income taxes paid (both corporate and individual) and increased energy usage (and the accompanying municipal energy "franchise" tax). Multiplier (indirect and induced) impacts will result from the initial job creation and expenditures for construction and supplies.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The construction of the public infrastructure improvements as provided by this Plan will support the development contemplated herein and provide for future development in surrounding areas. The associated public infrastructure improvements will make the land within the Project Area more accessible to and from other parts of the City. Thus, the components of the Project provided in this Plan will encourage, promote and provide for economic development within the Project Area and the City generally for years to come.

8. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-3-103(1)(e)]

This Plan is consistent with the City's General Plan that was updated and approved May 26, 2009. Specifically, the City's mission statement states a desire to "provide quality, affordable services for its citizens, while promoting community pride, fostering economic development and managing growth." This Project Area Plan will help accomplish all of these purposes.

The General Plan (pp. 13-14) also specifically refers to development along 200 South and 1000 West as follows:

> *The corridor along 200 South in Syracuse between 1000 West and the future North Legacy Parkway (approximately Bluff Road) represents an area with the highest future potential for commercial development within the City. In a first phase, UDOT plans to widen (to 100') 200 South between I-15 and 2000 West sometime around 2011. As the time of completion of this roadway project draws near, the land along the south side of 200 South between 1000 West and 2000 West will become increasingly attractive to commercial developers. The City should maintain its current plan for a C-2 Commercial land use along most of this corridor. This land use will allow the greatest flexibility of development. A key focal point for retail locations along this corridor should be the corner of 2000 West and 200 south. UDOT is also planning for the widening of 2000 West from 1700 South all the way to Weber County, thus making this intersection a highly attractive location for future commercial activity.*
>
> *Commercial development is also proposed along the city's shared boundary with Clearfield City along 1000 West between 200 South and 700 South. This location represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.*

The development proposed in this Project Area Plan is consistent with what is specified in the General Plan and is compatible with that Plan.

9. DESCRIBE HOW THE ECONOMIC DEVELOPMENT WILL CREATE ADDITIONAL JOBS [17C-3-103(1)(f)]

Located proximate to the North Legacy Parkway, the Project Area is one of the premiere business park sites in Davis County. This means that the site will be attractive to major tenants – tenants that could invest significant amounts in both real and personal property and that would be likely to offer skilled jobs and above average wages. The number of jobs created at the site will vary depending on the type of business park development that takes place. Generally speaking, the average number of square feet per worker in commercial buildings is 766.[5] The ratio in industrial buildings varies widely depending on the type of usage but could be as high as 2,500 square feet per employee. Assuming there will be over 865,000 square feet of building space at buildout in the Tax Increment Collection Area alone, there would be a range of roughly 350 to 1,100 employees (FTE's). The remaining Project Area would include additional employees, the number of which would depend on the type of development that takes place in that area.

[5] Source: http://www.eia.gov/emeu/consumptionbriefs/cbecs/pbawebsite/retailserv/retserv_howmanyempl.htm and http://www.cyburbia.org/forums/showthread.php?25827-Square-feet-per-employee.

10. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED ECONOMIC DEVELOPMENT [17C-3-103(1)(g)]

The Plan specifically proposes over 865,000 square feet of business park related building space located on 79.44 acres in the Tax Increment Collection Area and two million square feet of building space in the Project Area (180.32 acres). . However, there will need to be some flexibility in the type and amount of square footage developed in order for the Developer to respond to changing market conditions in the future. There may also be a minimal amount of support retail located within the Project Area.

11. HOW PRIVATE DEVELOPERS WILL BE SELECTED AND IDENTIFICATION OF CURRENT DEVELOPERS IN THE PROJECT AREA [17C-3-103(1)(h)]

A. SELECTION OF PRIVATE DEVELOPERS

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the economic development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency may, consistent with the Act, encourage other owners to acquire property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. IDENTIFICATION OF DEVELOPERS WHO ARE CURRENTLY INVOLVED IN THE PROPOSED ECONOMIC DEVELOPMENT

The Ninigret Group currently has the 79.44 acres of property in the Tax Increment Collection Area under contract. Concurrent with the approval of this Plan, the Agency and the City have entered into a Development Agreement with the Ninigret Group. The Agency and the City will work with the Ninigret Group to implement this Project Area Plan as provided in the Development Agreement.

12. REASONS FOR THE SELECTION OF THE PROJECT AREA [17C-3-103(1)(i)]

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through a major developer who is willing to invest private capital into a business park that will allow for significant job creation, bring new businesses and services into the community, and provide for public infrastructure which will support the development and provide for future development in surrounding areas.

The Project Area contains a portion of the City that is desirable for business park development because of: (1) its accessible location to the North Legacy Parkway; (2) the opportunity to commence a public-private partnership to develop this area of the City; and (3) the current proposal of the Ninigret Group to construct a large master planned development within the Project Area.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-term growth in the Project

Area and to encourage the development of real property located within the Project Area. Finally, development of the Project Area as a business center is an important element in the City's General Plan.

13. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-3-103(1)(j)]

A. PHYSICAL CONDITIONS

The proposed Project Area consists of approximately 180.32 acres of privately owned land as shown on the Project Area map in Appendix A, located south of 200 South, west of 1000 West, north of 700 South and east of approximately 1800 West that is currently dedicated to agricultural use. The Tax Increment Collection Area consists of approximately 79.44 acres. The site contains a 22-foot drop with steep grades which will contribute to significant site grading challenges and development costs.

B. SOCIAL CONDITIONS

There are currently no buildings and no residents within the Project Area. No unusual social conditions were found to exist. Because of the shifting of land uses from agricultural land to active business park in the Project Area, consistent with the General Plan of the City, this area will take on a new social character that will enhance existing development in the City. The Project Area Plan will bring workers from the surrounding region to the Project Area for employment purposes. It is anticipated, therefore, that the proposed Project Area will add to the community's economy, quality of life, and reputation.

C. ECONOMIC CONDITIONS

There is currently no development in the Project Area. All of the land is currently publicly owned by a charitable 501(c)(3) organization and is therefore exempt from property taxation. The current taxable value of the area is $0.00; therefore, no property tax revenues are currently generated from this area.

14. TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED WITHIN THE PROJECT AREA [17C-3-103(1)(k)]

The Agency intends to use 80 percent of the property tax increment generated within the Tax Increment Collection Area over a period of 15 years to pay part of the costs associated with development of the Project Area. The Agency intends to negotiate and enter into one or more inter-local agreements with the Davis County School District (the "School District"), Davis County (the "County"), the City, water districts, sewer district, and possibly other smaller taxing entities to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities.

The Project Area Budget (attached as Appendix D) shows anticipated tax increment receipts, and the estimated eligible development costs to be reimbursed. Detailed expenditures are shown in the table below.

DETAILED EXPENDITURES	
Syracuse City	
3 water vaults at $60,000 each	$180,000
Water lines	$125,000
Secondary water - booster pump and line	$150,000

DETAILED EXPENDITURES	
Weber Basin Water Conservancy	
Pipeline portion and portion of meter vault	$173,000
Developer	
Roads Construction	$681,131
Culinary Water	$394,220
Storm Drain	$386,918
Sewer	$207,558
Secondary Water	$145,475
Electrical	$62,178
RMP	$94,973
Landscaping (along roadways)	$672,249
Value of Land Required for Roads & Easements	$565,336
Admin, Engineering , Survey and Testing	$229,974
Bonding	$63,744
City Engineering & Review Fee	$25,497
Soil Imbalance Cut/Fill	$1,065,800
Transmission Line Relocation	$190,000
Rail	$350,000
Tenant Outreach	
Tenant Outreach at 30%	$3,289,891
TOTAL EXPENDITURES (not incl. administrative costs)	$9,052,944

15. ANALYSIS OF WHETHER THE ADOPTION OF THE PROJECT AREA PLAN IS BENEFICIAL UNDER A BENEFIT ANALYSIS [17C-3-103(1)(I)]

The public will realize significant benefits from the development of the Economic Development Project Area as proposed by this Plan. The Agency's long-term objective in developing the Project Area is to create a high quality, business center that will diversify the City's economic and tax base, and offer good-paying employment opportunities. The Agency adopted a resolution for the preparation of this Plan because of the opportunity to "jump start" the proposed business park development.

A. EVALUATION OF THE REASONABLENESS OF THE COSTS OF ECONOMIC DEVELOPMENT [17C-3-103(2)(a)(i)]

The Project Area has higher than normal development costs for several reasons: 1) the lack of any utilities currently serving the Project Area which is an agricultural field; 2) the steep grade and 22-foot drop of the property; and 3) the addition of a rail spur that will attract a wider variety of businesses who can make significant investment in the area and establish a good taxable base. The proposed costs of development for site preparation, railroad, infrastructure, economic incentives, or any assistance with building construction, are nearly $9.1 million. The purpose of the tenant outreach is to attract top-quality businesses through assistance with fees, training, relocation costs, and other activities for businesses that will significantly improve the property tax base and provide higher-than-average paying jobs.

SUMMARY OF EXPENDITURES	
Syracuse City	$455,000
Weber Basin Water	$173,000
Developer Infrastructure	$4,785,053
Rail Spur	$350,000
Tenant Outreach	$3,289,891
TOTAL	$9,052,944

Total costs necessary to facilitate the development of this Project Area, including tenant outreach, are therefore estimated at $9,052,944. This is a cost of $113,960 per acre in the Tax Increment Collection Area (where all of the improvements are currently planned). In comparison, the value per acre in the Tax Increment Collection Area at buildout is estimated to be nearly $892,980.[6] The ratio of value to public investment is roughly 7.8 to 1.0.

The issuance of bonds to the full extent now or hereafter permitted by law is authorized as part of this Plan.

B. EFFORTS THE AGENCY OR DEVELOPER HAS MADE OR WILL MAKE TO MAXIMIZE PRIVATE INVESTMENT [17C-3-103(2)(a)(ii)]

The public investment of approximately $9.1 million represents only 12.8 percent of the estimated private investment of $70.1 million in the Tax Increment Collection Area for land, buildings and personal property (equipment).

C. RATIONALE FOR USE OF TAX INCREMENT, INCLUDING AN ANALYSIS OF WHETHER THE PROPOSED DEVELOPMENT MIGHT REASONABLY BE EXPECTED TO OCCUR IN THE FORESEEABLE FUTURE SOLELY THROUGH PRIVATE INVESTMENT [17C-3-103(2)(a)(iii)]

This development is unlikely to happen solely through private investment for several reasons. First, the addition of a rail spur to the site adds an extra cost of development that cannot be recovered through rents that can be achieved in the area. However, the rail spur will greatly expand opportunities to attract a wider range of end users with good-paying jobs and significant investment in equipment (and therefore taxable value) at the site.

Second, many of the business opportunities that can be pursued for this site will be highly sought after by other communities. Therefore, in order to be on a level playing field with surrounding areas, tax increment must be available to offset incentives provided in other areas. Also, several of the opportunities that the Developer is pursuing are businesses that are also looking at sites located outside of the State of Utah. In order to be eligible for EDTIF funds provided by the State (that will attract these businesses to Utah), the Governor's Office of Economic Development (GOED) requires local areas to come up with local funds to show their commitment and partnership in the Project.

[6] The value at buildout is based on an average value per building square foot as follows: building ($50); and personal property ($32). Total taxable value at buildout in the tax increment collection area is projected to be $70,938,331. The total number of acres in the Tax Increment Collection Area is 79.44. Therefore, the value per acre is $892,980.

Third, this site has higher than normal development costs because of the steep grade and 22-foot elevation change on the site. These costs, if added to tenant costs, would make the site less competitive with other areas. And, there are currently no utilities at this site, which must be extended to this agricultural field.

The rationale for the use of tax increment is twofold: 1) tax increment funds must be available from local sources if the statewide EDTIF funds are to be available for the site; and 2) tax increment funds are necessary to offset the extraordinary costs of development associated with the site.

D. ESTIMATE OF THE TOTAL AMOUNT OF TAX INCREMENT THAT WILL BE EXPENDED IN UNDERTAKING ECONOMIC DEVELOPMENT AND THE LENGTH OF TIME FOR WHICH IT WILL BE EXPENDED [17C-3-103(2)(a)(iv)]

The total amount of tax increment necessary for this project is nearly $9.1 million ($2012). The Project Area Budget suggests a 15-year timeframe in order to account for the variability in development and economic conditions that will occur over the 15-year period.

E. BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY [17C-3-103(2)(b)(i)]

The City and taxing entities will see an increase in taxable value of an estimated $70,938,331 when the Tax Increment Collection Area is fully built out. If construction begins in 2013 and the Project Area commences in 2014 and runs for a period of 15 years, each of the taxing entities will receive increased taxes over the next 15 years from the increased investment in the area. If the taxing entities receive 20 percent of the increment, with the remaining 80 percent of the increment flowing to the Agency, the taxing entities will receive over $2.7 million more over the 15-year period than they are currently receiving.

TAX BENEFIT TO TAXING ENTITIES
2014-2028

Taxing Entities	Tax Rate	% to Entity/Agency	Total Tax Benefit 2014-2025
Davis County	0.002383	20%	$444,252
Davis County School District	0.008861	20%	$1,651,918
Syracuse City	0.001821	20%	$339,481
Weber Basin Water Conservancy District	0.000217	20%	$40,454
Davis County Mosquito Abatement District	0.000104	20%	$19,388
County Library	0.000392	20%	$73,079
North Davis Sewer District	0.000928	20%	$173,003
TOTAL	0.014706		$2,741,576

At the end of the 15-year period, the taxing entities will receive the entire (100%) tax increment which would amount to an estimated $1 million per year more than what they are currently receiving.

ANNUAL TAX BENEFIT TO TAXING ENTITIES
End of Project Area Plan

Taxing Entities	Tax Rate	% to Entity/Agency	Annual Tax Increment

ANNUAL TAX BENEFIT TO TAXING ENTITIES End of Project Area Plan			
Davis County	0.002383	100%	$169,046
Davis County School District	0.008861	100%	$628,585
Syracuse City	0.001821	100%	$129,179
Weber Basin Water Conservancy District	0.000217	100%	$15,394
Davis County Mosquito Abatement District	0.000104	100%	$7,378
County Library	0.000392	100%	$27,808
North Davis Sewer District	0.000928	100%	$65,831
TOTAL	0.014706		$1,043,219

F. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED [17C-3-103(2)(b)(ii)]

Other business and economic activity likely to be stimulated includes business, employee and construction expenditures.

1. BUSINESS AND EMPLOYEE EXPENDITURES

Between 350 and 1,100 jobs will be created and located within the Tax Increment Collection Area. If these jobs pay, on average, 120 percent of the average wage in Davis County, this will result in approximately $15 million to $50 million annually in increased wages.[7] The increased buying power will result in increased sales tax revenues to the State, the County and the City and increased economic activity generally. Additional jobs and wages will be created in the remainder of the Project Area.

It is anticipated that the business owners and employees of the Project Area facilities will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

Employees will make many of their purchases near their workplace, assuming that goods and services are available. These will most likely include purchases for: lunchtime eating, gasoline and convenience store, personal services such as dry cleaning and haircuts, and auto repair. In addition, there may be limited purchases for gifts, hobbies, etc., if such goods are available.

The following summarizes the benefits to the community:

- Provide an increase in direct purchases in the community.
- Provide economic diversification within the City and the County.

[7] Source: Workforce Services. http://www.bls.gov/ro7/qcewut.htm. The average weekly wage in Davis County is $704, or $36,308 annually. A job that pays 120 percent of the average wage would reach $43,930 yearly.

- Complement existing businesses and industries located within the City by adding new employees who may live and shop and pay taxes in the City and the region.

- Provide an increase in indirect and induced ("multiplier") impacts for business purchases, as well as purchases by employees and their households.

    - The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

2. CONSTRUCTION EXPENDITURES

Economic activity associated with the development will include construction activity. Construction costs for projects within the Tax Increment Collection Area are expected to reach approximately $34.6 million, of which 40 percent ($13.8 million) approximates labor costs, another 40 percent (nearly $14 million) represents materials and supplies and the remaining 20 percent represents overhead and profit. A portion of the labor costs will be re-spent in the community – to the extent that convenience goods and services, such as fast food for lunch, personal services, etc., are available. A large portion of the costs for construction supplies will likely be spent in the community as the County has several large-scale construction suppliers.

G. NUMBER OF JOBS OR EMPLOYMENT ANTICIPATED TO BE GENERATED OR PRESERVED [17C-3-103(2)(b)(iii)]

Business Center Jobs. The number of jobs created within the Tax Increment Collection Area will vary depending on the type of business park development that takes place. Generally speaking, the average number of square feet per worker in commercial buildings is 766.[8] The ratio in industrial buildings varies widely depending on the type of usage, but could be as high as 2,500 square feet per employee. Assuming that there will be roughly 865,000 square feet of building space developed at buildout within the Tax Increment Collection Area, there will be between 350 and 1,100 (FTE's). Additional jobs will be created in the remainder of the Project Area.

Construction Jobs. Construction costs are expected to reach approximately $34.6 million within the Tax Increment Collection Area, of which 40 percent ($13.8 million) approximates labor costs. Assuming an average construction wage of $27,070,[9] results in the creation of approximately 500 one-year job equivalents in the construction industry.

To summarize, the creation of the Project Area and adoption of the Project Area Plan is beneficial to the community for the following reasons:

- Increased tax base that will provide additional tax revenues to the various taxing entities;
- Creation of between 350 and 1,100 full-time jobs in the Tax Increment Collection Area;

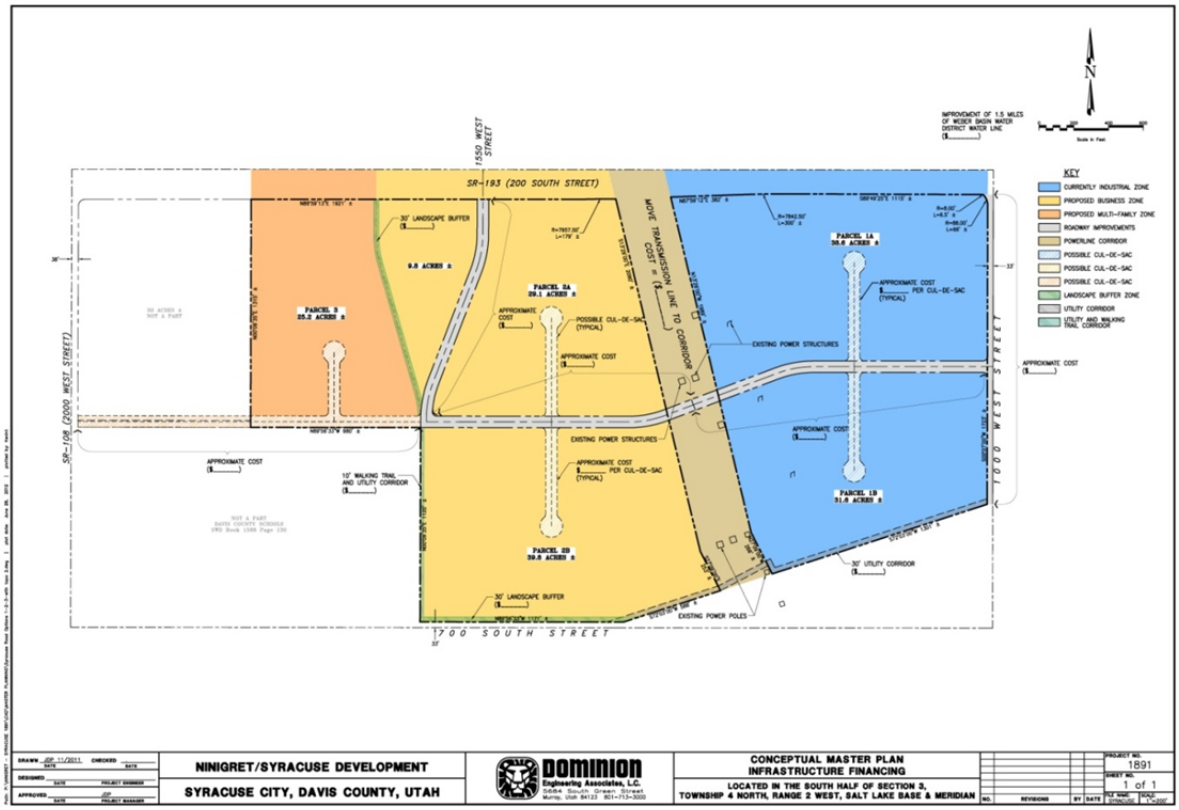
[8] Source: http://www.eia.gov/emeu/consumptionbriefs/cbecs/pbawebsite/retailserv/retserv_howmanyempl.htm
[9] http://jobs.utah.gov/jsp/wi/utalmis/oidoreport.do#wage

- Creation of approximately 500 construction jobs (one-year job equivalents) in the Tax Increment Collection Area;
- Increased spending in the local area for construction supplies and for convenience purchases by full-time employees at the business park; and
- Added economic diversification to the community.

APPENDIX A: PROJECT AREA MAP

The shaded area in the map below represents the entire Study Area (246.6 acres). The three easternmost areas – shaded in gold, tan and blue (180.32 acres) represents the Project Area. The easternmost area shaded in blue (79.44 acres) represents the Tax Increment Collection Area.

There are currently no roads within the Study Area. Potential new roads are shown on the map.



APPENDIX B: PARCEL NUMBERS

Study Area	Project Area	Increment Area	Parcel	Owner	Acres	Taxable Value
			120260019	CORP OF THE PRESIDING BISHOP OF THE CHURCH	72.796	$0.00
			120260020	SYRACUSE CITY	0.43	$0.00
			120260018	UTAH DEPARTMENT OF TRANSPORTATION	6.21	$0.00
			120250006	DAVIS COUNTY	3.37	$0.00
			120250011	CORP OF THE PRESIDING BISHOP OF THE CHURCH	83.61	$0.00
			120250014	CORP OF THE PRESIDING BISHOP OF THE CHURCH	53.649	$0.00
			120250015	UTAH DEPARTMENT OF TRANSPORTATION	0.05	$0.00
			120250013	UTAH DEPARTMENT OF TRANSPORTATION	8.72	$0.00
			120260013	UTAH POWER & LIGHT CO	17.6	$0.00
			120250010	UTAH DEPARTMENT OF TRANSPORTATION	0.16	$0.00

APPENDIX C: PROJECT AREA BUDGET

SR 193 Project Area Budget

Zions Bank Public Finance - Municipal Consulting Group

	SR 193 PROJECT AREA BUDGET			TOTAL 15 Years (2014-2028)	0 2013	1 2014	2 2015	3 2016	4 2017	5 2018	6 2019	7 2020	8 2021	9 2022	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028
1	Taxable Value																			
2	Base year taxable value				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	Acres absorbed				35	-	15	-	29	-										
4	Cumulative absorption - acres				35	35	50	50	79	79	79	79	79	79	79	79	79	79	79	79
5	Building square feet				381,150	381,150	544,500	544,500	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102	865,102
6	Real property taxable value - one year delay for tax purposes					$19,057,500	$19,057,500	$27,225,000	$27,225,000	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080
7	Personal property taxable value - one year delay for tax purposes					$12,196,800	$12,196,800	$17,424,000	$17,424,000	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251
8	TOTAL				$0	$31,254,300	$31,254,300	$44,649,000	$44,649,000	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331
9																				
10	Incremental Tax Revenues Generated	Tax Rate																		
11	Davis County	0.002383		$2,221,262	$0	$74,479	$74,479	$106,399	$106,399	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046	$169,046
12	Davis County School District	0.008861		$8,259,588	$0	$276,944	$276,944	$395,635	$395,635	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585	$628,585
13	Syracuse City	0.001821		$1,697,406	$0	$56,914	$56,914	$81,306	$81,306	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179	$129,179
14	Weber Basin Water Conservancy District	0.000217		$202,272	$0	$6,782	$6,782	$9,689	$9,689	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394	$15,394
15	Davis County Mosquito Abatement District	0.000104		$96,941	$0	$3,250	$3,250	$4,643	$4,643	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378	$7,378
16	County Library	0.000392		$365,394	$0	$12,252	$12,252	$17,502	$17,502	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808	$27,808
17	North Davis Sewer District	0.000928		$865,015	$0	$29,004	$29,004	$41,434	$41,434	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831	$65,831
18	TOTAL	0.014706		$13,707,878	$0	$459,626	$459,626	$656,608	$656,608	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219	$1,043,219
19																				
20					0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
21	AGENCY BUDGET			TOTAL	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
22	Base year taxable value				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	Real property incremental value				$0	$19,057,500	$19,057,500	$27,225,000	$27,225,000	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080	$43,255,080
24	Personal property incremental value				$0	$12,196,800	$12,196,800	$17,424,000	$17,424,000	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251	$27,683,251
25	Incremental Value				$0	$31,254,300	$31,254,300	$44,649,000	$44,649,000	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331	$70,938,331
26																				
27	Tax Revenue Distribution																			
28	*Base Year Taxable Value - to Entities*																			
29	Davis County	0.002383		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
30	Davis County School District	0.008861		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	Syracuse City	0.001821		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	Weber Basin Water Conservancy District	0.000217		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	Davis County Mosquito Abatement District	0.000104		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
34	County Library	0.000392		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
35	North Davis Sewer District	0.000928		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
36	TOTAL	0.014706		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
37																				
38	*Incremental Value - to Entities*	Tax Rate	% to Entity/Agency																	
39	Davis County	0.002383	20%	$444,252	$0	$14,896	$14,896	$21,280	$21,280	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809	$33,809
40	Davis County School District	0.008861	20%	$1,651,918	$0	$55,389	$55,389	$79,127	$79,127	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717	$125,717
41	Syracuse City	0.001821	20%	$339,481	$0	$11,383	$11,383	$16,261	$16,261	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836	$25,836
42	Weber Basin Water Conservancy District	0.000217	20%	$40,454	$0	$1,356	$1,356	$1,938	$1,938	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079	$3,079
43	Davis County Mosquito Abatement District	0.000104	20%	$19,388	$0	$650	$650	$929	$929	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476	$1,476
44	County Library	0.000392	20%	$73,079	$0	$2,450	$2,450	$3,500	$3,500	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562	$5,562
45	North Davis Sewer District	0.000928	20%	$173,003	$0	$5,801	$5,801	$8,287	$8,287	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166	$13,166
46	TOTAL	0.014706		$2,741,576	$0	$91,925	$91,925	$131,322	$131,322	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644	$208,644
47																				
48	*Incremental Value - to Agency*																			
49	Davis County	0.002383	80%	$1,777,009	$0	$59,583	$59,583	$85,119	$85,119	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237	$135,237
50	Davis County School District	0.008861	80%	$6,607,671	$0	$221,555	$221,555	$316,508	$316,508	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868	$502,868
51	Syracuse City	0.001821	80%	$1,357,924	$0	$45,531	$45,531	$65,045	$65,045	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343	$103,343
52	Weber Basin Water Conservancy District	0.000217	80%	$161,817	$0	$5,426	$5,426	$7,751	$7,751	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315	$12,315
53	Davis County Mosquito Abatement District	0.000104	80%	$77,553	$0	$2,600	$2,600	$3,715	$3,715	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902	$5,902
54	County Library	0.000392	80%	$292,315	$0	$9,801	$9,801	$14,002	$14,002	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246	$22,246
55	North Davis Sewer District	0.000928	80%	$692,012	$0	$23,203	$23,203	$33,147	$33,147	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665	$52,665
56	TOTAL	0.014706		$10,966,302	$0	$367,701	$367,701	$525,287	$525,287	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575	$834,575
57																				
58	Expenses																			
59	*% Administrative Expense*					*20.0%*	*10.0%*	*6.0%*	*6.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
60	Administration	4.9%		$540,558	$0	$73,540	$36,770	$31,517	$31,517	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383	$33,383
61	Remaining Increment for Expenses			$10,425,745	$0	$294,160	$330,931	$493,769	$493,769	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192	$801,192

SR 193 Project Area Budget

Zions Bank Public Finance - Municipal Consulting Group

Detailed Expenditures:	
Syracuse City	
3 water vaults at $60,000 each	$180,000
Water lines	$125,000
Secondary water - booster pump and line	$150,000
Weber Basin Water Conservancy	
Pipeline portion and portion of meter vault	$173,000
Developer	
Roads Construction	$681,131
Culinary Water	$394,220
Storm Drain	$386,918
Sewer	$207,558
Secondary Water	$145,475
Electrical	$62,178
RMP	$94,973
Landscaping (along roadways)	$672,249
Value of Land Required for Roads & Easements	$565,336
Admin, Engineering , Survey and Testing	$229,974
Bonding	$63,744
City Engineering & Review Fee	$25,497
Soil Imbalance Cut/Fill	$1,065,800
Transmission Line Relocation	$190,000
Rail	$350,000
Tenant Outreach	
Tenant Outreach at 30%	$3,289,891
TOTAL EXPENDITURES (not incl. administrative costs)	$9,052,944

SYRACUSE CITY

Syracuse City Council Agenda
August 14, 2012 – Immediately following the RDA Meeting which begins at 7:00 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
   Invocation or thought**
   Pledge of Allegiance
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Shelby Conklin and Gavin Tremea.
3. Recognition of Will Bargar for responding to a home fire on July 13, 2012, saving the lives of a family living in the home.
4. Proposed Resolution R12-22 recognizing Syracuse Family Dental Clinic as the summer 2012 recipient of the "Friend of the Community" Business Award.
5. Approval of Minutes:
   a. Regular Meeting of March 27, 2012
   b. Regular Meeting of May 8, 2012
   c. Work Session of July 31, 2012
   d. Special Meeting of July 31, 2012
6. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
7. Final Subdivision Approval, Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S.
8. Final Subdivision Approval, Sunset Park Villas Subdivision Phase B, located at approximately 1840 S. 910 W.
9. Final Subdivision Approval, Ninigret North I Subdivision, located at approximately 1100 W. 450 S.
10. Request for General Plan Amendment/Rezone:
    a. Proposed Ordinance 12-22 amending the Syracuse City General Plan adopted in 1976, as amended.
    b. Proposed Ordinance 12-23 amending the existing zoning map of Title Ten of the Syracuse City Code by changing from Residential 1 (R-1) Zone to Residential 2 (R-2) Zone the parcel of property located at approximately 2400 W. 2900 S.
11. Consideration of Proposed Ordinance 12-21 adopting the Syracuse State Road 193 Economic Development Project Area Plan, and related matters.
12. Joint Development Agreement for the Fun Center expansion.
13. Authorize Mayor Nagle to execute the Interlocal Agreement establishing a Davis County Council of Governments.
14. Authorize Administration to execute agreement for the 2525 South Road Improvement Project.
15. Councilmember Reports.
16. Mayor Report.
17. City Manager Report.
18. Adjourn

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 10th day of August, 2012 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on August 10, 2012.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

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

August 14, 2012

Agenda Item **#2** Presentation of the Syracuse City and Wendy's "Award for Excellence" to Shelby Conklin and Gavin Tremea.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: July 10, 2012

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Shelby Conklin and Gavin Tremea

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Background

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

"Syracuse City & Wendy's Award for Excellence"

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

Shelby Conklin

"Shelby is one of the hardest-working students to ever attend Cook Elementary. One teacher reports that Shelby probably even works harder than she does, and also completed her work above and beyond what was required. She is a friend to everyone and is always focused on what she needs to be doing. Each time you talk with Shelby, she has clear goals and ideas of what she wants to do and become when she is older. With an attitude like hers she will do great things!"

Gavin Tremea

"Gavin's teacher reports that he always does what is asked of him. If he didn't understand something he would ask questions and diligently work until he understood. His work is always his best and watches out for little details to excel. He was kind to others, followed rules, and was always helpful and courteous. We are grateful to have people like Gavin in our school and in our community and appreciate all that he does, and will do!"

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 Shelby Conklin and Gavin Tremea.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#3** Recognition of Will Bargar for responding to a home fire on July 13, 2012, saving the lives of the family living in the home.

Factual Summation

- See the attached factual summation provided by the Syracuse City Police Department.

Brian N. Wallace
Chief of Police

Syracuse Police Department
1751 South 2000 West
Syracuse, Utah 84075

Phone 801-825-4400
Cell 801-336-8636
Fax 801-779-9365

News Release

July 17, 2012
For Immediate Release

Contact Information
Lieutenant Tracy Jensen

"Structure Fire"

On July 13, 2012, the Syracuse Police and Fire Departments were dispatched to a structure fire at 3950 West Baltimore Circle. Officers were advised that the family was out of the home and that the garage was on fire.

When officers arrived, they noticed the garage was fully engulfed with fire. There was significant wind out of the south, pushing the flames to the north threatening another structure. Other officers arrived to assist, and evacuated other homeowners.

Fire crews were on scene within minutes of notification. Personnel from Syracuse Fire Department, North Davis Fire District, Layton Fire and Sunset Fire Departments responded, and had the initial fire knock-down shortly thereafter.

The first officer on scene spoke with a neighbor by the name of Will Bargar. Will said that he noticed the fire in the garage and ran over and entered the home telling the homeowners to evacuate because the garage was on fire. Mr. Barger alerted Mrs. Stephanie Skinner and her children to safety. Mr. Skinner was not home at the time. The fire had burned into the attic and the roof of the home. A total of three cars, the garage, and most of the upstairs of the home were a complete loss.

The Syracuse Police and Fire Departments completed an investigation for point of origin and cause and have determined that this was an accidental fire caused by overload on a power strip.

Thanks to the quick thinking action of Mr. Barger there were no injuries associated with this fire.

COUNCIL AGENDA

August 14, 2012

Agenda Item **#4** Proposed Resolution R12-22 recognizing Syracuse Family Dental Clinic as the summer 2012 recipient of the "Friend of the Community" Business Award.

Factual Summation

- Any question regarding this agenda item may be directed at Mike Eggett, Community & Economic Dev. Director.

- See the attached factual summation as well as Proposed Resolution R12-22.

Staff Recommendation

Adopt Proposed Resolution R12-22 recognizing Syracuse Family Dental Clinic as the summer 2012 recipient of the "Friend of the Community" Business Award.

Mayor
Jamie Nagle

City Council
Alan L. Clark
D. Mathew Kimmel
Douglas Peterson
Larry D. Shingleton
Matthew Ocana

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at City Planner Noah Steele
- See attached Resolution No. R12-22

MEMORANDUM

To: Mayor and City Council

From: Community and Economic Development Department

Date: August 14th, 2012

Subject: Presentation of a Resolution to Michael Gailey and Syracuse Family Dental Clinic Recognizing Receipt of the Syracuse City "Friend of the Community" Business Award

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Background

Continuing marketing efforts to support and drive commerce, the Community and Economic Development Department developed a Business Award concept for the community. The third recipient of this award is Syracuse Family Dental Clinic. The CED Department has prepared a brief statement about the presentation for the upcoming City Council Regular Session. The background information is as follows:

Syracuse City "Friend of the Community" Business Award

To recognize the ongoing support to the residents of Syracuse from the business community, Syracuse Family Dental has been selected for the Syracuse City "Friend of the Community" Business Award. Mayor Nagle and attending Council Members will present a framed business award certificate to Syracuse Family Dental, signed by Mayor Jamie Nagle and City Manager Robert Rice.

An important part of the Business Award is formal recognition and presentation of a resolution at a City Council meeting. The attached resolution recognizes Syracuse Family Dental Clinic as the summer 2012 recipient of the business award.

Syracuse Family Dental Clinic has been nominated because:

Dr. Gailey and Syracuse Family Dental Clinic have contributed to Syracuse's community and economic well being by providing high quality dental care, creating local jobs, serving on city council, leading the local SBOSS (Syracuse Business Organization for Strategic Synergy), volunteering in his church, and being an exemplary family man.

Recommendation

The Community & Economic Development Department hereby requests that the Mayor and City Council pass and adopt attached Resolution No. R12-22 recognizing Syracuse Family Dental Clinic as the recipient of the Syracuse City "Friend of the Community" Business Award. Furthermore, Dr. Micheal Gailey of Syracuse Family Dental Clinic will be present at the City Council meeting, and CED staff recommends that the Mayor present the resolution at that time.

RESOLUTION NO. R12-22

A RESOLUTION OF THE SYRACUSE CITY COUNCIL RECONGIZING SYRACUSE FAMILY DENTAL CLINIC AS THE SUMMER 2012 RECIPIENT OF THE SYRACUSE CITY "FRIEND OF THE COMMUNITY" BUSINESS AWARD.

WHEREAS the Syracuse City "Friend of the Community" Business Award is given to a Syracuse business that has proven itself to be a friend of the community through social responsibility, philanthropic actions, and commitment to the community; and

WHEREAS Syracuse Family Dental Clinic has been a significant business icon in the community for over 30 years, reflects positively upon the city, and is emblematic of Syracuse City values; and

WHEREAS Syracuse Family Dental Clinic, through acting as a long-time employer and contributor to numerous Syracuse City residents, events and activities, has been shown to be a highly valued "Friend of the Community".

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

Section 1. Recognition. Syracuse Family Dental Clinic is the recipient of the Summer 2012 Syracuse City "Friend of the Community" Business Award.

Section 2. 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 14th DAY OF AUGUST, 2012.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

COUNCIL AGENDA

August 14, 2012

Agenda Item **#5** Approval of Minutes.

Factual Summation

- Please see the attached draft minutes of the following meetings:
  - Regular business meeting of March 27, 2012.
  - Regular business meeting of May 8, 2012.
  - Work session of July 31, 2012.
  - Special business meeting of July 31, 2012.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Staff Recommendation

Approve the draft minutes of the March 27, May 8, and July 31, 2012 meetings.

DRAFT

Minutes of the Syracuse City Council Regular Meeting, March 27, 2012.

Minutes of the Regular Meeting of the Syracuse City Council held on March 27, 2012, at 7:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

City Employees Present:
Police Chief Brian Wallace
Community Development Director Michael Eggett
City Attorney Will Carlson
Information Technologies Director TJ Peace
Finance Manager Steve Marshall
Police Detective Corey Rowley
City Planner Kent Andersen

Visitors Present:

Val Cook	Scott Holt	Jerry Guffey
Lavell Sackett	Robert Redford	Ron Thurgood
James Merrill	Joe Gallegos	Lurlen Knight
Gerald Jacobs	Jordyn Cook	Carl Cook
Zach Rowley	Ray Zaugg	Pat Zaugg
Josh Hughes	Robert Kelly	Cody Adams
Andrew Nelson		

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 7:00 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. She asked all visitors present if any wished to provide an invocation or thought; Councilmember Peterson provided an invocation. Councilmember Johnson then led all present in the Pledge of Allegiance.

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

COUNCILMEMBER LISONBEE MADE A MOTION TO RECONSIDER THE ADOPTION OF THE AGENDA. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

Councilmember Lisonbee stated that she wanted to add an item to the end of the agenda to allow the Council to discuss an item that was on the work session agenda. She stated that she wanted the Council to discuss the potential scheduling of a Special Council Meeting or open house.

COUNCILMEMBER LISONBEE MADE A MOTION TO AMEND THE AGENDA BY ADDING AN ITEM BEFORE COUNCILMEMBER REPORTS TO ALLOW FOR THE DISCUSSION OF SCHEDULING A SPECIAL CITY COUNCIL/PLANNING COMMISSION JOINT MEETING.

Mayor Nagle suggested that the item be added after public comments so that Planning Commission Chair Greg Day can participate in the discussion.

COUNCILMEMBER LISONBEE MADE A MOTION TO AMEND THE AGENDA BY ADDING AN ITEM AFTER PUBLIC COMMENTS TO ALLOW FOR THE DISCUSSION OF SCHEDULING A SPECIAL CITY COUNCIL/PLANNING COMMISSION JOINT MEETING. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public Comments

Lurlen Knight, 400 S. 2000 W., stated that he wanted to offer an idea for the Council to consider. He stated that the idea is related to the parcel of property where a developer is considering constructing an industrial park. He stated that for years the City has looked for an area to construct a swimming pool. He stated that years ago when he was on the City Council they visited with surrounding cities and all of them were interesting in forming a special district to construct a swimming pool near Syracuse High School, but at that time there was no property for sale in that area. He stated that his proposal is that Syracuse City revisit that idea and approach Clinton, Sunset, and, West Point to see if they are still interested in participating. He stated that he has spoken to Councilmembers from Sunset and they have indicated they would be interested in considering the idea. He stated that they could create a special district that would have representation from each City and they could move forward with constructing a recreation center. He stated the center would not be a copy of the center in Clearfield City and he would propose that Clearfield be approached and asked to participate contingent upon the center not being a duplicate of their center. He stated that there are some people that live in the City that are experts on swimming pools and how to make them profitable. He stated that he envisioned the facility having an outdoor pool similar to the pool located in Roy City, as well as an indoor competitive pool and an indoor heated pool. He stated that users living within the district could be issued passes allowing them to use the facilities in both Syracuse and Clearfield. He stated that would eliminate any competition. He stated there are many possibilities. He stated that seniors like their pool water to be very warm and they could utilize the facility for therapy purposes. He stated that competitive swimmers like their water to be colder. He stated that having both types of pools would eliminate that contention. He stated that he knows the potential

developer of the property is looking at options that would appease the residents that live in the area so they could be approached and asked if this idea would be acceptable to them. He stated he asked the City to consider proposing the idea. He stated that he also believed the School District would participate since they have participated in other similar projects on in the southern area of Davis County. He then stated that he noticed that there was an item on the work session agenda for this evening to allow the Council to discuss the City's appointment to the North Davis Sewer District (NDSD). He stated that he finds this topic very strange since there is already someone appointed to the position. He stated that he served on the NDSD Board for some time while he was a Councilmember, but some of the things that have happened since that time have caused the City to suffer somewhat. He stated that he is still friends with some of the members of the Board and he believes that the City needs to be very careful in maintaining a positive relationship. He stated that he believed there will be a change in the NDSD leadership very soon and the City will not be allowed to participate in that transition if the relationship remains damaged. He stated that it is not wise to continue to make changes to the City's appointment. He stated that the position requires more than simply being able to attend evening meetings; the appointee is required to attend functions held during the day as well as conferences and conventions that are sometimes held out of the state. He stated he would ask the City to be very cautious.

Josh Hughes, 2853 W. 2330 S., stated that he has lived in Syracuse for 10 years and he is a small business owner from the City. He stated that he wanted to start his comments tonight by relating an experience he had a few years ago while on a business trip in Miami with his business partner, Aaron Vazquez, who is also a Syracuse resident. He stated they were able to sit down with some of Aaron's uncles and talk about their father who had immigrated to the United States from Cuba where he had been a great entrepreneur. He stated that he had started an ice business when refrigerators were literally ice boxes. He stated that his business delivered all around the island and eventually ended up dominating the ice business there. He stated that after Fidel Castro gained power in Cuba, the government and military took the ice maker's business and made it part of the government. He stated that the ice maker was left with nothing. Mr. Hughes stated that he, as an entrepreneur as well, felt horrible for the ice maker, but he also felt grateful that he is an American and his business cannot be taken away from him. He stated, however, that he is now worried about the same thing happening to him and his business here in Syracuse City. He stated that the City has published a request for proposals (RFP) for garbage and recycling services. He stated that he is the owner of Mountainwest Curbside Recycling and his business provides recycling services on an optional basis to Syracuse citizens. He stated that his business has served many residents since 2006; they are not a 'huge' business and they only have a few hundred customers, but to lose those customers to the City would be devastating to his business.

He stated that he personally believes that there is a place for government, but it is not to take over sectors that are being fulfilled by private companies. He stated that he would ask that the Council reviews the response to the RFP that they consider private entities owned by local Syracuse residents that are currently fulfilling the need to recycle. He stated that he believes in an opt-in program because it results in happier recyclers who are recycling because they want to. He stated the quality of the recyclable materials is much better because the contamination rate is much lower because people care about what they put in their bin. He stated that if the City chooses to adopt a mandatory or opt-out recycling program, he hoped that they will consider using a local business. He stated that supporting local businesses has been a hot topic in the local newspapers and the City's newsletter. He reiterated that he has been providing the service to Syracuse residents for several years and he hoped to be able to continue to do that.

TJ Jensen, 3242 S. 1000 W., stated that he wanted to discuss the agenda item regarding changes to the animal control regulations in the City's land use ordinance. He stated that he has been talking to City Planner Andersen about the changes that he has presented to the Council for their consideration tonight. He stated he wanted to make sure that the Council understands that, if adopted, the changes will allow a resident to have up to four cats on their property, or four dogs if they have a kennel license. He stated that when he approached the Council a couple of weeks ago to express his dissent about the recommendation he did state that he thought that the regulation regarding keeping two animals of any species should be eliminated from the proposal. He stated that his intent was to support the keeping of animals no matter what species they are, but he feels that allowing up to eight animals may be a "stretch". He stated he is not sure how the rest of the Planning Commissioners feel about the recommendation, but he wanted to state his comments for the record. He then stated that secondly, he wanted to state again that he thinks that Councilmember Peterson is doing a great job as the City's appointee to the NDSD Board. He stated, however, that he likes the idea of publishing a notice in the newspaper to simply confirm the appointment in two weeks. He stated that Councilmember Shingleton raised an issue with him about the two positions that have pay associated with them and the suggestion was that the money paid for those positions be deposited into a fund that can be used for Chloe's Sunshine Park. He stated that suggestion may be worth some discussion.

Val Cook, 2241 S. 1000 W. stated he is a lifetime citizen of this community and he has spent a lot of his time working on the irrigation system. He stated that he is here to make a plea to the City Council and City administration to invite them to meet with the West Branch Irrigation Company before voting on the measure of metering secondary water. He stated there are a number of reasons he makes this request. He stated that one reason is that he has heard a lot of people say that the overflow of water is going to the lake, but he wanted everyone to realize that the overflow comes from the secondary

ponds and not from citizens overwatering their lawn. He stated there are various reasons for that. He stated that he also knows that the City is considering the study that was recently completed by the Weber Basin Water Conservancy District, but he wanted the City to compare apples to apples; he stated that Weber Basin has a huge area that it serves and it also has pressurized water systems for large tracts of land, such as farms that use large quantities of water. He stated there are many differences between the Weber Basin system and the system that the City uses and the comparison is not a fair one. He stated that the other issue he cannot understand is how the City thinks that enough water can be saved in reducing the amount of water used for lawns in the City to cover the cost that will be inherent with installing and maintaining meters. He stated that it becomes apparent to him that this is not an issue of saving water for the City; rather it is an issue of generating revenue. He stated that lastly there have been many agreements made between the City and local farmers wherein the City agreed to maintain a flat rate for secondary water service. He stated those agreements need to be found and honored by the City. He stated that those are agreements that were made to move forward in the development of this good City.

Scott Holt, 1123 W. 3050 S., stated that he his present this evening to point out to the Council that there are some citizens that are concerned with the way things are in the City as well as the direction in which the City is going. He stated that last year there was an effort to recodify and change the powers held by the Mayor and the City Council. He stated that through that process the City enacted Title Two in the City's Code, however, it has come to his attention that the ordinance was never properly enacted. He stated that Utah Code required a different vote to take place for that ordinance. He stated the law requires that in order to expand, change, or enlarge any duties of the Mayor, a certain type of vote is required. He stated that changes can be made through a unanimous vote of the Council, which would be all five members, or by a majority vote including an affirmative vote from the Mayor. He stated that in reviewing the minutes he found that Title Two allegedly passed with a vote of three to two, but the Mayor failed to vote and by that failure the ordinance never passed. He stated the City needs to look at everything that has been done since the ordinance was enacted. He stated the Council either needs to pass the ordinance according to State statute or acknowledge the ordinance failed to pass and the City should be acting under the old ordinance. He stated there will be legal challenge from anything done according to the new ordinance because it was never properly passed. He stated he simply wanted to bring this issue to the Council's attention and encourage the City Attorney to look into the issue as well.

Burke Larsen, no address given, stated that he is the local elected official to the Davis School District Board. He stated that recently the District boundaries changed and he has picked up the west side of 2000 West in Syracuse. He stated he is present this evening to speak in favor of the proposed industrial development. He stated that one of the tough things the

School Board does is evaluate claims for authority to grant tax breaks and the issue is whether the development can happen without a tax break, and if it will, the Board does not want to give a tax break. He stated the Board is typically in favor of increasing the tax break because Davis County is 34th of the 41 Districts in the State in terms of evaluation per student. He stated consequently the County is 12th highest in terms of the tax rates. He stated that he may need a police escort to leave the building tonight, but he wanted to state that he has learned that there is a theory that the more diverse the student bodies can be, the more benefit there will be for all classes attending the school. He stated that he is very active in the predominant religion and he has been very involved in the moral behavior of teenagers and he does not believe that a business close to a high school does not make a significant impact on a child. He stated that everyone wants to protect the youth and everyone has their own set of values, but he does not believe that the business being located next to the high school will affect the students attending there. He then provided the Council with a copy of the current ranking of districts in the State with respect to evaluation per student.

Pat Zaugg, 1593 W. 700 S., stated that she wanted to address Mr. Larsen. She stated that she is offended and appalled that the School Board does not care what type of business is located in this area as long as the District gets money from it. She stated that she heard those comments in recent panel meetings as well. She stated she thinks that "we" should care what kind of business "we" get our money from and she is going to continue to encourage the District to rethink their position of supporting the industrial development. She stated that "we" care about what type of business is put there and she does not think that money should be the only thing the District thinks about. She stated they need to think about the quality of business that is located there and if the business drives away the residents that live near the high school the quality of students will also go down. She then stated that she is also puzzled about the issue of metering secondary water. She stated that when residents were introduced to the program they were guaranteed a flat rate with no metering of water. She stated that she would encourage the City to research that issue. She stated that maybe the agreement only applies to residents that lived in the City at the time that the program was introduced and the City may be able to meter the water used by newer residents, but she does not think it makes sense to meter some parts of the City and not others. She stated she is very concerned about the issue and she reiterated that the residents were told that their water would not be metered. She then stated that she wanted to thank the Council for all the time they spend on behalf of the City. She stated she knows the things they are doing are difficult. She stated that she hoped that the Council can start working better together and the some of the comments that have been made can be forgotten. She stated she hoped they can become a cohesive Council and move past

their differences. She stated that she understands that differences arise because of different personalities, but she encouraged them all to find the best "way" for Syracuse.

3. Discussion regarding scheduling of potential Special City Council and Planning Commission joint meeting.

Councilmember Lisonbee stated that she and Councilmember Johnson met with Randy Abood, developer of the property near the High School, last Tuesday and in that meeting, which was also attended by several other people, it was put forward that it would be a good idea to hold a meeting with the Council and the Planning Commission as well as the developer so that citizens can attend to ask questions and make comments regarding the development. She stated that there has been a lot of feedback as she has had conversations with the Mayor and the staff. She stated that Councilmember Johnson raised a concern about the format. Councilmember Johnson stated that he envisioned a format where the citizens could get information directly from the developer; citizens would have the opportunity to ask the developer the questions and there could be discussion about any concerns or misinformation that is present. He stated that the Council and Planning Commission could attend to observe and gain insight from the perspective of the citizens and the developer. He stated that it would be good for everyone to be involved, though it is not necessary for the Council and Planning Commission to be part of the panel. He stated the citizens and the developer could have a very open discussion about the proposed project. He stated his main goal is for citizens as well as the Council to get information from the source. He stated he does not know if it is necessary to notice the meeting as a joint session if the Council and Planning Commission are not going to participate in the discussion. Councilmember Lisonbee stated that City Attorney Carlson already gave his opinion on that issue. Mr. Carlson stated that his opinion is that if the Council and Planning Commission would be attending for the purpose of receiving or hearing comments from the residents, it would be necessary to notice the meeting as a meeting of the public bodies according to the Open and Public Meetings Act. He stated the Planning Commission and Council have advisory and jurisdictional authority over this matter and he would like to err on the side of caution by giving notice of the meeting. Councilmember Johnson stated that he feels it would be appropriate to provide public notice of the meeting to encourage as many citizens as possible to attend. Councilmember Lisonbee stated that a decision needs to be made regarding what date the meeting should be held. She stated that she asked Mr. Abood to let the City know what the best date would be for him. She stated that he recommended April 12. She stated that in talking with the Mayor she found out that Councilmember Peterson cannot attend because he will be attending the Utah League of Cities and Towns (ULCT) Meeting. She stated that she also talked to

Planning Commission Chair Day about what date would be the best for the Planning Commission as well. Chair Day approached the Council and stated that he has some reservations about this meeting because the matter is currently being considered by the Planning Commission. He stated that the land owner has had many opportunities to meet with the Planning Commission. He stated he does not want the Commissioners to be in the position where they are answering questions for the developer; that is the developer's responsibility. He stated that he is concerned about compelling Planning Commissioners to attend. He stated he is comfortable with them attending by their own will. He stated that eventually the Council will be provided with a recommendation from the Planning Commission. He stated that the Planning Commission wants to support the City Council and they will do what they are directed to do by the Council. Councilmember Lisonbee asked if Chair Day would view a notice of the meeting as a tool to compel the Planning Commissioners to attend. Chair Day stated that the Planning Commission bylaws do require the members to attend all meetings. He stated that if the meeting is noticed the Commissioners may be compelled to attend. He stated that he feels it is beneficial to gain as much information as possible about any given project, but he does not want it to appear that the Planning Commission is giving undue bias to any applicant or developer.

Councilmember Lisonbee then stated that after speaking to the Mayor she sent an email to Mr. Abood asking him to provide additional dates that he may be able to attend a meeting. She stated that Mr. Abood did not provide any other dates and he said that April 12 is the best date for him. She asked the entire Council for their feelings about the scheduling of a meeting. Councilmember Johnson asked if the meeting will be recorded and broadcast for people to watch. Mr. Carlson stated that all public meetings are recorded. He added that he and City Manager Rice will both also be attending conferences on April 12 and they are unable to attend. Councilmember Peterson stated that he would be disappointed if the meeting were held on April 12. He stated that the entire Council knew that the ULCT meeting would be held on April 12 and all newly elected Councilmembers had an opportunity to attend. He stated none of them took that opportunity so he did because he felt it is important for someone from the City Council to attend to gather information. He stated that he finds it hard to believe that there are no other dates that would be suitable to the Ninigret Group. Councilmember Lisonbee stated that she would be happy to provide Councilmember Peterson with copies of the email correspondence; she asked Mr. Abood to provide her with other dates that would be suitable and he did not do that. She stated that she did know that the ULCT meeting was scheduled for the week of April 12, but she assumed that no members of the Council would be attending because they planned to attend the ULCT meeting scheduled in September. She stated she did not mean to exclude anyone from the conversation. Councilmember Peterson stated that he was excluded; he did not receive any emails about scheduling the

meeting. Councilmember Lisonbee stated that she did not contact any Councilmembers; she called the Mayor and the City Recorder and one of them responded to her telling her that Councilmember Peterson would not be available to attend.

Mayor Nagle stated that she is supportive of the meeting and she has committed to residents that she would work to schedule two meetings regarding the project. She stated she believes the meeting is good and serves a purpose, but she wanted to go on record and express that, as the Mayor, she was not consulted about the scheduling of the meeting until staff was being directed to advertise the meeting and they asked Councilmember Lisonbee if she had contacted the Mayor regarding the meeting. She stated that before she was informed of the meeting there was already a commitment between four Councilmembers to move forward with the meeting. Councilmember Lisonbee stated there was no commitment between four Councilmembers. Mayor Nagle stated that the process of scheduling the meeting is not conducive of being a high functioning body; it was done with exclusion and the Council has turned into a group of "us versus them" people. She stated there are a few members of the Council that are continuously working outside of the scope of the Council and there are others that are always being caught up on things by the City staff. She stated that she wanted to reiterated that she supports the meeting and she plans to attend, but she is the Mayor and some may not like that she is the Mayor, but if they want to be in that position they should seek election to that office in two years. She stated that while she is the Mayor she would ask for courtesy to be extended to her. She stated she is tired of having her legs cut out from under her. She stated that great things have been done in the City since she has been Mayor; the City has received the two highest accountability awards that are given for accounting practices. She stated that the City received the sunshine award for having the highest degree of transparency in Davis County. She stated that people can say that they do not trust her, but she would ask them to come forward with factual information to explain what she is doing wrong. She stated that until that happens the Council needs to unite and work together. She stated that people were definitely excluded from the process in this situation. She stated that she does not want to have a big discussion about this. Councilmember Lisonbee stated that she wanted to respond because she feels the Mayor's comments border on personal attacks. She stated that she would like to see the Council quit arguing in front of the citizens. She stated that she contacted the Mayor after Ms. Brown recommended that she do so. She stated that she contacted the Mayor before she contacted the Council and she has yet to contact the Council. She stated that she does not see that the Council is not a high functioning body and that there is an "us versus them" environment. She stated that she did have multiple conversations with Ms. Brown and Mr. Andersen about scheduling the meeting because she was trying to do some ground work. She stated that she had every intention of contacting the Mayor and the Council and arranging the meeting as soon as she had a date that would work for Mr. Abood. She stated that she appreciates the Mayor's assistance in

scheduling the meeting and she would welcome any other comments about the scheduling of the meeting. She stated that she also thinks the meeting is a great idea. She stated that she did contact the local newspaper to see if they would be willing to provide notification of the meeting by printing an article so that the City could forego paying to publish a notice of the meeting. She stated that she got some very good feedback about that. She stated she is excited to do the work to schedule the meeting. She stated that she respects the Mayor's position and she has no desire to serve in that position and she appreciates all the Mayor has done for the City.

Mayor Nagle asked if the Council is in agreement that the meeting should be scheduled for April 12. Councilmember Johnson stated that he is supportive of that date. Councilmember Peterson stated he is not in agreement; he is disappointed that the Council would select that date. He stated that he feels it is very important that City Manager Rice be in attendance and he is not able to attend on April 12.

Mr. Day stated that it is great that it is possible to broadcast the meeting and that may appease some of the Planning Commissioners that are not willing or able to attend the meeting.

Councilmember Duncan stated that he wonders about the format of the meeting. He stated that there has been discussion about having a question and answer session at the meeting and he does not feel it would be appropriate for him to answer any questions. Councilmember Lisonbee stated that the Council will not be answering questions. Councilmember Johnson agreed and stated the developer will be answering any questions asked by those in attendance. Councilmember Lisonbee stated the Councilmembers will be part of the audience. Councilmember Johnson stated this meeting will be an opportunity for the citizens to address the developer. He stated that the developer asked the Council to spearhead this meeting and that is what has taken place. He stated that Councilmember Lisonbee has done a great job in organizing the meeting. He stated that he feels the meeting should be held and he is sorry that some people may not be able to attend. He stated that it is more important to accommodate the members of the panel. He stated that the purpose of the meeting is for the citizens to be able to get the information they are seeking from Mr. Abood and his team. Councilmember Peterson stated that the meeting is being scheduled in conflict with a previously scheduled City event. Councilmember Lisonbee asked what City event Councilmember Peterson was referring to. Councilmember Peterson stated he was referring to the ULCT conference. Councilmember Lisonbee stated she did not know that was a City event. Councilmember Peterson stated the other thing that frustrates him is that this is an issue the Council talked about two weeks ago; the Council agreed to schedule such a meeting and this is not a new idea. Councilmember Lisonbee asked when the Council talked about the meeting. Councilmember Peterson stated the entire Council talked about scheduling this type of meeting two weeks ago and the entire

Council agreed that it would be advantageous. Councilmember Lisonbee stated that she would be happy to email Mr. Abood and see if there are any other dates that would work for him. Councilmember Peterson requested that Councilmember Lisonbee tell Mr. Abood that the City Manager and a City Councilmember will be out of town on April 12. Councilmember Lisonbee stated that she will contact Mr. Abood. She then stated that if there are not other possible dates she would like to move forward with holding the meeting on April 12. She stated that the meeting can be recorded and those that are unable to attend can watch the meeting at a later date.

Mayor Nagle stated that currently there is a consensus of four Councilmembers to schedule the meeting for April 12. She stated that the rules of the Governing Body state that two members of the Council can call a meeting and that is what has happened. She reiterated that she is supportive of the purpose of the meeting; it is a good idea, but she wants to go on record and state that she is disappointed in the execution of scheduling the meeting. She stated that the ultimate result will benefit the City. She stated she hoped the Council could learn a lesson from this situation and that they can start being more inclusive rather than operating in silos.

3. Authorize Mayor to execute agreement with Siemens for Streetlight Conversion Project.

A staff memo from Finance Director Marshall included a PowerPoint presentation that highlight the energy cost savings the City could potentially realize after the execution of this streetlight conversion agreement. The agreement will authorize City Administration to move forward with the proposed street lighting project. Within the street lighting fund, the biggest expenses are for energy costs and installation and maintenance. Current estimates by Rocky Mountain power suggest that utility costs will continue to rise at 7.5% per year. Installation and maintenance costs will continue to rise at 2.5% per year. A PowerPoint slide illustrated what the City's projected costs will be over the next 10 fiscal years. If trends continue the City will be paying in excess of $200,000 per year compared to $108,100 in our budget this fiscal year. With the agreement to move forward with the street lighting project the City would agree to an eight year capital lease with Zion's Bank to fund the costs of the project. By purchasing the light fixtures and switching to induction lighting the City will cut its energy costs and installation costs by more than the cost to fund the capital lease. Mr. Marshall's memo concluded by stating that his recommendation is to move forward with the project to help save tax payer dollars and to help the City become more energy efficient.

Mr. Marshall approached the Council and summarized his memo. He added that Mark Cram, representing Siemen's Industry, Inc., is also present this evening to answer any questions the Council may have.

Mr. Cram then reviewed the PowerPoint presentation that was provided in the Council packets. He stated the City is currently spending money with Rocky Mountain Power and those funds will be shifted from one line item to another in the City's budget to fund the project in a cash flow positive way. He stated that as a result of the project the City will own 100 percent of the street lighting infrastructure. He added that there will be an extended warranty on the project. He stated Siemen's has predicted an eight-year payback period for the project, but the supplier has agreed to provide a ten-year material warranty. He then reviewed the energy escalation rate. He stated that Rocky Mountain Power (RMP) has indicated there is the potential for a 10 percent per year energy increase for the next eight to ten years. He stated, however, that he, RMP, and City staff agreed that a conservative projection of 7.5 percent would be more appropriate. He then stated the request for proposal (RFP) for this project was published by Siemen's with oversight from City staff. He stated the contract has been reviewed by legal departments representing both entities. He then provided photos of the street lights located in the City. He stated the appearance of the street lights will not change, but the visual color and nature of the lights will change. He then reviewed induction lighting costs; first installation costs, replacement costs, and energy costs. He stated the induction lighting option that the City has selected is the lowest cost/highest value solution. He then reviewed the history of the project to this point and stated the next step is to approve the agreement before the Council tonight.

Mr. Marshall then stated that he wanted to review the budgetary information related to the project. He stated that the current FY 2012 budget for street lights mainly covers energy costs and the rest is for maintenance and installation. He stated that there is a total of $108,000 budget for street lighting this year. He stated that if the increase projections from RMP are correct, the City could potentially pay over $200,000 by the year 2022. He stated that staff has found that half the street lights in the City are owned by RMP and the other the half are owned by the City. He stated that the City currently pays $.32 per kilowatt/hour (KWH) for the street lights owned by RMP versus $.06 per KWH for the street lights owned by the City. He stated that the City will pay $.06 per KWH for all street lights once they are all owned by the City. He stated that will reduce the budget of $82,000 to approximately $30,000. He stated that switching to induction light bulbs will reduce energy costs by one third, or down to $12,500 per year. He reiterated that there will be a 10-year warranty for all street lights, though they do have a useful life of 18 to 20 years. He then reviewed financing of the project and explained that even with debt service calculated into the total budget amount, the City will be paying less for street lighting than is currently being paid to RMP for energy and maintenance. He stated that at the end of year eight the City will be paying just over $20,000 for street lighting. He reiterated that his recommendation is to move forward with this project; not only will the City save costs over time, but the City will become more energy efficient.

Councilmember Duncan asked if other cities have done this type of project and, if so, what have their results been. Mr. Marshall stated that there have been other cities that have done this type of project. He stated that Siemens in a nationwide company and they have served several cities throughout the United States. He stated that Syracuse will be one of the first cities in Utah to do this type of project. Mr. Rice added that this is an energy savings performance contract (ESPC) that is basically a contract with a company that is paid the same amount that is currently being spent within the City's budget in return for a guaranteed energy efficient project that will take a certain amount of time to payback – in Syracuse City's case that time period is eight years. He stated that in the State of Utah the Legislature authorized ESPC's in 2010, though they have been in force in the federal government since 2005 or 2006. He stated that this is a relatively new concept at the local level, but it is proven and there is a guaranteed payback. He stated that if the City's power bill goes above the defined amount in the contract, Siemens will pay the difference. He stated that the City is being provided guaranteed rates and costs by Siemens. Councilmember Duncan reiterated his question and asked if this type of project has been proven in other cities. Mr. Cram stated that Siemens guarantees the savings included in the contract.

Councilmember Johnson asked if the energy savings realized by the City are used for debt service. Mr. Cram answered yes. Councilmember Johnson asked if that is why the project is referred to as budget neutral, to which Mr. Cram answered yes. He stated that the City would have been spending the money on energy costs rather than the project.

Councilmember Lisonbee asked if the performance guarantee is good for ten years. Mr. Cram stated that the performance guarantee is valid for the life of the project, but it will actually extend well past the eight year term.

Councilmember Duncan stated that it seems to him that energy costs are skyrocketing because of the price of oil and he asked how these numbers would change if oil prices were lowered and energy costs reduce in turn. Mr. Rice stated that staff discussed that with Siemens and RMP. He stated that the escalation rate provided by RMP are related to the capital infrastructure program and RMP will ask for those rates no matter what and those rates are based on growth in the area. He stated that the capital costs for building a power plant or electrical distribution plant are very expensive and that is why rate increases may be necessary over the next eight to ten years. He stated there is great potential for growth along the Wasatch Front and all of those new residents will need electricity and energy. He stated that is what drives rate increases, rather than increased fuel costs. He added that most of the power plants in this area are powered by coal, which is still very inexpensive.

Councilmember Lisonbee stated that most cities that she is familiar with are converting to LED lighting and she asked if Siemens has only done induction conversions. Mr. Cram stated that Siemens has done nearly as many LED conversions as induction; the challenge is the low cost of utilities. He stated that there are some areas of the country that are

paying up to four times the amount that those living in Utah pay for energy and in those cases the payback for LED conversions are better. He stated there are some challenges with LED lights with regard to heat management. He stated that in discussions with the City his recommendation, which is based on his experience, was that induction would be the best technology for the types of fixtures that the City has as well as for the environment in this area. Mr. Rice added that the first time that he talked with Mr. Cram about this project they talked about LED conversion and both thought that would be the way to go with this project because it is a newer technology. He stated that the process took this project in another direction; it changed his mind about using LED.

Councilmember Duncan inquired as to the downside of this project. He stated there is a risk in everything and he asked what it is in this project. Mr. Marshall stated the biggest risk is that projections will not be correct and the result could be that the City will not realize the savings that are anticipated. He stated, however, that Siemens guarantees the projections and they would not guarantee something that they do not think will be viable. Councilmember Duncan stated that he understands that the guarantee is related to the amount of energy used rather than the costs. Mr. Rice stated that the energy savings convert to cost savings.

Councilmember Lisonbee asked if the induction bulbs are longer lasting that the other bulbs included in the comparison chart. Mr. Cram answered yes and stated that induction lights have the potential of lasting up to 100,000 hours. He stated that street lights are typically operated for 4,000 hours per year so the lights will have only been used approximately 40,000 hours after 10 years. He then stated there are actually very few things that can go wrong throughout the project.

Councilmember Duncan asked Mr. Cram how many cities this project has been performed in. Mr. Cram stated that this project has happened in literally hundreds of cities across the country, but Syracuse will be on the leading edge in the State of Utah. Councilmember Duncan stated that he does not mind being on the leading edge in Utah. Mr. Cram then provided the Council with a sampling of projects that Siemens has been involved in.

Councilmember Peterson asked how many street lights there are in Syracuse City. Mr. Marshall stated there are approximately 750; Syracuse owns approximately 350 of those. Councilmember Duncan asked if all the street lights will be replaced, or just those being purchased from RMP. Mr. Marshall stated that the City will purchase all the fixtures currently owned by RMP and then retrofit all 750 lights. Mr. Rice stated that the City will not do any of the installation labor, which will only take four to six weeks for Siemens to complete. He stated that some of the employees from the Public Works Department will observe the work being done so that they know how to do it in the future if necessary. Councilmember

Shingleton asked if there could be some maintenance expenses for the City to incur in the future. Mr. Marshall answered yes, but noted that it will be labor funds that are currently included in the City's budget.

Councilmember Lisonbee stated that the bulbs will run 4,000 per year up to 20 years. She asked if there are any problems with breakage. Mr. Cram stated that induction bulbs have been around for over 80 years and it is essentially fluorescent technology, but instead of having an arc from one end of the tube to another the phosphors are inducted in the bulb through voltage in the lamp. He explained that is why the life is so much longer. He then stated that he is convinced that in the future LED will be a great option for the City or other cities, but currently there are no LED's in service that have been in service for 20 years so it has not been proven that they have a life of 100,000 hours. He stated that the life has been proven for induction bulbs, which is why they were considered and ultimately chosen. Councilmember Lisonbee stated that she is just concerned about the cost the City will incur every 18 to 20 years to change bulbs. She stated that the cost per bulb is $650 per bulb. Mr. Cram stated that because of the life cycle of the bulbs the City will actually be spending half of what is being spent now on utility bills. He stated the City is currently replacing bulbs every five years, if not sooner, as opposed to every 18 to 20 years. Councilmember Lisonbee stated the cost for the bulbs that the City is currently using is $185 per bulb. Mr. Marshall stated that is correct. Councilmember Duncan stated the City will need to plan for a large expense in 18 to 20 years. Councilmember Shingleton stated that his hope is that this project will allow the City to lower or eliminate the street lighting fee.

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH SIEMENS FOR STREETLIGHT CONVERSION PROJECT. COUNCILMEMBER SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Accept or Deny Petition 2012-01 requesting the annexation into Syracuse City 20.56 acres of property located at approximately 3700 South 1500 West, and forward to City Recorder for certification

A staff memo from City Recorder Brown explained that on March 12, 2012 Michael J. Thayne (Irben Development) filed a petition to annex into Syracuse City 20.56 acres of property located at approximately 3700 South 1500 West. The City Engineer has reviewed the annexation petition and his comments have been addressed by the petitioner. If the Council votes to accept the annexation petition the City Recorder will begin the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated.

COUNCILMEMBER SHINGLETON MADE A MOTION TO ACCEPT ANNEXATION PETITION 2012-01 REQUESTING THE ANNEXATION INTO SYRACUSE CITY 20.56 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3700 SOUTH 1500 WEST AND FORWARD THE PETITION TO THE CITY RECORDER FOR CERTIFICATION. AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH SIEMENS FOR STREETLIGHT CONVERSION PROJECT. COUNCILMEMBER PETERSON SECONDED THE MOTION.

Councilmember Johnson inquired as to some of the pros and cons of accepting this petition. Ms. Brown stated that in order for the property owner to develop into the City, the property must be annexed into the City. She stated that currently the property owner owns these 20 acres that are located in Davis County and they are seeking to purchase the adjoining 60 acres, which is owned by the City and is located within City limits. She stated that in order for the property owner to develop, the entire parcel must be located within City limits. Councilmember Shingleton added that the City will realize an increase in property tax revenue for the property.

Councilmember Lisonbee asked if the main sewer line runs through this property. Ms. Brown stated that there are questions about the sewer line throughout that entire area. She stated there is some work the property owner will need to do to mitigate any sewer line issues in the area. Councilmember Duncan asked if the property owner will pay the costs for that mitigation, to which Ms. Brown answered yes.

Mayor Nagle stated there has been a motion and a second regarding the annexation petition and she called for a vote. ALL VOTED IN FAVOR.

5. Authorize Administration to execute agreement for the 1275 South road improvement project.

A staff memo from City Engineer Brian Bloemen explained that the City conducted a request for proposal (RFP) process for the 1275 South road improvement project and the low bidder was Staker Parson Companies with a bid amount of $160,136.85. Staff recommends awarding the contract to Staker Parson as soon as possible.

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AN AGREEMENT FOR THE 1275 SOUTH ROAD IMPROVEMENT PROJECT. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Authorize Administration to execute agreement for the 1700 South

waterline project phase two.

A staff memo from Public Works Director Robert Whiteley explained that the City conducted a request for proposal (RFP) process for the 1700 South Waterline Project Phase Two. The low bidder was Leon Poulsen Construction Company with a bid amount of $218,216.50. Staff recommends awarding the contract to Leon Poulsen as soon as possible. The scope of this project includes:

- Installation of approximately 880' of 12" C-900 Water pipe with associated fittings.
- Installation of approximately 100' of 8" C-900 Water pipe with associated fittings.
- Installation/reconnection of approximately 29 services.
- Installation of 5 Fire Hydrants.
- Connections to the existing water system.
- Abandoning undersized and deteriorated water main.

Construction on the first phase of this project was completed last year. Completion of this phase of the project will improve the integrity of the existing culinary water system in that area of the city. It will also provide an increase in capacity to accommodate growth that the city has experienced. The project area runs along 1700 South between the Syracuse 6 Theater (2350 West) and Bluff Road. There is also a section along 2500 West between 1200 South and 1700 South where we will reconnect existing service laterals to a larger existing water main in order to provide improved water service and improve efficiencies in our existing culinary water system.

COUNCILMEMBER JOHNSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AN AGREEMENT FOR THE 1700 SOUTH WATERLINE PROJECT PHASE TWO. COUNCILMEMBER PETERSON SECONDED THE MOTION.

Councilmember Peterson stated he is not as familiar with this project as he is with the 1275 South project and he asked for a brief explanation. Mr. Whiteley approached the Council and stated that the City completed the first phase of this project last summer. He stated the project area is on 1700 South in front of the Syracuse Theater west to Bluff Road. He stated that an old eight-inch culinary water main line will be replaced with a 12-inch culinary water main in order to increase capacity in the western area of the City. He stated the project will also go along 2500 West where there are existing six-inch and 10-inch water mains; the services will be disconnected from the six-inch main and reconnected to the 10-inch main. He

stated the six-inch main will be abandoned. Councilmember Peterson asked if the project is being funded with impact fees or user fees. Mr. Whiteley stated it is funded with culinary water impact fees because the project will increase line size.

Mayor Nagle stated there has been a motion and a second regarding the execution of the contract and she called for a vote. ALL VOTED IN FAVOR.

7. Authorize Mayor to execute agreement for Trailside Park.

A staff memo from Community Development Director Mike Eggett explained that in 2006, the City approved development of the Trailside Park cluster subdivision by developers HT Development. Part of the approval was a requirement that the developers improve the adjacent park property in a way that fulfills the landscaping document submitted with this development. The Trailside Park subdivision was later amended in 2007. At some point thereafter, based upon the evidence Community and Economic Development staff has collected, the developer felt that the City had more responsibility to install landscaping improvements along the trail component of the park adjacent to Trailside Park. The City has disputed this up to current day and still believes that the previous developer, HT Development was responsible to improve this location of the park and the Trailside Park development. At current time a new developer, Ovation Homes (represented by Brad Frost), has picked up the remaining lots in phase 2 of this development (14 un-built lots) and since has proceeded through a subdivision amendment process for phase 2 with the Planning Commission. Mr. Frost has received all subdivision amendment approvals, with the understanding by the Planning Commission that outstanding landscaping matters be resolved by Ovation Homes in working with CED staff. In light of the present circumstances within the Trailside Park subdivision, and as discussed above, Ovation Homes has presented a useful strategy to the CED Department, the City Attorney, and the City Engineer to resolve outstanding concerns associated with Trailside Park's adjacent park area. The proposed agreement requires HT Development to provide $10,000 toward the completion of landscaping improvements along the trail corridor within the adjacent park area. Additionally, Ovation Homes has agreed to complete the improvement and installation of landscaping features within this trail corridor. In exchange for these actions by Ovation Homes and in order to support Ovation Homes' efforts to resolve this matter, Ovation Homes has requested that the City waive the requirement to pay Park Development impact fees that would otherwise be deposited into the Park Development Impact Fee fund. This waiver is expected to only cover the remaining costs associated with the development of this trail corridor park area. This request has been reviewed by the CED Department, the City Attorney, the City Engineer, and the City Manager; further the City Attorney drafted the agreement to fulfill the goals discussed herein. As a quick reference regarding this request, the

estimated cost of improvement for this landscaping enhancement is $21,230.22 (see attached document entitled "Trailside Park Phase II Bond" for more). The anticipated Park Development fee for each building permit would be $1,653.00. The agreement would allow the City to waive impact fees up to $25,000 for improvements within the City park facility adjacent to Trailside Park; however, based on the information presented on the attached bond document the expectation is to only need to waive impact fees up to $11,230.22. This waiver would reflect an agreement for the installation of park enhancements in lieu of cost assessment. The City would commence assessing Park Development impact fees on home building permits within the Trailside Park Subdivision once Ovation Homes meets the required landscaping improvement amounts as identified in the attached bond document. Please note that Ovation Homes would like to continue building a similar residential product within the Trailside Park community and would be anticipating moving forward with a Trailside Park Phase 3 Subdivision in the coming months (which could bring an additional 30 residential units to this area). Park Development Impact Fees on building permits submitted in this future phase would still be assessed at full rate. The memo concluded by explaining that the Community and Economic Development Department and City Administration recommend that the City Council review this memorandum and the attached information. Further, the CED Department and City Administration request that the City Council authorize the Mayor to execute this agreement on behalf of Syracuse City.

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT FOR TRAILSIDE PARK. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

Mayor Nagle stated that Trailside Park is the development located near the City owned Jensen Nature Park. She stated that one of the things that the City is seeing recently is a spike in building in the City and there seems to be a competition to develop as quickly as possible the areas that could potentially be home to different routes of the West Davis Corridor (WDC). She stated that would increase the number of impacts in those corridors and would make the other corridor options more attractive to the Utah Department of Transportation (UDOT). She stated that she worries that developers and home buyers will be investing a lot of money to develop these areas and there is probably nothing the City can do to prevent that. She stated she is happy that someone wants to develop in the City. Mr. Eggett stated that the developer of this property will benefit no matter which WDC corridor is chosen. Mayor Nagle stated she does not believe that all home buyers would see the close proximity of the WDC as a benefit. She stated that people will be upset about buying a home before the WDC is built. Mr. Eggett stated that the developer is using the WDC as part of his marketing strategy, so no one should buy a home from him without knowing about the potential construction of the WDC.

Councilmember Duncan stated that it seems that the risk is born by the developer in that they know that UDOT has advertised that they may build the WDC in that area. Mr. Eggett stated that the property is far enough away from the potential corridors that it will not be physically impacted.

Mayor Nagle stated there has been a motion and a second regarding the execution of the agreement and she called for a vote. ALL VOTED IN FAVOR.

8. Proposed Ordinance No. 12-03 amending various provisions of Title 10, the Land Use Ordinance, relating to animals.

A staff memo from City Planner Kent Andersen explained that on September 27, 2011, staff presented a recommendation to the City Council for approval from the Planning Commission for an amendment to the Animal Ordinance to include pigeons in the point table as well as a small language change. At the September 27 meeting, City Council discussion moved beyond the changes presented and requested that staff and Planning Commission include additional changes such as a point allocation for quarter-acre lots, an example of the use of the point system, etc. During the period in which staff and Planning Commission was formulating additional recommendations to the Animal Ordinance, Davis County informed staff that the County was considering making changes to the County Animal Ordinance. Davis County requested City staff to hold onto any changes to the Syracuse Animal Ordinance until Davis County was able to make their changes. Davis County also requested that Syracuse amend the Animal Ordinance to mirror the County Ordinance to ease the burden on County animal enforcement officers of knowing every city animal ordinance. Syracuse City is under no obligation to make this change and Davis County has reflected that they will continue to enforce our ordinance as written. On January 3, 2012, Davis County Commissioners approved the attached amendment to the County Animal Control Ordinance, which went into effect on January 24, 2012. Primary changes includes: addition of cat registering and licensing requirements, allowance of maximum of three cats and dogs in any combination, if a third dog is owned the dog must be acquired from a legitimate animal shelter, etc. If the Syracuse City Ordinance does not address a specific issue, then the County Ordinance then the State Ordinance is applicable.

On February 7, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the Animal ordinance, in which comments were received. At that time, the Syracuse City Planning Commission chose to table the approval of the animal ordinance so that additional changes could be included. On February 22, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached

amendments to Title Ten, Chapter 6, General Land Use Regulations within the Syracuse City Code. This amendment includes the following: addition of a point allocation to lots that are a quarter of an acre or larger, examples of use of the point system and square footage conversion, reclassification of large animals, addition of a small fowl group in the points table, maintain that no more than two of the same species for household pets shall be kept, a limit on the maximum number of dogs a kennel permit allows, an additional exception to the point system, language regarding the harvesting of farm animals, the exemption of service animals from number of animals allowed through the use of a minor conditional use permit, a few definition changes, and other minor changes (see attached changes). Two dissenting opinions from Syracuse City Planning Commissioners have also been provided and are subsequently attached. At the February 28, 2012 City Council Work Session, additional comments were received. At the March 13, 2012 City Council Work and Regular Session, additional comments were received. Therefore, these additional changes are highlighted in yellow in the attached proposed changes. The memo concluded by explaining that the Community and Economic Development Department recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Ten, Chapter Six General Land Use Regulations - Animals within the Syracuse City Code to reflect Ordinance 12-03.

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT ORDINANCE 12-03 AMENDING VARIOUS PROVISIONS OF TITLE TEN, THE LAND USE ORDINANCE, RELATING TO ANIMALS. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

Councilmember Lisonbee stated that she has some questions regarding Planning Commissioner Jensen's comments in the previous meeting. She noted there were also letters from two Planning Commissioners regarding this issue included in the Council packets. She added that Councilmember Johnson made a motion to amend the proposed ordinance at the last Council meeting and she asked if those amendments had been included in the current version of the document. Councilmember Johnson asked Mr. Andersen what his intent was in writing the ordinance the way it is written regarding the total number of dogs and cats that can be kept by a resident. Mr. Andersen stated that the current language allows a resident to keep a total of four animals without requiring a conditional use permit for the keeping of up to four cats. He added, however, that a property owner can have two dogs without a conditional use permit and an additional two for a total of four with a conditional use permit. He clarified that no more than four total animals – cats or dogs – can be allowed in one household. Councilmember Johnson stated that was his understanding of the language.

Councilmember Duncan stated that Section 10-6-040(E)(1) of the ordinance reads "Household Pets. Property owners may keep dogs, cats, small animals and fowl as household pets in residential zones subject to the following

conditions: 1. Dogs, cats, small animals and or fowl shall be kept in pens, or otherwise secured, unless housed within the dwelling unit." He asked if that means that cats must be penned and secured. Mr. Andersen stated that is what the section means. Councilmember Duncan stated that cats cannot be kept in pens and people will not do that so that means outdoor cats are prohibited in Syracuse City. He stated that cats should be excluded from that restriction. Mayor Nagle stated that this language provides a neighbor or the City to address any circumstance where a cat becomes a nuisance. Councilmember Duncan stated that as soon as a cat gets out of its owner's yard, that owner has violated City ordinance. Mayor Nagle stated that her son stayed with her some time ago and he owned an outdoor cat that he brought with him. She explained that all of her neighbors are bird watchers and they have bird feeders and the cat jumped the fences and killed the birds in her neighbors' yards. She stated that it was her responsibility to control her cat and other cat owners should feel that same responsibility. She stated that if she had not been a responsible neighbor her neighbors would not have had any recourse against what her animal is doing in their yard. Councilmember Duncan stated that if his cat is creating a problem by killing a neighbor's chicken he would hope his neighbor would come to him and tell him and at that point he would have a decision to make about what to do with his cat. He stated that cats naturally wander out of yards and adding this language to the City Code essentially prohibits those kinds of cats in the City. Councilmember Johnson asked Councilmember Duncan to recommend amended language. Councilmember Peterson agreed that the wording may be bad, but he also agrees that there should be some recourse for residents when animals become a nuisance. Councilmember Shingleton asked if the City's nuisance ordinance would address nuisance animals. Police Chief Wallace stated that animal control officers receive frequent requests for cat traps; the cats ultimately end up at the pound and if they are licensed or chipped they may be returned to their owner for a fee. He stated that the City receives about 10 times more calls about nuisance dogs than cats.

Councilmember Lisonbee stated that a lot of people trap cats and then dump them by her house. She stated that she and many of her neighbors have cats and they roam the acres between the lots in that area and they catch mice. She stated that according to the wording in the Section referenced by Councilmember Duncan, that would not be allowed because they should be penned. She stated that she thinks that if Councilmember Duncan can craft some language to address this issue she would appreciate that. She stated that she and all of her neighbors would be violating this ordinance if it is adopted as written. Councilmember Shingleton stated that the nuisance section of the City Code should sufficiently address the issue. Councilmember Duncan agreed. He suggested that cats be excluded from Section 10-6-040(E)(1).

COUNCILMEMBER DUNCAN MADE A MOTION TO AMEND PROPOSED ORDINANCE 12-03 BY AMENDING SECTION 10-6-040(E)(1) TO READ AS FOLLOWS:

HOUSEHOLD PETS. PROPERTY OWNERS MAY KEEP DOGS, CATS, SMALL ANIMALS AND FOWL AS HOUSEHOLD PETS IN RESIDENTIAL ZONES SUBJECT TO THE FOLLOWING CONDITIONS: 1. DOGS, SMALL ANIMALS AND OR FOWL, EXCLUDING CATS, SHALL BE KEPT IN PENS, OR OTHERWISE SECURED, UNLESS HOUSED WITHIN THE DWELLING UNIT.

COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mayor Nagle then stated there was a motion and a second to adopt Ordinance 12-03 and she called for a vote. ALL VOTED IN FAVOR.

9. Councilmember Reports.

Councilmember Johnson reported that he recently participated in a local Boy Scout food drive and there was very good participation. He stated there was a lot of food, approximately 13,000 to 14,000 pounds, that was delivered to a local pantry and he thought that was very neat.

Councilmember Peterson stated that he will be attending the ULCT conference next month. He stated that he attended the conference the first year he was a Councilmember and he has been two or three times to the annual ULCT meeting, which is held in September. He stated that he thinks the meetings are very valuable and important, which is why he made arrangements to go. He stated that he will come back and report on the things that he learned. He stated there are a lot of educational and networking opportunities at the conference and most cities send a majority of their Governing Body. He stated that he looks forward to the meeting and being able to share some good information with the rest of the Council.

Councilmember Duncan stated that the last month has been a lot of work and he appreciates everyone's efforts. He stated that he appreciates the citizens who have contacted him and he also appreciates the Councilmembers that have taken the time to contact him to work through issues. He stated that this is an interesting assignment for him and it has been very difficult, but he appreciates those that have participated. He stated that he wants to meet with the City staff and get to know them better and hear their ideas, but he spends about eight hours after work reading through his Council packet. He stated that by the time he gets through the packet he does not have time to meet with the staff. He stated that he appreciates what they do and he puts a lot of trust in their recommendations.

Councilmember Shingleton stated that there is a lot of work that goes into running the City; he thinks that some good things are getting done and projects taking place that will save the City money in the long run. He appreciates staff and the leadership of the City. He stated that he looks forward to some events coming up in the City. He mentioned Heritage

Days that will be held in June. He stated that he is willing to participate in the pancake breakfast during Heritage Days. He encouraged other members of the citizenry to get involved in volunteering and helping out in any way they can. Councilmember Peterson pointed out that the next City event is the Easter Egg Hunt.

Councilmember Lisonbee stated that the work that she has done with the staff over the last couple of weeks has been great and she feels that the City has one of the most professional group of staff that she has ever spoken with and she is very impressed with everything they do for the City and she appreciates that. She stated that she also appreciates the good Planning Commission that works so hard to make recommendations to the City Council; as a body they work very hard and put in a lot of time. She stated that most of all she appreciates the citizens who are coming together in Syracuse and do a lot of volunteering. She stated that she is excited to start working on the assignments she has been given so that she can report on those to the Council. She stated that she would also like to help with the pancake breakfast during Heritage Days.

10. Mayor Report.

Mayor Nagle stated that she wanted to formally recognize Haven Barlow for his generous donation of $5,000 to the Chloe's Sunshine Park. She stated that he is so committed to the project and helping the City tap into other big donors for the park. She stated that Mr. Barlow has a legacy of philanthropy in the community and she wants him to know that she is very appreciative of him. She then stated that the City has been trying to formally recognize the Syracuse High School girls basketball team for their recent achievements and staff has been unable to schedule them for a City Council meeting.

11. City Manager Report.

Mr. Rice stated that last month the staff put together a presentation for the Davis County Gala Committee, which meets in February and March to determine which charity they will support at their annual gala. He stated that the City has been notified that the Chloe's Sunshine Park has been selected. She then stated that the City was recently recognized for finance practices for the second consecutive year. He stated there are some good things going on. He noted that staff is looking forward to the budget retreat scheduled for this Saturday; the City's finances are looking very good.

12. 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

COUNCILMEMBER SHINGLETON MOVED THE COUNCIL ADJOURN INTO A 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. COUNCILMEMBER PETERSON SECONDED THE MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS JOHNSON, KIMMEL, LISONBEE, PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

The meeting adjourned into Closed Executive Session at 8:41 p.m.

The meeting reconvened at 9:55 p.m.

At 9:56 p.m. COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Jamie Nagle	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Regular Meeting, May 8, 2012.

Minutes of the Regular Meeting of the Syracuse City Council held on May 8, 2012, at 7:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Mayor Jamie Nagle
Acting City Manager/Finance Director Stephen Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Police Chief Brian Wallace
Fire Chief Eric Froerer
Community Development Director Michael Eggett
City Attorney Will Carlson
Information Technologies Director TJ Peace
City Planner Kent Andersen

Visitors Present:

Dave Barney	Kristi Whitman	Alan Whitman
Terry Palmer	Ken Pierce	Brandyn Bodily
Brian Allen	Gerald Jacobs	Steve Robinson
Ann Anderton	Becky Shaw	David Griffin
Lynsey Porter	Gary Pratt	Sherri Rhoades
Kay Volk	Annette Penrod	Heidi Brophy
Con Christensen	Jeff Nielson	Linda Christensen
Lisa Chandler	Ryan Chandler	Brittany Taylor
Jerry Smith	Mike Thayne	Carl Hellewell
Kenneth Hellewell	Joe Cheney	Layne Sanders
Julie Griffin	Ray Zaugg	Pat Zaugg
Jamie Riccobono	Chip Hewlett	Ken Pierce
Bob VanVelkinburgh	Jeanne VanVelkinburgh	Ben Gerlock
Becky Merrill	Jerry Guffey	

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 7:00 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. She asked all visitors present if any wished to provide an invocation or thought; Councilmember Johnson provided an invocation. Councilmember Lisonbee then led all present in the Pledge of Allegiance.

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

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Cameron Bezzant and Valerie Harker

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

Mayor Nagle stated that this month the nominees are Valerie Harker and Cameron Bezzant. She stated that both individuals were selected from Syracuse Elementary School and she wanted to read the statements that were submitted to justify their selection for the award. She first read the statement regarding Ms. Harker as follows:

> "Valerie is not afraid of a challenge and is willing to tackle any problem she faces. She is very responsible and helpful to her classmates and teachers. When she is around our Special Needs students, she is very helpful and kind. Valerie is successful in and out of the classroom excelling in soccer and academics."

Mayor Nagle stated that she thinks it is tremendous when kids can reach outside of their comfort zone and find other kids that may be having a hard time regardless of their ability; not only does Ms. Harker do a great job in sports and academics, but she goes out of the box to make everyone feel welcome. She stated she cannot think of anybody that deserves an award more than Ms. Harker. She then presented Ms. Harker with her award and Ms. Harker received a round of applause from the audience.

Mayor Nagle then stated the second award recipient is Cameron Bezzant; she read what was written about Mr. Bezzant as follows:

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

Mayor Nagle stated she wants to thank Mr. Bezzant for everything he does; the adults have a lot of lessons to learn from the kids that are doing a great job in everything they do. She presented Mr. Bezzant with his award and he received a round of applause from the audience.

Mayor Nagle stated that she loves having the youth in the community and she commended them for setting a good example for their families and peers. She encouraged them to keep up the good work and commented that the qualities that earned them these awards will take them far in life. She commended them for their hard work and dedication.

3. Public comment.

Ben Gerlock, 881 S. 1875 W, stated it is somewhat daunting to be the first person to speak. He stated that the purpose of his comments this evening it to address the agenda items from the work session and business meeting agenda dealing with the creation of a Flex Development Zone. He strongly urged the Council to postpone, defer, or provide a no vote relative to the zone creation as it was included in the Council packet that was available on the City's website. He stated he has three reasons for this recommendation; one was that he attended the April 26 meeting that included panel members from Ninigret and he learned four things from that meeting concerning Ninigret's desire for the City to create the flex zone. He stated that, one, Ninigret does not know what they will build on the site until they have secured clients; they do not have specific plans right now. He added that, two, Ninigret does not own the property and, three, Randy Abood representing Ninigret commented that the General Plan, which was developed with citizen input, is wrong. He stated the fourth and final thing he learned at the April 26 meeting was that tax increment financing (TIF) will be used for the project. He stated that the Davis County Economic Development representatives mentioned some numbers relative to TIF financing, but the City does not know the amount of revenue the project will produce because of the different terms that will be offered to Ninigret. He then explained that he compared the flex zone draft created by the Planning Commission with Ordinance 12-9 that is being considered by the Council this evening. He stated that the Planning Commission draft provided several restrictions while the Ordinance is much more open with a small number of restrictions.

Gary Pratt, no address given, stated that he appreciates all that the Council is doing and the amount of time and effort they have put into this project. He stated that his issues stem from his work on the Planning Commission as the Co-Chair. He stated that since last fall, the Commission has noticed some changes in procedure they are not used to that are concerning to himself and Chair Greg Day and he would speak for himself and Mr. Day. He stated that the City's General Plan was opened last April, so it has been open for one year, though the plan was to close it in the fall of 2011. He commented City staff asked the Commission to delay closing the plan until the end of 2011 and then until the first of 2012 until information about properties in Section One may be available. He stated the Commission agreed to keep the plan open because they are a recommending body and are willing to learn and listen to City staff and the people that live here. He

explained that during the year when the General Plan was open a committee was assigned to look at the General Plan for the area in question; there was also a company that was paid $40,000 to complete a study about the area. He noted the Commission held public hearings and invited the developer twice to open meetings and work sessions; there was a lot of effort on the part of the Commission. He stated that one of the things he has found is that there is a lot of misinformation that has been circulating and as a recommending body the Commission ferreted through the rumors and has been smart enough to figure out the misinformation. He stated, however, that the Commission has been confronted by coercion, manipulation, and intimidation throughout the process and that is what they are concerned about. He stated that one must get closer than 30,000 feet to actually look at the City and they will see a big white roof that belongs to Wal-Mart and three to five buildings that are the same size as Wal-Mart would fit on the property that Ninigret is desirous of developing.

Jeff Nielsen, 1778 W. 1975 S., stated he is here to talk about an issue that has nothing to do with zoning; rather he wanted to talk about an issue that is near and dear to his heart and that is his 10-year old that is trying to play softball in the city. He stated that he had a problem with his daughters coach and so he and his wife decided they wanted to change coaches. He explained they called the City and were told the City does not allow that so he contacted other City officials, including the City Council, about his issue. He stated all he is asking is for the ability to switch coaches and the recreation staff refused, but told him that they would refund his money if he wished. He stated that he hoped the City Council had read the email he sent about this issue because it goes into further detail about the situation. He stated he hoped that something can be worked out within the next few days, but if that is not possible he is going to encourage his daughter to continue to play for the coach she has. He stated he wanted to apologize for raising this issue at this meeting, but he has tried to contact several different City officials and has received no response.

Kenneth Hellewell, 1430 S. 2600 W., stated that he is a member of the Planning Commission and he sent the entire City Council an email containing his concerns about the flex zone as well as some explanations for why the Planning Commission voted against approval. He stated that he has served as a Planning Commissioner for eight years and this is the first time he has ever seen a zone brought to the City Council that was not recommended by the Planning Commission. He stated the Commission considered the zone for several months and they have seen several different drafts as well as a companion zone that was considered at the same time as the business park zone. He stated the business park zone was approved by the Commission and recommended to the Council for passage, but it is not on the agenda this evening. He stated that the Commission considered the flex zone and determined that many of the facets of the flex zone are already available in other zone types in the City, but there were also uses in the flex zone that the Commission felt were not

appropriate for Syracuse City. He added there is also a new zone the Commission is working on that includes many of the things that are part of the flex zone, but on a smaller scale. He stated that he would encourage the Council to review the zone and make sure it is something they want to allow in Syracuse. He stated that it is the Commissions job to draft zone language. He noted that he was told by staff that the business park zone was not included on this agenda because there is not a need for it yet in the City, but the Commission feels there is a need to include it in the General Plan. He concluded by stating there are other zones, such as research park zone, that the City Council has approved that are included in the City's Master Plan.

Linda Christensen, 2849 W. 700 S., stated "you can quiet it down and change its name and give it more power, but DTEC is still DTEC. Does no one at City Hall understand - no, no, no is her vote for the flex zone".

Con Christensen, 2849 W. 700 S., stated he wants to talk about the same issue and he is sure that all members of the Council are very familiar with the DTEC project. He stated that City officials have said that this is not DTEC, but his response is "a cesspool by any other name still stinks". He stated that it has been said that other cities in the area do things that work out, but Syracuse residents are not interested in a status quo city; rather, they want a peculiar city. He stated that anyone that has traveled to California has seen that the land from ocean to its border is solid city development; one comes across a lot of businesses, but they also come across areas that include no business. He stated that Syracuse does not want businesses here. He then stated that he wanted to compliment Councilmember Lisonbee; she and Councilmember Johnson are trying to find out the pulse of the public and then deal with it where this project is concerned. He stated he knows the Council is trying to increase tax revenue to the City, but he does not want them to go down the traditional path and, instead, come up with something better. He stated that voters do not vote for people that have agendas; they vote for people who they want to follow their opinions. He is encouraging the Council to follow the citizens'' opinions. He stated that the Council should understand, after the DTEC project, what the attitude of the City is and as far as he is concerned an industrial complex is nonsense. He asked how anyone expected an industrial business to come to the City and succeed under the current economy. He stated he is comfortable with business buildings that are nice and quiet, like the Intermountain Health Care (IHC) clinic. He suggested "we" need to get together and decide what "we" want developed in the area.

Terry Palmer, 2486 W. 1500 S., thanked the Council for the opportunity to speak. He stated that over the last several weeks he has talked to a lot of Syracuse citizens and only one was in favor of the flex zone while hundreds were opposed to it. He stated that the Councilmembers are elected to represent the people and he asked why they would want to move forward with approving the flex zone. He stated that if the main concern is increasing revenues for the City, patience

may be the best quality; as Highway 193 is constructed further to the west bordering Syracuse and West Point cities, "we" will find greater opportunities down the road that will bring in greater revenues through sales tax and property tax. He stated that as the traffic grows along the highway, interest will increase in purchasing the property, which will give the City a greater benefit. He noted "we" are in tough times and the tendency is to jump at the first opportunity, but history tells "us" to wait and see what happens. He stated that he has been rewarded in his life when he has patiently waited for correct opportunities; that opportunity will come to the City and he encouraged the Council to wait on the flex zone. He then stated that the flex zone appears to be the lazy person's way out; once the zone is in place the City will allow the developers to have more control over what is constructed in the area. He stated the citizens have elected the Councilmembers to be totally involved in the process and they have elected them with the impression that they have the guts to say no when that is what is best for the City. He stated that 10 years ago "we" said no to DTEC and he suggested "we" say no to flex.

Brittany Taylor, 897 S. 2500 W., stated that she also wants to address the flex zone; she and her family would like to express that they are tired of empty promises that the next development is the answer. She stated they were told that lie when the town center retail development took place. She stated she understands that tabling the flex options would mean that the City would have a few more potholes and lesser services, but they are willing to take that option if it means less traffic, cleaner air, and a quieter Syracuse. She stated that picking one of the three options is "chicken" when the Planning Commission passed on all three options. She stated that she hopes the Lord's spirit will lead the Council to know the desires of their community. She stated she wants to protect her children and give to them a solid community based on values of hard work, honesty, integrity, and trustworthiness. She stated that going around the Planning Commission, which was assembled by the City Council, is not upholding the values she mentioned. She stated that voting to approve the Ninigret project is also not upholding why the citizens voted the Councilmembers into office. She stated prior to being elected Mayor Nagle and her family came to her door and she asked them point blank if they were against DTEC and the Mayor's husband told her that Mayor Nagle was against DTEC. She stated that she can't change the mistake she made of telling all her friends to vote for Mayor Nagle. She stated that flex is a worse option than DTEC. She stated she can't fix that mistake until the next election. She stated that if the Council chooses one of the flex options tonight, that will be a mistake they cannot mend. She stated she is very concerned that the Council is strict on the three-minute public comment rule rather than listening to the community members that are so concerned; yet, the Council went around the Planning Commission and that is why the citizens are here this evening. She stated the Council's actions are somewhat hypocritical. She then stated, regarding item five on the agenda, there seem to be some "shady" things happening. She stated that she votes that the Council disregard the misprint in

the City's garbage hauling contract and honor the values she referenced earlier that the citizens expect the Council to uphold. She asked that they not worry about the settlement agreement and instead honor the contract as it was intended. She stated the City should not punish the hauling company for a typographical error of inserting a decimal place in the wrong spot.

Heidi Brophy, 917 S. 1760 W., stated that going around the Planning Commission instead of taking into account what they recommended is very disappointing to her as a citizen. She stated that she spent the time to get involved in the process and she is grateful for that, but she would like to relay a comment she made to the Planning Commission as well. She stated that another zone being considered by the Planning Commission was a business park zone and the opening paragraph of the zone language actually states that it is better suited for residential areas. She then stated the Council needs to be careful with their decision; if they create zoning for one business that action will set a precedent and she wondered how the Council would respond to future business owners requesting the same thing. She stated that she appreciates the time and effort the Council has put into this issue and she would continue to ask them to listen to the citizens and the Planning Commission.

Ryan Chandler, 1555 W. 700 S., stated he also wanted to take a minute to talk to the Council about the flex zone. He stated that in the past he has been in leadership positions and he has been humbled by those opportunities. He stated the Council has a great weight on their shoulders; they are leading the City and the citizens have faith in what they are doing for them. He stated that one thing he was taught early on was to listen to those who are there to advise and counsel him; those that are successful leaders are made successful by putting good people around them. He stated the City Council has surrounded itself with some very good people, including the Planning Commissioners who has spent tireless hours in their meetings where they have discussed many points and issues. He stated their decision regarding the flex zone was not made out of spite or made foolishly; rather, it was made after careful thought and consideration and he believes they have the right interests at heart for the City. He stated the Council has heard the citizens talk to them and plead that the flex zone not be approved. He stated there are many reasons that citizens are opposed to the zoning and everyone has heard those reasons and it is now time to make a decision. He stated the Planning Commission has advised the Council that the zoning is not suitable for the City and if the Council chooses to go around that recommendation they will be ignoring the advice of the residents and ignoring those that they put in place to advise them. He asked that they not make that mistake.

Kaye Volk, 2783 S. 1000 W., stated that she lives far away from where the Ninigret development would be built, but she is here in support of the people and the Planning Commission and she added that she does not know how the Council can ignore them. She stated that she was a City Councilmember for six years and during that time there were only two instances

where the Council moved forward with a decision after heavy opposition from the citizens; one instance was related to permitting beer sale at the Smith's grocery store in the City and the other was to construct sidewalks in certain areas throughout the City. She stated that the project the Council is considering is so mammoth and they should not dare to do it without considering it so carefully. She stated that the citizens are the Council's backup – not just because they voted to elect the Council, but because their heart, souls, and minds are in the right place. She stated the Council can not completely disregard what the Planning Commission has spent hours and hours working on; the Planning Commission has said the project does not fit in the City. She stated this is not a time to launch into something. . .the economic atmosphere in the Country is to too tentative. She stated the Council needs to take more time. She stated that she is speaking for nearly everyone she has spoken to about this issue and they have lost a little bit of faith in their elected officials because they feel their feelings and thoughts are falling on deaf ears. She asked that the Council consider the project very carefully and reject it at this time.

Pat Zaugg, 1593 W. 700 S., stated that she hoped the Council had read the email she sent; she very thoughtfully wrote it and it took her quite a bit of time. She stated she hopes the Council will consider the thoughts that she included. She then stated she wanted to thank the Planning Commission for all the time they have spent working through every zone in the City; she has attended the meetings where that work has been done. She stated she and her husband attend Planning Commission and City Council meetings each week and they have listened and watched carefully as the Planning Commission has gone through every detail of every zone they have considered. She stated the Commission worked very hard on the business park zone and the Council needs to pay attention to what they are doing. She stated that the City Council packet included some letters regarding the proposed development that were sent from SBOSS to other businesses in the City. She stated SBOSS was asked by staff to write those letters and she feels that is flawed. She stated staff works for the citizens of Syracuse and they should not be asking someone to write a letter voicing opposition to something the citizens are asking for. She stated that SBOSS is supposed to represent all businesses in the City but she has been told that only a handful of businesses got together and wrote the letters and she feels that they should not be allowed to represent SBOSS as a whole and their opinions should not be considered by the Council. She stated staff has worked hard on this project as well, but she wanted to remind them that they work for the citizens and not a developer. She stated the flex zone is a blank check and if the Council approves they will open the City to anything and everything. She encouraged the Council to vote against the flex zone.

Joe Cheney, 1646 W. 900 S., stated that he thinks the citizens have spoken loud and clear. He stated he is not in favor of the flex zone, but he wanted to offer a different perspective for his opposition. He stated that he used to work for a development company and he drove trucks for them; they build 120,000 square foot cement structures similar to what is being proposed in the Ninigret development. He stated that the development company no longer exists, but the new owner is still struggling to fill the vacancies in those buildings. He stated the development was built amongst neighborhoods and faced some of the same struggles that this project is facing. He stated that being the guy that drives those trucks, he does not want those trucks in the City; that is why he lives here. He stated that it is sad to see the City considering these types of developments when there are already so many other vacancies in the surrounding community. He stated there are already buildings in Clearfield in the Freeport Center with better access and the Council needs to look very deep and put themselves in the position of living next to this type of development; many families moved to the area to specifically avoid these types of developments. He stated it is sad and it has changed his perspective regarding Syracuse and he has had conversations with his wife about moving out of the City if this project happens and it causes the changes and creates the challenges that he is predicting. He stated there are already vacant commercial areas in the City. He stated his desire to live in Syracuse is changing and he feels many other residents feel the same way; they are not in favor of the flex zone. He stated, however, that they understand the challenges the City is facing; they are concerned about generating tax revenue, but he feels there are other options and he asked the Council to think of other ideas. He stated he is willing to pay higher taxes if that is necessary. He stated tax increases may have been voted against in the past, but that was before all the options were on the table.

4. Public Hearing – Proposed Ordinance 12-06 declaring the annexation of 20.66 acres of property located at approximately 3700 S. 1500 W. into the City of Syracuse, Davis County, Utah, and establishing zoning for the property.

A staff memo provided by City Recorder Cassie Brown explained that on March 12, 2012 Michael J. Thayne (Irben Development) filed a petition to annex into Syracuse City 20.66 acres of property located at approximately 3700 South 1500 West. The City Engineer reviewed the annexation petition and his comments have been addressed by the petitioner. On March 27, 2012 the Council voted to accept the annexation petition and the City Recorder immediately began the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated. On March 28, 2012 the Council was sent the Council a memo declaring the certification of petition 2012-01; the memo explained that a notice of

certification would be published in the Standard-Examiner for three consecutive weeks; the notice was meant to outline the annexation protest process. The same notice was also sent to all affected entities. The protest period expired April 30, 2012 and no valid protests were filed. It is now appropriate to move to the next step in the process, which is to hold a public hearing to consider adopting an ordinance approving the annexation petition. A draft ordinance was prepared for Council consideration and all relevant materials have been provided.

Mayor Nagle convened the public hearing. Seeing no residents appearing to make public comments, Mayor Nagle closed the public hearing.

COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 12-06 DECLARING THE ANNEXATION OF 20.66 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3700 SOUTH 1500 WEST INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Authorize Administration to execute settlement agreement with Robinson Waste pertaining to fuel surcharges.

A staff memo from City Attorney Will Carlson explained that Robinson Waste Management has been collecting garbage for Syracuse City for over a decade. Most recently, the City and Robinson entered into a Garbage Collection Contract ("Contract") dated April 1, 2009. In the contract, the City agreed to pay Robinson a fuel allowance per household per month of .33% of the price of the price of diesel over $3.00 per gallon ("Fuel Surcharge"). Since April 1, 2009, Robinson has charged the City 33% of the price of diesel over $3.00 per gallon rather than .33% of the price of diesel over $3.00 per gallon. This has resulted in a $33,072.36 overcharge to the City. In early March the City discovered the discrepancy between the contract and the bill. On March 7, 2012 the City notified Robinson Waste of a breach of contract and made a demand on Robinson for repayment of the overpaid Fuel Surcharges. Robinson denies that it over charged the City and disputes any liability for the alleged overpayment. Robinson alleges the City agreed to pay Robinson a fuel allowance of 33% and that the Contract contains a typographical error. Nevertheless, Robinson has agreed to the attached settlement agreement in an effort to resolve the dispute. The settlement agreement is that in exchange for payment of $33,072.36, all claims regarding the Fuel Surcharge will be waived by both parties up through the date of the agreement. Should Robinson continue to charge 33% in the future before new terms are agreed upon, each bill could raise another claim of breach for the City.

Mr. Carlson summarized his memo and stated that he recommends approval of the Settlement Agreement, but noted that the agreement currently does not include a date for which the payment should be made.

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE A SETTLEMENT AGREEMENT WITH ROBINSON WASTE PERTAINING TO FUEL SURCHARGES. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

Mayor Nagle asked Mr. Carlson if he is suggesting the Council add a payment due date to the agreement. Mr. Carlson stated that adding a date would add clarity and he would recommend doing that. Mayor Nagle asked what date staff is recommending. Mr. Carlson recommended the due date be June 7, 2012.

COUNCILMEMBER PETERSON MADE A MOTION TO AMEND THE SETTLEMENT AGREEMENT BY ADDING A PAYMENT DUE DATE OF JUNE 7, 2012.

Councilmember Shingleton stated that he had a question before seconding the motion. He stated he does not want to put undue stress on Robinson Waste by adding a due date. He stated one option would be to make payments in installments over a period of time rather than a one time, lump sum payment. He stated he wants to be fair to Robinson Waste. Steve Robinson, representing Robinson Waste, stated that allowing installment payments would be helpful, but he wants to move forward with the settlement agreement. He stated the fuel surcharge that he has been charging the City was the correct charge, but according to the contract he was only allowed to charge .33 percent rather than 33 percent of the price of fuel over a defined amount. He stated those two percentages are drastically different and that is why he and the City have worked out this settlement agreement. He stated that he and staff are also working on an addendum that would clarify the fuel surcharge issue in the future.

Councilmember Peterson stated the City is reviewing the contract with Robinson Waste and he asked when that review will be completed. Mr. Carlson stated that in the original draft of the updated agreement, the settlement agreement was included in the addendum, but Robinson Waste's counsel recommended removing the settlement agreement from the hauling agreement and instead execute two separate agreements. He stated the City responded by agreeing to separate the two issues, but required that the settlement agreement be completed first. He stated that the City and Robinson Waste has been discussing the new price terms. Councilmember Peterson stated he feels it would be prudent to have the settlement resolved before signing a new agreement for hauling services. Mr. Carlson stated the reason the City is recommending June 7 as the payment due date is because on March 7 the City notified Mr. Robinson of the breach and according to the contract the party that commits the breach has 90 days to remedy it. He stated June 7 would be the end of that 90 day term.

Councilmember Duncan stated that he is frustrated that the City Council is, in front of a bunch of people, discussing the settlement of a lawsuit and he does not know why these decisions were made, but if there was time to advertise this item on a business meeting agenda he does not know why an executive session was not called to discuss the issue. He stated that would allow the Council to have a more candid discussion about why the settlement is before the Council. He stated that he is being asked to vote on a settlement and he does not understand all the ramifications or why the settlement was arrived upon. Mayor Nagle stated the Council did meet to discuss the settlement in a meeting. Mr. Carlson stated that when it appeared that there was a reasonable likelihood that this issue could potentially end in litigation, the issue was discussed in a closed session, but at this point the parties have negotiated a settlement agreement and such an agreement is contrary to reasonably imminent litigation, which is why it is being discussed in an open meeting. Councilmember Shingleton stated the Council did discuss this issue in a closed session. Councilmember Duncan stated that the specific settlement was not discussed in a closed session. Mayor Nagle stated the Council is not permitted to discuss the settlement agreement in a closed session. Councilmember Duncan then asked how this agreement was arrived at and he asked how the modification of the agreement was decided upon. Mayor Nagle stated this issue was discussed quite extensively among the Council. She explained that staff recently started reviewing all contracts the City is a party to in order to ensure the City is getting the best value for the tax dollars being spent, they found that this contract has been in place since the late 1990's and there was no way for the City to renegotiate the terms. She stated the only option the City had was to renew the contract with terms that were favorable to the hauler. She stated the City essentially did not even have the ability to publish a request for propels (RFP) to seek other interested vendors. She stated staff approached Robinson Waste, who has done a very good job for the City, to let him know that they wanted to conduct an RFP process to make sure the City was getting a fair price and that conversation did not end favorably. She stated staff ended up publishing an RFP and received several bids that were lower than the price the City was paying to Robinson Waste. She stated, however, the City was unable to terminate the contract unless Robinson Waste agreed upon the termination. She stated the City had no authority to ask for better terms or to renegotiate the contract. She stated the citizens expect the City to get the best value for their money. She stated there have been many conversations between staff and Mr. Robinson to try to work through the issues with the contract and ultimately Mr. Carlson reviewed the contract and found the breach in the contract and the City asked Mr. Robinson to rectify the breach and he has until June 7, 2012 to do so. She stated if the breach is not corrected the City can conduct another RFP process and Mr. Robinson would be free to respond in that competitive process. She stated this is not an attack on Robinson Waste because they have done a good job for the City, but the City has an obligation to the residents to make sure to get the best

value for tax dollars spent on services. She stated that unfortunately the Council is only allowed to discuss certain things during a closed session; there are other issues that can be uncomfortable to discuss in an open meeting, but do not qualify to be discussed in a closed session. She stated this issue is one of those issues and it requires open and public discussion. She agreed it would be better for all parties if the Council could go behind closed doors and iron the issue out, but in fairness to the citizens the Council is unable to do that. Councilmember Duncan stated he is looking at this issue from a legal perspective and with his background practicing contract law. He stated this is a contract that is very unfavorable to the City and it contains a lot of unilateral clauses that force the City's hand and he thinks it is a very bad contract for the City. He stated his question is why the Council is being asked to make a concession that will make the contract even worse. Mr. Carlson stated that the settlement agreement is not related to the new terms of the contract so it cannot make the contract even worse. He stated the settlement agreement only deals with the breach and whether the City will accept the agreement as a remedy to the breach. Councilmember Duncan asked if this contract will cause the fuel charge to be changed in the hauling services agreement, to which Mr. Carlson answered no and reiterated that staff will present a new contract to the Council when new terms can be negotiated between both parties. He stated at that point the Council will have the opportunity to accept or reject the new agreement. Councilmember Duncan stated he may have misunderstood because he thought there was some sort of reformation included in staff's proposal. He stated that he would like to have further discussions about amending the hauling services agreement.

Councilmember Johnson asked if the fuel surcharge will be charged according to an amended contract. Mr. Carlson stated the City will renegotiate the fuel surcharge, but until that renegotiation occurs, Robinson Waste is only allowed to charge a fuel surcharge according to the terms included in the current agreement. Councilmember Duncan asked if a fuel surcharge applies to any RFP. Mr. Carlson stated that most of the respondents included a fuel surcharge in their proposal. Mr. Rice added that those types of things can be negotiated between a vendor and the City.

COUNCILMEMBER SHINGLETON SECONDED COUNCILMEMBER PETERSON'S MOTION TO PROVIDE A DUE DATE FOR THE PAYMENT DUE ACCORDING TO THE SETTLEMENT AGREEMENT. ALL VOTED IN FAVOR.

Mayor Nagle then called for a vote on the original motion to authorize the administration to execute the settlement agreement. ALL VOTED IN FAVOR.

6. Adopt Tentative Fiscal Year 2012-2013 Budget and set public

hearing for June 12, 2012 to consider adoption of Final Budget.

A staff memo from Finance Director Steve Marshall explained that according to Utah Code Annotated Title 10, Chapter Six, the City Budget Officer is required to prepare and file with the Governing Body a tentative budget for consideration. Each tentative budget shall be reviewed and tentatively adopted during any regular City Council meeting on or before the last meeting in May. Each tentative budget adopted by the Governing Body and all supporting schedules and data shall be a public record in the office of the City Auditor or the City Recorder, available for public inspection for a period of at least 10 days prior to the adoption of a final budget. The governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. The City Council could set a public hearing for June 12, 2012 to consider adoption of the final budget.

Mr. Rice stated that the tentative budget is a balanced budget and there is $3.9 million budgeted for capital projects over the next couple of years. He stated that staff sensed from the Council that there was not an appetite for metering secondary water, so the money that had been set aside for that project has been redirected to secondary water projects to finish and improve the system.

COUNCILMEMBER PETERSON MOVED TO ADOPT THE TENTATIVE FISCAL YEAR 2012-2013 BUDGET AND SET A PUBLIC HEARING FOR JUNE 12, 2012 TO CONSIDER ADOPTION OF THE FINAL BUDGET. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

Councilmember Johnson stated that he has a question about the street lighting fund. He stated that during the budget retreat there was a discussion about making a double payment at the beginning of the year, but he sees that has been reduced to just one payment. Mr. Marshall stated that is correct and it is because originally staff believed that the street lighting project would not commence until the beginning of the new fiscal year, but at the last Council meeting the Council authorized an agreement that would cause the project to start in the current fiscal year. He stated that the extra payment will be made in the current fiscal year. Councilmember Duncan stated that it appears that the street lighting fee is being increased; he noticed the revenue generated by that fee is scheduled to increase by a couple thousand dollars. Mr. Marshall stated the fees are not being increased; rather, there are more residents living in the City and the increase is simply the capture of the fees paid by those new residents. He stated that is the case across the board for a lot of accounts that are funded by fee revenue. Mayor Nagle added that in order to increase fees charged in the City, the Council would need to approve an amendment to the fee schedule. She stated that fees cannot be increased through the adoption of a budget.

Councilmember Johnson stated that he wanted to point out that there will be a $1.00 per resident per month increase in the sewer bill. He stated that increase was passed on by the North Davis Sewer District (NDSD) and the City collects the fee for the NDSD. Mr. Marshall stated that is correct.

Councilmember Duncan stated that he sees different areas in the budget where employment benefits are "all over the place" and they do not match up with increases or decreases in wages. Mr. Marshall asked him to point out a specific example. Mayor Nagle stated that the benefits for Fire and Police Department employees are funded at a different percentage than non-public safety employees. Mr. Marshall stated that depends on the benefit that is being referred to. Mayor Nagle added that there is a different percentage contributed to the Utah Retirement System based on whether an employee is a tier one or tier two employee. Mr. Rice added that some single employees have gotten married over the past year and so their benefit costs have increased since the adoption of the current budget. Councilmember Duncan stated that he is asking if the changes reflect actual changes in departments. He stated he wanted to be sure that the City is not incurring additional benefits. Mr. Marshall stated that the City is not incurring additional benefits; the budget does not include any new full time employment positions for the upcoming fiscal year. He stated that he calculates benefits by each employee. Councilmember Duncan stated he wanted to ensure that the benefits package offered to employees is not being changed. Mr. Marshall stated there are no changes over what has already been approved by the Council. He stated the Council approved a 6.8 percent increase for medical benefits, a URS mandated increase, a reduction of one percent for dental benefits, and unemployment benefits increased somewhat. Mayor Nagle noted that the City has transitioned to an 18-month flex spending account structure as well.

Councilmember Duncan then noted that quite a few sundry accounts have increased over the amount that was budgeted last year. Mr. Marshall asked Councilmember Duncan to be more specific. Councilmember Duncan stated the City Council's sundry account has increased from $1,000 budgeted last year to $3,000 budgeted for the upcoming year. Mayor Nagle stated this issue was discussed at the retreat and she reminded the Council that the Chloe's Sunshine Playground has been selected as the recipient for all funds raised at the Davis County Gala. She stated that the City will purchase a table for the event and the cost for that is $2,500.

Councilmember Johnson stated the budget includes an increase to hire an intern. Mr. Marshall stated that Public Works Director Whiteley has requested an intern to assist with the overwhelming amount of work related to road projects and inventorying infrastructure in his department. He stated that the City Engineer is overwhelmed as well and needs some assistance. He stated the intern would be a part-time employee. Mr. Rice stated that Mr. Whiteley envisions hiring a student

to work through the summer mapping the infrastructure of the City. Councilmember Johnson stated he noticed the budget for the position was $8,000 per year. Mr. Marshall stated that adding $3.9 million in infrastructure projects will occupy Mr. Whiteley and the City Engineer. Councilmember Johnson stated that he is concerned about adding the position to this budget because it might remain in future year budgets. He stated his thought is for that to be a one-time expenditure for the employee and he would like to remove it from the budget next year. Mr. Marshall stated that is a valid concern and each year the City goes through the same budget preparation process to allow the Council to review the budget and any changes being made. He stated staff and the Council can reassess the position next year. He added that he would not propose adding something to the budget that he does not fee is necessary; he feels that the position would help the Public Works Department tremendously. He noted that including salary and benefits, the budget for the position is just over $10,000 per year. He stated the employee will not receive health benefits, but the City is required to pay certain benefits for all employees.

Councilmember Lisonbee stated that page eight of the budget includes a chart for the utility enterprise funds and under culinary water it identifies a federal grant in the amount of $312,168 and she asked what that grant is for. Mr. Marshall stated the grant is from the Environmental Protection Agency (EPA) from 2008 and it was to upgrade and expand different water lines in the City to provide better service to the residents. He stated the grant was set to expire at the end of last year, but the City decided to continue the grant because only $162,000 of the grant had been utilized. He stated that the total grant amount was $477,000 including a 50 percent match from the City. He stated there is a long list of culinary water project left to be completed in the City and staff prioritized those projects and found that they meet the criteria to continue the federal grant. He stated the grant will now expire at the end of 2012 and $312,000 is only 50 percent of the total cost for all water projects being proposed. He referred to page six of the budget and noted there are six different projects included and he highlighted the projects that meet the criteria for the grant causing 50 percent of the project cost to be covered by the grant. Councilmember Duncan asked if the grant proceeds must be spent this year. Mr. Marshall answered yes. He stated that the City could ask for another extension of the grant, but he does not think it is likely that will be granted. He stated the City almost lost the grant for not spending it within the original time line, but the EPA was kind enough to grant the initial extension. Councilmember Johnson stated he appreciates the number of capital improvement projects that have been included in the budget; they will help to improve a lot of infrastructure in the City and that is what he wanted to see in the budget.

Councilmember Lisonbee refereed to the section of the budget for the City Council and stated there are benefits listed there totaling $3,247. She asked if those are the basic benefits that the City is required to pay for all employees, to which Mr. Marshall answered yes.

Councilmember Duncan stated that since the budget retreat there are a few things that have changed. He stated that the budget includes a wage increase for the Planning Commissioners and he has actually heard from some Commissioners who have told him they think that is a bad idea and they do not want a wage increase. Councilmember Johnson stated he planned to make a motion to amend the budget by eliminating that wage increase. Councilmember Peterson asked why they do not want a wage increase. Mr. Marshall asked if the Council is asking to eliminate the wage increase and he reminded the Council that was a recommendation made by them during the budget retreat. Councilmember Duncan stated he remembered that discussion, but he has heard reports from some Commissioners who say they do not want the increase. He then stated the other question he has is relative to the $10,000 in merit increases for Police Officers. He stated that he wondered why the budget did not increase merit increases for all other employees and he then asked what kind of raises the Police Officers will get if the $10,000 increase is approved. Mr. Marshall stated that this issue was also discussed at the retreat and he explained that Police Chief Wallace is planning to retire at the end of December and one proposal that has been made is to take part of his salary and use it to give pay increases to some employees in the Police Department. He stated that the amount of the increases can be determined at a later date when the budget for the Police Chief position is clearer. Councilmember Johnson stated that if the wage increase would occur now or after Chief Wallace retires. Mr. Marshall stated that is one thing that staff is still trying to decide. He stated that including the $10,000 in the budget simply gives Mr. Rice more leeway in granting wage increases up to the five percent annual cap.

Mayor Nagle stated the Council is asking some really good questions, but she reminded them that they are not passing the final budget tonight; rather, they are simply being asked to set a public hearing to consider final adoption in June and she would encourage individual Councilmembers to meet with Mr. Marshall or Mr. Rice to get in depth answers to their questions.

COUNCILMEMBER JOHNSON MADE A MOTION TO AMEND THE TENTATIVE BUDGET BY REMOVING THE WAGE INCREASE FOR THE PLANNING COMMISSION.

Councilmember Duncan stated that one reason he is asking questions is because he feels that if he has the questions, citizens also have the questions. Mayor Nagle stated the Council is free to answer any question they get from a citizen and she stated she simply wanted to remind the Council that they are not being asked to adopt a budget this evening.

Councilmember Peterson stated that he does not want to argue about the Planning Commission wage increase, but he thinks it is strange to remove it. Mayor Nagle stated that she has heard from Planning Commissioners that feel they deserve a wage increase and that is why she suggested adding it to the budget during the retreat. Councilmember Johnson stated he was told by some members that they would be comfortable with no compensation because they feel they are serving in a volunteer position. He stated he cannot speak for all of them, but the couple that he did talk to told him that they do not want to look like they are getting paid as an incentive to serve on the Commission. He stated they are citizens that volunteer and really want to participate. He stated they do not care about the money; rather they want to do what is right for the citizens in the planning of the community. Councilmember Peterson stated he can appreciate that, but a small stipend goes a long way in saying thanks for their time. Councilmember Shingleton stated the Commissioners that do not want the increase could always donate it to a good cause, such as Chloe's Park. Mayor Nagle stated they also have the option of refusing the increase. Councilmember Duncan stated he does not care what decision is made; he is simply trying to respect the wishes of those he heard from.

Mayor Nagle stated that the Council will have further opportunities to amend the budget before the public hearing. Councilmember Johnson reiterated his motion to amend the budget. Mayor Nagle called for a second. COUNCILMEMBER DUNCAN SECONDED COUNCILMEMBER JOHNSON'S MOTION TO AMEND THE BUDGET. VOTING "AYE" – COUNCILMEMBERS DUNCAN AND JOHNSON. VOTING "NO" – COUNCILMEMBERS LISONBEE, PETERSON, AND SHINGLETON.

Mayor Nagle called for a vote on the original motion to adopt the tentative budget and set a public hearing for consideration of adopting a final budget. ALL VOTED IN FAVOR.

Mayor Nagle stated staff has done a great job on the budget this year and dedicating $3.9 million to infrastructure projects is quite remarkable.

Councilmember Johnson stated that he wanted to make a request; he asked that staff review utility accounts and fees and see if there is any way to reduce any fees charged, particularly the secondary water fees. Councilmember Shingleton asked if there are a couple of bonds that will be paid off at the end of the calendar year. Mr. Rice stated there is at least one bond that will be paid off this year. Mayor Nagle stated that the utility fees associated with that bond can be reviewed at that time. Councilmember Lisonbee stated that it seems to her that the City collects quite a bit more than is being paid out for secondary water and she stated perhaps the Council can consider that issue this year to determine if fees should be decreased. Mayor Nagle stated that secondary water revenues can only be used on secondary water projects. Councilmember Lisonbee

stated she understands that, but even with depreciation the payout for secondary water is quite a bit less than what is being collected. Mayor Nagle stated that is a conversation the Council can have. Mr. Marshall stated one of the main reasons staff is pushing to inventory the City's infrastructure is to provide an understanding of the condition of all the infrastructure in the City. He stated one of the great things about the budget is that the City is able to dedicate $3.9 million of cash reserves to infrastructure projects. He stated that depreciation basically means decreasing the value of the infrastructure, which is why the City collects money in excess of the cost to operate the system so that when it is time to repair or replace the infrastructure the City has money on hand to pay those costs rather than bonding to complete projects. He stated that one of his goals for the upcoming fiscal year is to get a complete evaluation of infrastructure in order to estimate what projects are needed over the next 10 to 15 years so that rates can be based on that information. He stated the last thing he would want to do is reduce rates only to come back next year regretting doing that because of the lack of money available to complete projects. He stated it is not unhealthy to bond for projects, but the Council will have the opportunity to determine how much of the cash reserve should be spend on projects and how much should be paid for with bonds. He reiterated the assessment will help them know how to plan for the future and what the fees should be set at in order to fund that planning. Mr. Rice stated the City has the right people on staff to map the infrastructure and project a 10 to 15 year plan of the needs of the City.

7. Public Hearing – Proposed Ordinance 12-07 adopting Title Four rewrite of the Syracuse City Municipal code pertaining to Public Property and Utilities.

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

Mayor Nagle convened the public hearing. Seeing no residents appearing to make public comments, Mayor Nagle closed the public hearing.

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT ORDINANCE 12-07 ADOPTING THE TITLE FOUR REWRITE OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO PUBLIC PROPERTY AND UTILITIES. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance 12-08 affirming Title Two of the Syracuse City Code as currently drafted; or Proposed Ordinance 12-11 affirming Title Two with amendment.

A staff memo from City Attorney Will Carlson explained that on April 24, 2012 the City Attorney reported to the City Council that the Council's January 2011 majority vote to recodify Title II was in error because four adjustments to mayoral power in the recodification required either a unanimous vote of the Council without the Mayor or a majority vote with the Mayor. In response, the Mayor and City Council directed the City Attorney to draft revisions to Title II that would eliminate these adjustments. The City Attorney recommends that the Mayor and Council vote in favor of Proposed Ordinance No. 12-08, affirming Title II as currently drafted. While this would adjust mayoral powers from the powers granted by the old title, the adjustments are minor and the lost powers are unlikely to be exercised by present and future mayors. This Ordinance requires either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor. Should the Mayor and Council decline to adopt Title II as currently drafted, the City Attorney recommends adopting First Substitute to Ordinance No. 12-11, affirming Title II with the attached revisions. This would keep the statutorily identified mayoral powers the same between the old and new versions of Title II. This vote would originally have required just a majority vote of the City Council, but because the argument could be made that these mayoral powers were removed by the first vote on Title II, the City Attorney recommends that the Mayor vote on this as well as a reinstatement of statutory mayoral powers. *See* Utah Code Ann. §10-3b-303(2). Should the Mayor and Council decide to make further or different revisions to Title II passing that new version of Title II would require either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor. This would be to resolve the discrepancies in mayoral power between the old title and the version of Title II which was voted on in January of 2011.

Councilmember Peterson stated that judging from the discussion of the Council during the work session held prior to this meeting he does not think this item is going to be resolved tonight, but he wants to try to move forward. He stated his opinion is that the Council should affirm the version of Title Two that was voted on by the Council in January of 2011, but he wants the Council to address the issues they feel are relevant so that they can move on to other things. He stated he is not going to make a motion regarding this item and he gets the feeling no one else will either.

Mayor Nagle stated she hopes this issue does not turn into a bitter fight; the City went down this road four years ago when the City Council made changes to the Administrative Title of the City that restricted the Mayor's duties. She stated the

issue was referred to the voters and they voted to restore the Mayor's duties in a six-member Council form of government. She stated she hoped the Council does not choose to follow that same path and cripple the City by creating division again. She asked City Attorney Carlson to provide his opinion of the status of the Administrative Title of the City and what could potentially happen to the City while there is nothing in place. Mr. Carlson stated the City is subject to be challenged if any part of the Title Two that was voted upon on 2011 that is different from the previous Title One is seen as detrimental to the City. He stated there is a possibility that the person making that challenge would prevail because the 2011 vote did not comply with State Code. He added, in contrast, that someone could also challenge the old version of Title One as well. He stated the bottom line is that the City is vulnerable to challenge considering the current state of the Administrative Title. Mayor Nagle added that she wanted to note for the record that the old Title One of the City Code was codified in 1970 and the City had not been successful in recodifying the powers and duties of the Mayor and Council since that time. She stated everything is now in limbo because of the Council's inability to address the issue. She stated she hoped the Council can move forward quickly. Councilmember Duncan stated his recommendation to remove the City from limbo is to revert to the old Title One and then move forward by readopting a new Title Two that complies with State Law. Mayor Nagle stated that is an option, but to make changes to duties of the Mayor it is necessary to have a unanimous vote of the Council or a majority vote of the Council with the Mayor voting favorably as well. She stated this is a power play and it is personal and the residents will get caught in a legal battle as a result. Councilmember Johnson stated that the question that was raised in the work session dealt with the process to adopt the new Title Two in 2011 was not carried out property and a suggestion is to nullify Title Two, which will cause the City to revert back to the old Title One without any vote being taken. He stated he thinks that is a good first step to moving forward. He stated that the Council can look at the good parts of both Titles and not look at changing any powers and duties. He stated it would be another recodification of the Title, but it is not necessary to consider the powers of the Mayors unless everyone agrees there should be changes. Mayor Nagle stated the Council must consider the powers because that is what the citizens voted on in 2007. Councilmember Shingleton stated that the Council was already acting as a six-member Council form of government and that was included in Title One. Councilmember Lisonbee agreed. Mayor Nagle stated that the City Code did not reflect that. Councilmembers Lisonbee and Shingleton argued that it did. Councilmember Lisonbee added that her concern is that there have been citizens that have expressed that they feel the recodification that was done improperly went against the lawsuit that was filed in 2007 and they are prepared to file another lawsuit as a result. She stated she does not feel that reaffirming Title Two this evening would clear the City of that liability, nor would affirming the other option that has been provided to the Council. She stated she feels it is very

important that the Council do things the right way and in looking through the old Title One there are many changes in the balance of power that the Council needs to address. She stated she does not think this is about any one person; she thinks it is about the process and it is important that the Council address that. Councilmember Duncan stated what he is being told is that he is "gumming up the process" and putting the City in a position of liability. He stated that he has before him an ordinance that is contrary to the State Code. He stated he wants to make it abundantly clear that the City Council is in favor of rectifying something that was done incorrectly in 2011 and the Mayor is telling the Council that is not the way to do it. Mayor Nagle stated that she is simply telling the Council that they should follow the advice of the City Attorney, who was hired to keep the City out of court. She stated that the best way forward is to consider one of the two options presented by Mr. Carlson. Mr. Carlson stated the Council can certainly consider a third option, which is to revert to the old Title One. He reiterated that any one that would benefit from the old version and be hurt by the new version could challenge the City Code. He stated that if the Council chooses to proceed with annulling Title Two and decides not to vote in accordance with State Code, anyone that benefits from the new version or is disadvantaged by the old version could likewise challenge the City. He stated that is why he is recommending that regardless of the decision that there be a majority vote with the Mayor's affirmative vote or a unanimous vote of the Council. Mayor Nagle stated that the Council will not be making a decision tonight and she suggested that the item be added to the next work session agenda for further discussion. Councilmember Duncan stated that one of the things that Mr. Carlson has stated is that the Mayor has the ability to rely on precedent and he wants some legal research conducted into that issue prior to the next meeting. He stated that his interpretation of Mr. Carlson's comments are that because the Mayor has relied on Title Two for the last 18 months it has become an acceptable Title. Mr. Carlson stated he has referred to anyone benefitting from either Title; his comments were not specific to the Mayor. Councilmember Duncan stated that regardless he wants research conducted into the idea that even though a law is not property passed someone can rely on it being valid and has the ability to pursue legal action because of that.

9. Proposed Ordinance 12-09 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Flex Development Zone.

A staff memo from the Community Development Department explained that in response to requests from The Ninigret Group and City leadership, City staff has developed a proposed Flex Development Zone document that could meet the needs and intent of Ninigret to develop a portion of northeast Syracuse City, as well as allow the potential use of this zone

in other locations within the City where it may be appropriate. City staff believes that this zone may have application elsewhere in the City, and therefore zoning language is included to make it transferable to other parts of Syracuse. The purpose of the Flex Development Zone is to provide for a range of development opportunities to allow a property owner/developer flexibility to tailor a project that meets the changing needs of the market—this could include uses such as: manufacturing, professional office, retail, distribution, warehousing, processing, packaging, storage, shipping and other transportation activities, and a general blend of similar uses contributing to the economic base of the city. The goal of such a zone would be to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, and to improve the design quality of similar uses.

On February 21, 2012, the Syracuse City Planning Commission received their first draft of the Flex Development Zone. Since that first review, three separate drafts have been developed through Planning Commission discussions (see attached Flex Development Zone Draft A, B, & C). Draft A is language staff initially prepared for this zone that has since been refined. Draft B is a more highly restrictive version, developed through working with the Planning Commission. Draft C reflects the final comments staff received during the Planning Commission Work Session on April 17, 2012, and is the most restrictive of the three drafts. In addition to this and prior to presenting the documentation to City Council, the Syracuse City Attorney has reviewed the language and provided suggested minor amendments to the document. On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Flex Development Zone, in which multiple comments were received (submitted letters and emails pertaining to Flex Development are attached; Planning Commission minutes are also available upon request). On April 17, 2012, the Syracuse City Planning Commission voted to deny the proposed Flex Development Zone (which included all variants of the proposed zoning document) for inclusion into the Land Use Ordinance. The motion to deny was prefaced with the reasoning that industrial uses listed in the proposed Flex Development zoning document do not belong in Syracuse.

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

COUNCILMEMBER JOHNSON MADE A MOTION TO DENY PROPOSED ORDINANCE 12-09 AMENDING VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE, RELATING TO A NEW FLEX DEVELOPMENT ZONE. COUNCILMEMBER DUNCAN SECONDED THE MOTION.

Councilmember Peterson asked if someone is proposing an alternative to the Proposed Ordinance. Councilmember Johnson stated that the reason he made the motion is because of the comments the Council heard tonight from the public, namely the comments about the business park zone that the Planning Commission prepared. He stated he would like to see an item regarding that zone on the next City Council work session agenda. He stated he feels there is a myriad of ways the Council can look at development in the City and he does not think this is the correct way. He stated the flex zone as written has way too many permitted uses and it is a blank check in his mind. He stated he believes it can be honed down and other zones could be created with more specificity. He stated he is not saying no to development, but this zone is not right for the City; there is other zoning that is right for the City that can invite and entice development. He stated that this could be the starting point of negotiations; the Council can review the business park zone or possibly modify the industrial park zone that is currently in place. He stated the work the Planning Commission has done has been excellent and he trusts that they denied the flex zone for a reason and he looks forward to reviewing the business park zone they developed. He stated that all parties can be involved in future discussions and negotiations. He suggested citizen involvement, the involvement of Ninigret, or any other developer. He stated this zone as written is not conducive to the City. He stated the Council needs to hear everyone's thoughts about zoning. He stated that in his mind, zoning is developed to help control the City and dictate what uses will be allowed in different areas of the City. He stated that the flex zone language varies from that way of thinking and allows too much openness in one area of the City. He stated that he wants to deny the flex zone and bring forth the business park zone and possibly look at all zones in the City to determine how to accommodate different businesses.

Councilmember Peterson stated he disagrees the flex zone is a blank check. He stated he feels it allows for a wide range of uses, but many of the uses require conditional use approval and they must meet minimum laws and standards to be allowed. He stated that the businesses are given some latitude, but the City still has control over what can be developed. HE stated he thinks some work can be done on this issue. He stated he did not attend the Planning Commission meeting where they made a decision on this issue and he has not reviewed the minutes of that meeting, but he got the feeling that they possibly got frustrated with the issue and they decided to vote against it. He stated that he feels this issue is becoming more about Ninigret rather than the actual zoning. Councilmember Johnson stated that it should be about zoning at this point and he does not think this is a zone he would like to see in any part of the City. He stated he is not considering Ninigret at this point; rather he is trying to look at what zones would fit in different areas of the City. He reiterated he does not believe this is a good zone for any part of the City. Councilmember Peterson asked Councilmember Johnson to be specific about what he does not like about the zone. He stated that there is already an industrial zone right next to the subject property.

Councilmember Johnson stated that is correct and the industrial zone is good. He noted there is also a good zone for commercial uses, research parks, professional office space, etc. He stated that the point of zoning is to dictate what types of uses will be allowed in certain areas of the City. He stated a flex zone is too broad and encompasses so many uses that someone can get in other different zones in the City. He stated he feels it is basically the combination of three zones in one. Councilmember Peterson stated he feels it is more healthy for that area to not draw firm lines. Councilmember Johnson stated he is not talking about that area; instead he is talking about the whole City. Councilmember Peterson stated that this issue was raised because of that area. Councilmember Duncan stated the City needs to be very specific about creating specific zoning for specific developers. Councilmember Peterson stated that, in his opinion, the flex zone is more healthy that drawing lines that dictate what uses can be allowed in different portions of the parcel. He stated the flex zone gives the opportunity for a company to provide buffering or transitional uses.

Councilmember Lisonbee stated that she emailed Mr. Rice and asked for the minutes of the last Planning Commission meeting and they were very enlightening. She stated that at the beginning of the meeting Chairman Day stated that he believed the proposed zone had a lot of value, but he struggled with its compatibility with the General Plan and did not consider it useful in certain areas of the City and would probably vote it down. She stated that later in the meeting after discussion, Commissioner Bodrero commented that he liked the zone and he referred to it is a tool to be included in the City's tool box. She stated that Commissioner Pratt engaged in a back-and-forth discussion about whether it was an appropriate tool for the City. She stated that she thinks there were a lot of really good comments made on both sides of the issue. She stated that she has read through the zoning language and she agrees that it is a combination of three other zones that are currently included in Title Ten. She stated that while she can see that it opens up certain areas of the City to be more flexibly developed, she hesitates to adopt the zone. She stated that she agrees that it does not comply with the General Plan and she is concerned that the Council is not following the proper procedure. She stated if the Council wants to consider adopting the zone, they should probably open and amend the General Plan first. She stated she had questions about why it would be appropriate to create a zone that would basically negate three other zones in the City or opens the door for certain development. She stated that she has concerns similar to Councilmember Johnsons. She added that she has also talked with the Ninigret developer and there is not a lot in the flex zone that would allow him to do what he wants with the property. She stated that she does not feel that the zone is appropriate for the City at this current point in time. She stated that tonight she would hesitate to vote for or against the zoning because she does not know the Council has considered all options; she would

have preferred to see what the Planning Commission actually passed on the same agenda. She stated she feels it is odd that the Council is considering a zone the Commission denied and not considering a zone they actually approved.

Mayor Nagle stated that she talked to Councilmember Shingleton prior to this meeting and he indicated that he thought it would be a good idea to table this item and have further discussion about it in an extended work session meeting. She stated that would allow the Council to gather everyone's opinion, hear from all City staff involved, and better disseminate information. She stated that maybe a flex zone is not needed in the City and in the end the zoning is supposed to protect the City and not a developer. She stated perhaps it would be appropriate for someone to make a substitute motion to table the item so that it can be discussed in a work session at the end of the month. Councilmember Johnson stated that he thinks the Council can meet in a work session with all parties involved, but he does not think this is the appropriate starting point for that discussion. Councilmember Duncan stated that he does not feel denial of this zone would end the discussion about Ninigret developing in the City. He stated there are some things about Ninigret that are very inviting, but the real question before the Council tonight is whether flex zoning is appropriate for the City, but it is not on the table to night to discuss whether "we" want Ninigret in the community. He stated one reason he is in favor of denying the zone this evening is because he has talked to Ninigret and he feels there are other ways to reach a conclusion. He stated that he wants to make it abundantly clear that he is very disappointed that the business park recommendation was not forwarded to the City Council at the same time that the flex zone was forwarded. He stated he feels that is a slap in the face to the Planning Commission and he does not appreciate that both items were not included on the agenda. He stated that he has reviewed the General Plan and it is very extensive and thorough and it has been developed over decades. He stated that one thing he noticed in his review is that the City has been very careful and methodical in the decisions that have been made. He stated that Ninigret may fit into the community, but it is going to take some radical revisions to the General Plan and the idea behind it. He stated that as a member of the City Council he does not feel he has the right, nor does he have the desire, to overlook several years of serious consideration and participation by the citizens and Planning Commission. He stated the process is designed to provide careful consideration of the City as a whole. He stated that if the Council is going to table this issue, he is not interested in revisiting it again in two weeks. He stated the Planning Commission is currently reviewing the General Plan and he would like to allow them to talk to Ninigret and citizens about the issue. He stated that denying flex zoning is not the same as telling Ninigret to "take a flying leap" because there are other ways of incorporating them in the City. He stated the real discussion needs to be about the General Plan. He stated that if Ninigret wants the property bad enough they can wait for that to be worked through. He stated the bottom line is that he does not feel the issue can be resolved in two weeks. He

stated he is very familiar with what Ninigret wants and he is very sympathetic to many of the things they want. He added he is also very excited about some of the things they can offer, but he is very concerned with how starkly their ideas contrast with the City's General Plan. He stated that adopting the flex zone now would go against the General Plan. He stated that there were comments made about what precedent adopting the flex zone would set. He stated that for decades the City has been very careful and methodical and that would be destroyed or demeaned if it is not followed in this instance. He stated he feels the Council needs to slow down and have discussions with Ninigret while considering the General Plan. He stated he does not think a decision needs to be made in the next two weeks and he is not excited about spending meeting after meeting discussing the issue. He stated he feels the time needs to be taken to actually review the General Plan.

Councilmember Johnson stated that he feels the Council is talking about two different issues. He stated consideration of a zone is in front of the Council tonight and he does not feel that should be tabled; rather, the discussion should be had with other parties about development and that is not connected to the flex zone. He stated the Council can still look at zoning options for Ninigret. He stated Ninigret needs to be separated from this issue. He stated denying this Proposed Ordinance simply communicates that the Council does not want this particular zone in the City. He stated he is still open to have discussions with Ninigret and he stands by his motion to deny the creation of a flex zone.

Mr. Rice stated that he wanted to address the business park zone issue raised by Councilmember Duncan. He stated that staff did not forward the business park zone to the Council because there are currently no users requesting business park zoning. He stated that there are users that are requesting the flex zone, which is why it was forwarded to the Council. He stated there is an additional zone – the neighborhood services zone – that staff intends to forward to the Council before forwarding the business park zoning because there is a user requesting it as well. He stated there is no urgency to consider or adopt a business park zone. Councilmember Lisonbee stated that she just heard from Mr. Rice, and she read in the Council packet, that Ninigret requested the flex zoning, but she has been told by Ninigret that they did not request the flex zoning; rather, they requested certain zoning changes and they were handed the flex zone by staff as an option. Mr. Rice stated staff has been working on the flex zone since December after researching what zoning options exist in other cities. Councilmember Lisonbee asked if Ninigret really requested the flex zone or did they simply request certain aspects that are included in the flex zone. Mr. Rice stated he is not sure of the answer to that question but he knows there is a user interested in the zone. He stated that the landowner would like the zoning language. Councilmember Lisonbee asked if they wanted everything included in the flex zone. Mr. Rice stated that they did not ask for everything that is included in the zone language and he reiterated that staff began working on the flex zone quite a while ago. He stated that there are one or two

other locations in the City where the flex zone would be appropriate. Mike Ostermiller, speaking on behalf of Ninigret, stated that their position on this issue has been very consistent throughout the process. He stated that they look at the flex zone as a solution to the problem they are trying to solve, but they do not look at it as the only solution. He stated he appreciates the discussion this evening and he noted it is very similar to many discussions that have already taken place. He stated their position has always been that they are more than willing to slowly talk and work this issue and figure out what makes sense for them, the City, and the citizens. He stated he feels that tabling this issue for further discussion in future work sessions would be very appropriate and they would be more than happy to participate at the Council's discretion. Councilmember Duncan addressed Mr. Ostermiller and asked if there are still options available to Ninigret if the Council decides against the flex zoning. Mr. Ostermiller stated there are still options, though there will be fewer options. He stated his position has always been that the Council should table it for now and then go in a different direction if that is what they choose to do. He stated he would like for it to be kept open as a possibility. Councilmember Duncan stated that he has tried to work with both parties on both sides of this issue, but what he has heard from the Planning Commission and residents and he shares some of their concerns about this zone. He stated that his point is that Ninigret could still develop a profitable project even if the flex zoning is denied. Mr. Ostermiller agreed denial of the flex zone will not "kill" the project. He noted there are certainly other options for Ninigret. He stated the flex zone could be changed and "tweaked" in the future until the Council feels comfortable with it in order to adopt it. He stated other options would be to create another zone and figure out how to craft it so that it protects the City or to "tweak" an existing zone in a way that would allow development while allowing the City the ability to protect its citizens, which he knows the Council is very concerned about. Councilmember Johnson stated that is his position; he feels that other zones can be changed if necessary or a new zone could be created. Mr. Ostermiller stated his only response to that position is that if the Council denies the zone tonight rather than table it, one of the options of reworking the flex zone to a point that the Council is comfortable with, would be killed. Councilmember Johnson stated he wants to deny the flex zoning tonight and start working on a whole new zone. Councilmember Peterson stated there are three documents in the packet tonight that the Council could use a starting point if they decide to table rather than deny the Proposed Ordinance. Councilmember Johnson stated there are an additional five or six documents floating around that the Council could use as a starting point. He stated the flex zone has some good things that they could use in another zone, but as it is written it is not viable for his vision for the City, but the Council can start having a conversation about creating a light industrial or other type of industrial zone. He stated he does not want to stop the discussion about the project, but he does not feel that the flex zone is the appropriate starting point for the discussion. Councilmember Duncan

stated that changing the name of the zone does not change what it is and he wants to express that he is concerned about having so much flexibility in a zone and he will not be happy if the zone is renamed, unless the General Plan can be changed in an appropriate manner with citizen input, etc. He stated he is not an expert and he is only one citizen and he would prefer to look at the history of the City and determine whether ideas will fit with the General Plan.

Councilmember Peterson stated that he had a few more comments to make. He stated that he sympathizes with the citizens that live near the proposed development. He then addressed the Planning Commissioners present and stated that he is uncomfortable with the fact that they had so many problems with the flex zone because he has respected everything the Planning Commission has done since he has been a Councilmember. He stated he also respects the work that previous Planning Commissions and City Councils have done. He then stated that he has also read the entire General Plan and there are two sections that say "the implementation of the General Plan involves changes and additions to ordinances, zoning, and City policy". He stated that people have recognized along the way that the General Plan is not set in stone and it will be necessary to change it as the needs of the City change. He then stated that he feels that there would still be ways to protect the citizens that live near the project area if the flex zone were adopted. He stated that he thinks there are some things within the flex zone language that would protect them and there would also be the opportunity to protect them through architectural review and engineering. He stated that the Council does not want to allow for the construction of an eye-sore or a nuisance, and he thinks that the flex zone accomplishes that. He reiterated that he respects the feelings of those that live there. Councilmember Duncan stated that he lives by the project area and he knows most of the people that live in that area and there are many people present this evening that do not live in the area. He stated this is not just about the people that live in the area, but it is about people that live throughout the City. Councilmember Peterson stated that is correct, but the people that the Council has heard from many times live in that area. Councilmember Johnson stated that he has talked to many residents and there are a lot of people that live throughout the City that are opposed to the project. Councilmember Peterson stated that he has spoken to many people that are in favor of the project.

Mayor Nagle stated there has been a motion and a second to table the Proposed Ordinance. She called for a vote. VOTING "AYE" – COUNCILMEMBERS DUNCAN, JOHNSON, LISONBEE, AND SHINGLETON. VOTING "NO" – COUNCILMEMBER PETERSON.

<u>10. Proposed Ordinance 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to cul-de-sacs.</u>

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

On May 1, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the cul-de-sac language, in which one comment was received. On May 1, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendment to Title Eight, Chapter Three, Public Improvements – Cul-desacs within the Syracuse City Code. Proposed changes include the increase of the standard cul-de-sac length from 400 feet to 500 feet with the ability to apply for an exception up to the length if specific provisions (as listed in the attached ordinance language) are met.

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

COUNCILMEMBER SHINGLETON MADE A MOTION TO REFER PROPOSED ORDINANCE 12-10 AMENDING VARIOUS PROVISIONS OF TITLE 8 TO THE PLANNING COMMISSION. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

11. Authorize Administration to execute agreement for the 1350 South and 1475 South road improvement project.

A staff memo from Public Works Director Robert Whiteley explained this street project is one that was identified in the list presented to City Council as a high priority neighborhood street that receives high traffic volumes. 1350 South is located in front of Cook Elementary. 1475 South is a nearby street that brings traffic into the neighborhood from 1000 West. The project will conform to a geotechnical report that was performed recommending a full reconstruction with three inch asphalt on eight inch base on fabric. In preparation of this construction, a section of sewer main will be replaced in June and sections of curb and gutter that have failed will be replaced this month. Sidewalk ramps on the east end of 1350 South were replaced last month. Additional sidewalk ramps on the

west end of 1350 South will be replaced this month. The street reconstruction will begin in July and will be complete before school begins in August. The cost for this project came in approximately $20,000 less than the estimate. The four lowest bids came in fairly close to one another. The bid amount on this project is $150,150. Funding for this project will come from our Class C road funds.

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AGREEMENTS FOR THE 1350 SOUTH AND 1475 SOUTH ROAD IMPROVEMENT PROJECT. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

12. Councilmember reports.

Councilmember Lisonbee stated that she wanted to comment on the concept of healthy dialogue and she noted that the foundation of the City is its citizens and she appreciates all the citizens that took the time to come and address the Council about an issue that they feel very passionate about. She stated that she respects the sacrifice that often takes after having done the same thing for one and a half years before she was elected as a Councilmember. She stated that she appreciates citizens attending the meeting and she appreciates the healthy dialogue that took place this evening. She stated that discussions result in win-win situations more often than not because the Council is willing to dialogue and be open and honest. She stated she has nothing to report relative to the assignments she holds as a Councilmember and she asked Mr. Rice when the Taxing Entity Committee (TEC) will begin meeting. Mr. Rice stated that the schedule for the TEC meetings has not yet been set.

Councilmember Shingleton stated that he wanted to recommend that the Council review the Planning Commission recommendation about the business park zone; he was disappointed that the Council did not have that recommendation available to them so that it could be included in the discussion this evening. He stated that he would like to commend staff for the things that they have done recently, especially their work on the budget. He stated that this is the best budget the City has seen in a long time and he wanted to congratulate those that have worked so hard to prepare it. He stated he would also like to thank the citizens; this is their government and they are all listened to and he wanted them to know that. He stated he would like to see a work session where the Council could spend an extended amount of time discussing the zoning issue; he feels that the Council was short changed by only having 10 minutes to discuss the issue this evening.

Councilmember Duncan stated that he wanted to echo some of Councilmember Shingleton's feelings. He stated that this has been an overwhelming process, but he has been very pleased with some of the things that have happened. He stated that he has been pleased with those citizens that have showed their concern and he wished that more people would attend City Council meetings to express their opinions. He stated that he does appreciate that everyone handled their emotions very

well tonight; this is a tough, divisive issue and he appreciates Councilmember Peterson's comments. He stated that moving forward the City Council can only be as good as the people that are backing them and he would really like to see some good work from the citizens and Planning Commission relative to any General Plan amendments. He stated that the changes should acknowledge what "we" want for "our" City so that when this issue is brought up again the Council can be comfortable that good decisions were made by people involved. He then stated he would also like to see an agenda item on the next Council meeting agenda dealing with the Business Park zone language that the Planning Commission recommended for passage by the Council.

Councilmember Peterson stated he wanted to provide a report about his participation with on the North Davis Sewer District (NDSD) Board. He stated that they will be increasing their user fees by $1.00 per household per month and he would like to hear from the NDSD very soon about that issue because they have a detailed presentation regarding the increase. He stated that the NDSD is a wonderful sewer district that has recently received a couple of prestigious awards; they were featured in an international publication about sanitary sewers and the need for them. He stated the article also highlighted some of the problems other countries have related to their sewer systems. He stated there was also a recent annual awards banquet held by the Water Environment Association of Utah and the NDSD swept the majority of the awards, with the most notable being the lab of the year and the safety awards. He stated that so many people take a sanitary sewer system for granted. He then stated the last thing that he wanted to report is related to the non-obvious things that people should not put down their drains that end up at the sewer plant. He stated that hair, egg shells, fruit rinds, stickers from fruit, and wet wipes cause big problems for the NDSD. He closed by stating that there are some great things happening at the sewer plant and he supports the $1.00 increase.

Councilmember Johnson stated he would also like to compliment the staff on the great job they did in preparing the budget; he feels the City is in a good position, especially relative to capital projects. He stated that in the future the City should be able to continue to add projects to the list to be completed or decrease debt and maintain the City in the best way possible. He agreed with Councilmember Shingleton and Duncan about adding an agenda item to the next meeting agenda regarding the business park zone. He stated that he also appreciates the Planning Commission and the work they have done and not wanting to increase their salary has no bearing on the great job they are doing. He stated that he only has fiscal responsibility in mind. He then stated that he attending the Antelope Island Tourism Board meeting and it was a very good meeting; there are a lot of things going on with that group that the Community Development Department is involved in. He stated that the local Chamber of Commerce is very involved as well. He stated the City has a great niche with Antelope

Island and he hoped that everyone can get and participate in events taking place there. He stated the Great Salt Lake Bird Festival will be held there in May and he provided the web address, greatsaltlakebirdfest.com, for anyone interested in getting more information about the event. He stated there will also be a moonlight bike ride in July and the Antelope Island Stampede at the end of the summer. He stated that he believed a lot of the activities will be advertised in the City's newsletter and there will be opportunities for community members to volunteer or get involved in other ways.

13. Mayor report.

Mayor Nagle stated she would like to encourage everyone to come to Centennial Park on May 12 at 11:00 a.m. for the Military Appreciation barbeque. She stated that there was a bad accident on Hill Air Force Base over the past weekend and they have rebounded from it very well and they are now looking to cities for assistance in bussing for the air show because of that. She stated that Syracuse will do everything possible to step up and help them.

14. City Manager report.

Mr. Rice stated that he believed the Council had received a copy of the press release regarding the City's new anti-idling policy that has been created. He stated that it was modeled after Salt Lake City's policy and it applies to all employees driving a City vehicle.

15. Consideration of adjourning into Closed Executive Session pursuant to the provisions of 52-4-205(1)(a) of the Open and Public Meetings Act 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.

COUNCILMEMBER SHINGLETON MOVED THE COUNCIL ADJOURN INTO A 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. COUNCILMEMBER PETERSON SECONDED THE

MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS JOHNSON, LISONBEE, PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

The meeting adjourned into Closed Executive Session at 9:30 p.m.

The meeting reconvened at 10:45 p.m.

At 10:46 p.m. COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Jamie Nagle	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Work Session Meeting, July 31 2012.

Minutes of the Work Session meeting of the Syracuse City Council held on July 31, 2012, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Mayor Jamie Nagle
Finance Director/Acting City Manager Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Will Carlson
Community Development Director Michael Eggett
Police Chief Brian Wallace
Fire Chief Eric Froerer
Public Works Director Robert Whiteley
Detective Corey Rowley
Planner Noah Steel

The purpose of the Work Session was for the Governing Body to receive public comment, discuss proposed Ordinance 12-18 amending the Syracuse City General Plan adopted in 1976 as amended, and discuss Council Business.

Public Comment

6:07:35 PM

Bruce Baird stated that he is the counsel for Ninigret Construction and they are involved with the discussion of the General Plan issue. He stated he wanted to continue what he said at the last City Council meeting and that is that he feels a public hearing regarding this issue should be set for a City Council meeting. He stated he understands the legal requirements are for the Planning Commission to hold a public hearing, but he believes, as a matter of fairness, the Council should hall all the necessary information and testimony directly from all the stakeholders. He stated that there is a representative from the legal firm that represents Property Reserve Inc. (PRI) and they should have the opportunity to be heard as well. He reiterated that he believes the City Council should hold the public hearing; these issues are too important over the long term. He stated that he has been doing development work for approximately 25 years – 10 years for Salt Lake City and 15 years for a private developer, and whenever someone wants to amend the zoning or general plan for an area the requester always hears, if applicable, that the general plan has just been amended and the city is not going to consider it again. He stated that "we" cannot really say that this is without prejudice to future applications because it works as a practical prejudice to any future

application. He stated he would guarantee that a year from now someone will request a rezone or a change to the general plan and the City will say that they already considered that area and a year ago the general plan was closed and will not be opened again. He stated if that was not going to happen he might not be arguing the point tonight. He stated the fact of the matter is that Ninigret will not have a chance to meaningfully comment to the City Council, who are the real decision makers, unless a public hearing is held before the City Council and all stakeholders have the opportunity to be involved.

6:09:31 PM

Kirk Grimshaw stated he is the attorney for the landowners and they, too, are opposed this issue; they have not had a chance to fully understand the proposed business park zoning or whether it is an economically viable option for the future of the property. He stated that the landowner would like fairness in the process and they would like more time to understand what is going on. He stated they do not think it is time to make any decisions regarding this issue. He stated there are some rights that are vested for part of the property, but this change could greatly decrease the value of the other portion of the property. He stated that could harm future development or future transactions related to the property. He reiterated they do not feel it is time to make a decision until the property owner has had time to truly understand how any decision will impact them.

6:10:40 PM

Ryan Chandler stated that he just got off the phone with Mr. Romney from PRI and it is interesting because he is hearing some conflicting information. He stated that his understanding is that the LDS Church has decided to take a hands-off approach to this issue; they have decided to sit back and see who wins. He stated that he is wondering how many more times this issue needs to be discussed; he feels that the City Council and Planning Commission has done a fantastic job to entertain a lot of discussion. He stated there have been a lot of very intimate meetings, including a town meeting that was nice. He stated a panel of experts attended and told the audience their feelings about the development. He stated the reason he called Mr. Romney was to try to get some insight after reading a disturbing letter that misrepresented the citizens of Syracuse about why they were in opposition to the development. He stated that the letter was false and inaccurate and misrepresented the Syracuse by saying they do not want any development in the City; they have a secret plan to keep the corn field in place. He stated that is entirely false and inaccurate and it is not what the citizens want. He stated they are asking for

some proper development, another development, not the Ninigret Development. He stated that he is a little confused; it seems to him that the City has done a lot of good things to listen to what Ninigret and PRI have had to say. He stated he is not sure the City is lacking in any legal obligation; they have spent the time to hear and listen to every angle. He thanked the Council for the time to speak tonight and noted that he would like to hear a response to his comments from Mr. Grimshaw. He stated it would have been nice to have PRI involved earlier in the process so that they could have heard more accurate information from the residents about their concerns.

6:14:04 PM

Terry Palmer stated that one of the things he would like to portray is that he does not want "us" to sell ourselves short. He stated that he pictures the development of State Road (SR) 193 bringing in a lot more sales tax to the City and he thinks there are so many businesses that could locate in the area that would generate more than property tax revenue for the City. He stated that sales tax is the biggest revenue item for cities and he feels the City could greatly benefit if businesses are located along SR 193 that would create sales tax. He stated he would recommend saying no to industrial in that area in favor of allowing different businesses.

6:14:59 PM

Joe Levi stated that he has been a resident of the City for over a decade and his family chose Syracuse after quite a bit of consideration surrounding the City's Master Plan; they knew where the City was going to go and they decided to invest their personal lives in the City based on the Master Plan. He stated that it is a guiding document and as soon as "we" stray from that, "we" stray from the promise that "we" made to everyone that moved to the City; that is something that he does not feel is right or appropriate. He stated that if he had known that was going to happen, he would have considered that in his decision. He stated that now, after the fact, he does not think it is fair to the people that have been here for years. He stated the other topic he wanted to discuss is the commotion about possible de-annexation of land. He stated that someone is threatening to de-annex into another city and do whatever they want with the land if they cannot get what they want from Syracuse City. He stated if that is going to be considered that is fabulous and he suggested opening that option to the whole City. He stated anyone that does not want to be in the City for whatever reason can be allowed to de-annex. He stated it is a ridiculous thought that goes against unity and the cohesive nature of the City. He stated that "we" know what has been going

on in the Planning Commission meetings and public hearings have been held and there has been ample opportunity to comment. He stated that as soon as "we" say that a public hearing should be held by the City Council, "we" are negating the Planning Commission and the work they have done in the process. He stated essentially "we" are saying "we" do not need a Planning Commission and that everything can happen in front of the City Council. He stated that if "we" want to have all public hearings in front of the City Council it is time to get rid of the Planning Commission. He stated that the Commissioners are great and they put in long and hard hours, but as soon as "we" say that the City Council is the body making all the decisions and "we" do not care about the Planning Commission input, "we" are also saying that we do not care about them or their role. He stated he personally likes their role and input and recommendation, even when he does not agree with them. He stated that the process in place for a reason and "we" have heard the feedback and the public comment has been heard. He stated that "we" do not need any more.

6:17:35 PM

Ben Gerlock stated that he wanted to put a proposition in front of the Council. He stated that he lives in an R-3 residential zone and he wants to change his zoning to a zoning that will allow him to build a four-plex on his property. He stated this is a hypothetical scenario. He stated he has a developer that wants to buy his property if he can get his zoning changed. He stated that does not fit into the Master Plan of the City and the argument coming from his mouth may seem a little ridiculous. He stated that the other comment made by PRI counsel is that they have not been involved in the discussion and open forums that have been held. He stated that he remembered the discussion about the flex zone that has been held twice and rejected twice. He stated counsel, whether it was for PRI or Ninigret, was not present for those discussions even though they were advertised and noticed as open for public comment. He added that during one of the public comment periods at a panel discussion there were several questions asked to the Ninigret representatives. He stated he does not believe counsel was present at that meeting either, even though they may have been aware it was happening. He stated that no representatives of PRI were present and he is not sure if they knew the meeting was happening. He stated the comment was made that, even with citizen input for the Master Plan of the City, the Master Plan is wrong. He stated that comment was made by Randy Abood. He stated that if there is anyone present this evening that wants to dispute that comment he would like to refer to the video that was taken of that panel discussion to review the comments and questions that were asked. He stated he does not believe this development fits in the community; it is a residential community. He stated that he agrees

with the other comment made earlier that there are rumors that are being spread. He stated that he does not know who is spreading those rumors. He stated there are comments being made privately that have not been made public; it is a shame that as some of the ideas that are put forth are not true. . .whoever is spreading those rumors should stop. He stated he believes in public discourse and being friendly about it and he does not believe in being hammered.

6:20:51 PM

Kenneth Hellewell stated he is the Planning Commission Chairman. He stated many of the Planning Commissioners are present tonight to hear the discussion of the General Plan. He stated it is a requirement of State Law that the Planning Commission develop a General Plan and provide recommendations to the Council, which they have done. He stated that they have done a lot of work on the General Plan and spent a lot of time; multiple committees have worked on it as well. He stated he feels it is a good product that has been vetted through multiple public hearings and other meetings with the public. He stated that he would encourage the Council to take a good, hard look at it. He stated that if the Council does have questions as they move through the meeting the Planning Commission would be happy to answer them.

Mayor Nagle stated that she does have a question for City Attorney Carlson regarding the Open and Public Meetings Act (OPMA). Mr. Carlson stated that there is a quorum present of the Planning Commission. He stated that if the Planning Commissioners are present for the purpose of discussing, receiving comments from the public about, or acting on the matter, that would qualify as a meeting, which would violate the OPMA. He stated if they are not here for those purposes, this meeting does not qualify as a violation.

Planning Commissioner Braxton Schenk asked if "we" are really concerned about the Planning Commission being present tonight. Mayor Nagle stated she is concerned about violating the OPMA. She stated she is not concerned about the Commission being here. She stated that if a quorum is present and the City has not property noticed the meeting, that could be a violation of the law, which is one of the few things that can send an elected official or Commissioner to jail. She stated it is an issue she wants to clarify for everyone. Mr. Carlson stated the Planning Commission will not be taking action tonight; they will not be receiving comments and rather the Council will be receiving comments; the only remaining possibility is whether they are present for the purpose of discussing the matter. He stated that if they are not present to discuss the matter, it would not qualify as a meeting according to the OPMA. He stated that as long as a quorum of the Planning Commission does not start participating in the discussion he is not concerned. Mr. Baird added that this issue was not raised by Ninigret.

Mayor Nagle stated that she raised the issue on her own and she wants to be sure that no liability is created for the City. Mr. Carlson stated he would discourage the Planning Commission from engaging in discussion about the matter today, because that would essentially constitute two meetings happening in the same room.

Councilmember Duncan asked what if the Council wants to hear from the Planning Commission. Mr. Carlson stated that if the Council is discussing something with a Planning Commissioner, that is permitted. He stated, however, that if the Commission is discussing the issue amongst themselves, that is not permitted.

6:24:31 PM

TJ Jensen asked Mr. Carlson if the Council can still ask a Planning Commissioner questions. Mr. Carlson answered yes.

6:24:59 PM

Ed Gertge stated that he represents the Neil and LaVon Gailey Family Trust and they own the property located on the corner of 2000 West and 700 South where the Intermountain Health Care (IHC) Clinic is located. He stated that he does not know how or why, but he did not receive any information about this potential zoning change. He stated they are opposed to the change because it will change their zoning without their approval or knowledge and it is not what they want. He stated that when they allowed the City to buy property from the trust to widen the intersection at the corner, they were given the assurances that they would be able to retain the C-2 commercial zoning, which would allow for some mixed residential use and they want to keep that option open. He stated they do not want to be forced to rezone the property in the future.

Councilmember Johnson stated that he wanted to clarify that the Council is not considering zoning changes tonight; rather they are considering General Plan changes.

Mr. Gertge then stated that he does not know much about the potential Ninigret development, he wished he had more information about it, but he is so wrapped up in his own plans for trying to survive in Syracuse that he has not been too involved. He stated, however, that he would caution everyone to be careful; he has been a contractor for over 40 years and he was involved in a lot of construction in the Clearfield area and their City Council continued to turn down developments and all of the development ultimately moved to Layton. He then stated that when he married into the Gailey family he saw the same thing happening in Syracuse and all of the development that could have been located here has moved to Clinton. He

stated that Clinton has made some hard decisions to allow certain development and they now have a beautiful City. He stated that he is not privy to what the development is and he does not want to speak like he does know much about it, but he wanted to caution everyone not to push the development away because he sees how bad Clearfield and Syracuse are struggling and he sees how well Clinton and Layton are doing and he would like to see Syracuse benefit from some of that development.

6:27:35 PM

Heidi Brophy stated that she would like to refer to what Mr. Gertge mentioned about pushing away development. She stated that she agrees with that statement, but she does agree with what Mr. Gertge said about Clinton and the type of businesses that were built there that are great and wonderful; it is built in a great way, but they stuck to their Master Plan. She then refereed to Layton and stated that the businesses there are what the citizens in Syracuse want. She stated that it is interesting that Mr. Gertge mentioned that he does not want Syracuse to end up like Clearfield, yet the type of development that Ninigret will build is what is in Clearfield and that is what the citizens are against.

6:28:47 PM

Pat Zaugg stated that she emailed the Council a couple of weeks ago and she hoped that they all received the email. She stated that she attended the ad-hoc committee meetings that were held on Thursdays. She noted that the things that were voted on by the committee members, she reviewed them on her own and compared them with one another and every one of them were included in the flex plan, which is a plan that the City Council voted against. She stated there were three things that were on the list that were not in the flex plan, including restaurants and recreation, and they were all voted against in the ad-hoc committee meetings by Ninigret. She stated that she wants to caution the Council and stated that she hopes Ninigret will look at the business park zone that has already been developed and try to work within that. She stated there are a lot of wonderful things in that zone; she was on the committee that helped set the zone guidelines. She stated she thinks it is workable, not for an industrial park, but for something. She stated she simply found it interesting that all the things that were on the list considered by the ad-hoc committee were also included in the flex zone. She reiterated the flex zone was denied by the Council; it has already been taken care of, discussed, and denied. She stated she hoped the Council would take that into consideration during their discussion this evening.

6:30:25 PM

Alan Whitman stated it is no shocker what most of the citizens feel like; he would say that "we" have gone through this and gone through all the hearings and "we" will not continue to beat the dead horse, but hopefully the Council will recognize what the citizens are trying to say. He stated they are not saying to keep development out; rather they are saying to bring development in, but bring development that fits in Syracuse as they are supportive of that. He cautioned them to not let their pride get in the way. He stated he has worked for a company that was very proud because they were touted as being one of the most financially strong companies in Utah. He stated they decided to make a $150 million deal and they had three years of consecutive straight losses because they were too proud and they did not do their homework or listen to the people who actually knew what was going to happen. He suggested the Council listen to the citizens who have spoken very loud and very clear and everyone knows where they stand. He stated that "we" will still find something that works, but "let's" make sure "we" do it in the proper time and way and not just rush into something because "we" have been told it will solve all our problems.

6:32:25 PM

Mayor Nagle stated that Kirk Grimshaw will be allowed to provide additional information in response to citizen comments. Mr. Grimshaw stated he is not present to say what PRI will or will not do, but he is saying that PRI has not had a chance yet to look at what the business park zone is. He stated they are somewhat skittish about it because they do not know what it is. He stated that they do not know what they could or could not do in the business zone and they do not know how it will affect their property rights as an owner. He stated they are simply seeking additional time to understand what the zone means. He stated that he talked to Mr. Romney this morning and he asked him to come to this meeting and say that PRI wants to work with everyone, but they do not know what this action would mean for PRI yet. He stated that he received the Council packet today and it is fairly thick; no one at PRI has had a chance to review it yet. He stated no one knew that this meeting was happening tonight and that a vote would possibly be taken. Mayor Nagle stated this is a regularly scheduled meeting that was noticed according to State Code and the packet was published on the City's website last Friday. Mr. Grimshaw stated all of that may or may not be true; he is simply explaining that PRI asked him to show up and ask for additional time to review it and understand it.

Councilmember Lisonbee stated that she received a letter at the end of June from PRI stating that they saw that the City was contemplating putting a business park zone in the area and they were against it because they did not feel it was the proper zoning. She stated that she is a little confused; obviously they have been aware of this option for over a month. Mr. Grimshaw stated that he saw that letter in the packet today from Mr. Romney; they did not know how serious this option was and they have never really looked into it. He stated that, other than sending a letter, he is not sure that they have gotten a lot of input and they stopped looking into it at that point. He stated that they have not taken the time to dig deep and understand what was happening. He stated that at the time that the letter was sent, they did not understand that the City would move forward with this action regardless. Councilmember Lisonbee asked if Mr. Grimshaw and Mr. Baird are talking with one another. Mr. Grimshaw stated that he met Mr. Baird for the first time about 45 minutes ago. Councilmember Lisonbee stated that this is the second meeting where this proposed change has been included in the packet. She stated that she would think that PRI, as the property owner, would have interest in finding out what is happening. Mr. Grimshaw stated that is what he is here to ask for; time to find out what is happening. Mayor Nagle stated that Councilmember Lisonbee raises a valid point; this information has been public for some time and it was tabled at the last meeting for further discussion. She stated this meeting was scheduled solely to discuss this issue. Mr. Baird stated he thought that the meeting would include a public hearing. Mayor Nagle stated that the meeting was scheduled to allow for discussion of this item solely. She then stated that she would like to hear from PRI what their desire for the property it. Mr. Grimshaw stated that he does not know yet. He stated that he does not know what PRI's current plans are for the property other than phase one that Bruce Baird and Ninigret have been working on. '

Councilmember Duncan stated that one of the things that he has heard from Mr. Baird is that there has not been due process. He stated that he has been a member of the City Council since the beginning of 2012 and this is all the Council has talked about nearly every City Council meeting. He stated that he has discussed this with Mr. Romney as well and he is confused by how they can be here this evening saying that they need more time. He stated the business park zone has been publicly available for a long time. He stated that he has two questions; one is whether the City really needs to go through this again; and, two, is that the Planning Commission is saying that PRI wants the business park zone. He asked what should keep the Council from saying that they will give additional time for review and future zoning requests. He asked what would prevent PRI from coming back to the City and asking for the rezone request to be considered again. He stated that PRI could make a special application to ask for a district of the general plan to be opened and for a zoning change to be made for special

consideration. He stated he is not sure why that could not be done. Mayor Nagle stated that is a question for the Council to consider and not for PRI or for Mr. Baird. Councilmember Duncan stated that he is asking what the benefit is to keeping the Plan opened versus reopening it in the future.

Mayor Nagle thanked everyone for their comments this evening. She then stated that there have been Councilmembers that have consulted with both Ninigret and PRI and their counsel and the Council has heard from citizens. She stated that as a Council it is time to figure out what they feel is the best and highest use for the property based on the needs of the City. She stated that she would like to start the conversation about the actual agenda item.

Discussion regarding proposed Ordinance 12-18 amending the Syracuse City General Plan adopted in 1976, as amended.

A staff memo from the Community Development Department explained that the City Council met on July 10, 2012 to discuss the General Plan recommendations that were submitted to the City Council by the Planning Commission (please reference previous General Plan District One memorandum and information dated July 3, 2012). This matter was discussed for a period of time and during the discussion comments were raised regarding whether or not to hold a public hearing on this matter and whether or not to continue the matter for additional discussion and review. A motion was made to modify the Planning Commission proposal and adopt the recommendation of changes to the General Plan for District One. This motion was not passed. Another motion was made to table this matter for further discussion to allow time for the City Council to consider the changes and to become more educated regarding the suggested changes for District One of the General Plan. As part of this motion it was suggested to discuss this matter again during a work session on the 31st of July, 2012. The motion was approved and continued for discussion and review purposes during a July 31, 2012 Work Session. It is for this purpose that it is on the current agenda. For use and review by City Council, the CED Department has been asked to create map renderings of how the area between the high school and the power corridor might look if developed using the Industrial Development (ID) zone buffered by the Planned Residential Development (PRD) zone along 700 South. These renderings have been included for City Council use as requested and also include what landscape screening/buffering requirements might look like if applied between the ID and PRD zones.

6:39:59 PM

Community Development Director Mike Eggett then summarized the staff memo and, in conjunction with Planner Noah Steel, provided a brief presentation regarding the potential development of the subject property included in District One of the General Plan.

6:47:17 PM

The Council then began their discussion of the agenda item with the discussion concluding at 7:23:46 PM

Council Business

7:23:44 PM

Councilmember Peterson stated that he recently attended a Davis Unified Economic Development (DUED) meeting, which Syracuse City hosted. He stated that a lot of the discussion was for economic minds, but what he did get out of it is that there is a group of people that are doing everything they can to foster economic development. He stated there are a lot of business owners and landowners that want productive and valuable development. He stated the City did a great job hosting the meeting.

7:25:04 PM

Councilmember Johnson stated that he has also attended DUED meetings in the past and they are good meetings. He then stated that this weekend the Syracuse Arts Council production of "Into the Woods" will open. He added that there are a lot of upcoming events that will be held at Antelope Island.

7:25:34 PM

Councilmember Duncan stated that he knows some of the people that will be part of the cast for "Into the Woods". He stated that the Arts Council production last year was fantastic and he would encourage citizens to go to the performance this year. He stated these types of things are part of what make a community a community. He stated "lets" get out and support them; they are very talented. He stated that they were impressive last year and they will be impressive this year.

7:26:04 PM

Councilmember Shingleton stated he would like to echo what has been said about the Arts Council production; he has attended it several years and he has told them that he does not think they charge enough money. He stated he has paid $50 to $60 in the past for plays that were not any better than what the Arts Council has done. He then stated he would like to address one comment that was made earlier tonight; if a Councilmember talks to a developer they need to let them know that the City has changed its impact fees. He stated that was something that he and the Mayor were passionate about when they were first elected. He stated one of the problems in the City was fees that were out of line and it is difficult to fill space because those fees were so outrageous.

7:27:02 PM

Councilmember Lisonbee stated that she also wanted to comment on the Arts Council production. She stated that it is going to be great. She stated there is a preview on You Tube that anyone can watch. She then stated that she talked with Councilmember Duncan today and they want to call an executive session as soon as possible. She stated it is her understanding that the Council must call a meeting to adjourn out of to hold a closed session.

7:28:43 PM

Mayor Nagle stated that several months ago a citizen approached the City about the idea of a co-op swimming pool to be constructed in the area by Syracuse High School. She stated that she and City Manager Rice have talked to several other cities and none of them are interested in that idea and they feel it is a drain. She stated, however, that the local family fun center does have some desire to build a swimming pool to expand their business; that pool would not be run by the government but it would be a community asset. She stated there is some information about that project that has been provided to the Council and she would encourage them to take some time to go through it prior to the next meeting and direct any questions they might have to Finance Director Marshall. She stated it will take a lot of conversation for everyone to understand the details. She then stated she is curious about the business synergy for the Antelope Island Buffalo Stampede. Mr. Eggett stated that staff has been trying to aggressively get the word out about the event. He stated they are heavily promoting the race event since the City is a key participant in that event. He stated there has been a lot of good dialogue with the Davis Area Convention and Visitors Bureau (DACVB) about spreading the word and the City will continue to work on

that. He stated he is hopeful there will be much more attendance from City residents than there has been in the past. He stated one of the things that will be offered this year is a kids' tent on Saturday morning with several events geared towards kids. He stated there will also be an area geared towards teenagers and the event should be attractive to families as whole. He stated he would encourage everyone in this room to attend.

The meeting adjourned at 7:31:29 PM

_____	_____
Jamie Nagle	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Special Meeting, July 31, 2012.

Minutes of the Special Meeting of the Syracuse City Council held on July 31, 2012, at 7:31 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Mayor Jamie Nagle
City Manager Robert Rice

City Employees Present:
City Attorney Will Carlson
Community Development Director Michael Eggett
Police Chief Brian Wallace
Fire Chief Eric Froerer
Public Works Director Robert Whiteley
Detective Corey Rowley
Planner Noah Steel

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 6:00 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Approval of Minutes

7:31:53 PM

The minutes of the Regular Meetings of March 27 and May 8, 2012 were reviewed.

She stated that she would either make a motion to approve the minutes with changes that she will provided to Ms. Brown or she would move to table the minutes because she was really busy and was not able to get with Ms. Brown prior to the meeting. She stated there are a lot of typographical errors and other things that need to be changed. She stated she would make whatever motion the Council is comfortable with.

Councilmember Peterson stated that if the only changes are typographical errors he is comfortable with approving the minutes with suggested changes. He stated that he used to recommend corrections of typographical errors and eventually he was told that the meaning of the conversation is the most important. Councilmember Lisonbee stated that sometimes the meaning is not included in the minutes and that are some of the changes that she is recommending. Ms. Brown stated that prior to the meeting Councilmember Lisonbee told her that there were typos and a couple of things that she did not feel matched the recording of the meeting. She stated that if the suggested changes change the content of the minutes she would prefer that those changes are done on the record.

COUNCILMEMBER LISONBEE MADE A MOTION TO TABLE THE MINUTES OF THE REGULAR MEETINGS OF MARCH 27 AND MAY 8, 2012. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Proposed Ordinance No. 12-18, amending the Syracuse City General Plan adopted in 1976, as amended.

7:33:28 PM

A staff memo from the Community Development Department explained the City Council met on July 10, 2012 to discuss the General Plan recommendations that were submitted to the City Council by the Planning Commission. This matter was discussed for a period of time and during the discussion comments were raised regarding whether or not to hold a public hearing on this matter and whether or not to continue the matter for additional discussion and review. A motion was made to modify the Planning Commission proposal and adopt the recommendation of changes to the General Plan for District One. This motion was not passed. Another motion was made to table this matter for further discussion to allow time for the City Council to consider the changes and to become more educated regarding the suggested changes for District One of the General Plan. As part of this motion it was suggested to discuss this matter again during a work session on the 31st of July, 2012. The motion was approved and continued for discussion and review purposes during a July 31, 2012 Work Session.

COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT ORDINANCE 12-18 AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED, WITH THE FOLLOWING CHANGES:

- KEEP THE AREA NEAR THE HIGH SCHOOL FROM 700 SOUTH NORTH AND FROM 1000 WEST TO 2000 WEST AS IT IS CURRENTLY CLASSIFIED IN THE GENERAL PLAN.
- MAINTAIN THE GENERAL PLANNING DESIGNATION FOR THE GAILEY TRUST LAND.
- THE ONLY CHANGES TO BE MADE TO THE GENERAL PLAN IN DISTRICT ONE ARE THE CHANGES ALONG 1700 SOUTH WHERE PARCELS ARE ASSIGNED THE GENERAL PLANNING DESIGNATION OF NEIGHBORHOOD SERVICES AND THE AREAS ALONG 2000 WEST THAT ARE BEING CHANGED TO NEIGHBORHOOD SERVICES AS WELL.
- CHANGE ALL LANGUAGE WITHIN ORDINANCE THAT REFERS TO ANY CHANGES TO THE PROPERTY LOCATED NEAR THE HIGH SCHOOL.

COUNCILMEMBER DUNCAN SECONDED THE MOTION.

Councilmember Peterson stated that the Town Center RDA overlay zone boundaries on the map look like they may have changed. Mr. Eggett stated that there are no changes in that area; if it appears that any changes were made in the staff recommendation, they were inadvertent.

Councilmember Peterson stated Councilmember Johnson attends Planning Commission meetings and he asked if, during the public hearing regarding these potential changes, there were any homeowners that live on 1700 South or 2000 West that were present to comment regarding the General Plan change that would classify their properties as eligible to receive the neighborhood services zone. Councilmember Johnson stated there were no comments about those properties whatsoever. Councilmember Peterson asked Mr. Eggett if those property owners were made aware that there could be potential changes to their properties. Mr. Eggett stated that the City met the legal requirement for noticing of these types of issues, but the property owners have not been reached out to individually. Councilmember Peterson stated that the City has run into problems with this before because homeowners can potentially feel blindsided by this type of change. He stated that he is uncomfortable with making the changes and he asked if it would be unreasonable to send individual notices to homeowners that would be affected by these types of changes. Mr. Eggett stated that he could do that in the future and in this case he can send a follow-up notice to these property owners. Planning Commissioner Jensen stated that he wanted to clarify that there were actually some comments from some of the homeowners that Councilmember Peterson asked about, but they were not opposed to the changes.

Councilmember Duncan summarized the suggested motion by Councilmember Johnson.

Mayor Nagle stated there has been a motion and second regarding the proposed Ordinance and she called for a vote. ALL VOTED IN FAVOR.

4. 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.

7:39:33 PM

COUNCILMEMBER SHINGLETON MOVED THE COUNCIL ADJOURN INTO A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER DUNCAN SECONDED THE MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS DUNCAN, JOHNSON, LISONBEE, PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

The meeting adjourned into Closed Executive Session at 7:39 p.m.

The meeting reconvened at 7:57 p.m.

At 7:58 p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Jamie Nagle	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

COUNCIL AGENDA

August 14, 2012

Agenda Item **#7** Final Subdivision Approval, Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Staff Recommendation

Grant Final Subdivision Approval for Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Wasatch Villas 7 & 8 Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 7, 2012

Subject: City Council Approval of the Wasatch Villas Subdivision, Phases 7 & 8: Castle Creek Homes (Kyle Hamblin) request for Final Subdivision approval located at approximately 500 West and 3150 South. 35 lots, 12.32 Acres, Residential 2 (R-2) Zone

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Background

The Planning Commission held a public hearing on July 3, 2012 for Final Plan approval of these final 2 phases of Wasatch Villas Subdivision, and was approved on July 17, 2012. The Planning Commission held the public hearing with Final Plan to assure that the public had adequate notice and opportunity to comment on these phases, as they may not have be able to do so when the original sketch plan was approved for all the phases at the beginning of the development process with phase 1. All items noted in staff report have been addressed by the Planning Commission.

Consideration of Recommendation for City Council Approval of the Wasatch Villas Subdivision, Phases 7 & 8 (Final Plans Review)

On July 17, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Wasatch Villas Subdivision, Phase 7 & 8 Final Plans, subject to the City staff reviews dated July 12 & 13, 2012.

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

- Final plat drawing for Wasatch Villas Subdivision, Phases 7 & 8

- Road and lot plan
- City Engineer's review
- Planning Department's review
- Fire Department's review

Recommendation

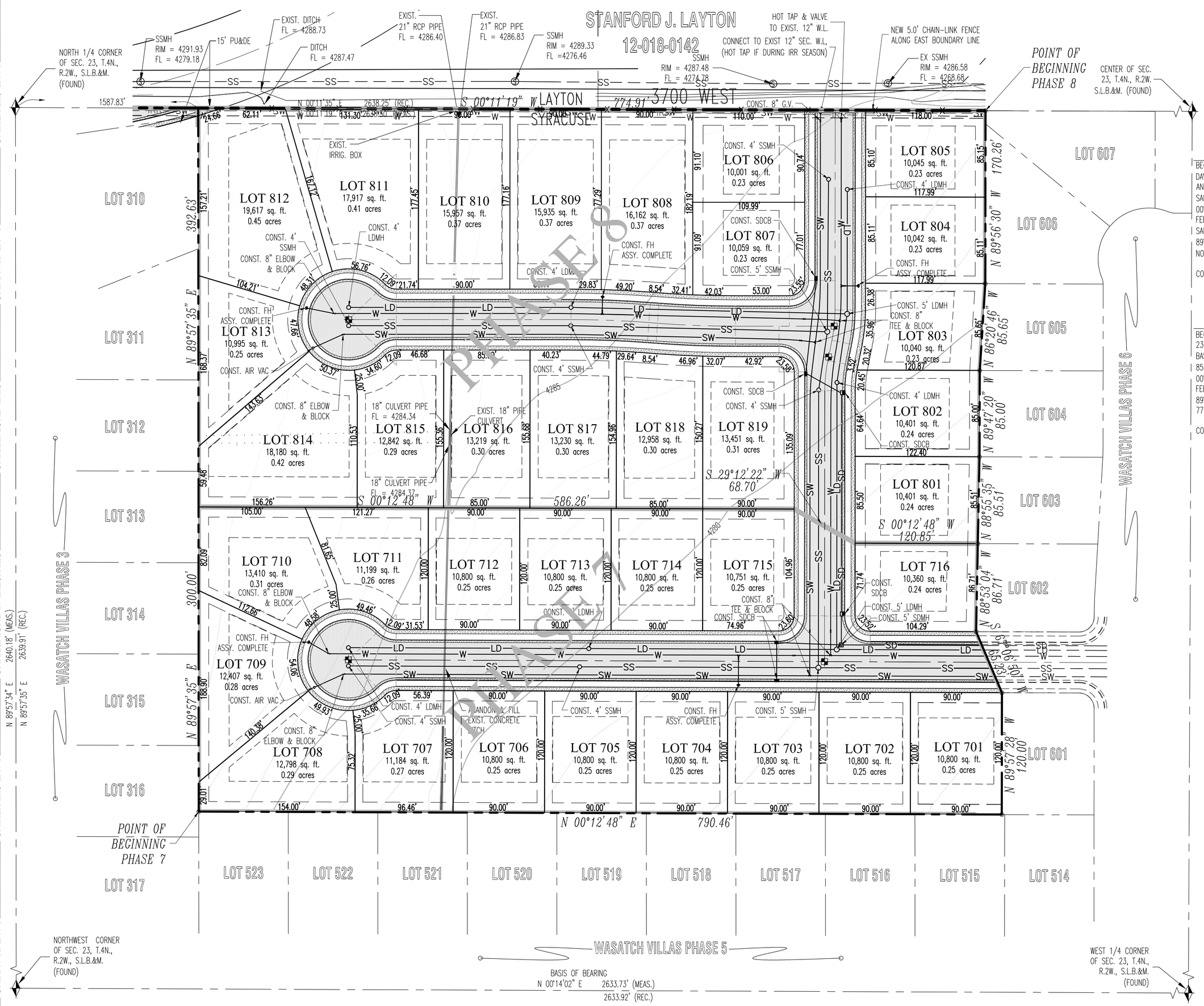
The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Wasatch Villas Subdivision, Phases 7 & 8 , located at approximately 500 West 3150 South, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated July 12 and July 13, 2012.

WASATCH VILLAS

APPROX. 3700 WEST 2700 SOUTH
SYRACUSE, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 23
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

0 60 120 240

SCALE: 1"=60'



PHASE 7 DESCRIPTION

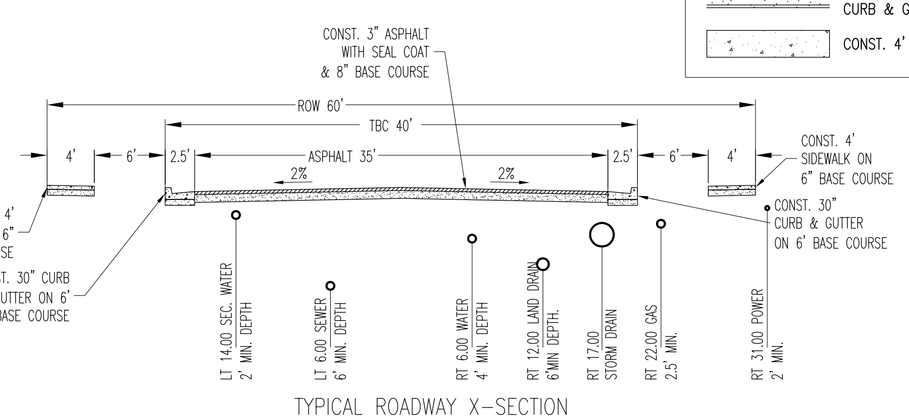
BEGINNING ON THE SOUTH LINE OF LOT 316, WASATCH VILLAS PHASE 3, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°11'19" WEST ALONG SECTION LINE 1587.83 FEET AND WEST 692.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°57'36" EAST 300.00 FEET; THENCE SOUTH 00°12'48" WEST 586.26 FEET; THENCE SOUTH 29°12'22" WEST 68.70 FEET; THENCE SOUTH 00°12'48" WEST 120.85 FEET TO THE NORTHWEST CORNER OF LOT 603, WASATCH VILLAS PHASE 6; THENCE ALONG THE NORTH LINE OF SAID PHASE 6 NORTH 88°53'04" WEST 86.71 FEET; THENCE SOUTH 67°06'50" WEST 65.23 FEET; THENCE NORTH 89°57'28" WEST 120.00 FEET TO THE EAST LINE OF WASATCH VILLAS PHASE 5; THENCE ALONG SAID EAST LINE NORTH 00°12'48" EAST 790.46 FEET TO THE POINT OF BEGINNING.

CONTAINS ~ 228,497 SQ. FT. 5.25 ACRES 15 LOTS

PHASE 8 DESCRIPTION

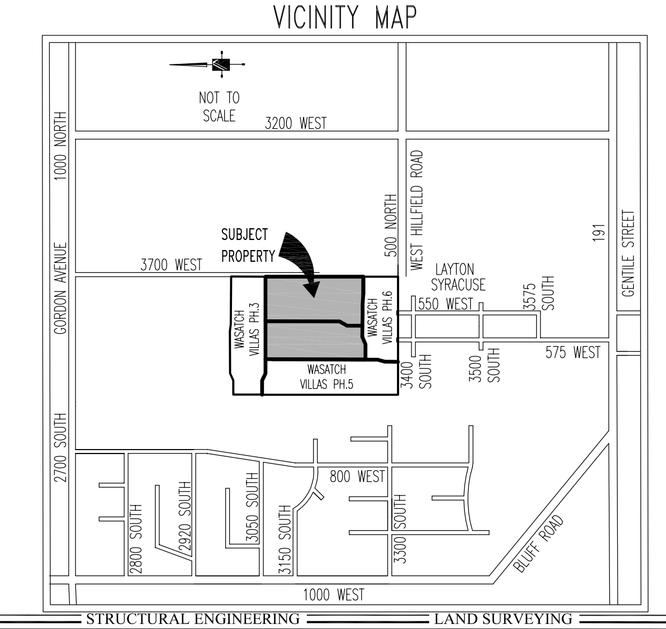
BEGINNING AT A POINT ON SECTION LINE, SAID POINT BEING LOCATED SOUTH 00°11'19" WEST ALONG SECTION LINE 2362.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°56'30" WEST 170.26 FEET; THENCE NORTH 86°20'46" WEST 85.65 FEET; THENCE NORTH 89°48'25" WEST 85.00'; THENCE NORTH 88°54'30" WEST 85.51 FEET; THENCE NORTH 00°12'48" WEST 120.85 FEET; THENCE NORTH 29°12'22" EAST 68.70 FEET; THENCE NORTH 00°12'48" EAST 586.26 FEET TO THE SOUTH BOUNDARY LINE OF WASATCH VILLAS PHASE 3; THENCE ALONG SAID SOUTH LINE NORTH 89°57'35" EAST 393.53 FEET TO SAID SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 00°11'19" WEST 774.91 FEET TO THE POINT OF BEGINNING.

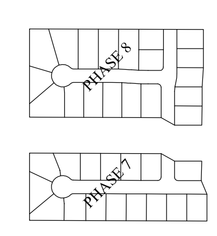
CONTAINS ~ 308,269 SQ. FT. 7.08 ACRES 19 LOTS



TYPICAL ROADWAY X-SECTION

VICINITY MAP





LEGEND

NOT ALL ITEMS MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
ENCR.	ENCROACHMENT
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
RCL	ROAD CENTERLINE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SECONDARY WATER
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	SETBACK LINE
IRR	NEW IRRIGATION LINE
LD	NEW LAND DRAIN
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EXISTING IRRIGATION LINE
LD	EXISTING LAND DRAIN
OHP	OVERHEAD POWER LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
SW	EXISTING SECONDARY WATERLINE
T	TELEPHONE LINE
G	GAS LINE
W	EXISTING CULINARY WATERLINE
	SECTION CORNER
	MONUMENT
	CONTROL POINT
4,424.11	EXISTING SPOT ELEVATION
4250	EXISTING CONTOUR LINE
4250	NEW CONTOUR LINE
	CONST. 3" ASPHALT & 8" UNTREATED BASE COURSE
	CONST. 30" CONC. CURB & GUTTER
	CONST. 4' CONC. SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 866-0676
Fax: (801) 866-0678

WASATCH VILLAS PH 7 & 8
PRELIMINARY PLAT - NOT TO BE RECORDED
FOR: KYLE HAMBLIN
3700 WEST 2700 SOUTH
SYRACUSE, UT
JOB# 04-038

REVISION	BY	DATE

SURVEYED BY	SPB	DATE 5/2004
DESIGNED BY	LKM	DATE 8/2004
DRAWN BY	BSD	DATE 5/2012
APPROVED BY	SJF	DATE 4/2006

SHEET # 1 OF 1

Engineer Subdivision Plan Review – Wasatch Villas Subdivision Phase 7 and 8
600 West 3100 South

Completed by Brian Bloemen on July 13, 2012

Below are the comments for the final plan review of the Wasatch Villas Subdivision Phases 7 and 8 concept plan:

1. All work shall comply with Syracuse City Engineering Standards and Construction Specifications. At preliminary design utility and site plans shall be submitted for review.

2. City standard is 6" sidewalk on 8" of untreated base course through driveways.

3. The Phase 7 Boundary Description does not match L4, L5 and the west boundary. Update these distances and bearings so they match.

4. On the Phase 8 Boundary Description the tie to the point of beginning is using the measured bearing with the recorded distance. Please change the distance to use the measured distance.

5. Show and hatch all <u>existing</u> easements on the plat including recording date, book, page and entry number.

6. All ADA ramps shall meet current ADA standards.

7. Label PUE widths for front, back and side yards.

8. Show building setback lines on the Phase 8 Plat for Lots 801-805.

9. The land drain on 600 West from station 1+00 to 2+92.50 is labeled as sanitary sewer.

10. Minimum land drain and sewer slope shall be 0.50%. Where tying into existing lines, continue the existing slope to the next manhole.

11. All land drain and sewer services shall tie directly into pipe, not into manholes.

12. Update the plan note on concrete collars to reflect the current City Standards.

13. General Note Modifications:

    a. #18 Update to reflect current City Standards
    b. #28 Update Pine View to Syracuse City
    c. #30 Add If a loop is required, restrained joint fittings and concrete thrust blocks will be required
    d. #39 Add a note that 36 hours notice to the City will be required prior to any main shutdown
    e. #45 The minimum base course required is 10”
    f. #53 Add to coordinate with the City prior to pouring any ADA ramps.
    g. #62 The minimum City Standard for double secondary water services is 2” off the main and split to two 1” services in the park strip.
    h. Add #66 All culinary & secondary waterlines will require 14 GA Single Strand Copper Wire tracer wire with 3” magnetic locator tape.

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

Sincerely,

Brian Bloemen
City Engineer

Final Subdivision Plan Review – Wasatch Villas Phases 7 & 8

Completed by Noah Steele, Planner on 07/12/2012

Recommendation: City staff recommends that the planning commission examine this subdivision sketch plan review. Please pay specific attention to items highlighted in yellow.

Date Plan Submitted to City: (Must be at least two weeks prior to the next planning commission meeting)	June 26th, 2012
Date Application Form Submitted:	June 26th, 2012
Date Fee Paid: (8-2-4)	Paid fees to Syracuse city on June 26th, 2012.
10-4-030: GENERAL APPLICATION REQUIREMENTS	**Planning Staff Review:**
C. The city shall not consider any subdivision, site plan, or other development application unless:	
1. The applicable zone of the subject property allows the requested approval.	Meets requirement.
2. Where permitted by this Title, the applicant also submits application for a proposed zoning map amendment that would, if approved, allow the proposaled request.	Not applicable.
8-2-2 GENERAL REQUIREMENTS The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. All drawings and/or prints shall be clear and legible and conform to good engineering and drafting room practice. Size of drawings shall be 22" x 34" (trim line) with 1/2" border on top, bottom and right sides. Left side shall be 1 1/2".	Meets requirements.
(1) In general the following shall be included on drawings:	
(a) North arrow (plan).	Meets requirements.
(b) Scale and elevations referenced to City datum.	Meets requirements.
(c) Stationing and elevations for profiles.	Meets requirements.
(d) Title block, located in lower right corner of sheet, to include: (i) Name of City (ii) Project title (subdivision, etc.).	Meets requirements.

(iii) Specific type and location of work.	
(e) Space for approval signature of City Engineer and date.	Meets requirements.
(f) Name of engineer or firm preparing drawings with license number and signature.	Meets requirements. Pinnacle Engineering and Land Surveying.
8-2-5: PARKS, OPEN SPACE, AND OTHER PUBLIC SPACES (Ord. 01-02) (Ord. 02-19) (Ord. 11-10)	
A. Location of parks and other public spaces. The City shall require a minimum of 6.6 acres of property for parks or other public spaces for every 1000 population throughout the city. The location of parks shall be determined by the City as identified in the Syracuse City General Plan. Developers will be required to work with the City to obtain park property within the development where placement of parks have been identified.	No park placement identified.
B. Park Purchase Fee. In order for the City to obtain property for parks and other public spaces, the developer shall contribute to the City six and six tenths percent (6.6%) of the appraised value of land being developed, which shall be used to purchase property for parks and other public spaces in the City. This assessment shall be made on each phase of development. The City may require the developer to donate six and six tenths percent (6.6%) of the property being developed should the City desire a park or other public space in that location. The amount of the Park Purchase fee shall be determined from a third party MAI (Member of the Appraisal Institute) designated appraisal requisitioned yearly by the City. The developer shall pay a nominal fee as determined by the City Council to defray the cost of the appraisal. The developer may accept the City's MAI appraisal or may procure and submit to the City an MAI appraisal of the subdivision property.	Fee paid.
8-2-6: ADJACENT STREETS. It shall become the responsibility of the Developer to complete all of the necessary public improvements on streets adjacent to his proposed development. This shall include reasonable landscaping of park strips, as approved by the city, when a new street placed is adjacent to an existing lot, which becomes a corner lot because of placement of	Planning Commission to review and discuss.

the road. This shall be done at the subdivider's sole expense. (Ord. 03-25)	
8-2-7: RELATION TO ADJOINING STREET SYSTEMS. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless the variations are deemed necessary by the Planning Commission for public requirements. Street access for new subdivisions shall be established by using the AASHTO Traffic Design Manual calculation of 7.5 seconds of travel time between street accesses onto existing roadways, (which calculated would be 385 feet at 35 mph) unless otherwise recommended by the Planning Commission. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their land and seek to provide for convenient access to it. Where, in the opinion of the Planning Commission it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Half streets along the boundary of land proposed for subdivision will not be permitted. (1999)	Temporary cul-de-sac on 3100 south meets requirement for connection to future 3700 W.
8-2-11: SECOND ACCESS REQUIRED. Providing for emergency response, all subdivisions having more than 35 homes shall have a minimum of two (2) ingress/egress roads, except that other acceptable alternatives for emergency accesses can be made and approved by both the Planning Commission and City Council. (Ord 05-12)	Phases 7 and 8 contain 35 proposed lots, which per ordinance do not require more than 1 ingress/egress road. Being that the two phases contain only one home less than the 36 homes threshold, the temporary cul-de-sac should be extended to 3700 w as soon as said street is completed. If all phases of the subdivision are analyzed for compliance together, the subdivision also meets the access requirements. It provides ingress/egress off 2920 S to 3700W on the north side, and 3150 S to 575 W on the south side.
8-2-19: SUBDIVISION PHASES. A subdivision containing more than thirty-six (36) lots shall be planned in subsequent phases and must follow the following requirements:	

(A) The sketch plan must show the placement, numbering and boundaries of the phases within the subdivision.	Plan only shows phases 3-8. Phases 1-2 not shown.
(B) Any future alteration or deviation from the original sketch plan will require the submittal of an amended sketch plan.	No comment.
(C) Design of each phase must be consistent with the Syracuse City's General Plan and this ordinance.	No comment.
(D) Phases must be completed in such a manner as to provide sufficient services to existing and future development.	Meets requirement.
(E) Phase and lot numbering must be sequential and consistent to that approved in the Sketch Plan. (Ord 02-19)	Meets requirement.
8-3-1: DESIGN STANDARDS. The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:	To be resolved by final review.
A. Blocks shall not exceed thirteen hundred twenty feet in length. (1,325)	Design does not form blocks. Street segments do not exceed 1325 ft.
B. Dead-end streets, which exceed one lot depth in length, shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all weather surface acceptable to the City. (Ord. 03-10)	Meets requirement.
C. Blocks shall be wide enough to adequately accommodate a minimum of two lots.	Meets requirements under current conditions. However, the future extension of 3700 w will possibly make it such that the block containing lots 806-812 from phase 8 will be unable to meet the requirement. Syracuse and Layton cities should work together on the alignment of the 3700 W extension in order to prevent an undesirable condition for the future residents of lots 806-812.
D. Dedicated walkways through the block may be required where access is necessary to a point designated by the Planning	No comment.

Commission. Such walkways shall be a minimum of six feet in width, but may be required to be wider where determined necessary by the Planning Commission. The subdivider shall surface the full width of the walkway with a concrete surface, install a chain link fence or its equal at least four feet high on each side and the full length of each walkway and provide, in accordance with the standards, rules, and regulations, barriers at each walkway entrance to prevent the use of the walkway by any motor vehicle or by any non-motorized vehicle wider than four feet.	
E. Blocks intended for business or industrial use shall be designated specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.	Not applicable.
F. The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.	Meets requirements.
G. All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum requirements of the County Board of Health for water supply and sewage disposal.	See comments below under 'Chapter 13 R-2 Residential'
H. Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	Meets requirements.
I. Side lines of lots shall be approximately at right angles, or radial to the street lines.	Meets requirements.
J. In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	Meets requirements.
K. Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All improvements shall be installed to the boundary of the subdivision	Meets requirements.

L.Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines. Exceptions to the maximum length of a cul-de-sac up to eight hundred (800) feet may be granted by the City Council, after receiving a recommendation from the Planning Commission, and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant may be required to provide, but is not limited to, the following: (Ord.03-10) (1) Written approval from Syracuse Police, Fire, and Public Works Departments.(2) Looped water main providing a two-way feed.(3) "Dead End" signage.(4) Street light at the end of the cul-de-sac.(5) Secondary emergency access and/or road width as required by Fire Department.(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.	Meets requirements.
M. When a dead-end street reaches its maximum block length of 1320 feet, it shall not be extended except to connect to another street which provides a second point of independent access. (Ord. 03-10)	Meets requirements.
FINAL SUBDIVISION REVIEW	
8-6-1: FINAL PLAT. The Final Plat must be prepared by a licensed land surveyor on a sheet of approved tracing with permanent black Ink and shall be prepared in accordance with the requirements of this ordinance. The plat shall be 19" X 30" and shall have a one and one -half (1 1/2) inch border on the left and a one-half (1/2) inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.	Meets requirements.
The plat shall show:	
(A) The name of the Subdivision, which name must be approved	Wasatch Villas Phase 7 & 8

by the Planning Commission and County Recorder.	
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.	Meets requirements.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.	Meets requirements.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.	Not included. Needs to be added to final Mylar. Developer to work with planning staff for addresses.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.	See engineer's comments.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	See engineer's comments.
(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property, shall be preserved in precise position.	See engineer's comments.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision	See engineer's comments.
(I) Street monuments shall be shown on the Final Plat as are approved by the City Engineer. Standard precast monuments will be furnished by the subdivider and placed as approved.	See engineer's comments.
(J) Pipes or other such iron markers shall be shown on the plat.	See engineer's comments.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.	Meets requirements. None shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.,) on Final Plat shall pose to an accuracy of not less than one part in five thousand (1/5000).	Meets requirements.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.	Meets requirements. No common open space.
(N) Boundary descriptions of the Subdivision	Meets requirements.
(O) Current inset City map showing location of subdivision.	Meets requirements.
(P) Standard forms for the following: (1) A registered Land Surveyor's Certificate of Survey as applicable under State Law. (2) Owner's Dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use,	Meets requirements.

maintenance and operation of the streets." (3) A notary public's "Acknowledgement." (4) The City Planning Commission's "Certificate of Approval." (5) The City Engineer's "Certificate of Approval." (6) The City Council's "Certificate of Approval." (7) The County Recorder's "Certificate of Attest." (8) A three-inch (3") by three-inch (3") space in the lower right-hand corner of the drawing for recording information.	

Chapter 13 R-2 Residential	**Planning Staff Review:**
10-13-020 Permitted Use	10-13-020 Permitted Use
(D) Dwellings, Single-Family	(D) Yes
10-13-040 Minimum Lot Standards	10-13-040 Minimum Lot Standards
(A) Density. Minimum lot size 10,000 square feet, but in no case shall the density 3.79 lots per net acre	(A) Minimum lot size: 10,001 square feet Total Density (35 units): 3.55 lots per net acre
(B) Lot Width: 85 feet	(B) Yes
(C) Front Yard. 25 feet	(C) Yes
(D) Side Yards. 8 feet (both sides)	(D) Yes
(E) Rear Yard. 30 feet	(E) Yes
(F) Building Height. As allowed by current building code.	(F) Not shown.Requesting typical elevation concept and show height.
10-13-050 Off-Street Parking and Loading	10-13-050 Off-Street Parking and Loading
Off-street parking and loading shall be provided as specified in Chapter 8 of this Title.	Yes, minimum requirement for single-family dwellings is 2 parking spaces per dwelling unit.
10-13-060 Signs	10-15-060 Signs
The signs permitted in this Zone shall be those allowed in residential zones by Chapter 9 of this Title.	No sign proposed

Chapter 6 – General Land Use Regulations	**Planning Staff Review:**
10-6-060 Miscellaneous Requirements and Provisions	10-6-060 Miscellaneous Requirements and Provisions
(B) Visibility at Intersections.	(B) Developer must ensure that plants comply with the required clear-visibility triangle
10-6-080 Buffer Yards	10-6-080 Buffer Yards
(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:	
1. Identify the land use category of the proposed use.	1. R-2 Residential
2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.	2. North = R-2 Residential West = R-2 Residential South = R-2 Residential East = Layton City
3. Determine the buffer yard required for the proposed development by using Table 2.	3. North = No buffer requirement West = No Buffer requirement South = No buffer requirement East = Layton City
4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2.	4. N/A

From: Eric Froerer
Sent: Friday, June 01, 2012 12:09 PM
To: Judy Merrill
Subject: RE: Preliminary Plan - Wasatch Villas

Based on review of plans as submitted, this looks like a good project. It would be very beneficial to have 3700 W (Layton/Syracuse border) extend to what looks like will be 3100 S street in the subdivision, so that along with what looks like will be 600 W street, providing two accesses into the subdivision. Fire Hydrant placement is good. Length of cul-de-sac is not excessive for fire protective concerns.

Eric J Froerer
Syracuse City Fire Chief
Office 801.614.9614
efroerer@syracuseut.com

From: Judy Merrill
Sent: Thursday, May 31, 2012 2:08 PM
To: Eric Froerer
Subject: Preliminary Plan - Wasatch Villas
Importance: High

Eric, please review the attach preliminary plan and provide our Department with any comments you may have by tomorrow (3pm if possible) for inclusion into the Planning Commission packet for their meeting on June 5, 2012. Thanks!

Judy S. Merrill
SYRACUSE CITY Administrative Secretary
Office Phone and Fax: 801-614-9626

COUNCIL AGENDA

August 14, 2012

Agenda Item **#8** Final Subdivision Approval, Sunset Park Villas Phase B, located at approximately 1840 S. 910 W.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Staff Recommendation

Grant Final Subdivision Approval for Sunset Park Villas Phase B, located at approximately 1840 S. 910 W.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Sunset Park Villas Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 8, 2012

Subject: City Council Approval of Sunset Park Villas Subdivision, Phase B: Leeisure Villas, LC (Dave Erickson) request for Final Subdivision approval located at approximately 1840 South and 910 West. 52 units, 7.04 Acres, Planned Residential Development (PRD) Zone

---

Background

This Subdivision was originally approved in 2008, but there may have been a miscommunication from previous planning staff directing the applicant to not record the plat until such time that the developer was ready to begin construction. Thus due to the previous approvals and the Development agreement which is in effect for 8 years, this approval is a renewal of the previous final plat approval.

Consideration of Recommendation for City Council Approval of the Sunset Park Villas Subdivision (Final Plans Review)

On August 7, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Sunset Park Villas Subdivision, Phase B, Final Plans.

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

- Final plan-Construction Set Drawings
- City Engineer's review, dated August 2, 2012
- City Planner's review, dated July 21, 2012

- Fire Department's review, dated July 26, 2012
- Police Department's review, dated August 2, 2012

Recommendation

The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Sunset Park Villas Subdivision, Phase B, located at approximately 1840 South 910 West, subject to meeting all requirements of the City's Municipal Codes, City staff reviews dated July 21, July 26, 2012 and August 2, 2012.

LEISURE VILLAS

SUNSET PARK VILLAS

CONSTRUCTION DRAWINGS

IRRIGATION & STREET SIGNAGE - IS01

GRADING PLAN & SHEET LAYOUT - GP01

PLAN & PROFILE SHEETS - PP01 THRU PP07

CLUBHOUSE SITE PLAN - SP01

DETAIL SHEETS - DS01 THRU DS10

SURVEY CONTROL DRAWING - SC01

DETENTION BASIN GRADING - DP01

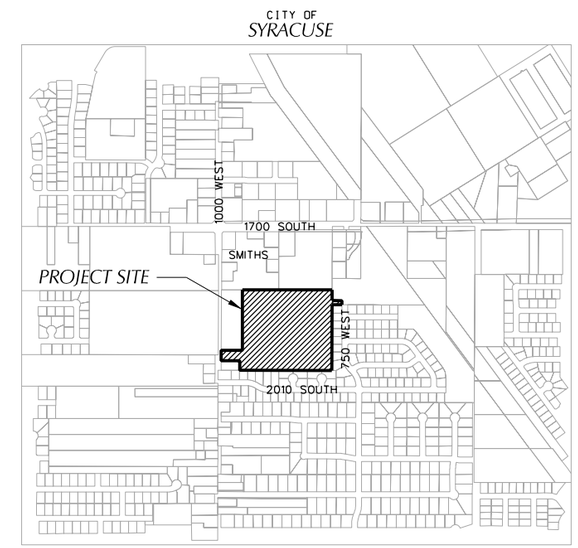
TRAFFIC CONTROL PLANS - TC01 & TC02

Sunset Park Villas

PRIVATE SENIOR COMMUNITY

SYRACUSE, UTAH

JANUARY 2008



VICINITY MAP

-NTS-

GENERAL NOTES:

1. CONSTRUCTION IS TO BE DONE PER THE LATEST SYRACUSE CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.

2. CONTRACTOR SHALL PREPARE AN EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION AND SUBMIT IT TO SYRACUSE CITY PUBLIC WORKS DIRECTOR FOR APPROVAL.

3. LOCATION/SIZES OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY AND DISCUSS ANY DISCREPANCIES WITH ENGINEER.

OWNER

SUNSET PARK VILLAS
LARRY LINDSTROM / MANAGER

DATE

DESIGN ENGINEER

J-U-B ENGINEERS, INC.
NOAH D. GORDON, P.E.

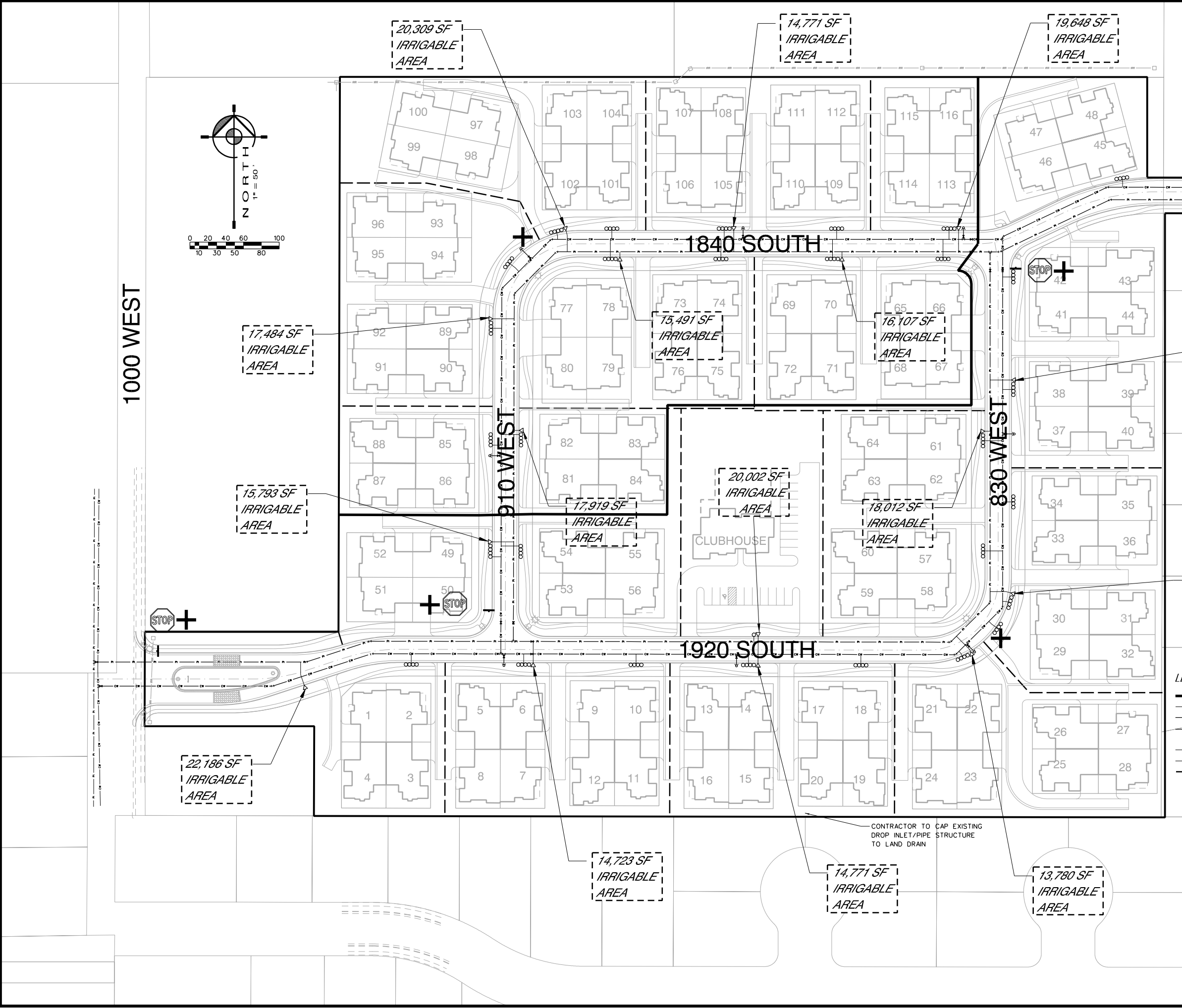
REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

DATE

PREPARED BY

J-U-B

Engineers • Surveyors • Planners



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REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

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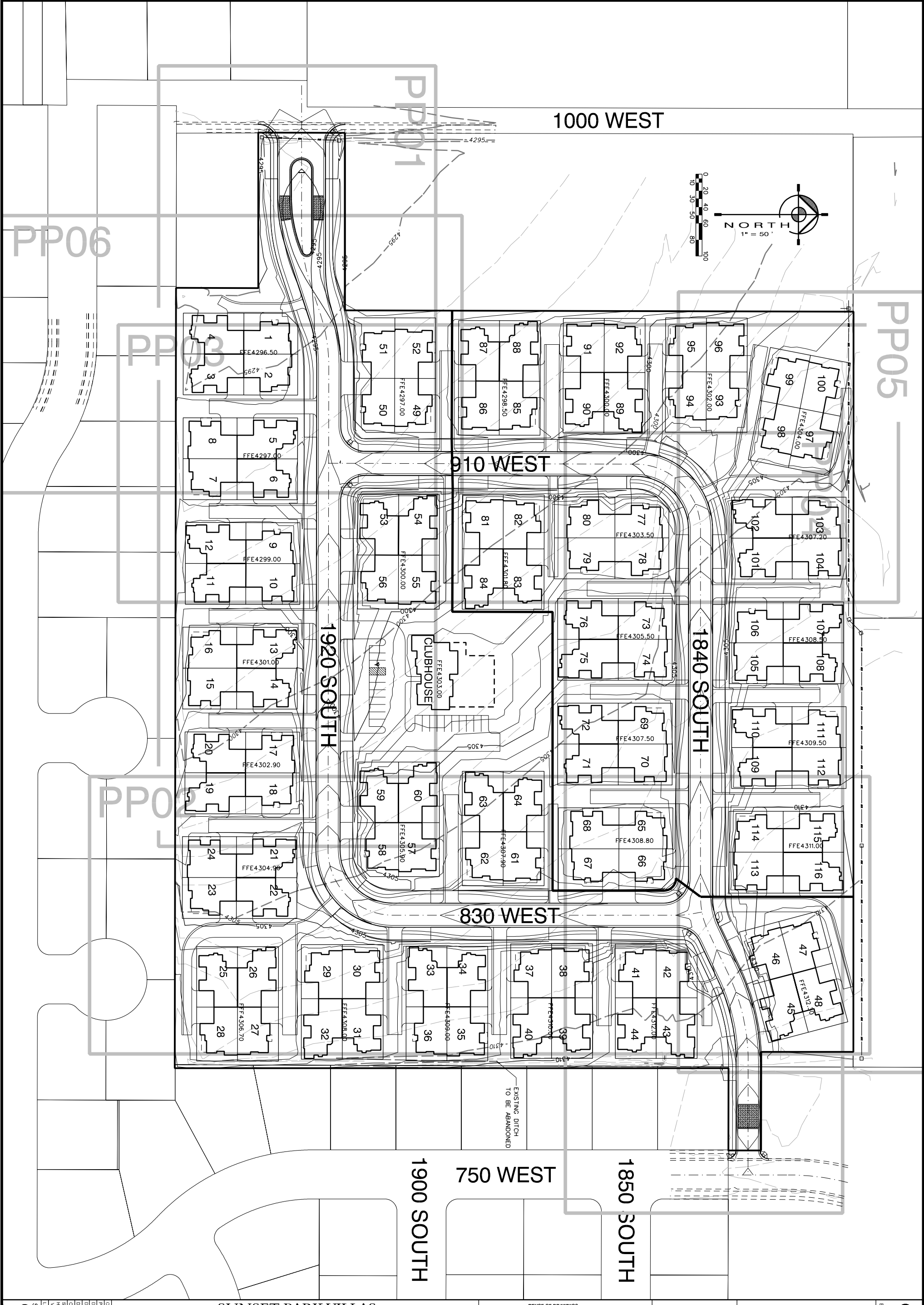
NO.	REVISION	BY	DATE
1	ADDED STREET LIGHT AT 750 W AND 1840 S.	MJL	NDG 2SEP09

SUNSET PARK VILLAS
IRRIGATION & SIGNAGE LAYOUT

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035IS01.dgn
PROJ. #:	5005035
DRAWING NO. :	5005035IS01
DRAWN BY:	LEA
DESIGN BY:	LEA
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 50'
VER SCALE:	1" = 50'
LAST UPDATED:	9/1/2009

SHEET IS01 OF 1



SUNSET PARK VILLAS
GRADING PLAN & SHEET LAYOUT

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350P01.dgn
PROJ. #: 50050350
DRAWING NO.: 50050350P01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 50'
VER SCALE: 1" = 50'
LAST UPDATED: 9/1/2009

SHEET GP01 OF 1

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REVISION

NO.	DESCRIPTION	BY	APR	DATE
2	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	05DEC08
1	ADDED FFE'S AND UPDATED CONTOURS	MIJ	NDG	20NOV08

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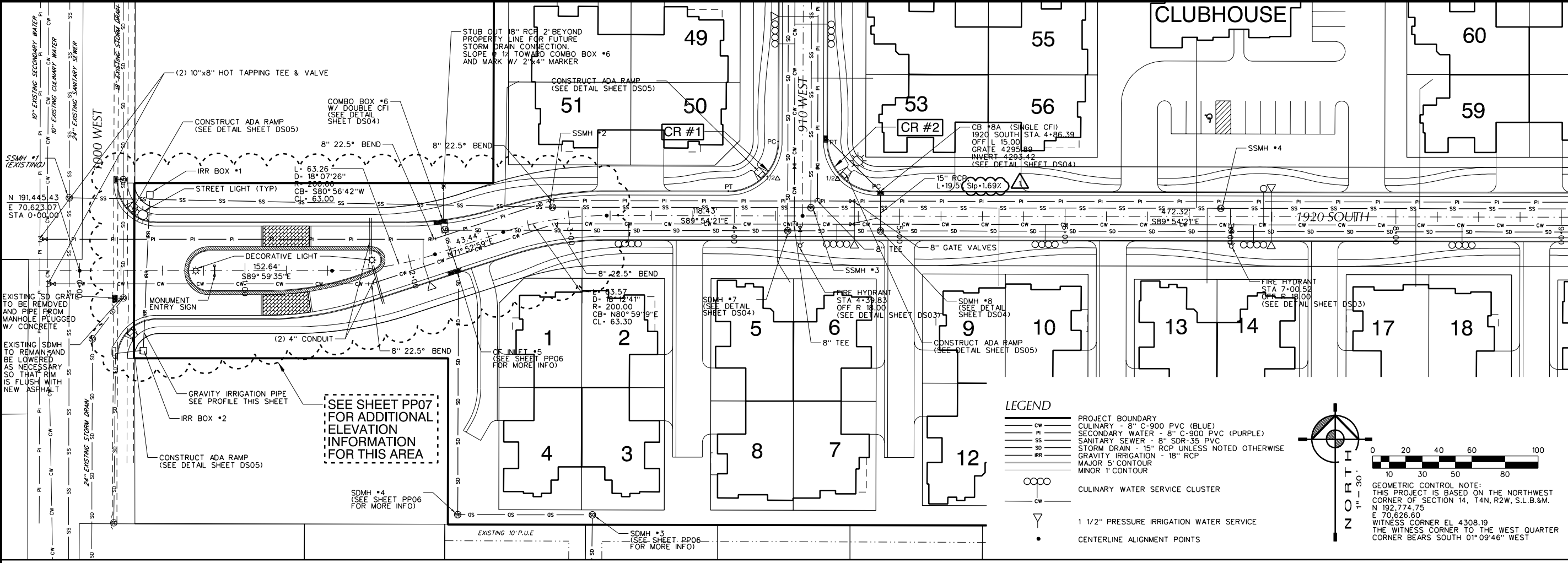
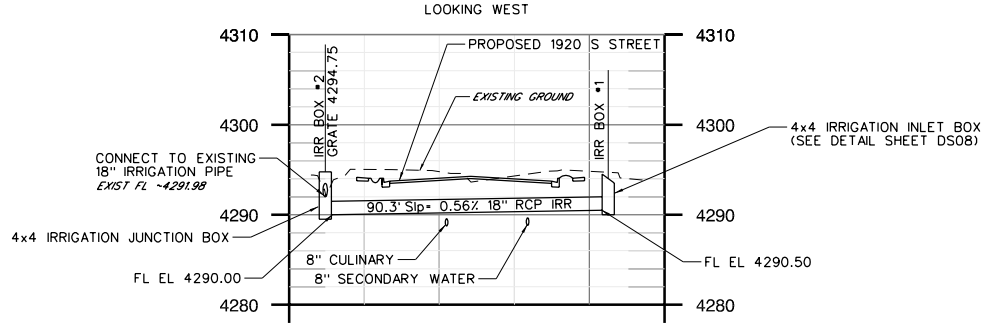


NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE

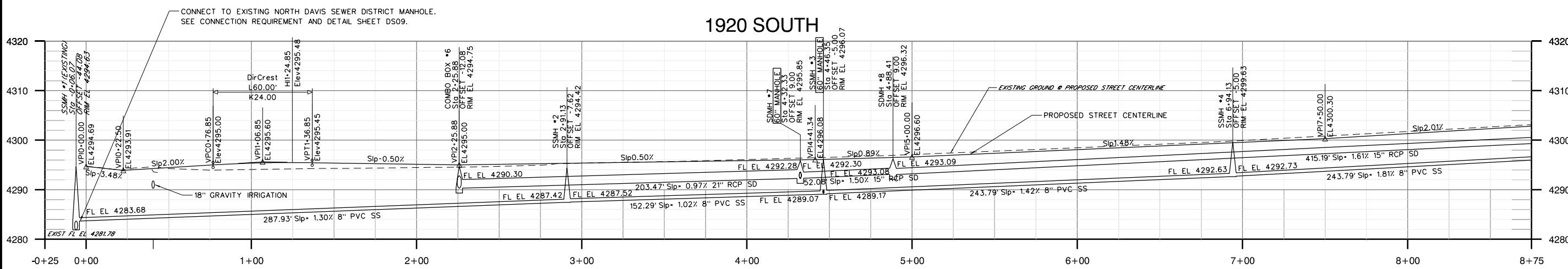
GRAVITY IRRIGATION PIPE

LOOKING WEST



CR #1							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	89°56'31"	47.09'	PT	1920 S	3+96.39	L 15.00	4295.93
			¾ Δ				4296.01
			½ Δ				4296.08
			¼ Δ				4296.16
			PC	910 W	0+44.95	L 15.00	4296.23

CR #2							
Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	90°03'29"	47.15'	PC	1920 S	4+86.39	L 15.00	4296.56
			¼ Δ				4296.48
			½ Δ				4296.40
			¾ Δ				4296.31
			PT	910 W	0+45.05	R 15.00	4296.23



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE

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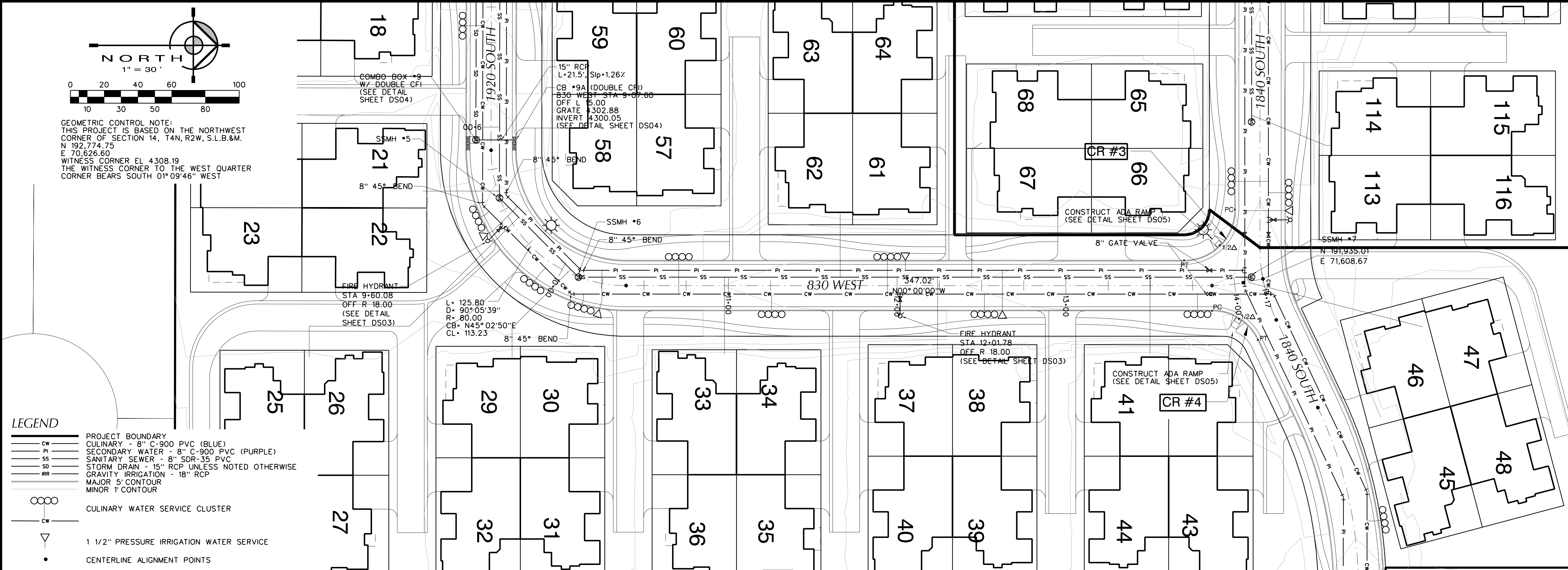
NO.	REVISION	BY	DATE
1	CHANGED SD PIPE SLOPE, CB#8A TO SDMH#8	NDG	MIJ 04/01/2009

SUNSET PARK VILLAS
PLAN & PROFILE SHEET

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035PP01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

SHEET PP01 OF 7



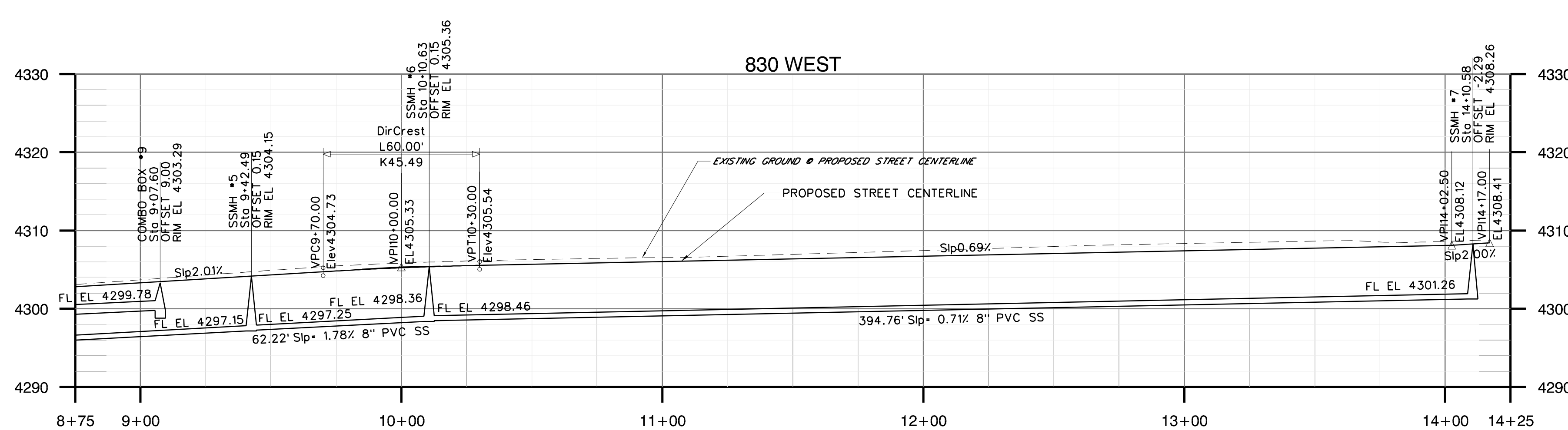
NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE

CR #3

Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBC Elev.
30'	89°59'50"	47.12'	PC	1840 S	9+26.86	R 15.00	4308.13
			¼ Δ	**HIGH SPOT**			4308.19
			½ Δ				4308.12
			¾ Δ				4308.04
			PT	830 W	13+69.96	L 15.00	4307.97

CR #4

Radius (TBC)	Δ	Length	Label	Street Alignment	Station	Offset	TBW Elev.
30'	64°38'52"	33.85'	PC	830 W	13+86.48	R 15.00	4308.09
			¼ Δ				4308.26
			½ Δ				4308.43
			¾ Δ				4308.60
			PT	1840 S	9+99.60	R 15.00	4308.77



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NO.	DESCRIPTION	BY	APP.	DATE

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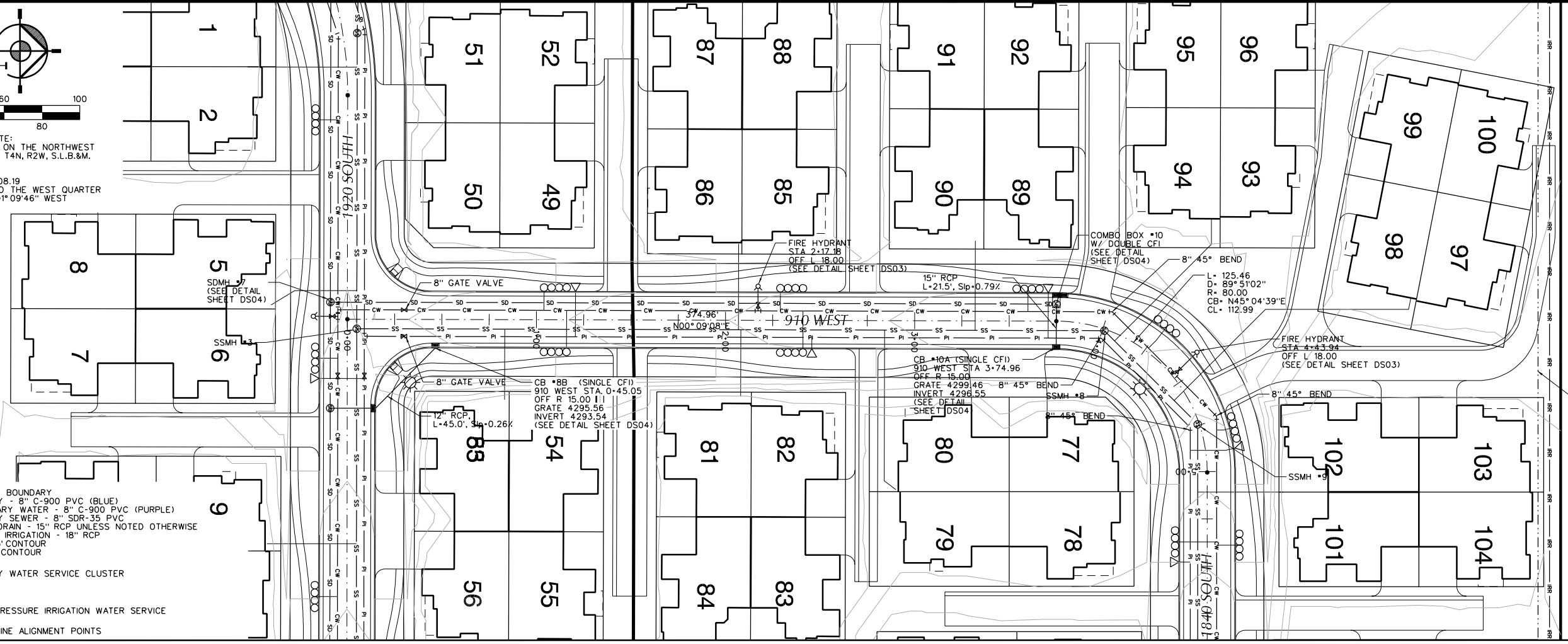
CAD FILE: 5005035PP02.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

SHEET
PP02
OF 7

NORTH
1" = 30'

0 20 40 60 100
10 30 50 80

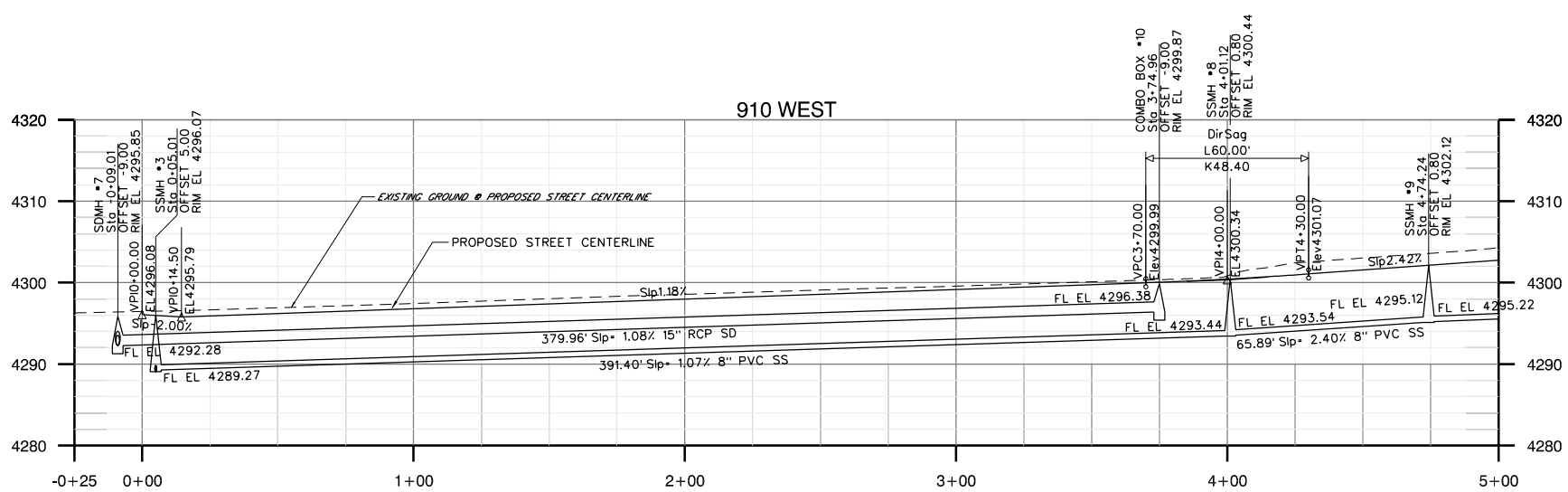
GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01°09'46" WEST



LEGEND

- PROJECT BOUNDARY
- CW — CULINARY - 8" C-900 PVC (BLUE)
- PI — SECONDARY WATER - 8" C-900 PVC (PURPLE)
- SS — SANITARY SEWER - 8" SDR-35 PVC
- SD — STORM DRAIN - 15" RCP UNLESS NOTED OTHERWISE
- IRR — GRAVITY IRRIGATION - 18" RCP
- MAJOR 5' CONTOUR
- MINOR 1' CONTOUR
- CW — CULINARY WATER SERVICE CLUSTER
- 1 1/2" PRESSURE IRRIGATION WATER SERVICE
- CENTERLINE ALIGNMENT POINTS

NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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NO.	REVISION	BY	APPD.	DATE
2	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	09/09/09
1	RAISED ROAD FROM STA 1+70 TO STA 1+50	MIJ	NDG	08/06/09

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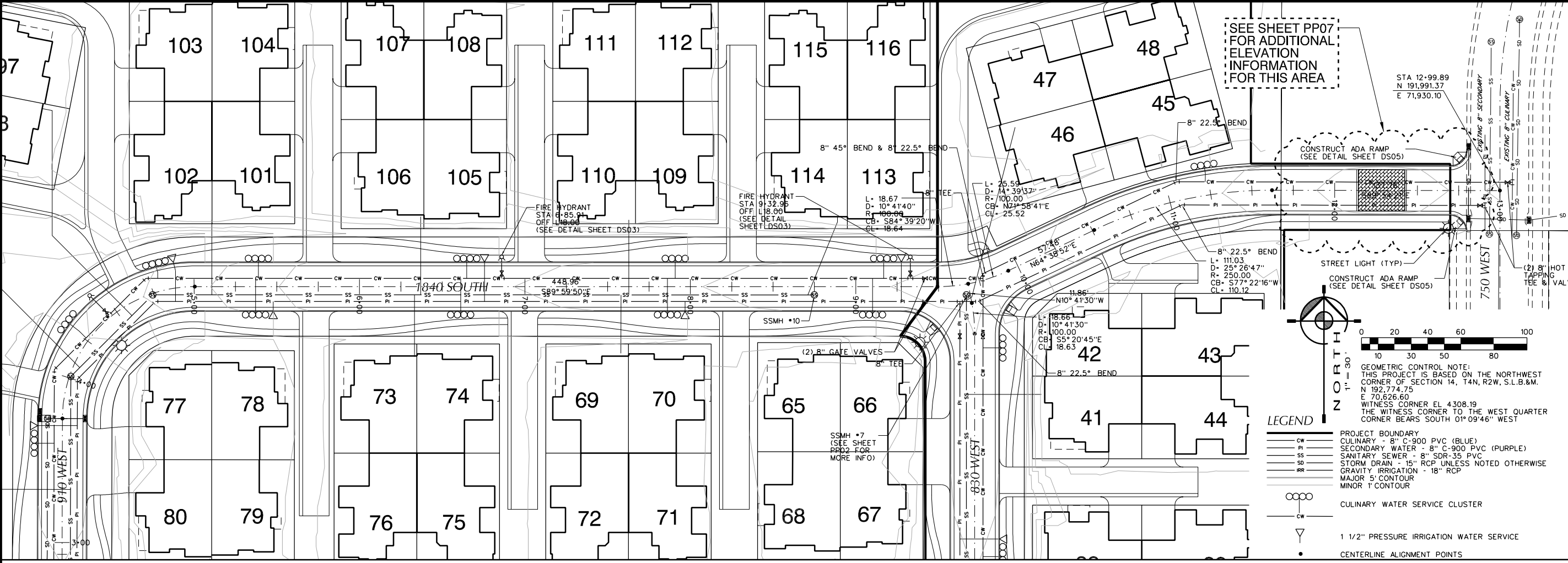
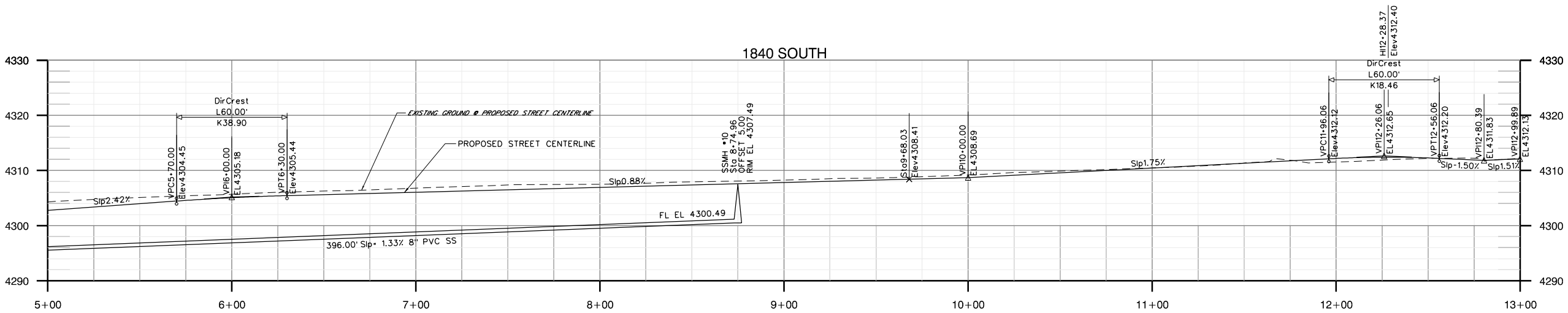
SYRACUSE, UTAH

CAD FILE: 5005035PP03.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

SHEET
PP03
OF 7



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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NO.	REVISION	BY	APP.	DATE
3	RETURN ROAD TO ORIGINAL ELEVATION	MIJ	NDG	09/08/09
2	ADDED ADA RAMPS AT 910 W. AND 1840 S.	MIJ	NDG	08/27/09
1	ADDED STREET LIGHT AT 750 W. AND 1840 S.	MIJ	NDG	08/18/09

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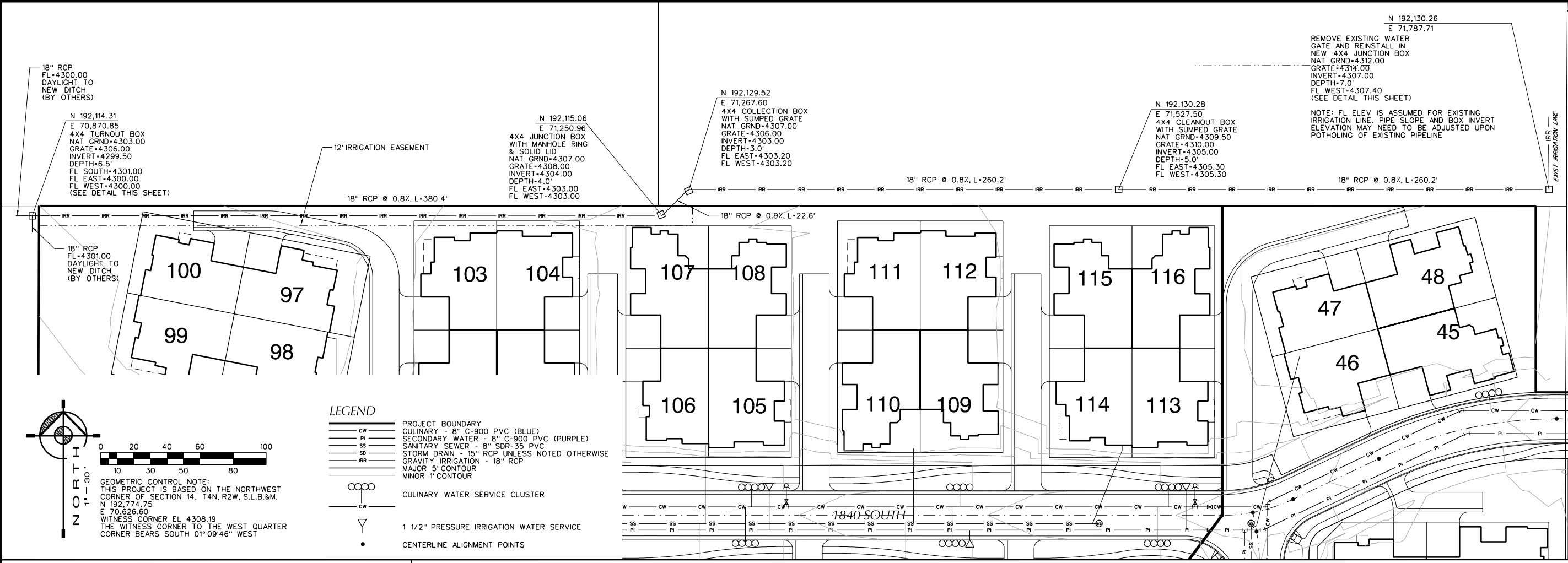
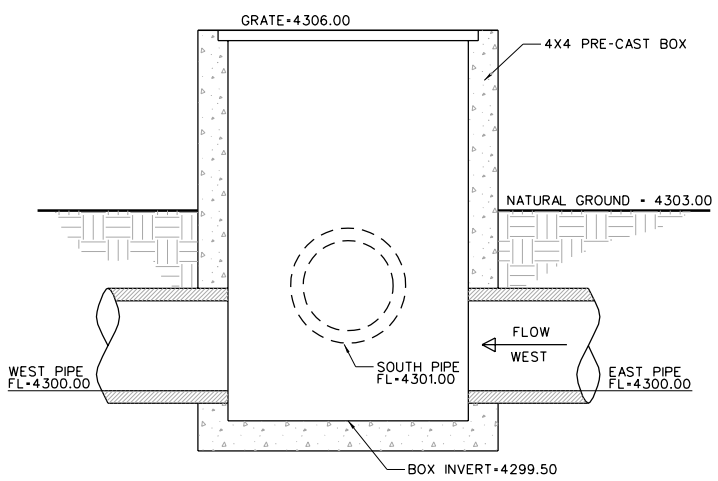
CAD FILE: 5005035PP04.dgn
PROJ. #: 5005035
DRAWING NO.: 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 10'
LAST UPDATED: 9/1/2009

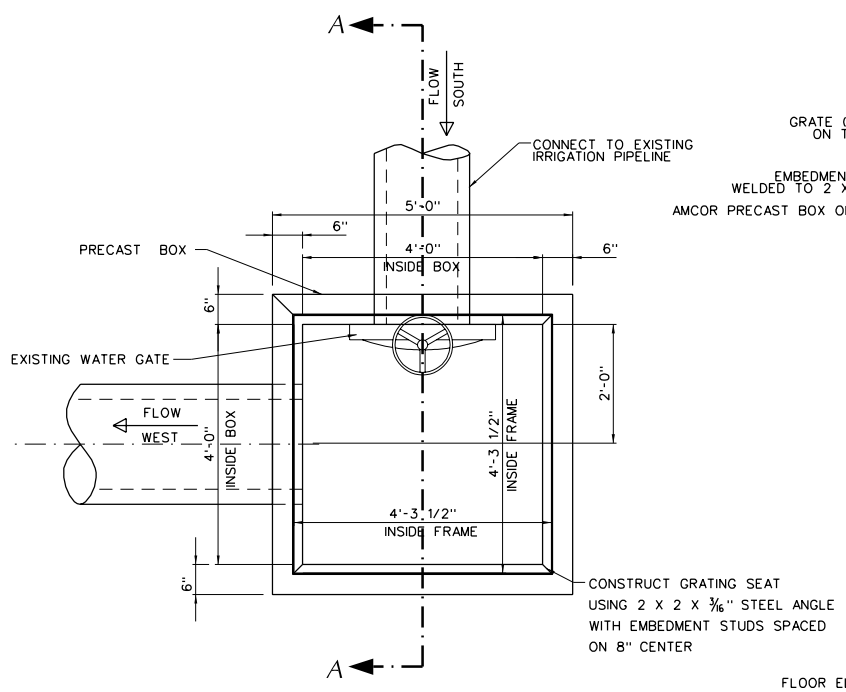
SHEET
PP04
OF 7



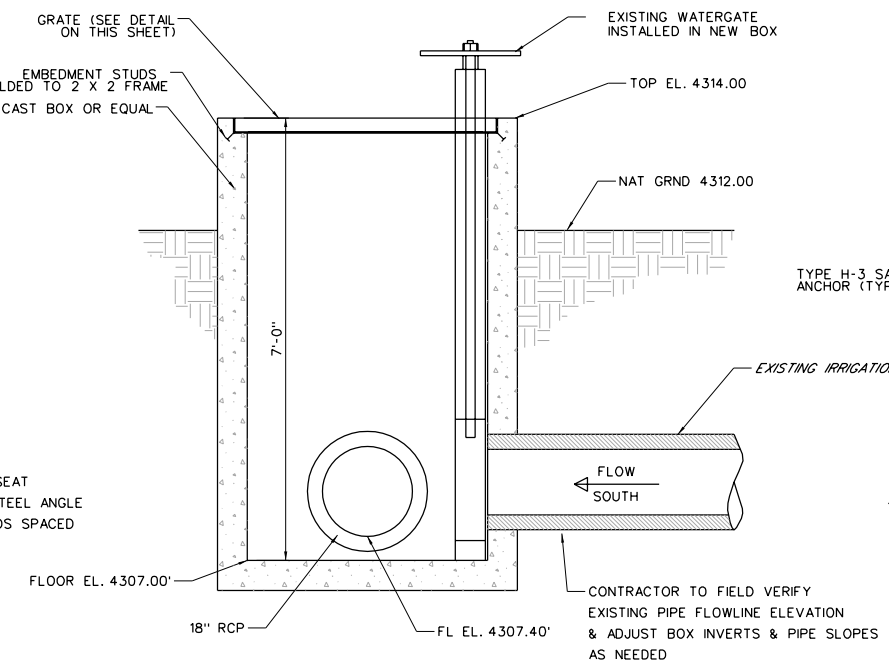


4' X 4' TURNOUT BOX DETAIL

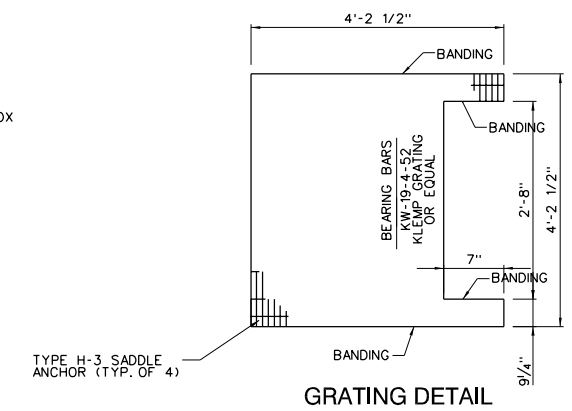
NOT TO SCALE



PLAN VIEW

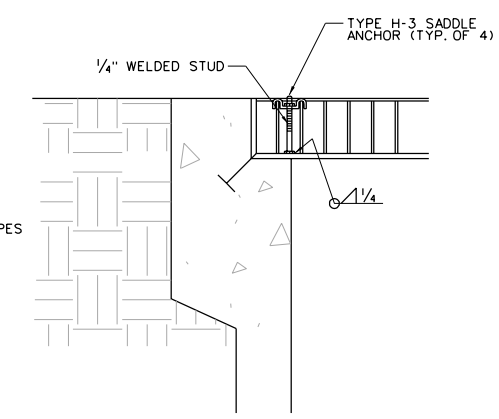


SECTION A-A



GRATING DETAIL

HOT DIP GALVANIZE AFTER FABRICATION



4'x4' JUNCTION BOX

NOT TO SCALE

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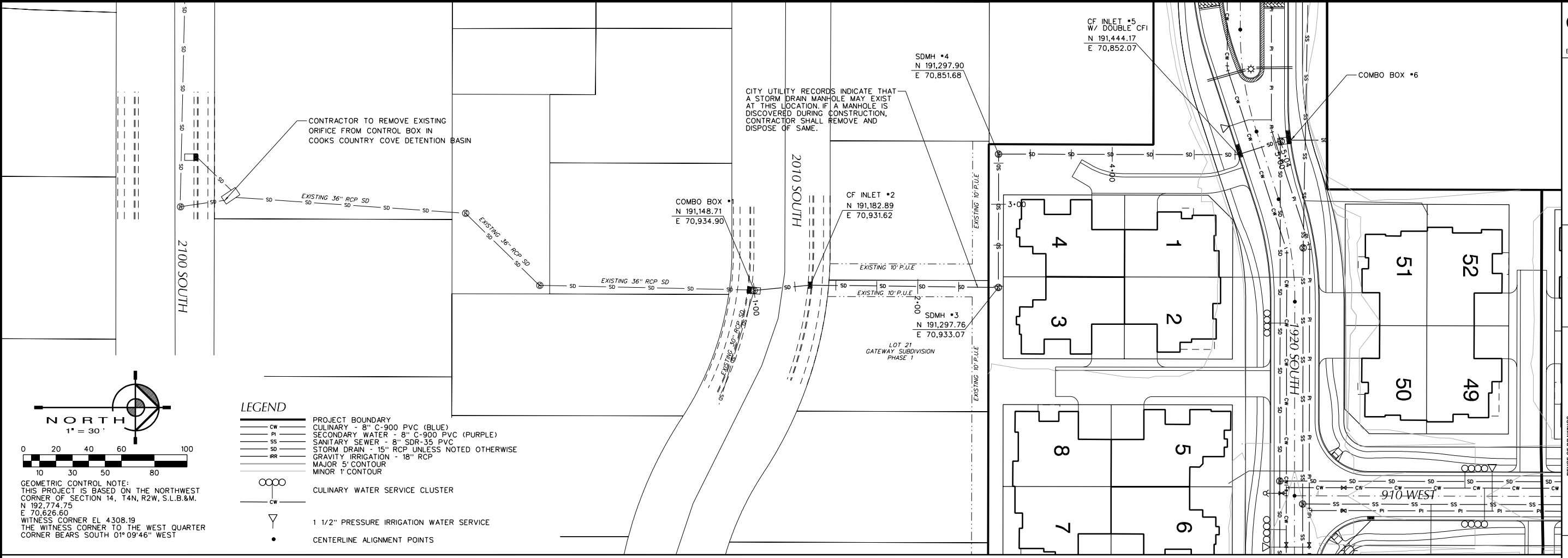
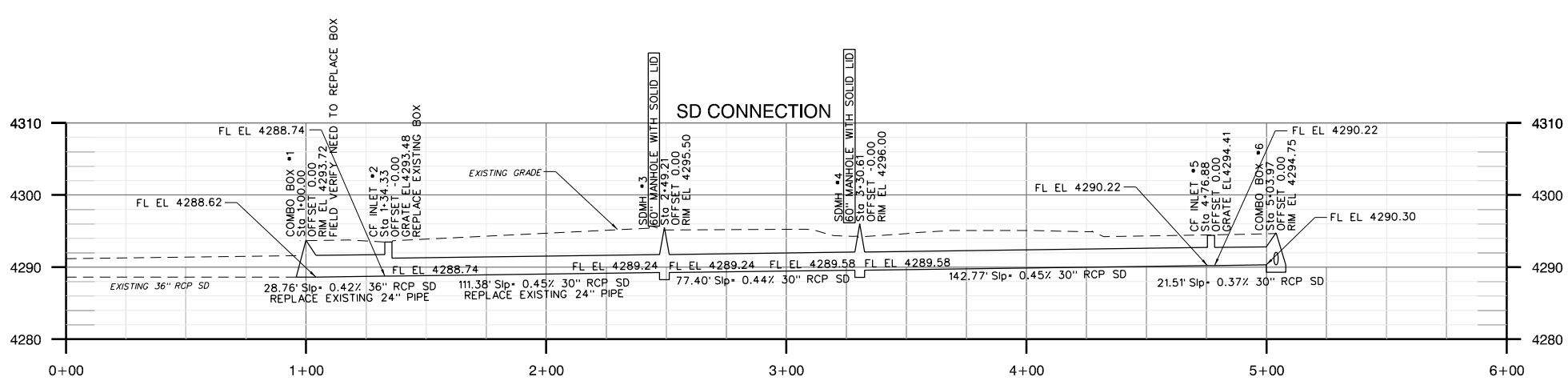
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	HOR SCALE: 1" = 30' VER SCALE: 1" = 10'
LAST UPDATED:	9/1/2009

SHEET
PP05
OF 7



NOTE: ALL MANHOLES 48" DIA. UNLESS NOTED OTHERWISE



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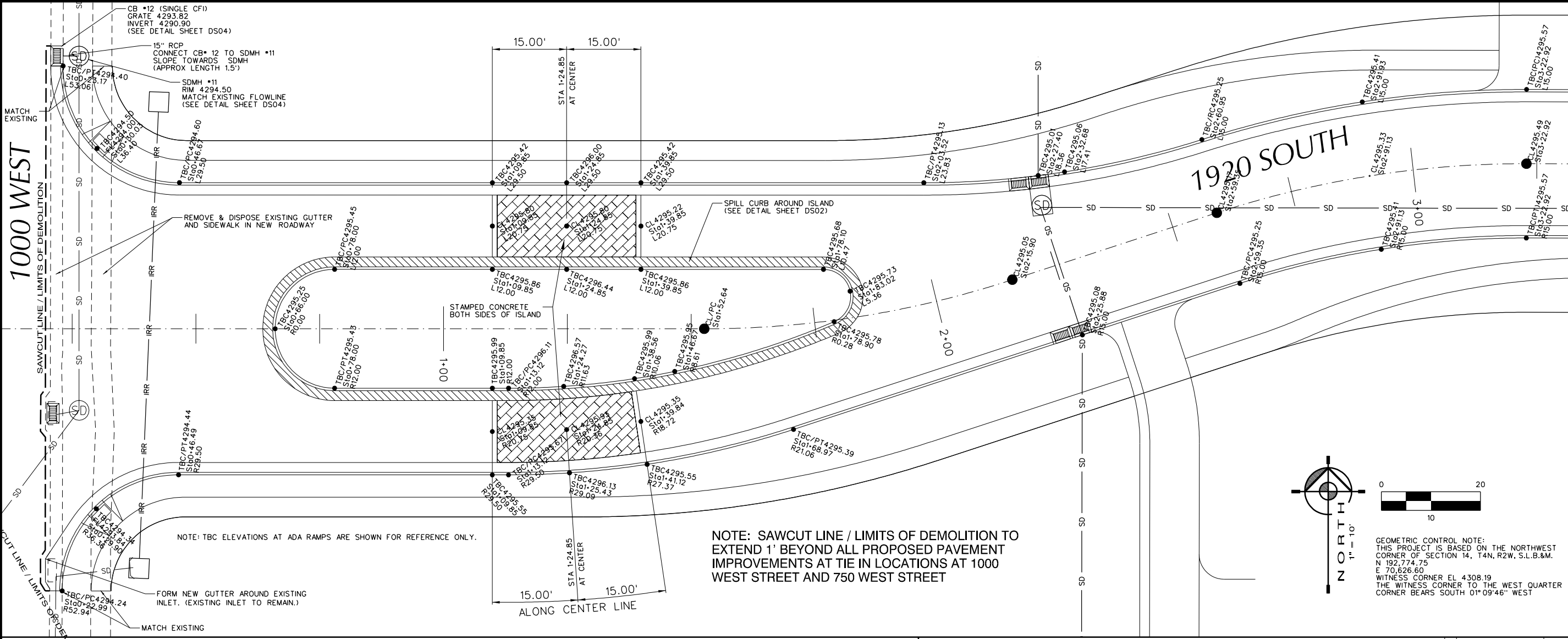
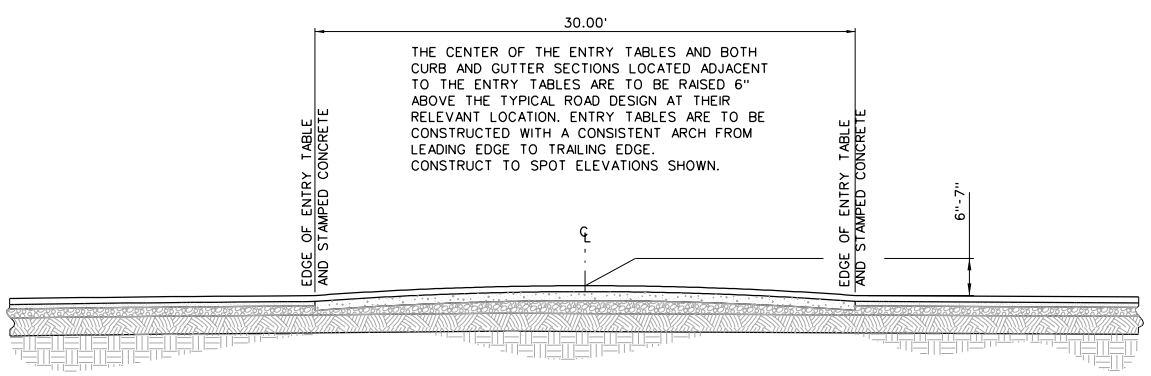
CAD FILE:	5005035PP06.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035PP01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

SHEET
PP06
OF 7



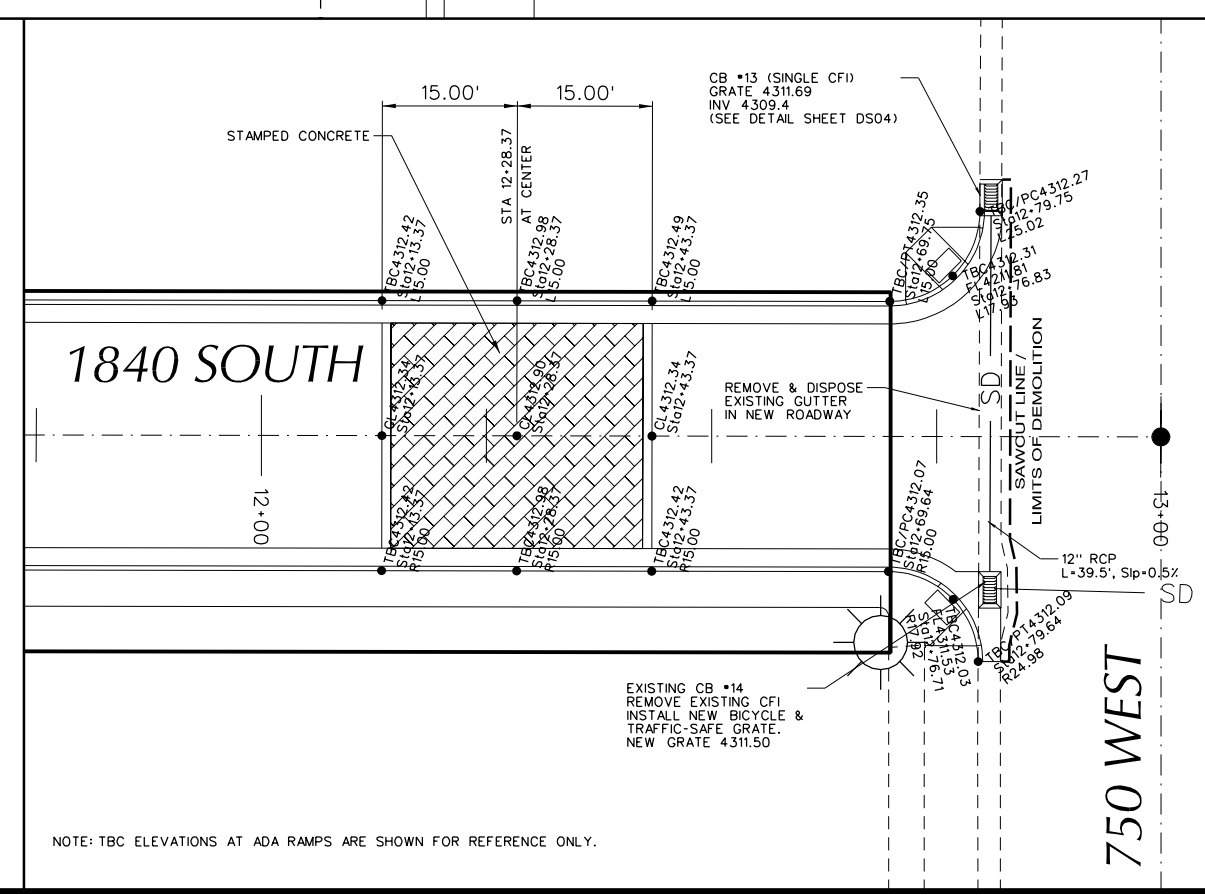
NOTE: SAWCUT LINE / LIMITS OF DEMOLITION TO EXTEND 1' BEYOND ALL PROPOSED PAVEMENT IMPROVEMENTS AT TIE IN LOCATIONS AT 1000 WEST STREET AND 750 WEST STREET

GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST



LONGITUDINAL SECTION OF ENTRY TABLE

NOTE: ENTRY TABLES ARE PLACED AT THE HIGH POINTS OF THE ROAD DESIGN.



NOTE: TBC ELEVATIONS AT ADA RAMPS ARE SHOWN FOR REFERENCE ONLY.

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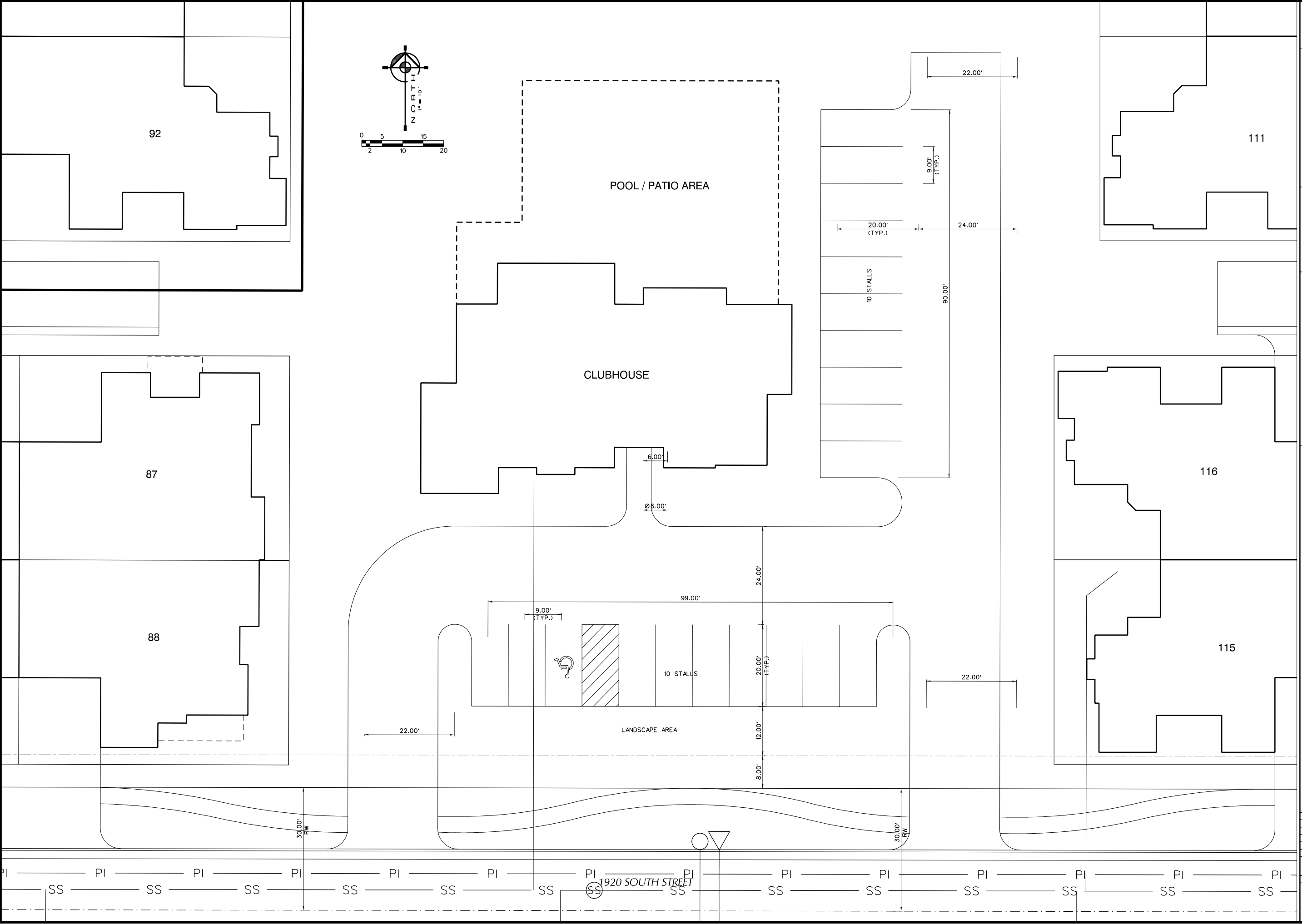
SYRACUSE, UTAH

CAD FILE:	5005035PP07.dgn
PROJ. #:	5005035
DRAWING NO. :	5005035PP07
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET	
HOR SCALE:	1" = 10'
VER SCALE:	1" = 10'
LAST UPDATED:	9/1/2009

SHEET PP07 OF 7



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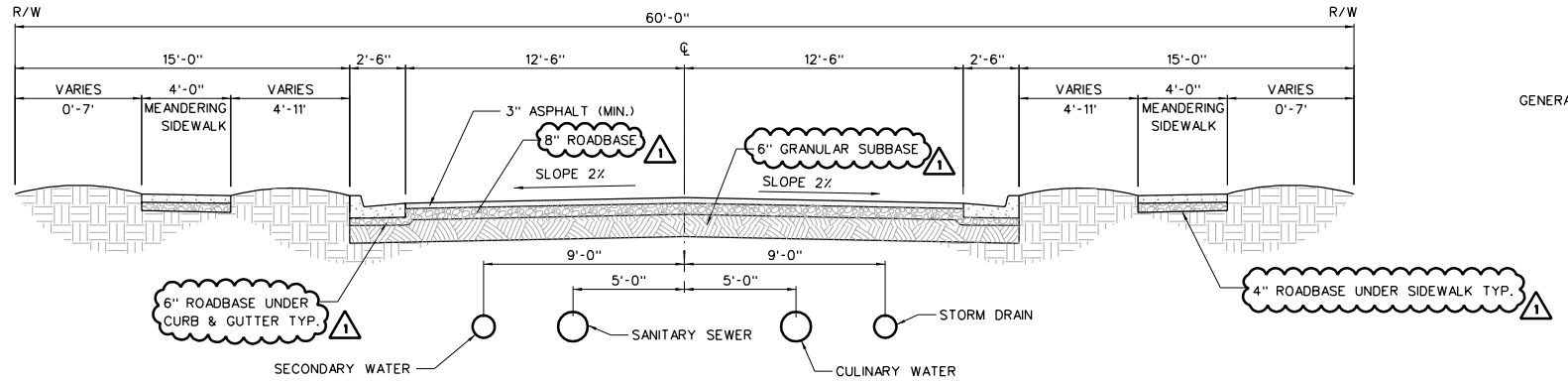
NO.	REVISION	BY	DATE

SUNSET PARK VILLAS
CLUBHOUSE SITE PLAN

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035SP01.dgn
PROJ. #: 50-05-035
DRAWING NO. : 5005035SP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=10'
VER SCALE: 1"=10'
LAST UPDATED: 9/1/2009

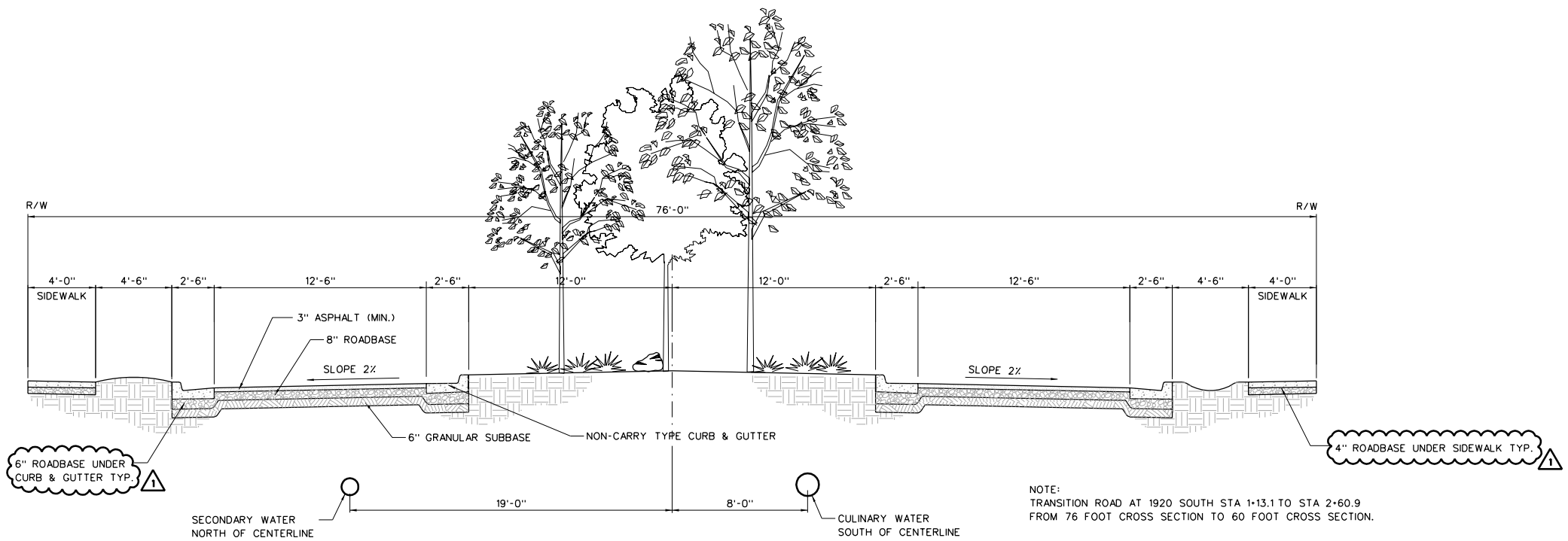
SHEET
SP01
OF 1



GENERAL NOTE: AN ACCEPTABLE ALTERNATIVE PAVEMENT DESIGN FOR 3" ASPHALT ON 8" ROADBASE ON 6" GRANULAR SUBBASE IS 3" ASPHALT ON 11" ROADBASE WITHOUT GRANULAR SUBBASE.

SUNSET PARK VILLAS 60' STREET CROSS SECTION

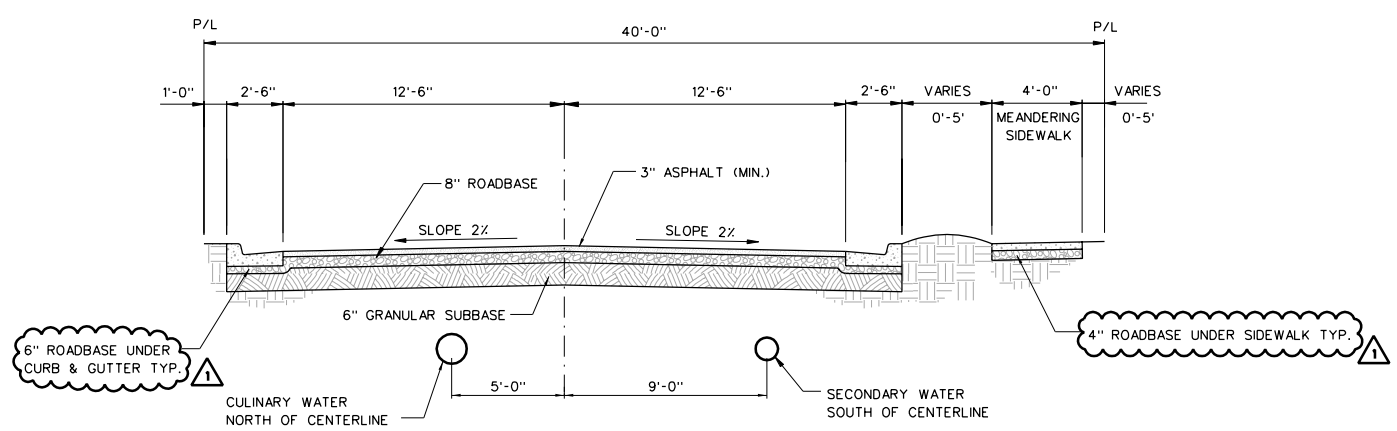
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



NOTE:
TRANSITION ROAD AT 1920 SOUTH STA 1+13.1 TO STA 2+60.9 FROM 76 FOOT CROSS SECTION TO 60 FOOT CROSS SECTION.

1920 SOUTH ENTRY FROM 1000 WEST CROSS SECTION

(FROM 1920 SOUTH STA 0+46.5 TO STA 1+13.1, SEE SHEET PP01)



1840 SOUTH ENTRY FROM 750 WEST CROSS SECTION

(FROM 1840 SOUTH STA 9+93.6 TO STA 12+69.9, SEE SHEET PP04)

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NO.	REVISION	BY	DATE
1	CORRECTED BASE MATERIAL THICKNESSES	MJ	09/04/09

SUNSET PARK VILLAS
STREET CROSS SECTION DETAILS

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S01.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S01
DRAWN BY: MJ
DESIGN BY: MJ
CHECKED BY: NDG
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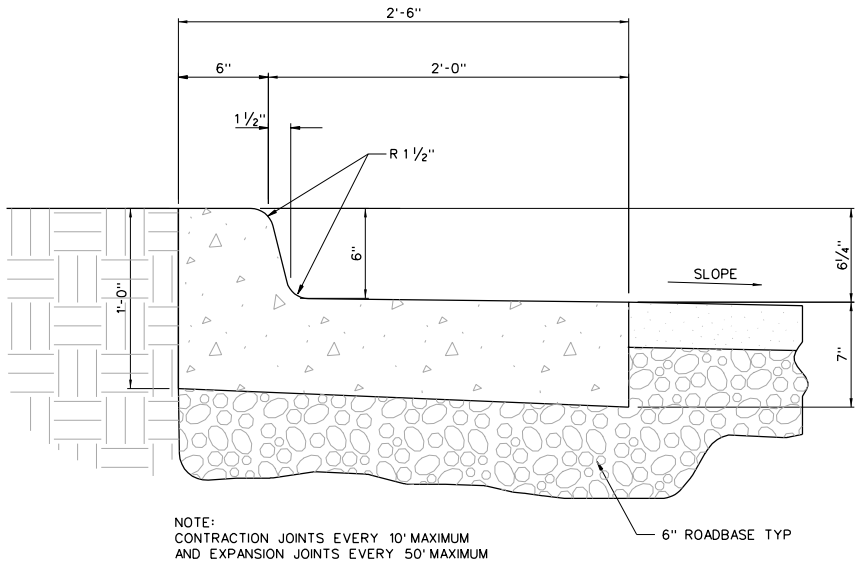
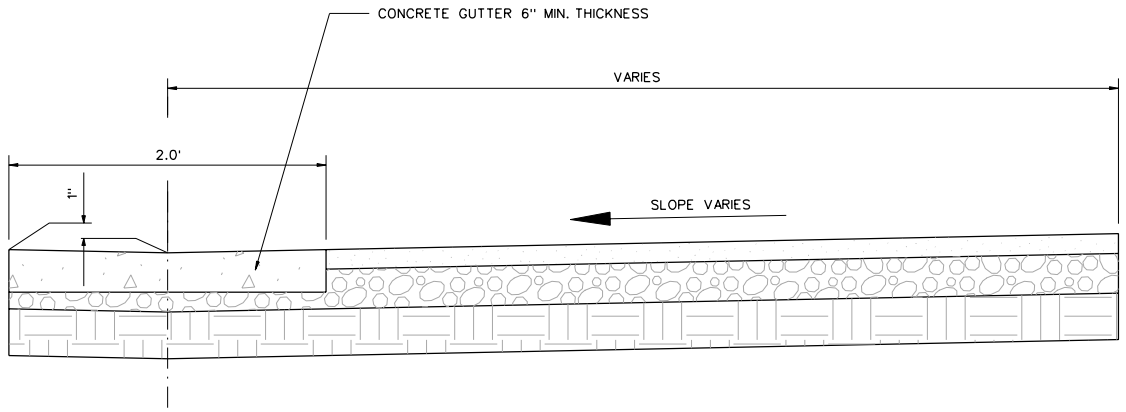
HOR SCALE: 1"=4'
VER SCALE: 1"=4'
LAST UPDATED: 9/1/2009

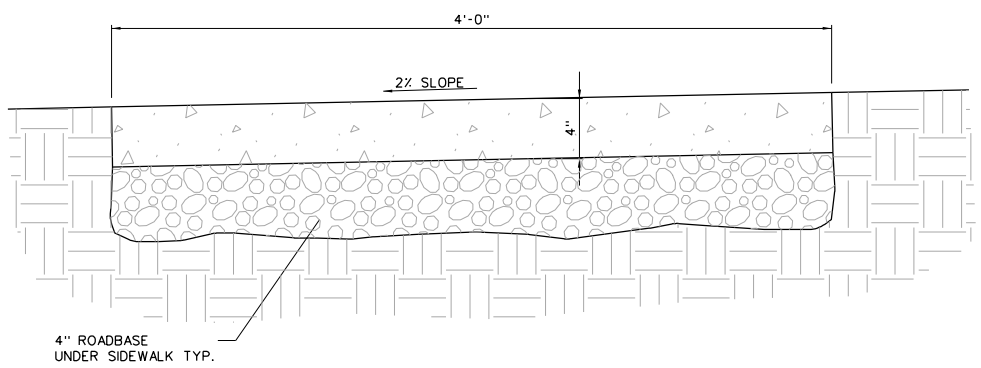
SHEET
DS01
OF 10



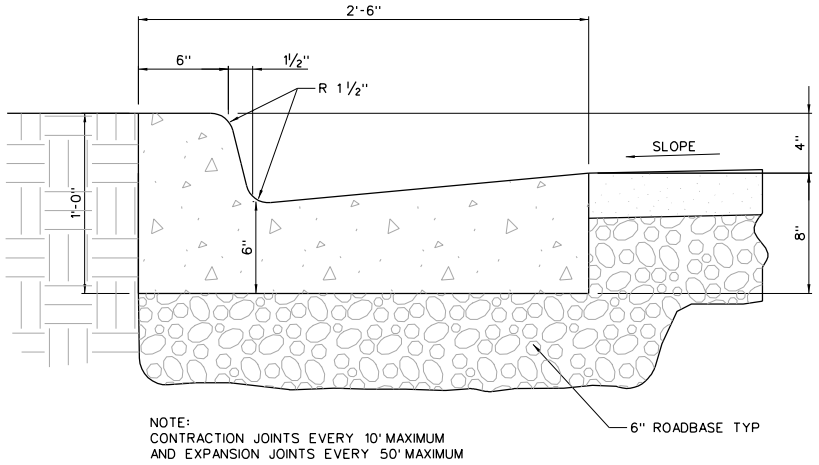
NON-CARRY TYPE CURB & GUTTER



DRIVEWAY GUTTER CROSS SECTION



4' SIDEWALK



CURB & GUTTER
SYRACUSE STANDARD DETAIL

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Orem, Utah 84057
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REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

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NO.	REVISION	BY	APPD.	DATE

SUNSET PARK VILLAS
CURB, GUTTER AND SIDEWALK DETAILS

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DS02.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS02
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
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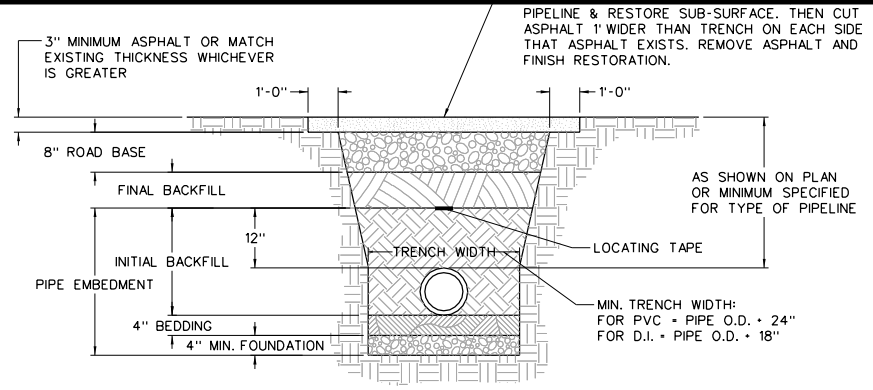
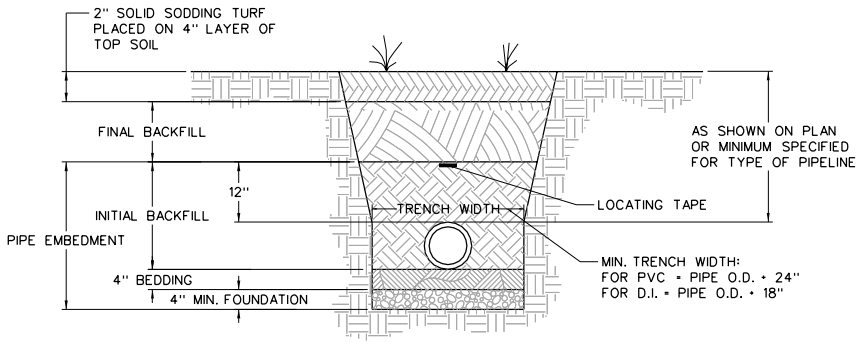
VER SCALE: 1"=0.5'
LAST UPDATED: 9/1/2009

SHEET
DS02
OF 10



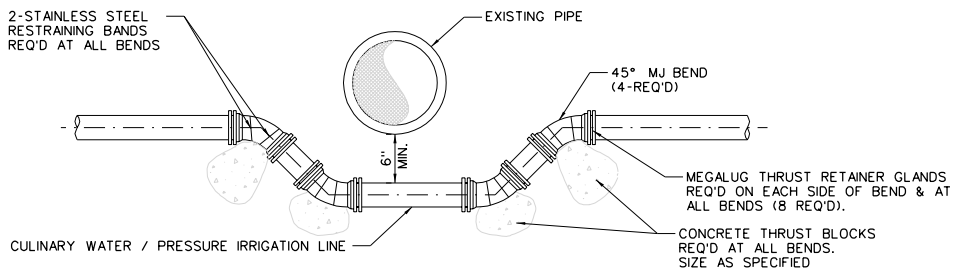
ASPHALT SURFACE



TURF SURFACE

NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL, EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

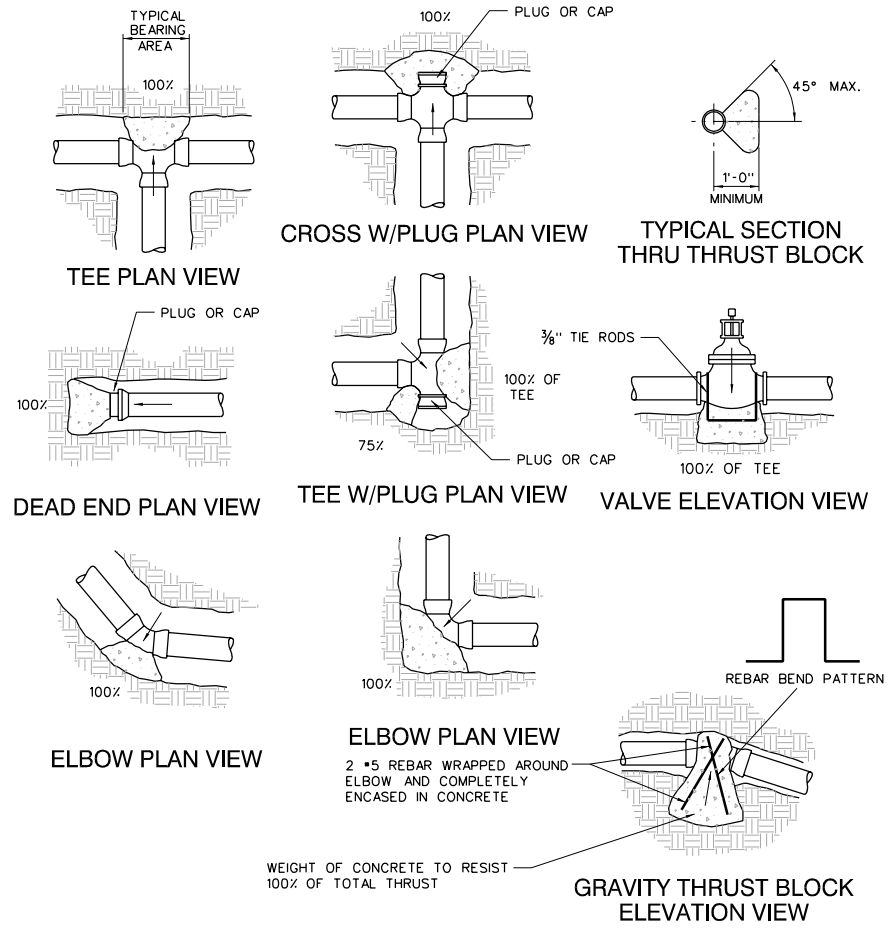
TYPICAL TRENCH SECTIONS



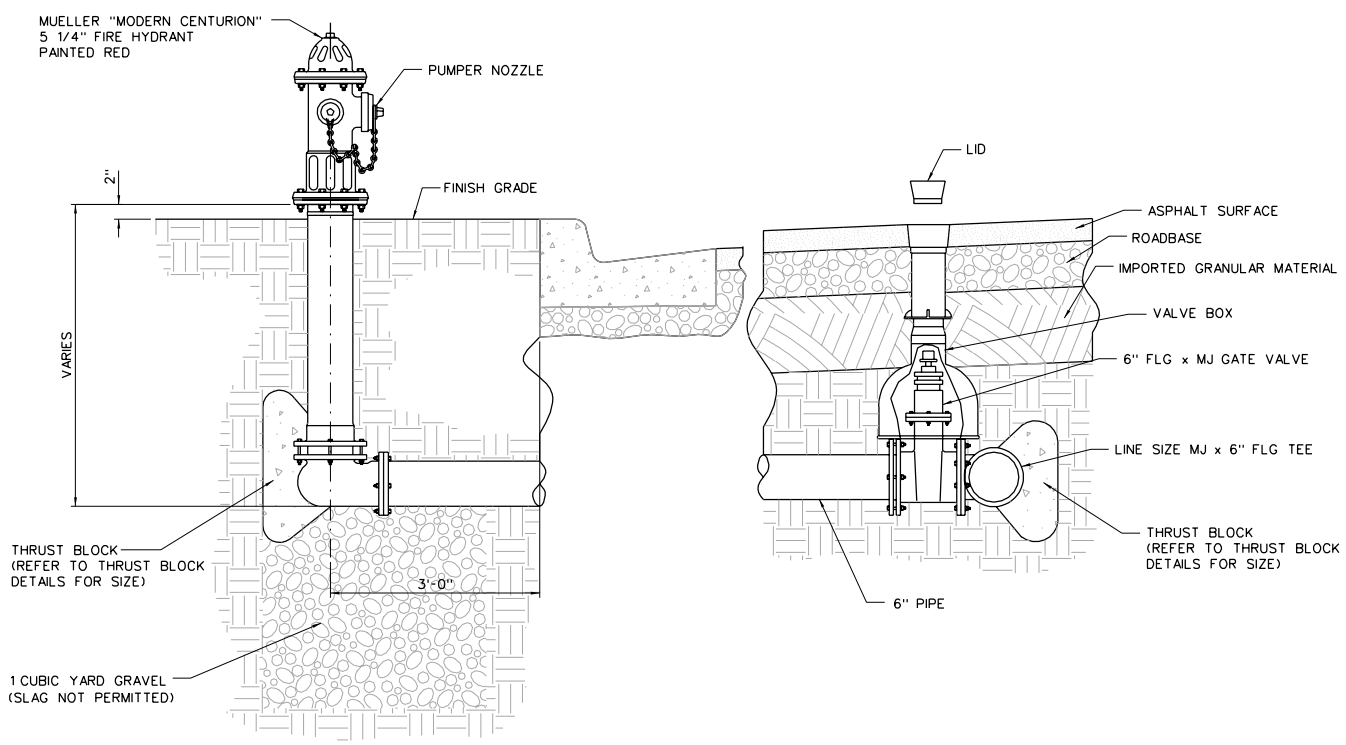
NOTE: WHERE POSSIBLE, WATER LINES ARE TO BE GRADUALLY RAISED OR LOWERED TO AVOID CONFLICTS AND TO AVOID REQUIRING LOOPING OF THE WATER LINES. LOOPING OF WATERLINES TO BE USED ONLY WHEN NO OTHER OPTION EXISTS. 1

WATER LINE LOOPING DETAIL

NOT TO SCALE



NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (——►) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I. .
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMENDATION INCLUDING ANY JOINT RESTRAINT. ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.



FIRE HYDRANT & WATER VALVE DETAIL

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure: _____ psi
Test Pressure (Sf = 1.5): _____ psi
Soil Bearing Strength: _____ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (lbs.)	90° Bend (lbs.)	45° Bend (lbs.)	22.5° Bend (lbs.)	11.25° Bend (lbs.)
4	14.39	22	31	17	9	5
6	32.17	49	69	37	19	10
8	56.88	86	121	66	34	17
10	86.92	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.33	253	358	194	99	50
16	219.56	330	466	253	129	65
18	277.59	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1,040	563	287	145
30	757.69	1,137	1,608	870	444	223

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure: 200 psi
Test Pressure (Sf = 1.5): 300 psi
Soil Bearing Strength: 1,500 psf

Area of Bearing Required (sq.ft.)

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (sq.ft.)	90° Bend (sq.ft.)	45° Bend (sq.ft.)	22.5° Bend (sq.ft.)	11.25° Bend (sq.ft.)
4	14.39	2.9	4.1	2.2	1.1	0.6
6	32.17	6.4	9.1	4.9	2.5	1.3
8	56.88	11.4	16.1	8.7	4.4	2.2
10	86.92	17.4	24.6	13.3	6.8	3.4
12	124.29	24.9	35.2	19.0	9.7	4.9
14	168.33	33.7	47.6	25.8	13.1	6.6
16	219.56	43.9	62.1	33.6	17.1	8.6
18	277.59	55.5	78.5	42.5	21.7	10.9
20	342.41	68.5	96.8	52.4	26.7	13.4
24	490.09	98.0	138.6	75.0	38.2	19.2
30	757.69	151.5	214.3	116.0	59.1	29.7

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From Table: Thrust per 1 psi = 121 lbs.
Calculate Total Thrust: 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

THRUST BLOCK DETAILS

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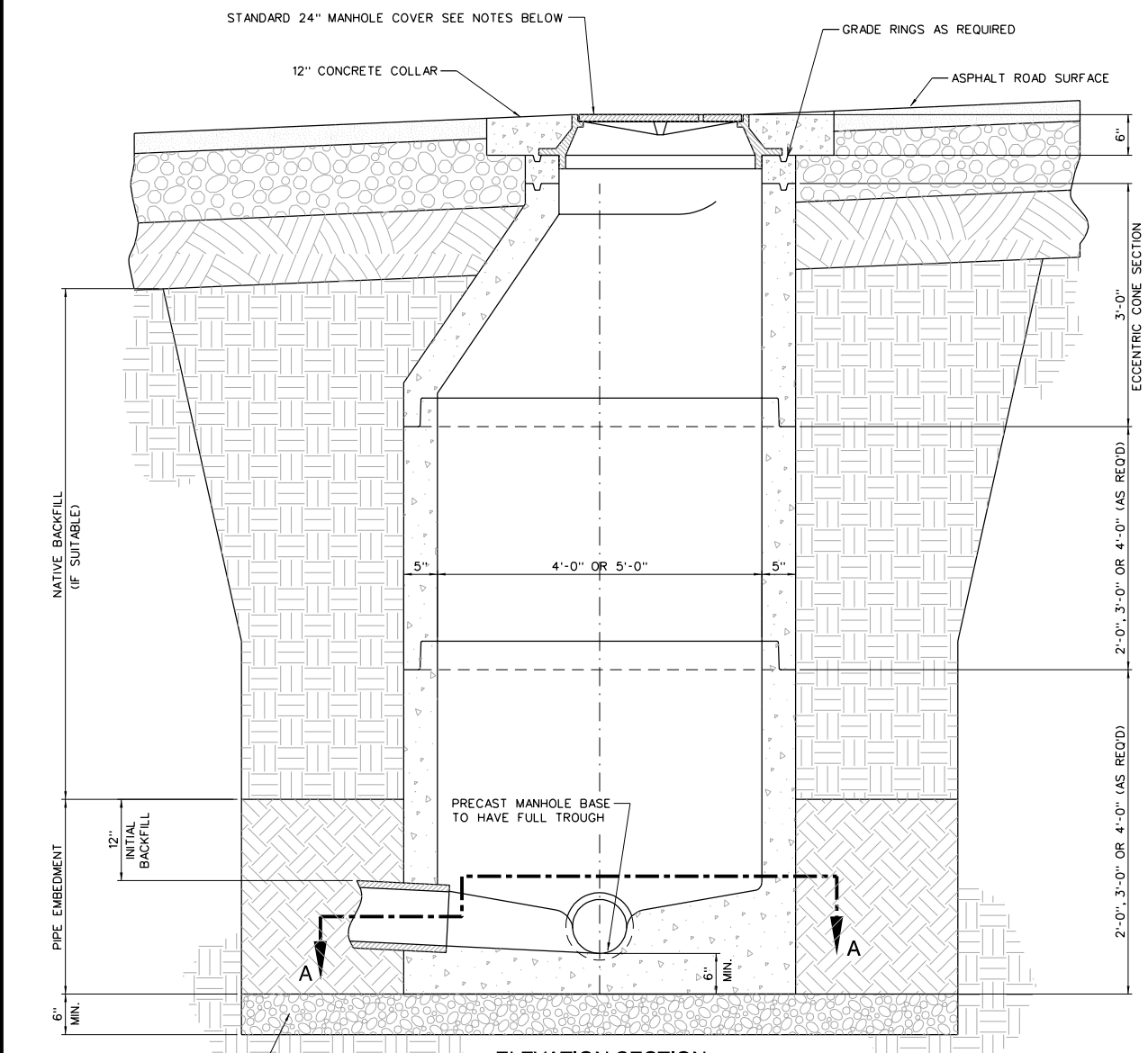
NO.	REVISION	BY	APP.	DATE
1	REVISED WATER LINE LOOPING NOTE	NDG	MJ	04/01/2008

ISSUE FOR CONSTRUCTION

SUNSET PARK VILLAS
DETAIL SHEET
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

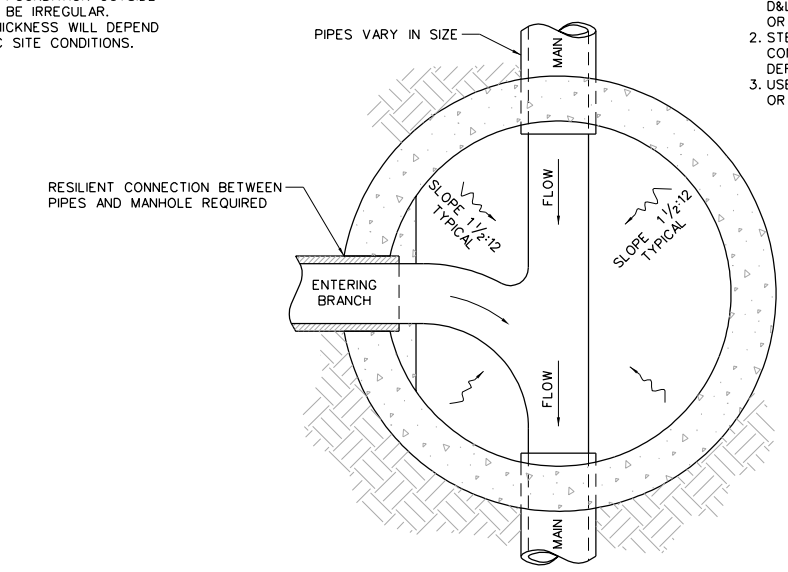
CAD FILE: 50050350S03.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS03
DRAWN BY: JTH
DESIGN BY: MJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=0.5'
VER SCALE: 1"=0.5'
LAST UPDATED: 9/1/2009

SHEET DS03 OF 10



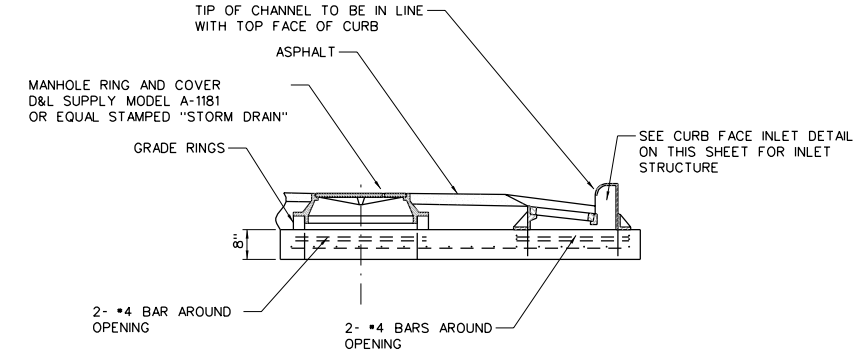
ELEVATION SECTION

NOTES:
1. MANHOLE COVER TO CONTAIN ONE PICK HOLE. D&L SUPPLY P/N A-1181 (OR EQUAL).STAMPED "STORM DRAIN" OR "SEWER" AS APPROPRIATE.
2. STEPS SHALL BE MADE OF COPOLYMER POLYPROPYLENE CONFORMING TO ASTM D-4101. REINFORCING STEEL TO BE DEFORMED ½" DIAMETER GRADE 60 ROD.
3. USE FERNCO COUPLING TO TRANSITION TO CONCRETE OR PVC PIPE AS APPROPRIATE.

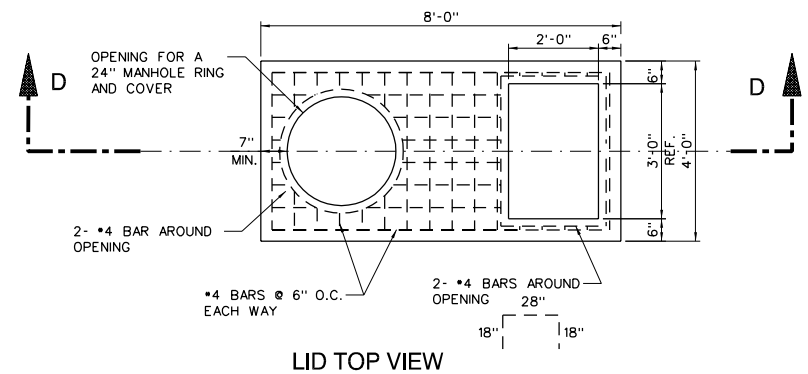


SECTION A-A

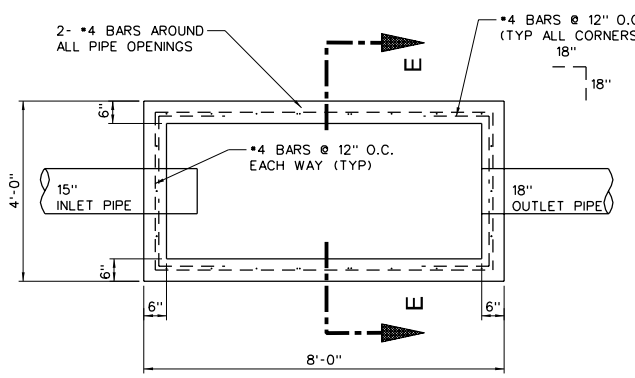
TYPICAL MANHOLE DETAIL



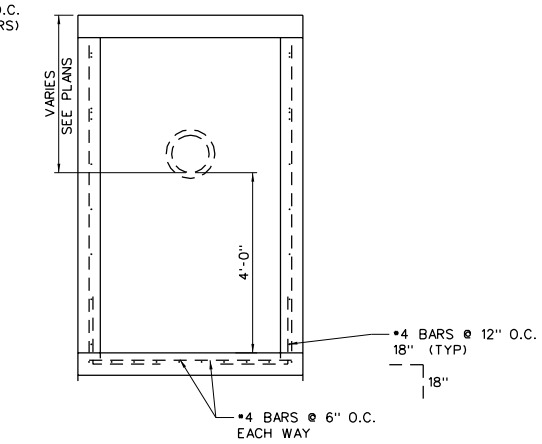
SECTION D-D



LID TOP VIEW



BOX TOP VIEW

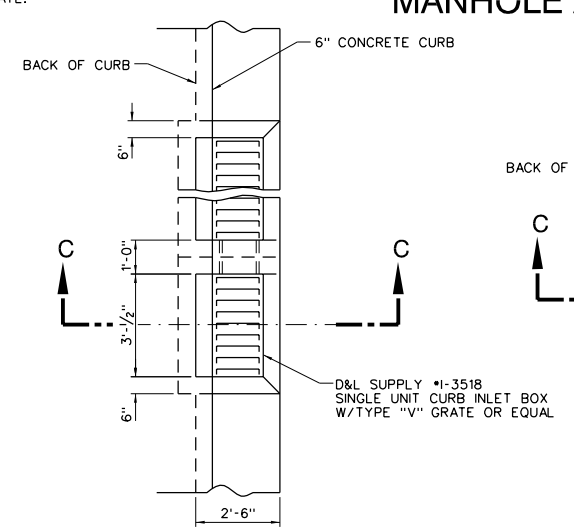


NOTE- PIPE LOCATIONS VARY

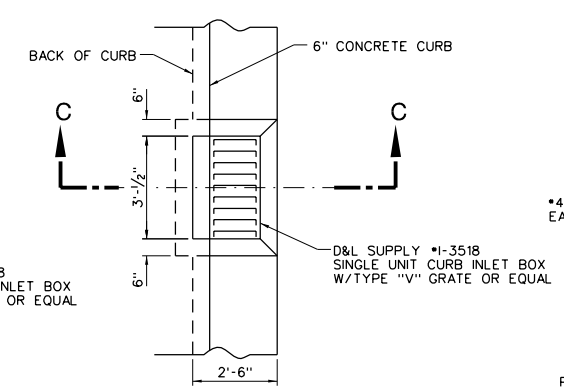
SECTION E-E

MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAILS

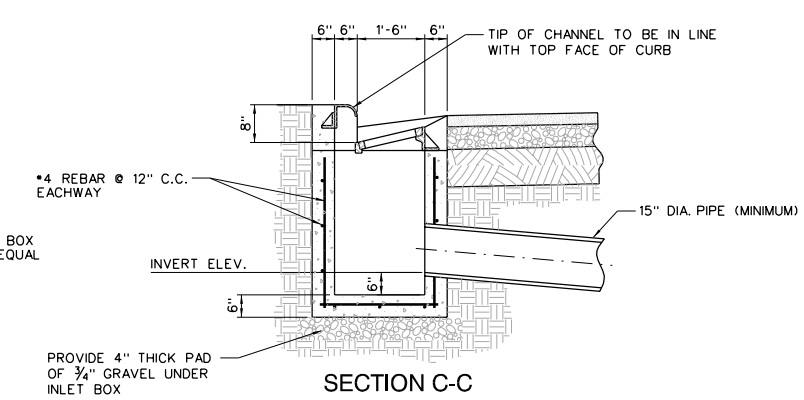
SCALE 1" = 2'



MULTIPLE INLET PLAN VIEW



SINGLE INLET PLAN VIEW



SECTION C-C

CURB FACE INLET DETAIL

NOT TO SCALE

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NO.	REVISION	BY	DATE

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S04.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S04
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
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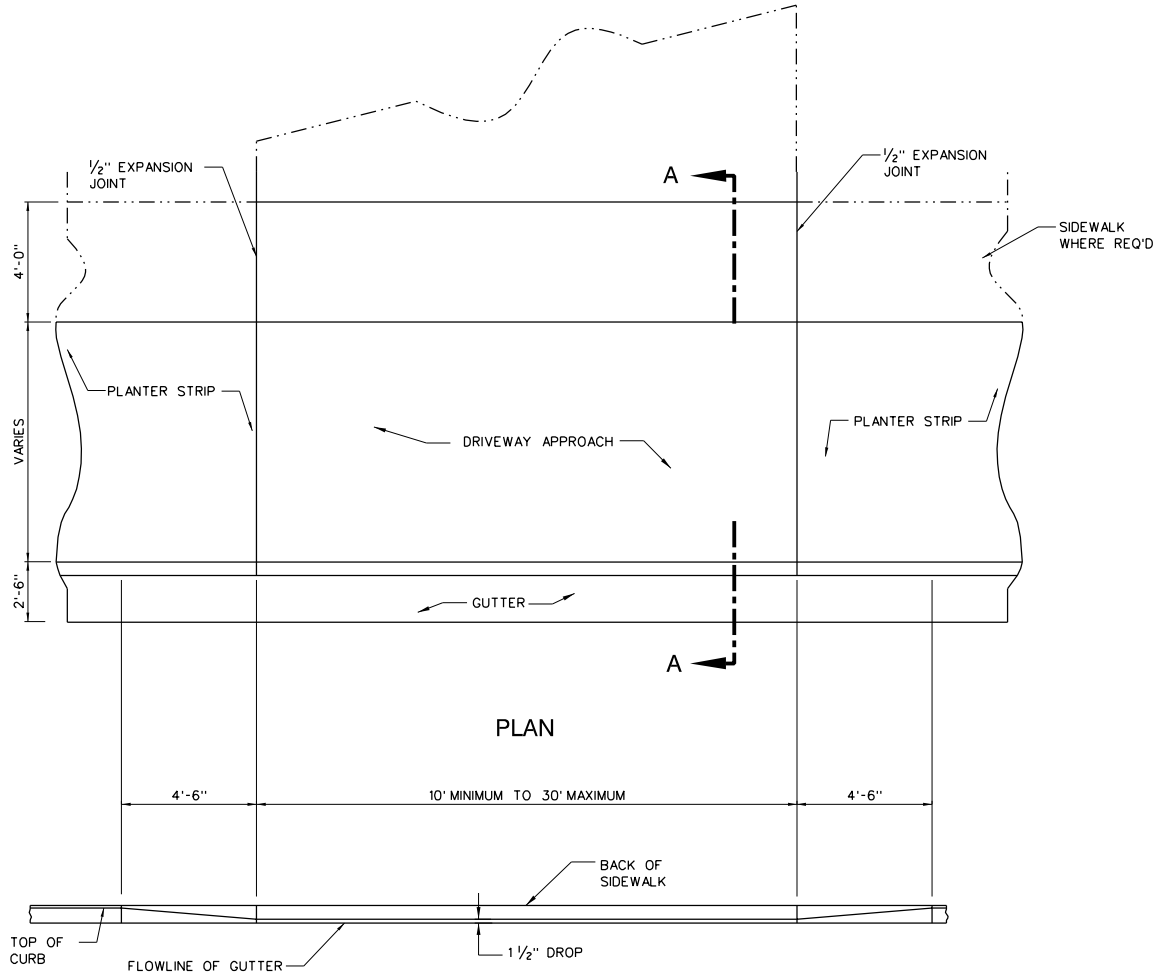
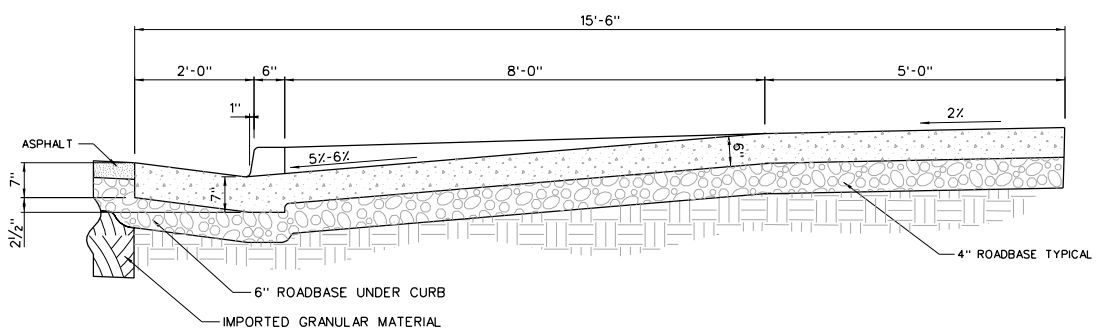
HOR SCALE: 1"=2'
VER SCALE: 1"=2'
LAST UPDATED: 9/1/2009

SHEET DS04 OF 10



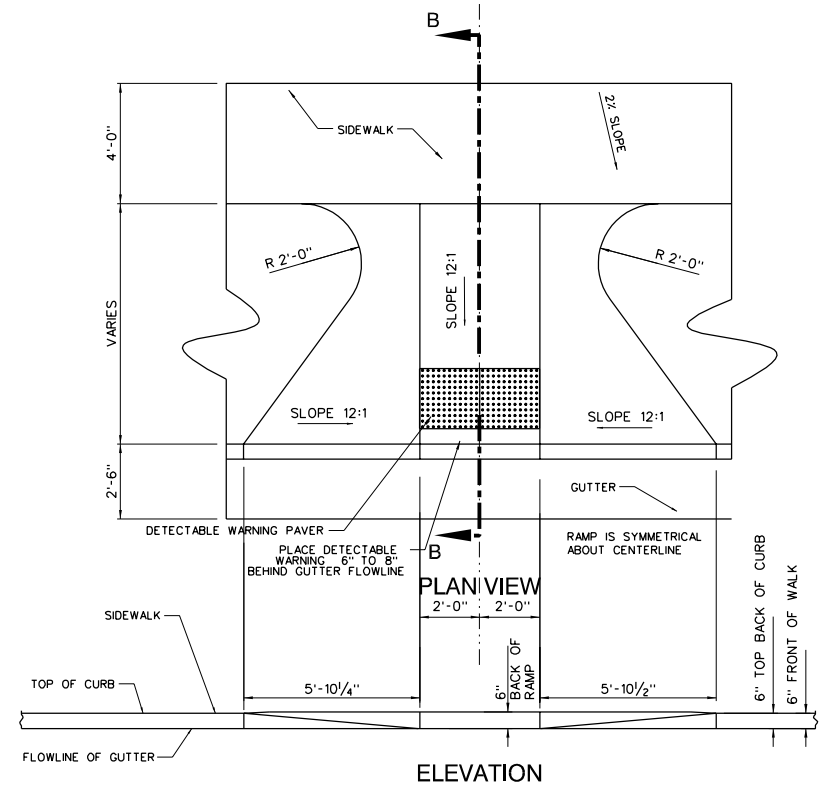
PLAN

ELEVATION

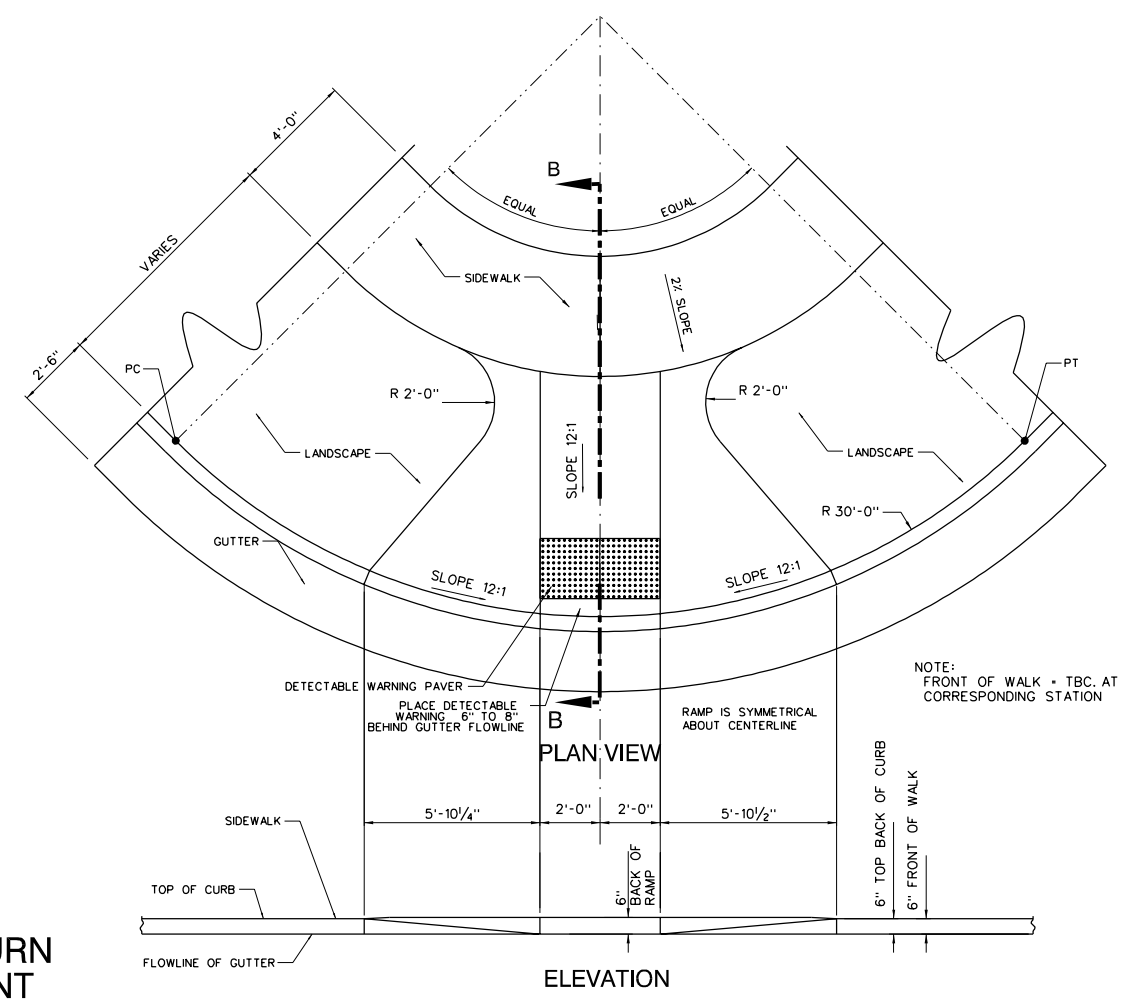


SECTION A-A
NOT TO SCALE

TYPICAL DRIVEWAY APPROACH

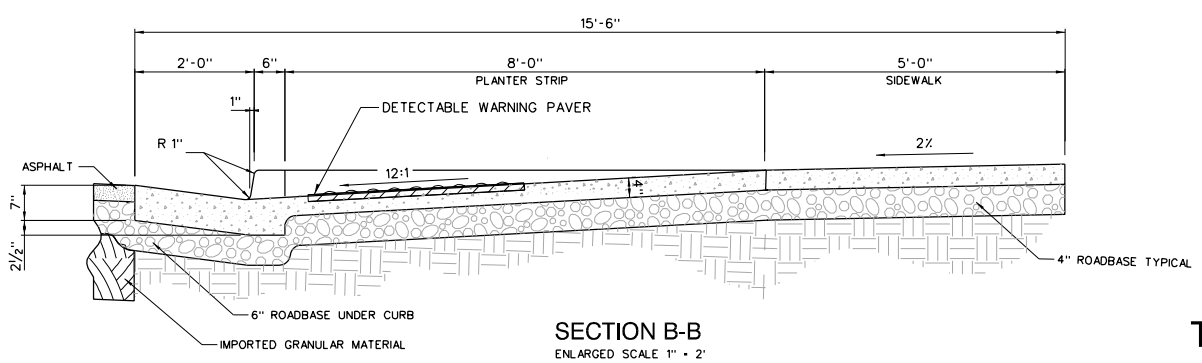


ELEVATION



PLAN VIEW

ELEVATION



SECTION B-B
ENLARGED SCALE 1" = 2'

TYPICAL CURB RETURN
A.D.A. REQUIREMENT

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NO.	REVISION	DESCRIPTION	BY	DATE
2				
1				

SUNSET PARK VILLAS
ADA RAMP DETAIL

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

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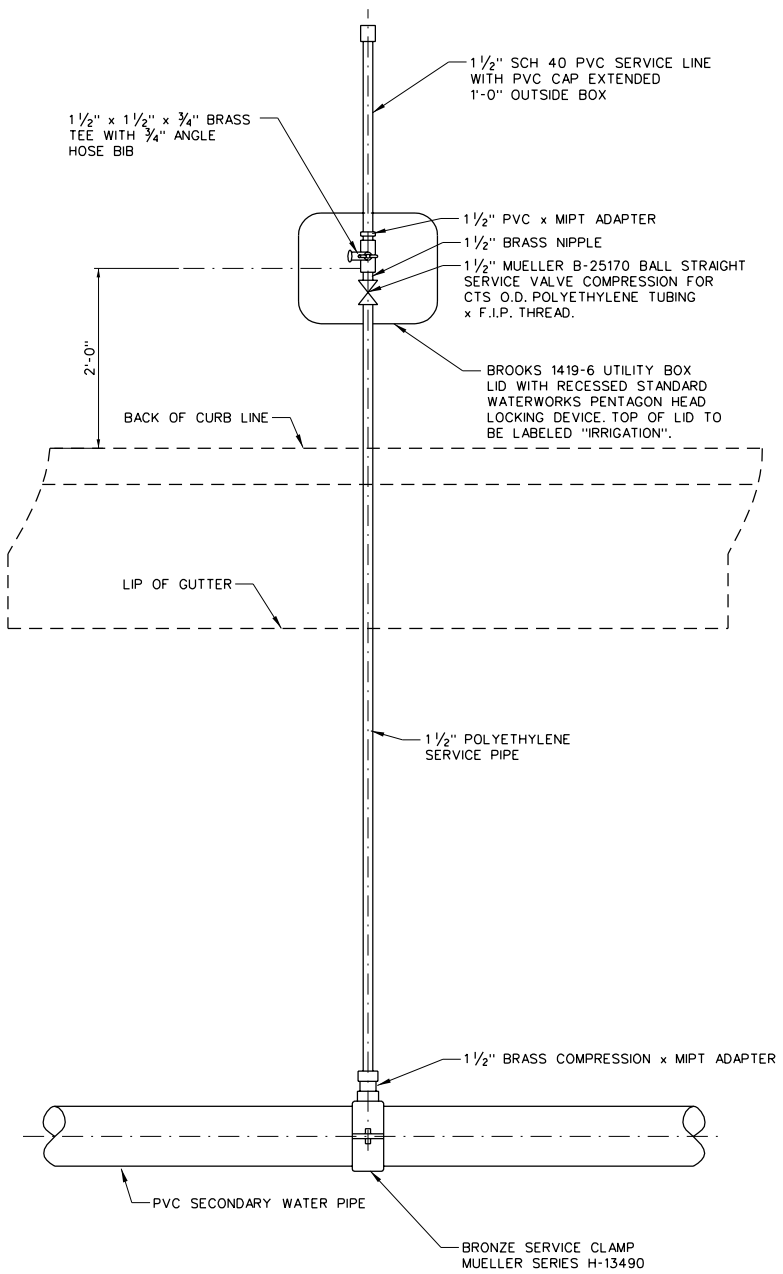
PROJ. #:	50-05-035
DRAWING NO.:	5005035DS05
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	NDG
SCALE OF SHEET HOR SCALE:	1"=3'
VER SCALE:	1"=3'
LAST UPDATED:	9/1/2009

SHEET
DS05
OF 10

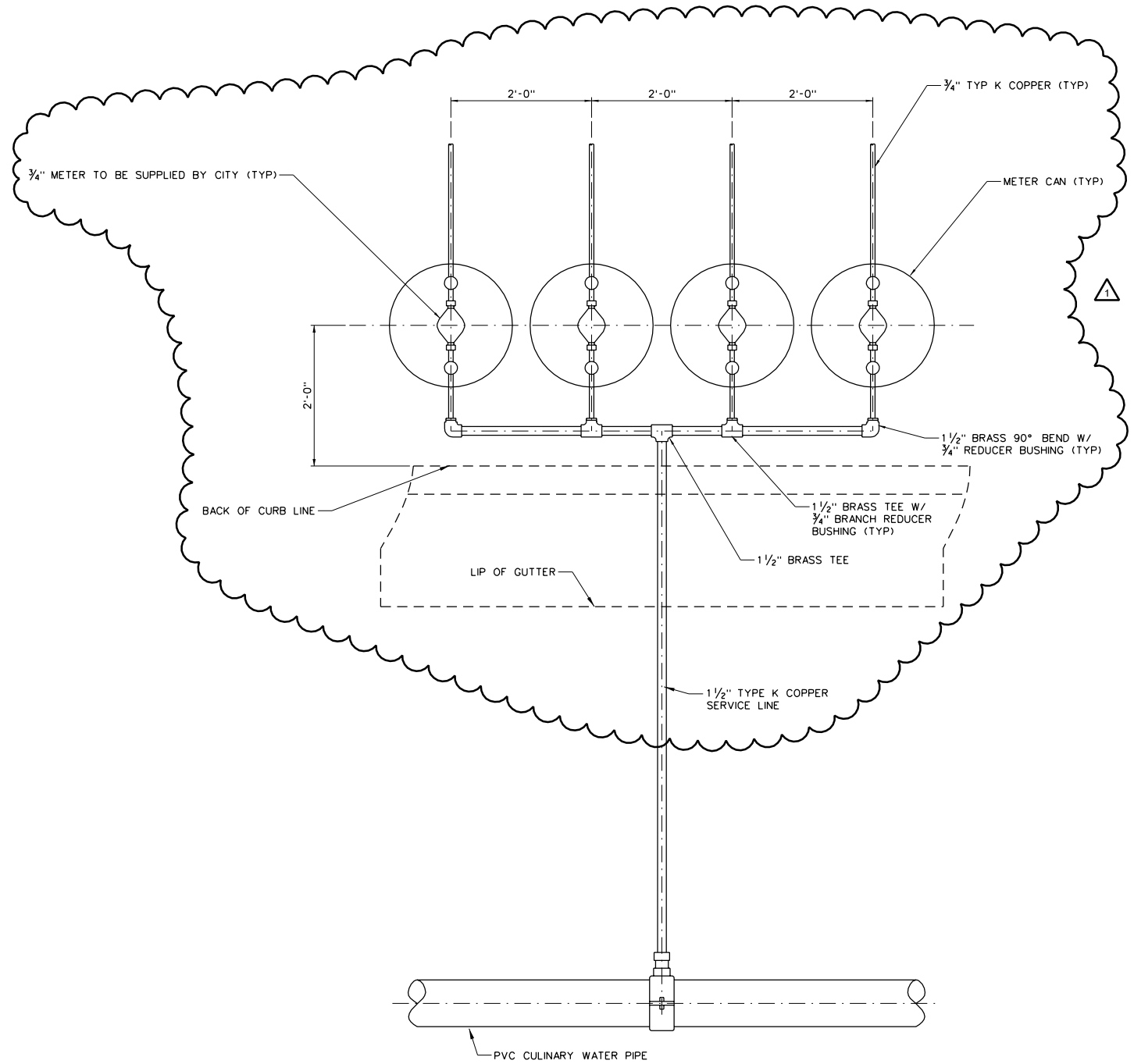
SECONDARY WATER CONNECTION NOTES:

1 ½" SINGLE SERVICE CONNECTION TO MAIN:

USE MUELLER SERIES H-13490 BRONZE SERVICE CLAMP AND A BRASS COMPRESSION X MIPT ADAPTER. A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTINGS ON 1", 1-1/2" AND 2" SERVICE LINES.



1 ½" SINGLE SERVICE CONNECTION FOR SECONDARY WATER



CULINARY WATER SERVICE CLUSTER

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NO.	REVISION	BY	APP.	DATE
1	REVISED WATER SERVICE CLUSTER DETAIL	NDG	MJ	04/01/2008

SUNSET PARK VILLAS
SERVICE CONNECTION DETAILS

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DS06.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS06
DRAWN BY: MIJ
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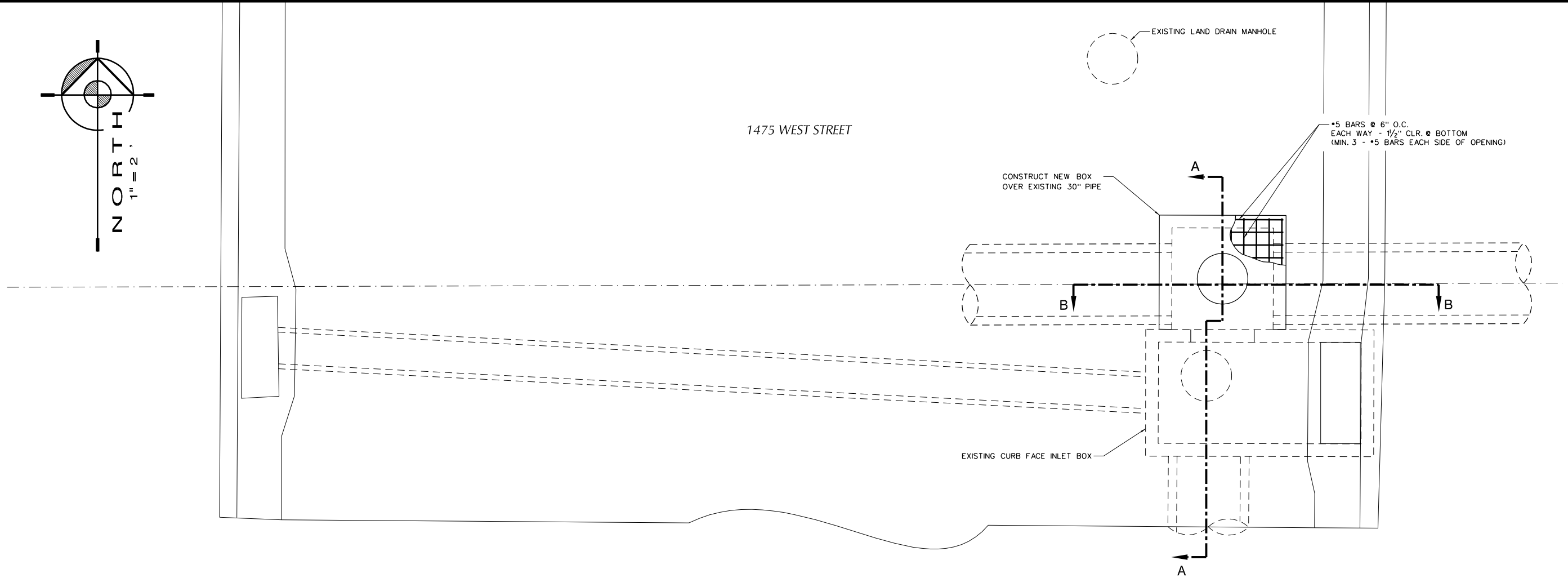
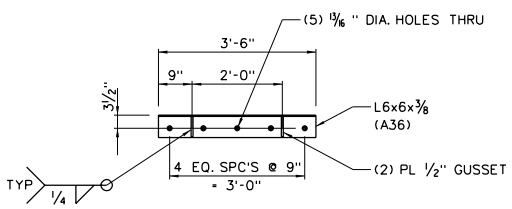
HOR SCALE: 1"=1'
VER SCALE: 1"=1'
LAST UPDATED: 9/1/2009

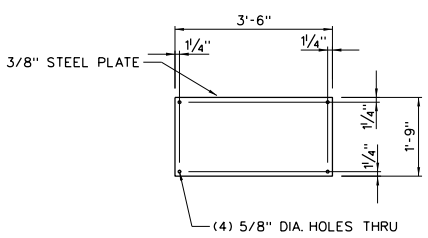
SHEET DS06 OF 10





SUPPORT ANGLE DETAIL

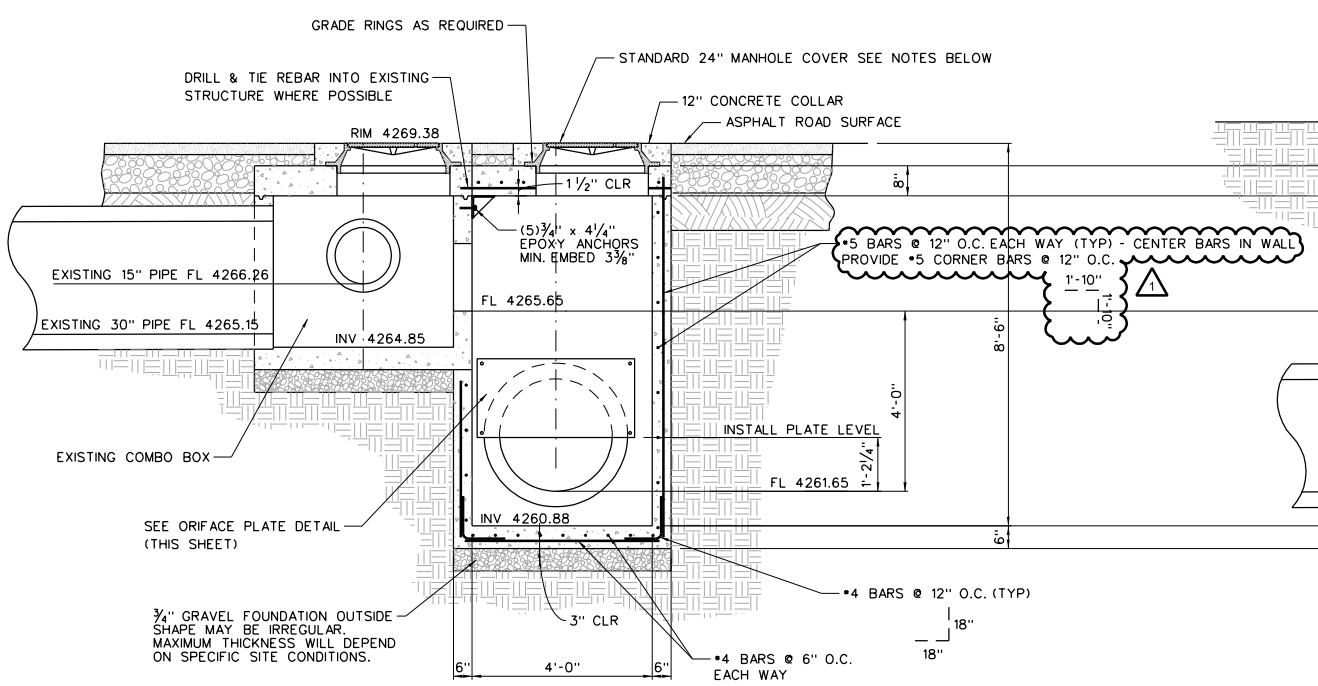
HOT DIP GALVANIZE AFTER FABRICATION
(NOT TO SCALE)



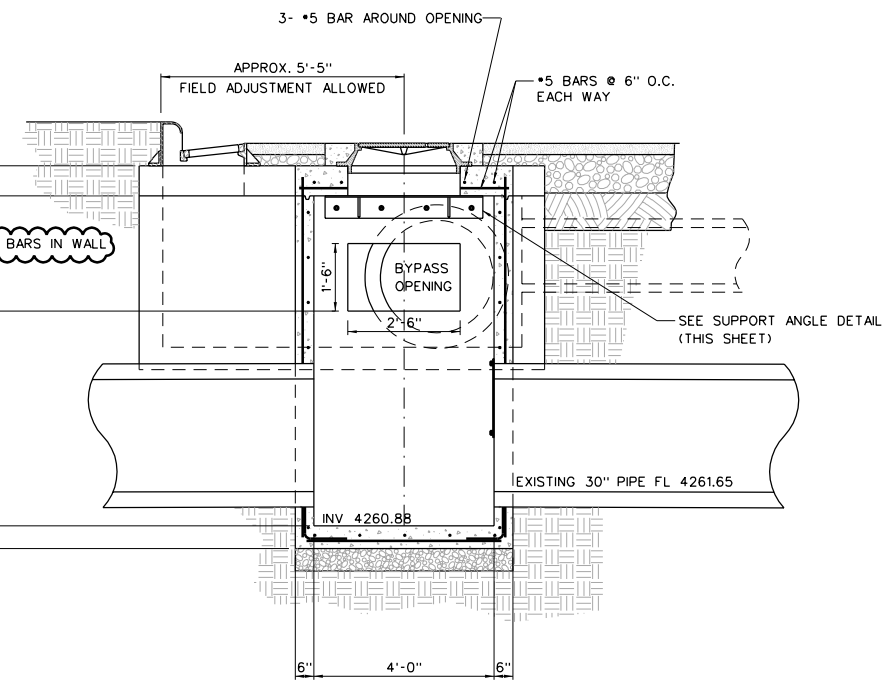
ORIFICE PLATE DETAIL

HOT DIP GALVANIZE AFTER FABRICATION
(NOT TO SCALE)

NOTE:
MATCH DRILL AND SECURE ORIFICE & SUPPORT ANGLE TO STRUCTURE WITH (8)½" EPOXY INJECTION CONCRETE ANCHORS



SECTION A-A



SECTION B-B

BYPASS STRUCTURE DETAIL

NOTES:
1. MANHOLE COVER TO CONTAIN ONE PICK HOLE.
D&L SUPPLY P/N A-1181 (OR EQUAL). STAMPED "STORM DRAIN".

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REGISTERED PROFESSIONAL ENGINEER
NOAH D. GORDON
NO. 353593
STATE OF UTAH

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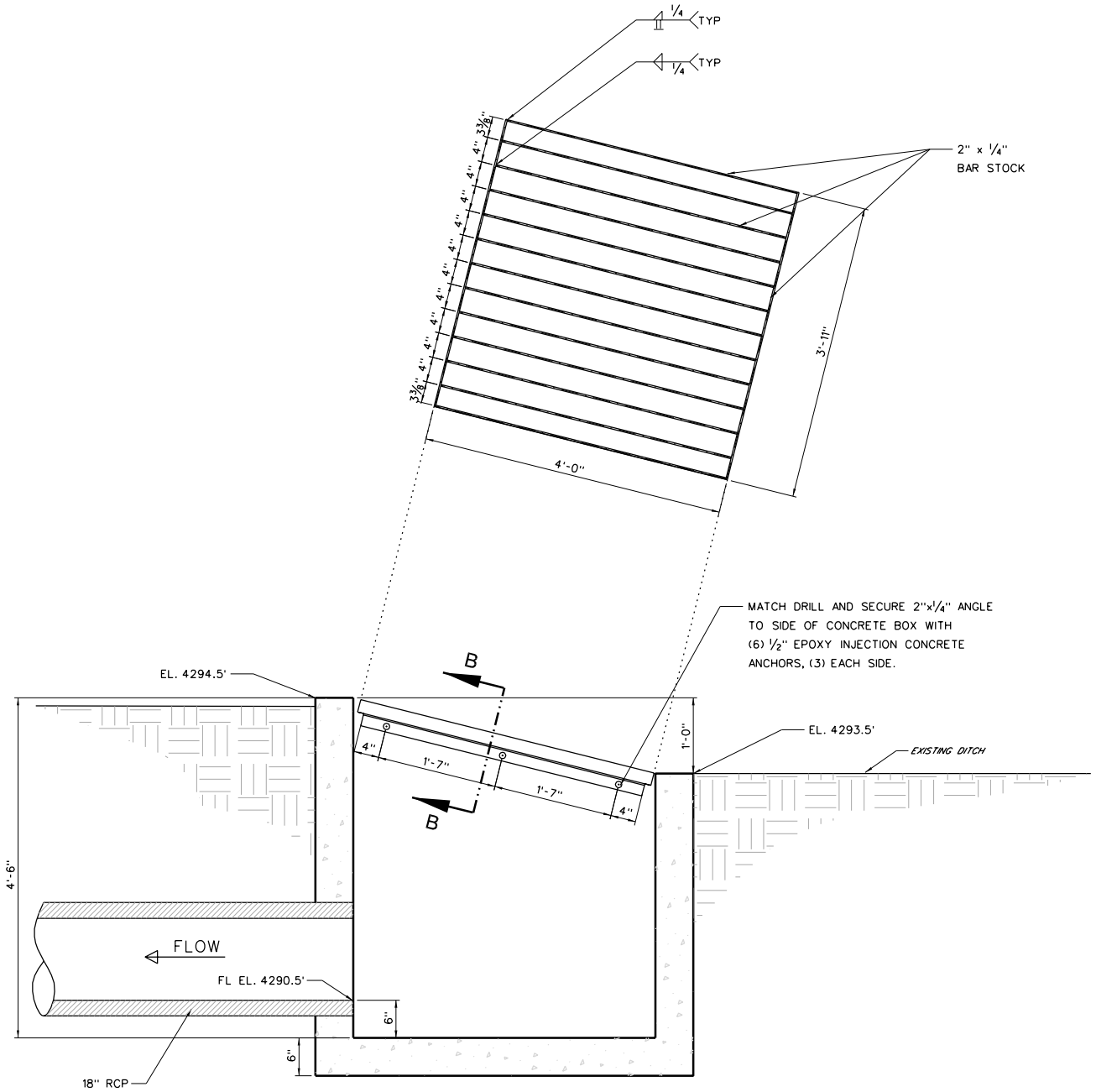
NO.	REVISION	BY	APPD.	DATE
1	REVISED CORNER BAR DETAIL NOTE	NDG	MJ	04/01/2008

SUNSET PARK VILLAS
1475 WEST BYPASS STRUCTURE

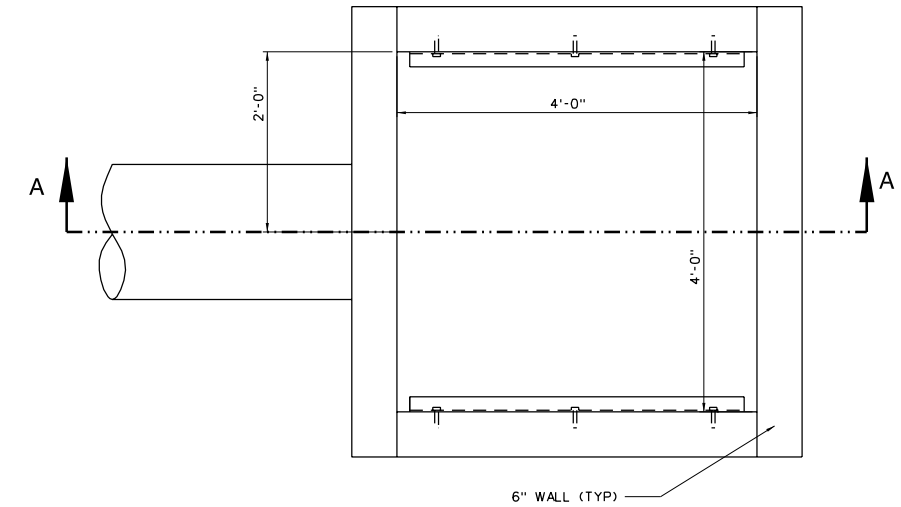
A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S07.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS07
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 2'
VER SCALE: 1" = 2'
LAST UPDATED: 9/1/2009

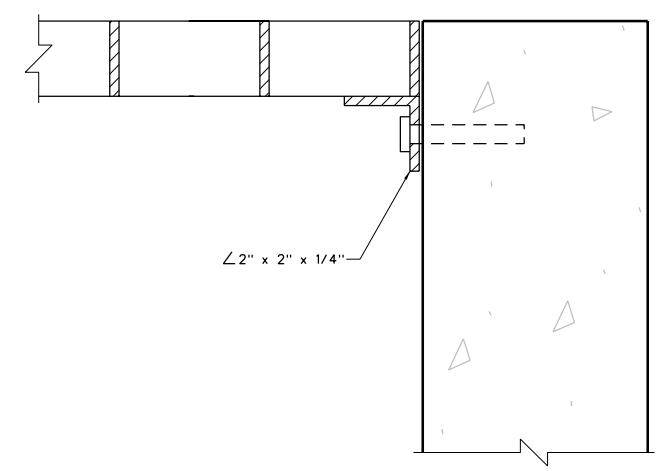
SHEET
DS07
OF 10



SECTION A-A



PLAN VIEW



SECTION B-B
NOT TO SCALE

4x4 IRRIGATION INLET BOX

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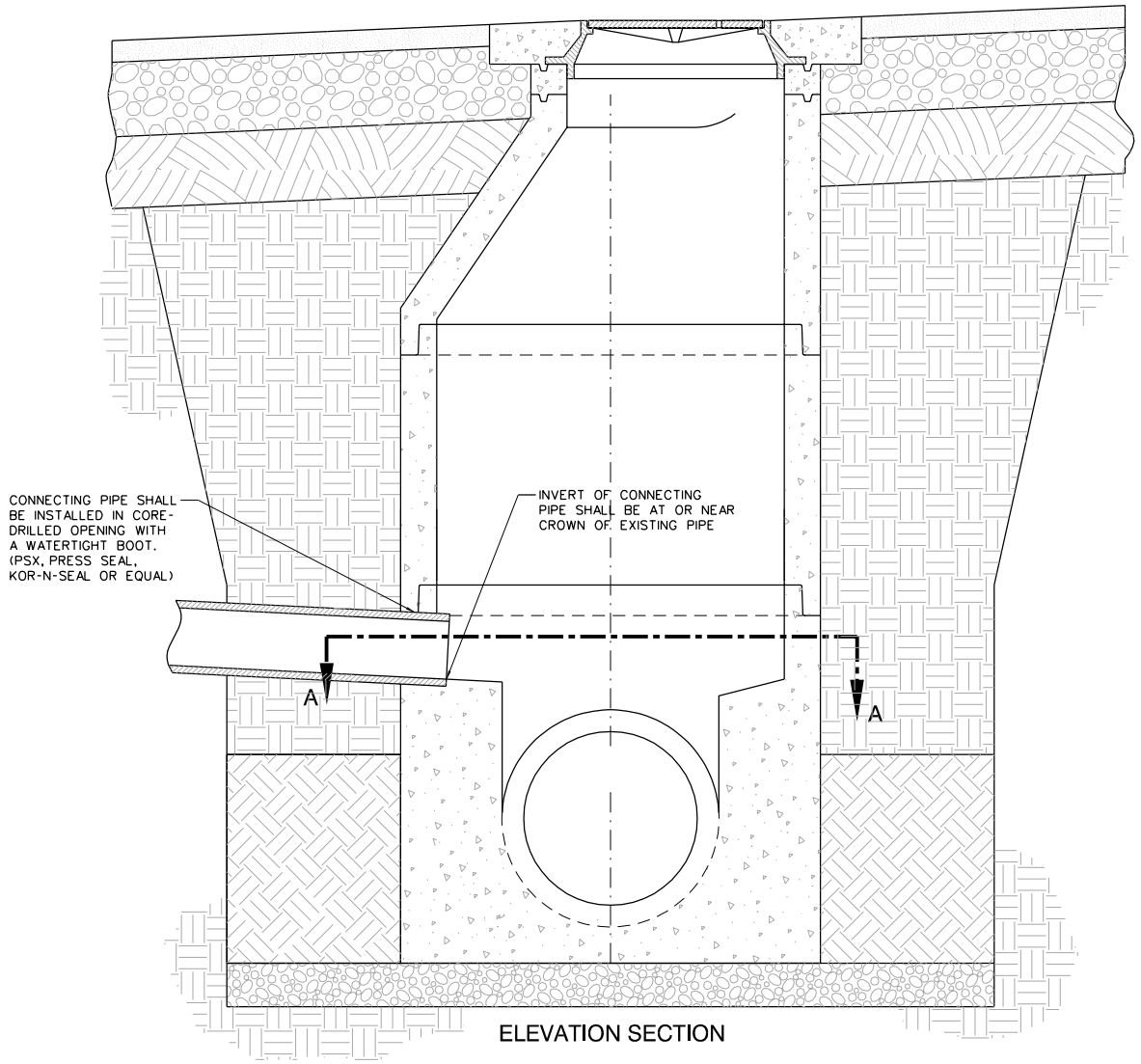
NO.	DESCRIPTION	BY	DATE
	REVISION		

SUNSET PARK VILLAS
IRRIGATION DETAILS

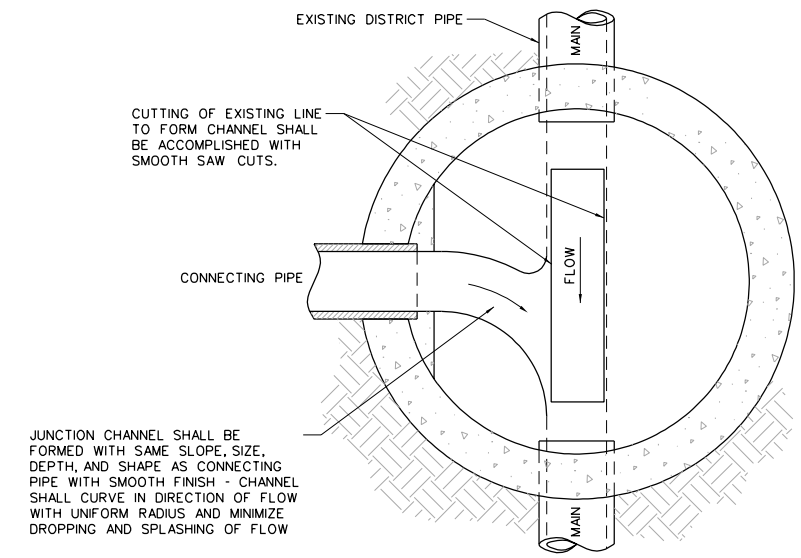
A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S08.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S08
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=4'
VER SCALE: 1"=4'
LAST UPDATED: 9/1/2009

SHEET
DS08
OF 10



ELEVATION SECTION



SECTION A-A

TYPICAL MANHOLE DETAIL

NOTES:

1. CONTRACTOR SHALL NOTIFY NORTH DAVIS SEWER DISTRICT 48 HOURS BEFORE COMMENCING DIGGING OR WORKING ON DISTRICT-OWNED LINES: 4252 WEST 2200 SOUTH, SYRACUSE UTAH, (801) 825-0712.

2. NO DIGGIING OR WORK SHALL BE PERFORMED ON DISTRICT-OWNED LINES WITHOUT THE PRESENCE OF A DISTRICT INSPECTOR.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING PIPELINE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.

5. CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.

CONNECTION TO EXISTING NORTH DAVIS SEWER DISTRICT MANHOLE

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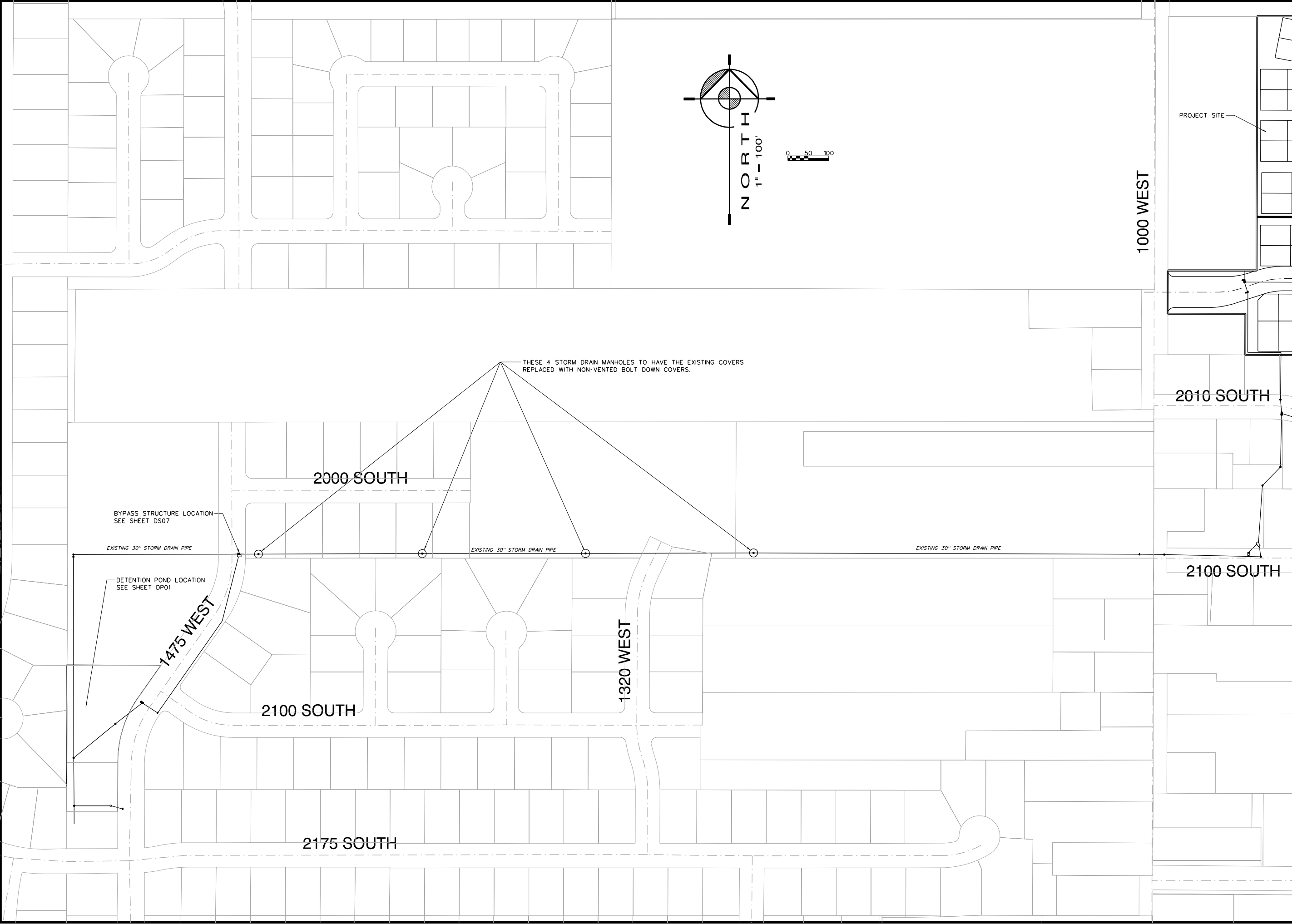
NO.	REVISION	BY	APPD.	DATE

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 50050350S09.dgn
PROJ. #: 50-05-035
DRAWING NO.: 50050350S09
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=2'
VER SCALE: 1"=2'
LAST UPDATED: 9/1/2009

SHEET
DS09
OF 10



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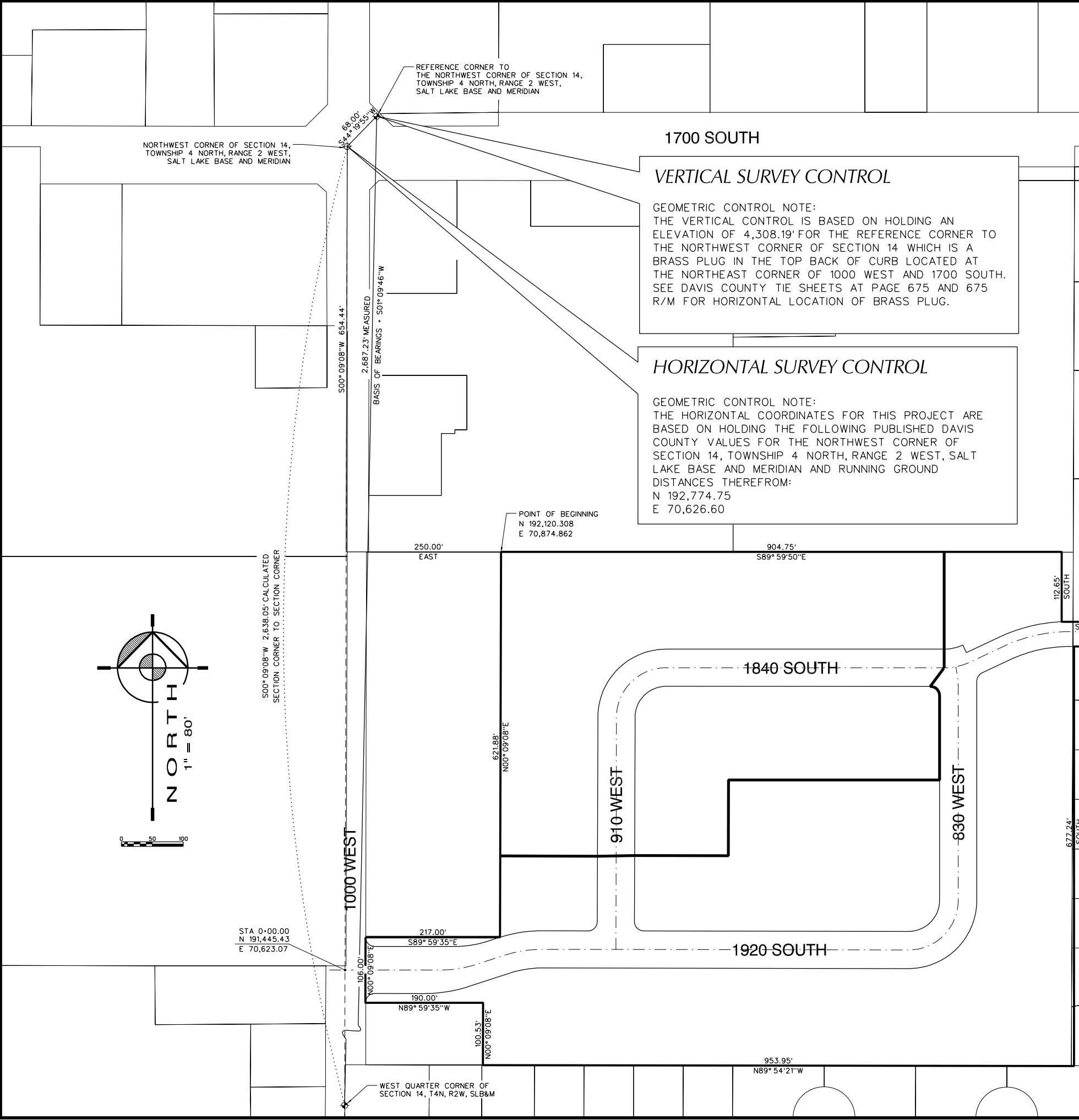
NO.	DESCRIPTION	BY	DATE
	REVISION		

SUNSET PARK VILLAS
DETAIL SHEET

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DS10.dgn
PROJ. #: 50-05-035
DRAWING NO.: 5005035DS10
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE: 1"=100'
LAST UPDATED: 9/1/2009

SHEET DS10 OF 10

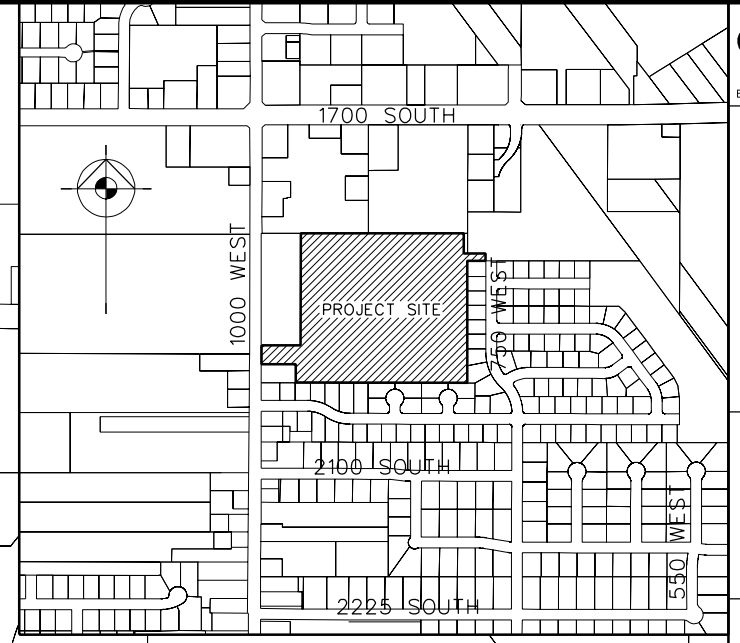


VERTICAL SURVEY CONTROL

GEOMETRIC CONTROL NOTE:
THE VERTICAL CONTROL IS BASED ON HOLDING AN ELEVATION OF 4,308.19' FOR THE REFERENCE CORNER TO THE NORTHWEST CORNER OF SECTION 14 WHICH IS A BRASS PLUG IN THE TOP BACK OF CURB LOCATED AT THE NORTHEAST CORNER OF 1000 WEST AND 1700 SOUTH. SEE DAVIS COUNTY TIE SHEETS AT PAGE 675 AND 675 R/M FOR HORIZONTAL LOCATION OF BRASS PLUG.

HORIZONTAL SURVEY CONTROL

GEOMETRIC CONTROL NOTE:
THE HORIZONTAL COORDINATES FOR THIS PROJECT ARE BASED ON HOLDING THE FOLLOWING PUBLISHED DAVIS COUNTY VALUES FOR THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING GROUND DISTANCES THEREFROM:
N 192,774.75
E 70,626.60



VICINITY MAP

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE BOYER SYRACUSE ASSOCIATES, L.C. PROPERTY AS RECORDED IN ENTRY 1323212, BOOK 2130, PAGE 1183 AT THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING SOUTH 00°09'08" WEST 654.44 FEET ALONG THE SECTION LINE AND EAST 250.00 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING BY RECORD SOUTH 44°19'55" WEST 68.00 FEET FROM A BRASS PLUG REFERENCE CORNER AS SHOWN ON PAGE 675 OF DAVIS COUNTY SURVEYOR TIE-SHEETS; THENCE SOUTH 89°59'50" EAST 904.75 FEET ALONG THE SOUTH LINE OF SAID BOYER SYRACUSE ASSOCIATES, L.C. PROPERTY AND THE EXTENSION THEREOF; THENCE SOUTH 112.65 FEET; THENCE SOUTH 89°54'21" EAST 120.49 FEET; THENCE SOUTH 40.00 FEET TO THE NORTH LINE OF THE GATEWAY SUBDIVISION PHASE 2; THENCE NORTH 89°54'21" WEST 100.49 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID GATEWAY SUBDIVISION PHASE 2; THENCE SOUTH 677.24 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF GATEWAY SUBDIVISION PHASE 1; THENCE NORTH 89°54'21" WEST 953.95 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SHAYNE AND DEBORAH MERKLEY PROPERTY AS RECORDED IN ENTRY 2035265, BOOK 3676, PAGE 1157; THENCE THE FOLLOWING 2 (TWO) COURSES BEING ALONG SAID MERKLEY PROPERTY:
(1) NORTH 00°09'08" EAST 100.53 FEET;
(2) NORTH 89°59'35" WEST 190.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1000 WEST STREET, SAID EAST LINE BEING 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE THEREOF; THENCE NORTH 00°09'08" EAST 106.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°59'35" EAST 217.00 FEET; THENCE NORTH 00°09'08" EAST 621.88 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 18.25 ACRES MORE OR LESS.

SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RIGHTS-OF-WAY, IF ANY, WHICH HAVE BEEN ESTABLISHED AND NOW MAY EXIST BY OPERATION OF LAW UPON SAID LAND, OR ANY PORTION THEREOF.

BASIS OF BEARINGS: SOUTH 01°09'46" WEST 2,687.23 FEET FROM THE REFERENCE CORNER PLUG FOR THE NORTHWEST CORNER OF SECTION 14 TO A NAIL PURPORTED TO BE THE WEST QUARTER CORNER OF SAID SECTION.

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NO.	REVISION	BY	APPD	DATE
2	MODIFY PROJECT BENCHMARK ELEVATION TO BE 4,308.19'	JDW	JDW	9/8/09
1	MODIFY HORIZONTAL AND VERTICAL SURVEY CONTROL	JDW	JDW	9/3/09

SUNSET PARK VILLAS
SURVEY CONTROL DRAWING

A PLANNED SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035SC01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035SC01
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	JDW
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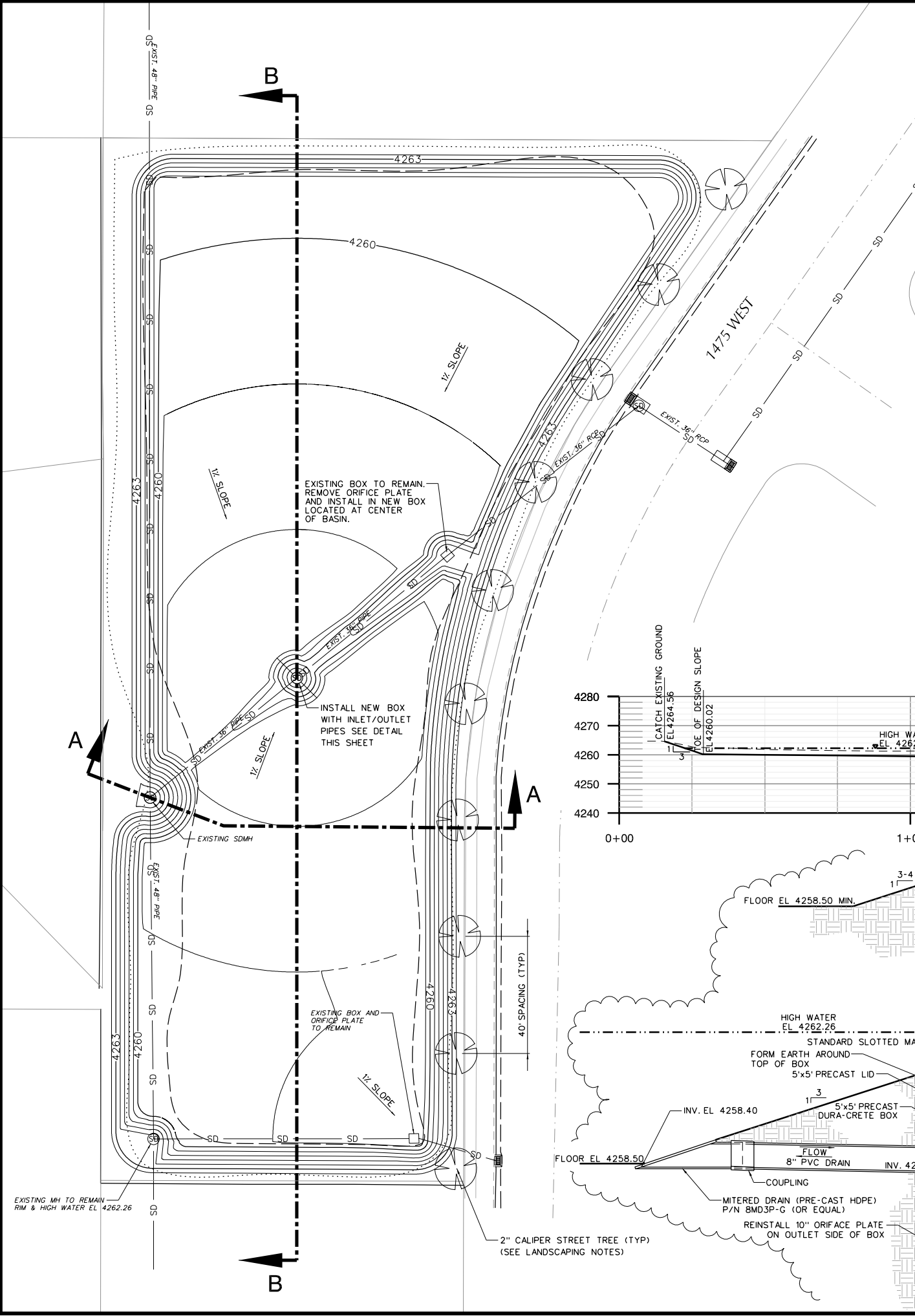
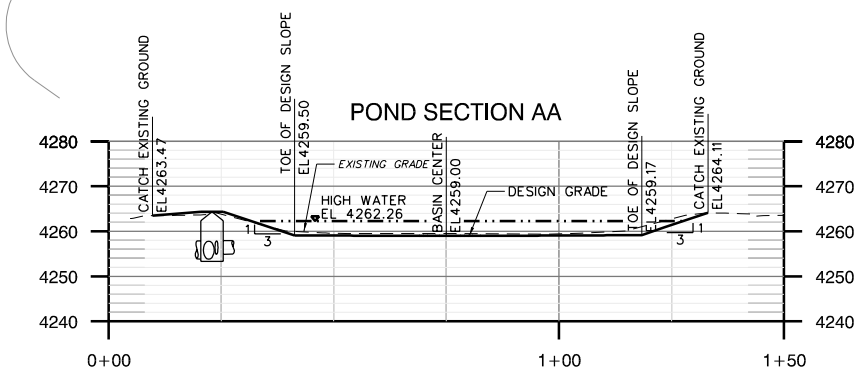
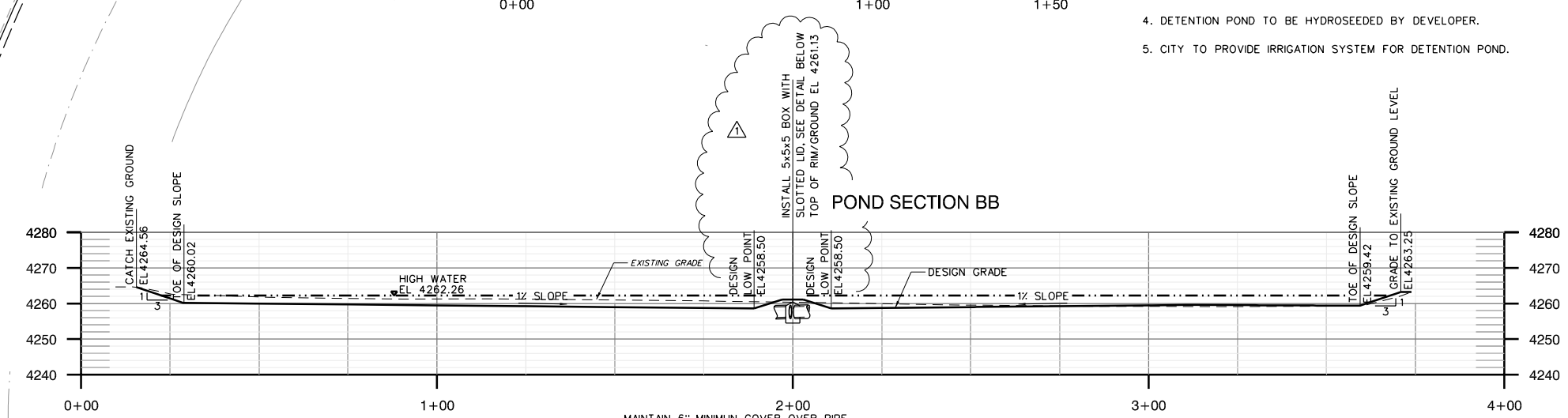
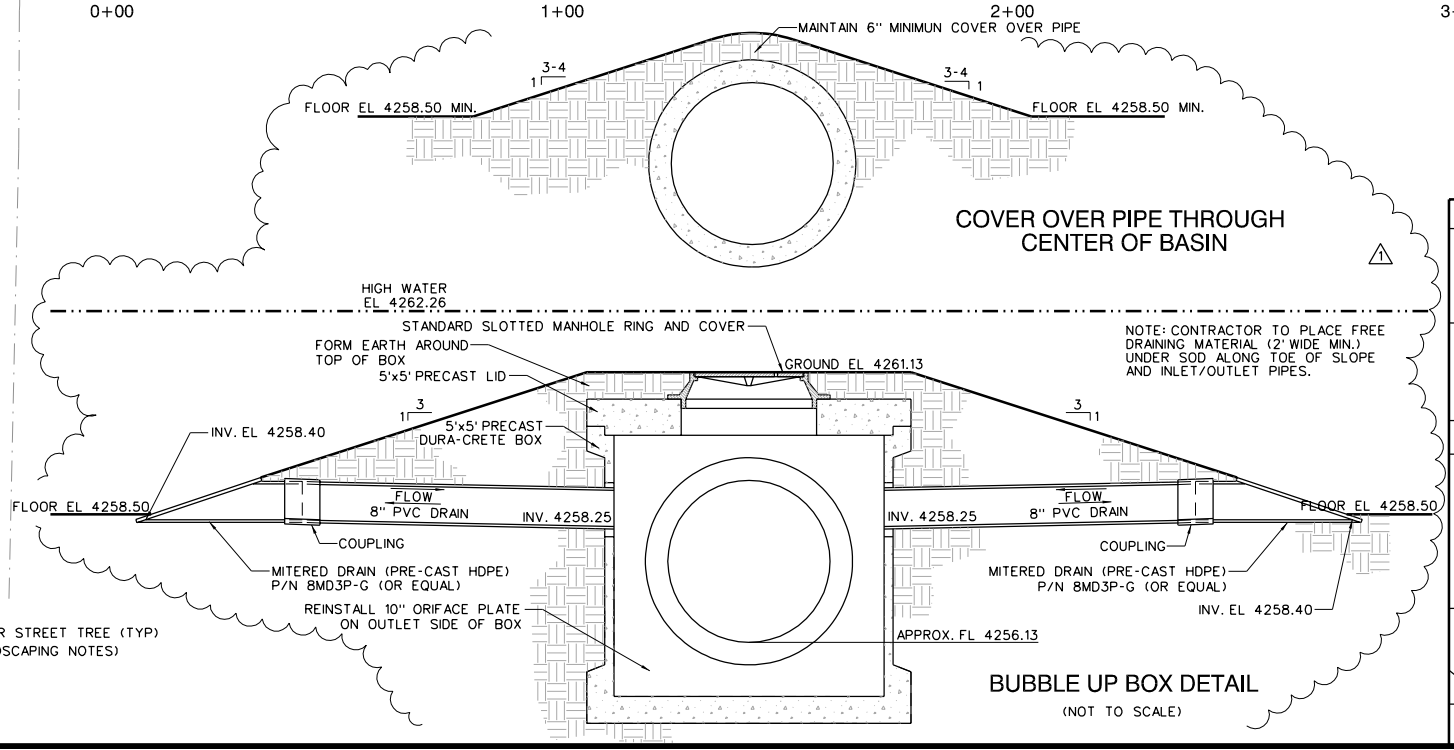
HOR SCALE:	1" = 80'
VER SCALE:	1" = 80'
LAST UPDATED:	9/1/2009

SHEET
SC01
OF 1









NORTH
1" = 20'

0 10 20 30 40

GEOMETRIC CONTROL NOTE:
THIS PROJECT IS BASED ON THE NORTHWEST CORNER OF SECTION 14, T4N, R2W, S.L.B.&M.
N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST

LEGEND

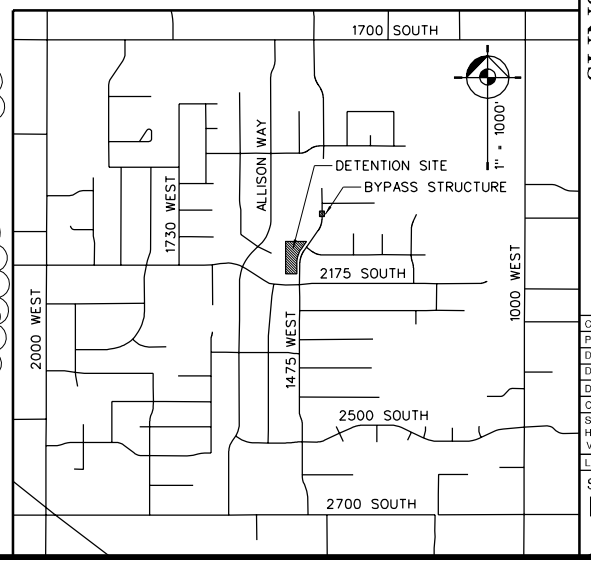
SD	STORM DRAIN
	MAJOR 2' CONTOUR
	MINOR 0.5' CONTOUR

	STORAGE VOLUME (CF)	STORAGE VOLUME (Ac-Ft)
EXISTING storage (as surveyed)	58,803	1.35
REQUIRED storage for this development	49,805	1.14
PROPOSED storage (as designed)	112,304	2.58
"NEW" storage (= PROPOSED less EXSTING)	53,501	1.23
SURPLUS storage (= "NEW" less REQUIRED)	3,696	0.08

LANDSCAPING NOTES:

1. STREET TREE SPECIES TO BE DETERMINED BY CITY.
2. STREET TREES TO BE PROVIDED AND PLANTED BY DEVELOPER.
3. STREETS TREES TO BE PLANTED EVERY 40' ALONG STREET FRONTAGE.
4. DETENTION POND TO BE HYDROSEEDED BY DEVELOPER.
5. CITY TO PROVIDE IRRIGATION SYSTEM FOR DETENTION POND.

VICINITY MAP



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NO.	REVISION	BY	DATE
1	REVISIONS DUE TO PIPE SIZE CHANGE IN BASIN.	MIJ	09/01/09

SUNSET PARK VILLAS
DETENTION GRADING PLAN

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE: 5005035DP01.dgn
PROJ. #: 5005035
DRAWING NO. : 5005035PP01
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: NDG
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: 1" = 20'
LAST UPDATED: 9/1/2009

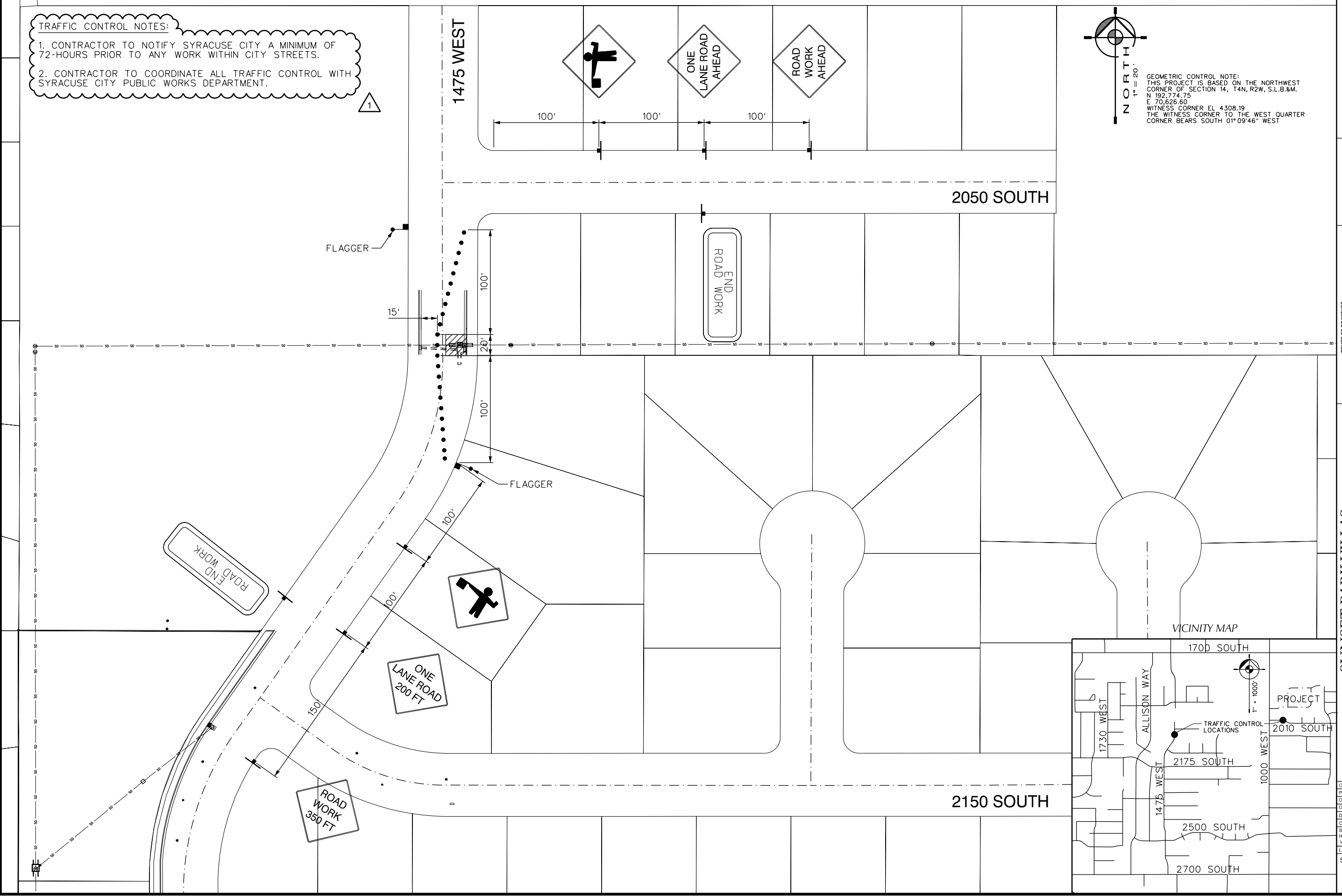
SHEET
DP01
OF 1

TRAFFIC CONTROL NOTES:

1. CONTRACTOR TO NOTIFY SYRACUSE CITY A MINIMUM OF 72-HOURS PRIOR TO ANY WORK WITHIN CITY STREETS.

2. CONTRACTOR TO COORDINATE ALL TRAFFIC CONTROL WITH SYRACUSE CITY PUBLIC WORKS DEPARTMENT.

1



GEOMETRIC CONTROL NOTE:
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N 192,774.75
E 70,626.60
WITNESS CORNER EL 4308.19
THE WITNESS CORNER TO THE WEST QUARTER CORNER BEARS SOUTH 01° 09'46" WEST

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NO.	REVISION	BY	APPD.	DATE
1	ADDED TRAFFIC CONTROL GENERAL NOTES	NDG	MIJ	04/01/2008

SUNSET PARK VILLAS TRAFFIC CONTROL

A PRIVATE SENIOR COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT
SYRACUSE, UTAH

CAD FILE:	5005035TC01.dgn
PROJ. #:	5005035
DRAWING NO.:	5005035TC01
DRAWN BY:	ZW
DESIGN BY:	ZW
CHECKED BY:	MIJ
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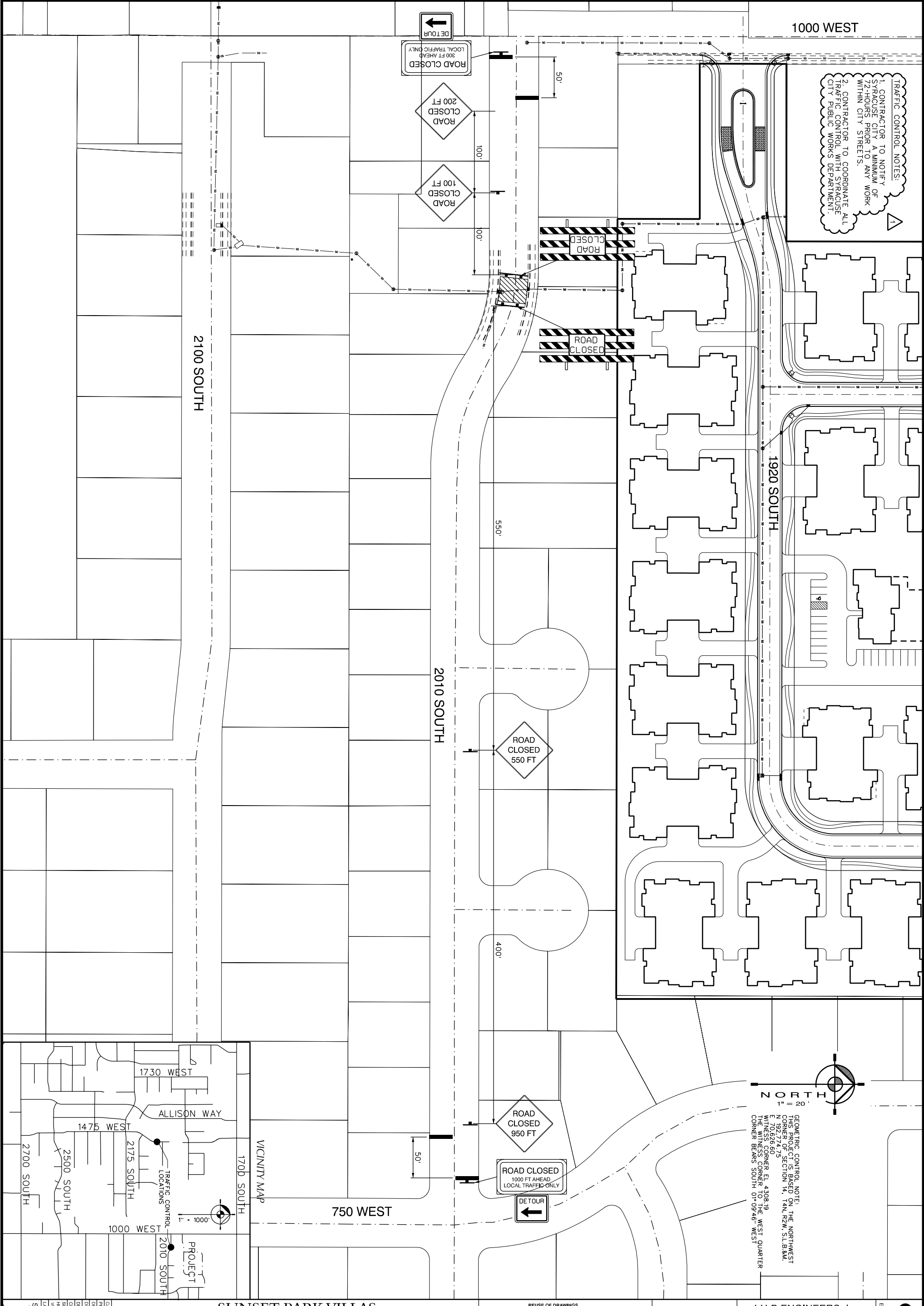
HOR SCALE:	1" = 20'
VER SCALE:	1" = 20'
LAST UPDATED:	9/17/2009

SHEET TC01 OF 2



SUNSET PARK VILLAS
TRAFFIC CONTROL

A PRIVATE SENIOR COMMUNITY
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REVISION

NO	DESCRIPTION	BY	APPR	DATE
1	ADDED TRAFFIC CONTROL GENERAL NOTES	NDG	MIJ	04/01/2008

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CAD FILE: 50050351C02.dgn
PROJ. #: 50050351
DRAWING NO.: 50050351C02
DRAWN BY: ZW
DESIGN BY: ZW
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: 1" = 20'
LAST UPDATED: 9/17/2009

SHEET TC02 OF 2

Engineer Final Plan Review – Sunset Park Villa Plat B Subdivision

Completed by Robert Whiteley on August 2, 2012

These plans are consistent with what has been approved previously on this subdivision. No apparent modifications have been made to the plat and plans. It is our understanding that the underground infrastructure for this phase has already been installed in accordance with the approved plans. This was done during the time the first phase was in construction.

This subdivision has met all engineering requirements and is ready for consideration of renewal.

Subdivision Final Plan Review – Sunset Park Villas Phase B

RENEWAL OF FINAL PLAT APPROVAL

Completed by Sherrie Christensen, Planner on 7/27/2012

Recommendation: City staff recommends that the Planning Commission examine the Sunset Park Villas Phase B Final Subdivision plan review as outlined below. Please pay specific attention to the items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Renew the Sunset Park Phase B Final Subdivision plat and plan for City Council approval, subject to all previous conditions of approval and executed development agreement.

Background: *This Subdivision was originally approved in 2008, but there may have been a mis-communication from previous planning staff directing the applicant to not record the plat until such time that the developer was ready to begin construction. Thus due to the previous approvals and the Development agreement which is in effect for 8 years, this approval is a renewal of the previous final plat approval.*

8-6-1/8-6-2: Final Plat/Final Plan and Profile:	**Planning Staff Review:**
1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	1. Sunset Park Villas Phase B
2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.	2. Yes
3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	3. Yes
4. Street address shown for each lot.	4. Yes

5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	5. Yes
6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	6. Yes
7. Accurate location of all monuments to be installed shown by appropriate symbol.	7. Yes
8. Dedication to City of all streets and other public uses and easements.	8. Yes
9. Street monuments shown on Final Plat.	9. Yes
10. Pipes or other iron markers shown on the plat.	10. Yes
11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.	11. Yes, common use areas are shaded in grey throughout subdivision plat
12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.	12. Yes, refer to Engineer for further.
13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission.	13. Notes regarding location, function, and ownership reflected on plat as public utility. Adequate information contained in development agreement pertaining to common areas and open space maintenance.
14. Legal boundary description of the subdivision and acreage included.	14. Yes, 7.04 acres
15. Current inset City map showing location of subdivision.	15. Yes, this is reflected on plat.
16. Standard signatures forms/boxes reflected on the Final Plat.	16. Yes, everything required is reflected.
Final Plan and Profile	

17. Plan for culinary water improvements.	17. Submitted, see Engineer review.
18. Plan for secondary water improvements.	18. Submitted, see Engineer review.
19. Plan for sanitary sewer.	19. Submitted, see Engineer review.
20. Land drain.	20. Submitted, see Engineer review.
21. Storm water.	21. Submitted, see Engineer review.
22. Streets.	22. Submitted, see Engineer review.
23. Stationing.	23. Submitted, see Engineer review.
24. Agreements.	24. All agreements finalized with Phase A
Conditional Items for Final Plan Approval	
25. Park-purchase impact fee accord in t zoning and gross acreage in development as outlined it the City's fee schedule	25. Required before mylar recording
26. Irrigation water rights per Subdivision Ordinance Section 8-2-9	26. Yes
27. An executed Escrow Agreement, provided by City staff, for improvement costs and bonding	27. Required before mylar recording $160,635.97
28. An executed Improvement Agreement with Syracuse City, as provided by staff	28. Required before mylar recording
29. An executed Streetlight Agreement, regarding installation of required lamps, as provided by City staff	29. Required before mylar recording
30. Payment of final off-site inspection fees as outlined in City's fee schedule	30. Required before mylar recording
31. Payment of County recording fees of $37/page +$1/lot and any common space as well as $1/land-owner signatures over two	31. Required before mylar recordings

Chapter 15 PRD – Planned Residential Development	
10-6-020 Regulations for Buildings and Structures Regulations for new residential construction must meet one (1) of two (2) building design options:	10-6-020 Regulations for Buildings and Structures
(1)Front 75 percent brick, rock, or stone design; or	(1) Yes
(2)Front 30 percent brick, rock, or stone design with remainder covered in hardy board or plank	(2) Yes
10-15-020 Permitted Use	10-15-020 Permitted Use
(C) Dwelling Units, Single Family (no more than four [4] units attached):	(C) Yes
10-15-040 Minimum Lot Standards	10-15-040 Minimum Lot Standards
(A) Density. The Planning Commission recommendation and City Council consent and approval, for a developer shall be subject to the ability of the development plan to meet the follow criteria:	
1. Development area is a transitional residential buffer to commercial, industrial, and/or retail zones	1. Yes
2. Development provides a standard road right-of-way of sixty feet (60') including curb, gutter, sidewalk	2. Yes, please reference 60' r.o.w. depiction on plat for more detail.
3. Development provides minimum of thirty-five (35) percent parks and/or functional open space based on net acreage of the proposed development	3. Yes, as agreed per Executed Development Agreement.
4. Aesthetic and landscaping proposals provide a superior residential development /environment	4. Yes, this appears to be the plan based upon landscape design, subdivision sign landmark, and architectural design. The first phase is more than half built and landscaping meets or

	exceeds expectations.
5. Development provides adequate off-street parking area(s), subject requirements of this Chapter and off-street parking requirements as found in Chapter 8 of this title	5. Yes. Guest parking is provided in Club House area which is complete.
6. Development design includes direct connection to major arterial, minor arterial, or major collector	6. Yes, 1000 West connection is designated as a major collector roadway.
(B) Lot Width: Determined by development plan	(B) Typical building detail is illustrated on the final plat reflecting lot widths of the units.
(C) Front Yard. Twenty (20) feet	(C) Yes
(D) Side Yards. Minimum sixteen (16) feet between attached units	(D) Yes
(E) Rear Yard. Minimum fifteen (15) feet	(E) Yes
(F) Building Height. Equal to horizontal distance from nearest zone boundary with max height thirty (30) feet to top of the roof ridge	(F) Yes
(G) Open Space. Minimum fifty (50) percent total land area, excluding roadways, buildings, and above-ground City infrastructure	(G) Per Development Agreement
10-15-050 Development Plan and Agreement Requirements	10-15-050 Development Plan and Agreement Requirements
Developer is required to submit information supporting all subsections (A)-(G) of this ordinance, which include but are not limited to: the completion of a Development Agreement with the City and also the management of the development with a homeowner's association, residential management company, or similar organization.	Development Agreement & CC&R's executed with Phase A.

10-15-060 Design Standards	10-15-060 Design Standards
Common-building theme for the development needs to be established by the developer for preliminary review discussion. Unification of exterior architectural style, building materials, and color and size of each unit needs to be established. However, the design should not be so dominant that all units are identical. General Syracuse City Design Ordinance standards are located in 10-6-020 of the Municipal Code.	Elevations and drawings identical to Phase A.
10-15-070 Street Design	10-15-070 Street Design
Developer plans to dedicate all street rights-of-way associated with the development to the City.	Yes, this is the intent of developer for all street rights-of-way in development.
10-15-080 Off-Street Parking and Loading	10-15-080 Off-Street Parking and Loading
Developer needs to adhere to standards established in Title 10 Chapter 8 of the Municipal Code regarding off-street parking for the development.	Yes
10-8-040 Minimum and Maximum Parking Spaces	10-8-040 Minimum and Maximum Parking Spaces
Planned Residential Development family Dwellings. Minimum requirement of 2.5 parking spaces per dwelling unit	Yes
10-8-060 Access to Off-Street Parking and Loading Spaces	10-8-060 Access to Off-Street Parking and Loading Spaces
Ingress and Egress standards	Standards met
Distance from Intersections. No driveway approach located closer than twenty (20) feet to intersection	Yes, this standard has been met and there are no driveways closer than twenty (20) feet to intersection.
10-8-070 Parking Development, Standards, and Maintenance	10-8-070 Parking Development, Standards, and Maintenance

Developer is required to follow (A)-(I) of this section when developing parking areas within the development	Refer to developer for discussion.
10-15-090 Signs	10-15-090 Signs
Developer is required to follow Title 10 Chapter 9 of the Municipal Code when implementing the use of any signs for the development.	Signage completed with Phase A.

Chapter 6 – General Land Use Regulations	**Planning Staff Review:**
10-6-060 Miscellaneous Requirements and Provisions	10-6-060 Miscellaneous Requirements and Provisions
(B) Visibility at Intersections.	(B) Yes
10-6-080 Buffer Yards	10-6-080 Buffer Yards
(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:	
1. Identify the land use category of the proposed use.	1. Planned Residential Development
2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.	2. Planned Residential Development
3. Determine the buffer yard required for the proposed development by using Table 2.	3. North and West = Buffer Table A East and South = No Buffer requirement
4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2.	4. Per vested Preliminary Plat approval and development agreement.

RE: Sunset Park Villas Re-Final Plan Submission

Jo Hamblin

Sent: Thu 7/26/2012 2:05 PM

To: Michael Eggett

Cc: Eric Froerer

Mike,

I have no concerns with the drawings for Sunset Park Villas as long as they follow their current plan or the IFC 2009 version. If you have any questions regaurding this please feel free to contact me.

Thanks,

Jo Hamblin
Syracuse City Fire Deputy Chief
Office: 801-614-9614
jhamblin@syracuseut.com

Brian N. Wallace
Chief of Police

SYRACUSE POLICE

August 2, 2012

Mike Eggett,

I have reviewed the plans for the Still Water Lakes Estates & Sunset Villas Phase B subdivisions. I see no problems or issues with Sunset Villas that affect law enforcement. Still Water Lakes Estates, has only one issue, that being the 30 foot width of some roads. I question if there is adequate room for vehicles to pass safely, if on street parking is allowed.

Sincerely,

Chief Brian Wallace

1751 South 2000 West • Syracuse, Utah 84075 • 801-825-4400 • FAX 801-779-9365

COUNCIL AGENDA
August 14, 2012
August 14, 2012

Agenda Item **#9** Final Subdivision Approval, Ninigret North I Subdivision, located at approximately 1100 W. 450 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Staff Recommendation

Grant Final Subdivision Approval for the Ninigret North I Subdivision, located at approximately 1100 W. 450 S.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached Ninigret North I Subdivision Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 6, 2012

Subject: City Council Approval of the Ninigret North I Subdivision: Ninigret Construction North, LC (Eric Rice & Gary McEntee, Corbin Bennion) request for Final Subdivision approval located at approximately 1100 West and 450 South. 5 lots, 72.21 Acres, Industrial Development (ID) Zone

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Background

After several meetings with the Planning Commission a Public Hearing was held on July 17, 2012 for the Sketch Plat which was approved unanimously. The Planning Commission also had the item on the agenda for Preliminary Plat on July 17, 2012, which was also unanimously approved after discussing issues relating to traffic, secondary water, and the public utility easement in Clearfield City which is on the South side of this property.

Consideration of Recommendation for City Council Approval of the Ninigret North I Subdivision (Final Plans Review)

On July 17, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Ninigret North I Subdivision Sketch Plan, in which comments were received. On July 31, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Ninigret North I Subdivision Final Plans. Commissioner TJ Jensen included in the motion that he would like to see an additional 2 to 3 feet of additional shoulder on the West side of 1000 West between 450 S and 200 S. The purpose would be to allow cars on the shoulder to be out of the lane of travel. The Planning Commission directed Public Works to work with the

developer and UDOT to see if additional width could be added to the shoulder, by moving the curb and sidewalk to the West.

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

- Final plat drawing for Ninigret North I Subdivision
- Final subdivision and construction drawings for Ninigret North I Subdivision
- Final storm-drainage report
- Commitment for title insurance report
- Clearfield Irrigation Company letter
- UDOT SR 193 emergency access letter
- Proposed culinary water improvements
- City Engineer's review, dated July 26, 2012
- City Planner's review, dated July 26, 2012
- Fire Department's review, dated July 23, 2012
- Police Department's review, dated July 26, 2012

Recommendation

The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Ninigret North I Subdivision , located at approximately 1100 West 450 South, subject to meeting all requirements of the City's Municipal Codes, City staff reviews dated July 23 and July 26, 2012, and with the understanding that the Ninigret Group will work with the City, per direction provided to them by the Planning Commission during Final Plans review.

UPDATE: Please see attached email from Brian Bloemen regarding the widening of the right-of-way.

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From: Brian Bloemen
Sent: Friday, August 10, 2012 8:41 AM
To: Planning Commission; tjjensen@mrtoast.com
Cc: Robert Whiteley; Michael Eggett; Corbin Bennion; Sherrie Christensen
Subject: Ninigret North I ROW

After reviewing the right-of-way widening along 1000 West, Ninigret has agreed to widen the right-of-way 2 additional feet to the west. There are four power poles between SR-193 and proposed 450 South. Those poles varied from 8' to approximately 1.5' off our standard 72' right-of-way. The one pole set at 1.5' off the right-of-way is the constraining pole. By widening the right-of-way the 2 feet that will put the one pole 0.5' into the 5' wide sidewalk, which I think we can live with. All the other poles will be outside the right-of-way and back of sidewalk. I hope this will address the concerns with the right-of-way. If there are any further questions or concerns with the proposed widening please let me know.

Thanks,

Brian Bloemen
City Engineer
801-614-9630

SYRACUSE EST. CITY 1935

NINIGRET NORTH I SUBDIVISION

FINAL DRAWINGS

SYRACUSE CITY, UTAH
JULY 25, 2012

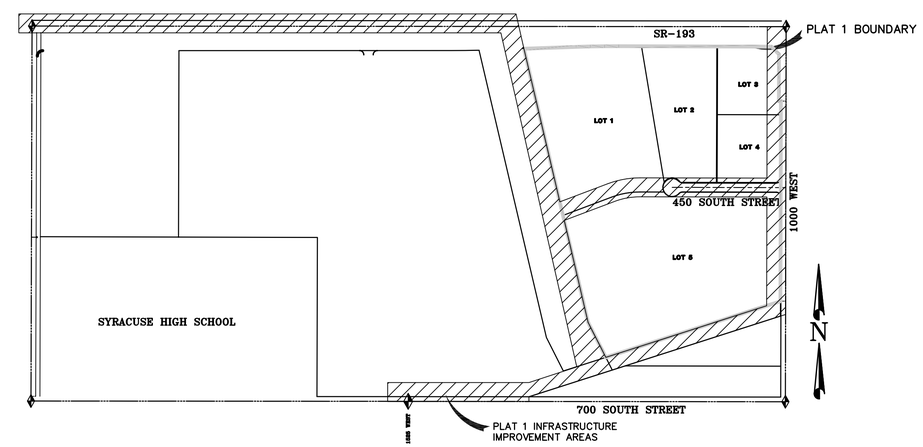
INDEX OF SHEETS

SHEET	COVER		FILE NAME
	COVER SHEET		NINSYRCV1A
G-1	GENERAL NOTES		HTCGN1A
FINAL PLAT			
1 OF 1	FINAL PLAT	*(SUBMITTED SEPARATELY)*	PLAT
OVERALL PLANS (1"=150') OR AS SPECIFIED			
OP-1	MASTER STORM DRAIN AND LAND DRAIN PLAN		NINSYRSD1A
OP-2	MASTER SEWER PLAN		NINSYRSW1A
OP-3	MASTER CULINARY AND SECONDARY WATER PLAN		NINSYRWTR1A
OP-4	MASTER STREET LIGHTING PLAN		NINSYRLT1A
ROAD – PLAN & PROFILES (1"=40')			
RD-1	PLAN AND PROFILE – 1000 WEST	*(STA. 00+00.00 TO STA. 10+00.00)*	NINSYRPP1A
RD-2	PLAN AND PROFILE – 1000 WEST	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRPP2A
RD-3	PLAN AND PROFILE – 450 SOUTH	*(STA. 0+00.00 TO STA 8+00.00)*	NINSYRPP3A
ROAD – STRIPING PLANS (1"=40')			
STP-1	STRIPING PLAN – 1000 WEST	*(STA. 00+00.00 TO STA. 10+00.00)*	NINSYRSTP1A
STP-2	STRIPING PLAN – 1000 WEST	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRSTP2A

UTILITY – PLAN & PROFILES (1"=40')			FILE NAME
UT-1	PLAN AND PROFILE – 1000 WEST STREET	*(STA. 0+00.00 TO STA. 10+00.00)*	NINSYRUT1A
UT-2	PLAN AND PROFILE – 1000 WEST STREET	*(STA. 10+00.00 TO STA. 20+00.00)*	NINSYRUT2A
UT-3	PLAN AND PROFILE – 450 SOUTH STREET	*(STA. 0+00.00 TO STA. 8+00.00)*	NINSYRUT3A
UT-4	PLAN AND PROFILE – 450 SOUTH STREET	*(STA. 8+00.00 TO STA. 16+50.00)*	NINSYRUT4A
UT-5	PLAN AND PROFILE – LOT 4 & 5 EASEMENT	*(STA. 0+00.00 TO STA. 5+50.00)*	NINSYRUT5A
UT-6	PLAN AND PROFILE – 700 SOUTH	*(STA. 0+00.00 TO STA. 9+50.00)*	NINSYRUT6A
UT-7	PLAN AND PROFILE – SOUTH DIAGONAL	*(STA. 9+50.00 TO STA. 19+50.00)*	NINSYRUT7A
UT-8	PLAN AND PROFILE – SOUTH DIAGONAL	*(STA. 19+50.00 TO STA. 29+50.00)*	NINSYRUT8A
UT-9	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 0+00.00 TO STA. 9+50.00*	NINSYRUT9A
UT-10	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 9+50.00 TO STA. 19+50.00)*	NINSYRUT10A
UT-11	PLAN AND PROFILE – SECONDARY IRRIGATION	*(STA. 19+50.00 TO STA. 29+50.00)*	NINSYRUT11A
UT-12	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 29+50.00 TO STA 39+00.00)*	NINSYRUT12A
UT-13	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 39+00.00 TO STA 49+00.00)*	NINSYRUT13A
UT-14	PLAN AND PROFILE – POWER CORRIDOR	*(STA. 49+00.00 TO STA 59+00.00*	NINSYRUT14A
EROSION CONTROL PLANS (1"=150') OR AS SPECIFIED			
EC-1	EROSION CONTROL PLAN		NINSYREC1A
EC-2	EROSION CONTROL PLAN		NINSYREC2A
EC-3	EROSION CONTROL DETAILS		NINSYRED1A
CONSTRUCTION DETAILS			
DT-1	TYPICAL SECTIONS		NINSYRDT1A
DT-2	MISCELLANEOUS DETAILS		NINSYRDT1A

LOCATION MAP

(VICINITY MAP)



PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

OWNER:

NINIGRET CONSTRUCTION NORTH, LC
1700 SOUTH 4650 WEST
SALT LAKE CITY, UTAH 84104
(801) 973-9090 PHONE
(801) 973-0070 FAX

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

P:\NINIGRET - SYRACUSE 1891\CAD\NINSYRCV1A.dwg

NOTES:

GENERAL

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT SYRACUSE CITY STANDARDS AND SPECIFICATIONS, AND THE UTAH CHAPTER OF THE CURRENT EDITION AMERICAN PUBLIC WORKS ASSOCIATION MANUAL OF STANDARD PLANS AND SPECIFICATIONS IN ITS LATEST EDITION (APWA), WHERE APPLICABLE. WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY TO UDOT STANDARDS AND SPECIFICATIONS. SEE ALSO UNDERGROUND UTILITIES NOTE 6.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT SYRACUSE CITY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A. REGULATORY AGENCY: SYRACUSE CITY
SYRACUSE CITY HALL
1979 WEST 1900 SOUTH, SYRACUSE, UT 84075
CONTACT: SHERRIE CHRISTANSEN, PLANNER
CONTACT: ROBERT WHITELY, PUBLIC WORKS DIRECTOR

B. CITY ENGINEER: SYRACUSE CITY
3061 S. 2400 W. SYRACUSE, UT 84075
(801) 614-9630
CONTACT: BRIAN BLOEMEN, EIT
CITY ENGINEER

C. OWNER: NINIGRET CONSTRUCTION NORTH, L.C.
1700 SOUTH 4650 WEST, SALT LAKE CITY, UT 84104
(801) 973-9090
(801) 873-6970 RYDE, PROJECT MANAGER

D. ENGINEER: DOMINION ENGINEERING ASSOCIATES, L.C.
5684 SOUTH GREEN STREET, MURRAY, UT 84123
(801) 713-3000
(801) 713-3030 FAX
CONTACT: CORBIN BENNION, PRINCIPAL

E. SEWER DISTRICT: SYRACUSE CITY PUBLIC WORKS
3061 W. 2400 WEST, SYRACUSE CITY 84075
(801) 614-9682
(801) 779-9907
CONTACT: ROBERT WHITELEY, PE
NORTH DAVIS SEWER DISTRICT
(801) 728 6816
CONTACT: STEVE LAMB

F. WATER DISTRICT: SYRACUSE CITY PUBLIC WORKS
3061 W. 2400 WEST, SYRACUSE CITY 84075
(801) 614-9682

G. POWER COMPANY: ROCKY MOUNTAIN POWER
–
(801) 543-3034
CONTACT: STEVE CLINGENPEEL

H. GAS COMPANY: QUESTAR
1140 WEST 200 SOUTH, SALT LAKE CITY, UT 84104
(801) 324-3956
CONTACT:

I. TELEPHONE COMPANY: CENTURY LINK
1425 WEST 3100 SOUTH, SALT LAKE CITY, UT 84119
(801) 356-0081
CONTACT:

J. IRRIGATION: CLEARFIELD IRRIGATION
(801) 589-8366
CONTACT: GOLDEN WAITE, DITCH MASTER

K. UDOT UTAH DEPARTMENT OF TRANSPORTATION
(801) 620-1690
CONTACT: RANDY JEFFERIES, PROJECT MANAGER
(801) 359-4272, EXT 223
CONTACT: COREY NELSON (CRS, CONSULTANT)

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM SYRACUSE CITY, DAVIS CO., AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY SYRACUSE CITY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR SYRACUSE CITY.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 01570 (APWA) AND THE REQUIREMENTS OF SYRACUSE CITY.

17) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY SYRACUSE CITY 48 HOURS PRIOR TO ANY CULINARY WATER MAIN SHUTDOWN.

19) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

20) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND THE ENGINEER

21) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

22) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

23) ANY WATERLINE VERTICAL BEND DEFLECTIONS SHALL HAVE RESRATINED JOINT FITTINGS AND CONCRETE THRUST BLOCKS.

CLEARING AND GRADING

1) BENCHMARK: STREET MONUMENT (SEE DESCRIPTION)
ELEVATION: 4336.68
DATUM: NORTH AMERCAIN VERTICAL DATUM (N.A.V.D.) 29
DESCRIPTION: MONUMENT AT THE SOUTH QUARTER CORNER OR SECTION 3 T.4N., R.2W., S.L.B.&M.

2) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SYRACUSE CITY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

3) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER.

UNDERGROUND UTILITIES

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF HERRIMAN CITY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF SYRACUSE CITY AND NORTH DAVIS SEWER DISTRICT.

A. ALL SEWER LATERALS SHALL BE CONSTRUCTED ACCORDING TO SYRACUSE CONSTRUCTION SPECIFICATIONS.
B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO SYRACUSE CITY STANDARD PLANS
C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO APWA PLAN NO. 561.
D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO APWA PLAN NO. 542.
E. ALL WATER LINES SMALLER THAN 12 INCHES REQUIRE GATE VALVES. WATER LINES 12" AND LARGER REQUIRE BUTTERFLY VALVES.
F. ALL SEWERLINES TO HAVE A MINIMUM OF 4' DEPTH OF COVER

7) THE CONTRACTOR SHALL NOTIFY DOMINION ENGINEERING IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS

1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH APWA SECTIONS 01555 AND 02765 AND THE REQUIREMENTS OF SYRACUSE CITY.

ROADWAY MATERIALS

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY: G2 GEOTECHNICAL ENGINEERING INC, DATED JULY, 2012 AND AS OUTLINED BY THE APWA STANDARDS AND SYRACUSE CITY REQUIREMENTS.

PRIVATE UTILITIES

1) COORDINATE ALL PRIVATE AND/OR DRY UTILITY INSTALLATION OR RELOCATION DIRECTLY WITH OWNER.

2) REFER TO SYRACUSE CITY UTILITY CROSSING PLAN FOR THIS SPECIFIC PLAT PROVIDED BY DEVELOPER/OWNER FOR ALL CONDUIT CROSSINGS. COORDINATE CONDUIT CROSSINGS DIRECTLY WITH OWNER.

IMPORTANT STANDARDS NOTE
CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION TO COMPLY WITH SYRACUSE CITY STANDARDS PER "SYRACUSE CITY ENGINEERING STANDARDS AND CONSTRUCTION SPECIFICATIONS" JANUARY 2012 AND "SYRACUSE CITY DRAWINGS". WHERE STANDARD ARE NOT SUPPLIED BY SYRACUSE CITY, APWA TO BE APPLIED.

ABBREVIATIONS

&	And
@	At or At The
Bot.	Bottom
Bldg.	Building
BOW	Back of Walk
BV	Butterfly Valve
C	Curve
CIR.	Circle
Ctr.	Center
CL	Center Line
Clr.	Clear/Clearance
Conc.	Concrete
CMP	Corrugated Metal Pipe
Conn.	Connection
Constr.	Construction
Cont.	Continue/Continuous
Contr.	Contractor
Cul.	Culinary
Det.	Detail
Dept.	Department
DI	Ductile Iron
Dia.	Diameter
Dim.	Dimension
Dwg.	Drawing
E.	East
Ea.	Each
EG	Existing Ground/Grade Elevation
Elev./El.	Elevation
EOA	Edge of Asphalt
EOG	Edge of Gravel
Equip.	Equipment
Exist.	Existing
Exp.	Expansion
Ext.	Exterior
Ex.	Existing
FG	Finish Ground/Grade Elevation
Fl	Flowline
Flr.	Floor
F.D.	Floor Drain
FH	Fire Hydrant
Ftg.	Footing
Fnd.	Foundation
Galv.	Galvanized
G.B.	Grade Break
Gr.	Grade
Gnd.	Ground
GV	Gate Valve
HC	Handicap Ramp
Ht.	Height
H.P.	High Point
Horiz.	Horizontal
HYD	Fire Hydrant
In.	Inch
I.D.	Inside Diameter
Int.	Interior
I.E.	Invert Elevation
Inv.	Invert Elevation
IRR	Secondary/Irrigation Water
Jt.	Joint
J-Box	Junction Box
JVWCD	Jordan Valley Water Conservancy District
L	Line
LD	Land Drain
Lt.	Light
L.P.	Low Point
LT	Left
Maint.	Maintenance
Mfr.	Manufacturer
M.H.	Manhole
Max.	Maximum
Min.	Minimum
Misc.	Miscellaneous
Mt.	Mountain
Nom.	Nominal
N.	North
N.I.C.	Not In Contract
N.T.S.	Not To Scale
No. or #	Number
O.C.	On Center
ASPH.	Asphalt
Opng.	Opening
Opp.	Opposite
O.D.	Outside Diameter
PC.	Point of Curve
Ptd.	Pointed
PRC	Point of Reverse Curve
Ped.	Pedestrian
POB	Point of Beginning
PRV	Pressure Reducing Valve
Pt.	Point
PT.	Point of Tangency
PVC	Poly Vinyl Chloride
PVI	Point of Vertical Intersect
R.	Radius
RCP	Reinforced Concrete Pipe
Refl.	Reflected
Reinf.	Reinforcing
Req'd.	Required
Rev.	Reverse
RT.	Right
ROW	Right-of-Way
S	South or Sewer
SAN	Sanitary
Sched.	Schedule
SD	Storm Drain
Sect.	Section
Sht.	Sheet
Sim.	Similar
S	Slope
Spec.	Specifications
Sq.	Square
SS	Sanitary Sewer
Sta.	Station
Stnd.	Standard
Std.	Standard
Stl.	Steel
Stor.	Storage
Struct.	Structural/Structure
Sym.	Symmetrical
TA	Top of Asphalt
Tel.	Telephone
Temp.	Temporary/Tempered
TBC	Top Back of Curb
TG	Top of Grate
TOA	Top of Asphalt
T.O.P.	Top of Plate
TOW	Top of Wall
Typ.	Typical
UGT	Under Ground Telecommunication
Var.	Vary or Varies
Vert.	Vertical
VC	Vertical Curve
W	Water, West
WV	Water Valve
w/	With
w/o	Without

REGISTERED PROFESSIONAL ENGINEER
1/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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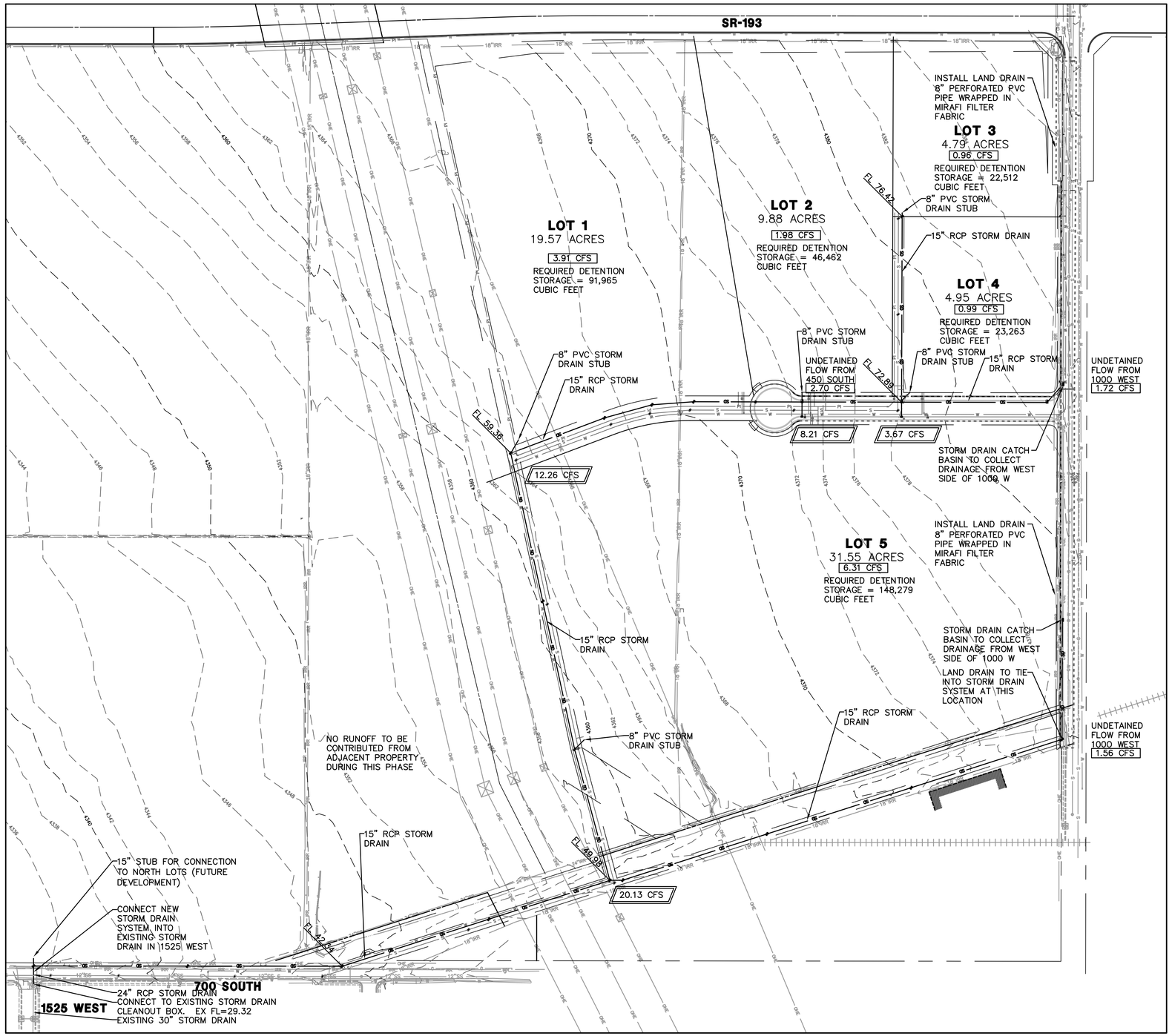
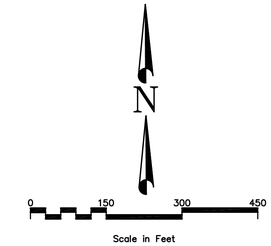
P:\NINGRET SYRACUSE 1891\CAD\NINGRET SYRACUSE NT1A.dwg

DRAWN DCG 7/12 DATE	CHECKED CAB 7/27 DATE	NINIGRET NORTH 1	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	NINGRET NORTH I	PROJECT NO. 1891
DESIGNED – DATE	CAB PROJECT ENGINEER				SHEET NO. G-1
APPROVED CAB 7/27 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH		GENERAL NOTES	FILE NAME: NT1A / SCALE: N.T.S.

NO.	REVISIONS	BY	DATE





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR
- 5.00 — RELEASED FLOW GENERATED BY LOT
- 10.00 — ACCUMULATED STORM DRAIN FLOW AT JUNCTION

NOTE

1. EACH LOT IS TO PROVIDE STORM WATER DETENTION FOR THE 100 YEAR STORM EVENT. RELEASE RATE FOR LOTS CALCULATED AT 0.2 CFS/ACRE.
2. ANTICIPATED DETENTION STORAGE FOR EACH LOT IS BASED ON 10% LANDSCAPING AREA, 40% BUILDING, 50% PAVEMENT LAND USE. FINAL DETENTION CALCULATIONS TO BE PREPARED BY EACH LOT DEVELOPER.
3. UNDETAINED STREET FLOWS FOR 1000 WEST AND 450 SOUTH CALCULATED USING 15 MINUTE RAINFALL INTENSITY FOR THE 10 YEAR STORM EVENT. PRECIPITATION DATA AND RAINFALL INTENSITIES OBTAINED FROM NOAA.

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DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)	SYRACUSE CITY, UTAH	
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)		

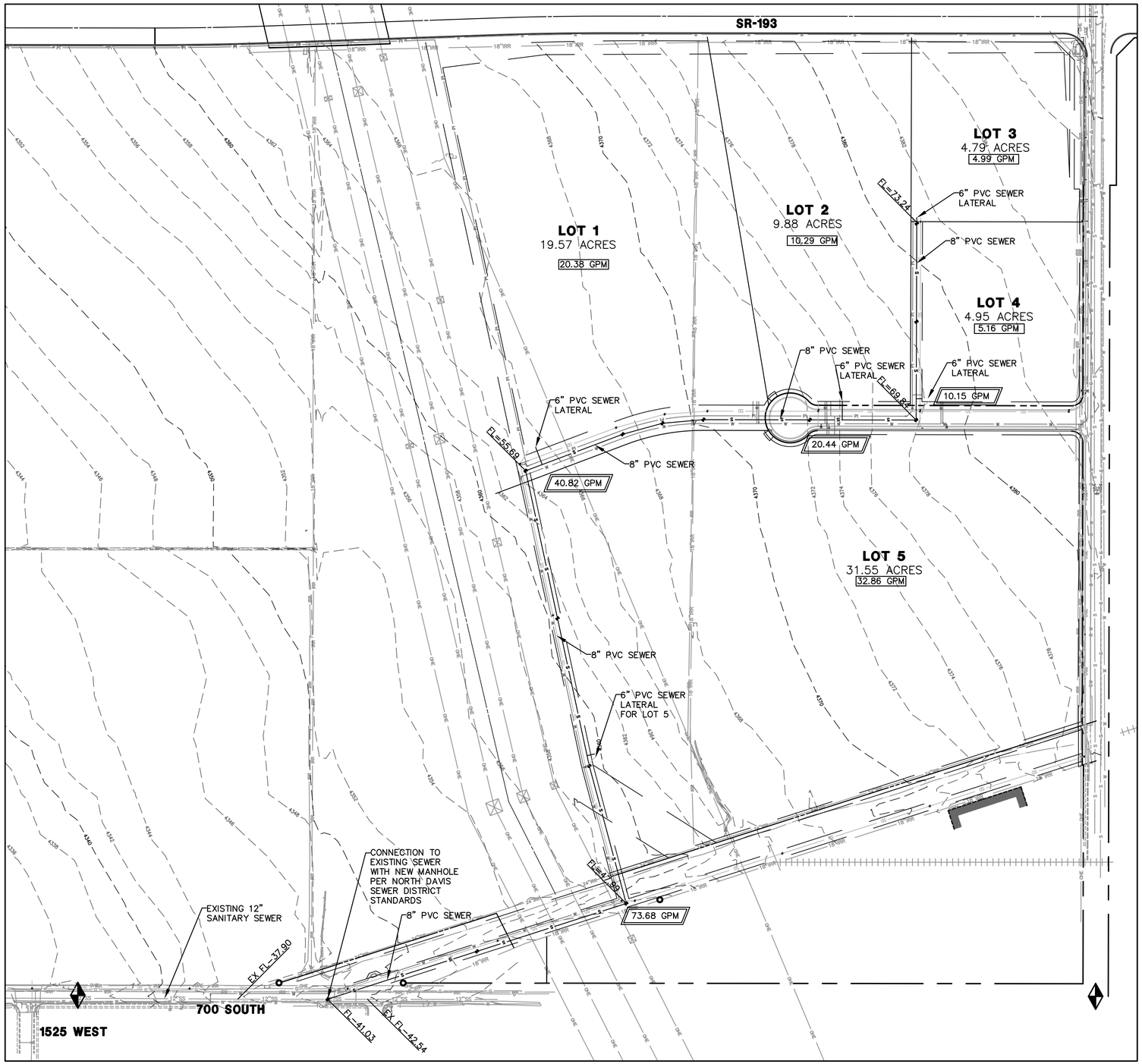
DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

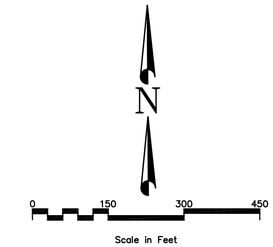
NINIGRET NORTH I

MASTER DRAINAGE PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-1
FILE NAME: MSTRDR1A
SCALE: 1"=150'





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

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- PROPOSED PRESSURIZED WATER LINE
- EXISTING PRESSURIZED WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR
- 5.00 — SEWER FLOW GENERATED BY LOT
- 10.00 — ACCUMULATED SEWER FLOW AT JUNCTION

NOTE

1. SEWER FLOWS CALCULATED ON AN ASSUMED PEAK FLOW FOR INDUSTRIAL AREAS OF 1,500 GPM/AC/DAY.
2. BASED ON PRELIMINARY SIZING, THE NEW SEWER MAIN CONNECTION INTO THE EXISTING 700 SOUTH MAIN WILL FLOW 17.0.% FULL AT A VELOCITY OF 2.72 FT/S.
3. ALL PROPOSED SEWER LINES TO BE INSTALLED PER SYRACUSE CITY STANDARDS WITH THE EXCEPTION OF CONNECTION MANHOLE ON 700 SOUTH, WHICH WILL BE INSTALLED TO NORTH DAVIS SEWER DISTRICT STANDARDS.

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, DAVIS COUNTY, UTAH	

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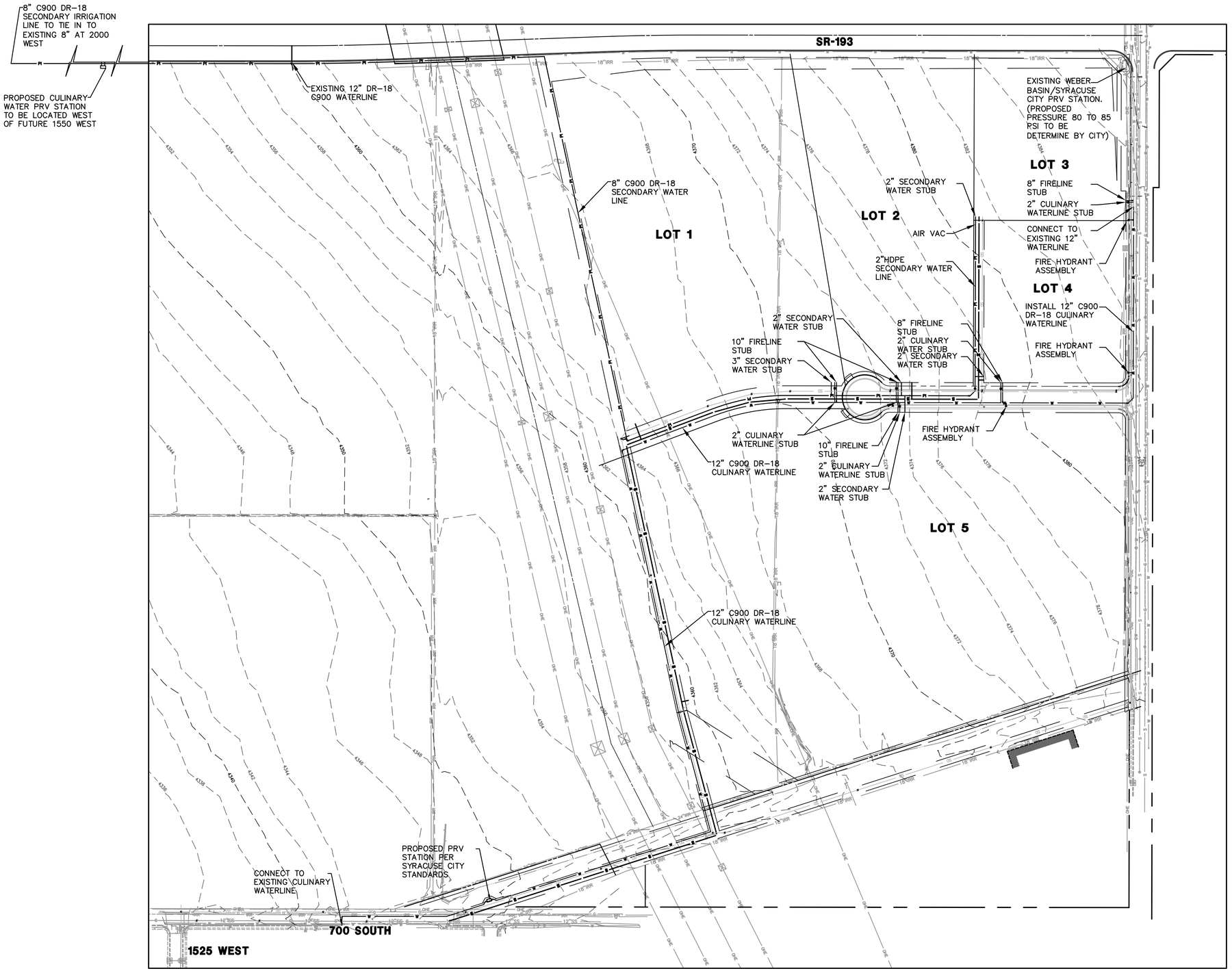
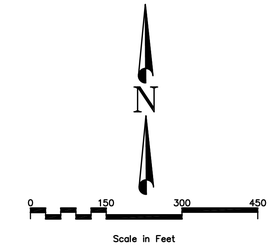
NINIGRET NORTH I

MASTER SEWER PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-2
FILE NAME: MSTRSWR1A
SCALE: 1"=150'





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
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- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
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- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

STOP AND WASTE VALVES TO BE INSTALLED IN PARK STRIP ON ALL SECONDARY WATER SERVICES

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, DAVIS COUNTY, UTAH	
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER		

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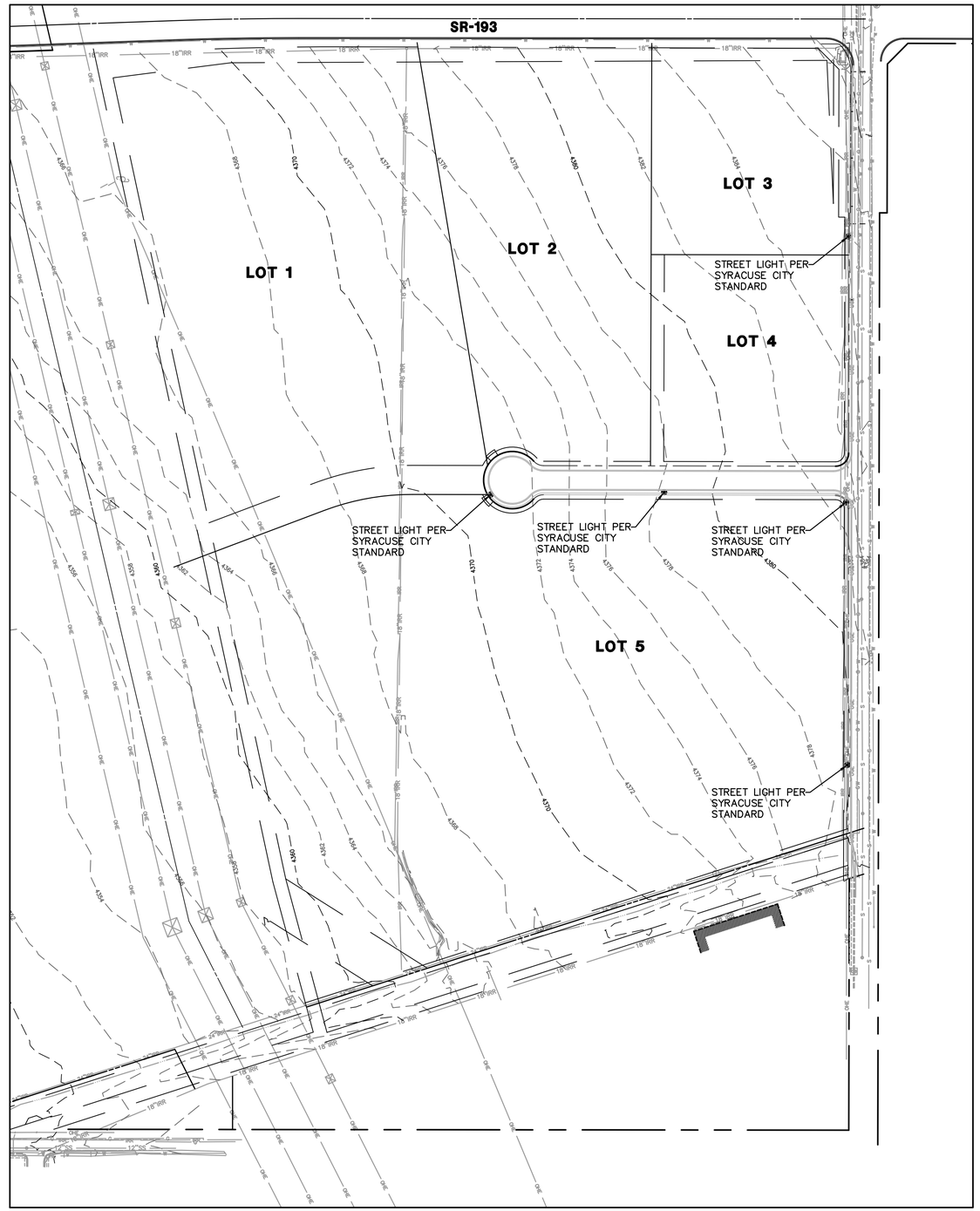
NINIGRET NORTH I

MASTER WATER AND SECONDARY IRRIGATION PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. OP-3
FILE NAME: MSTRWTR1A
SCALE: 1"=150'



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0 150 300 450

Scale in Feet

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

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- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

STREET LIGHT POLES, FIXTURES, BASES, AND CONDUIT/WIRING TO BE INSTALLED PER SYRACUSE CITY STANDARDS

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DRAWN DCG 6/12 DATE	CHECKED CAB 6/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 6/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 6/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, DAVIS COUNTY, UTAH	

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

MASTER LIGHTING PLAN

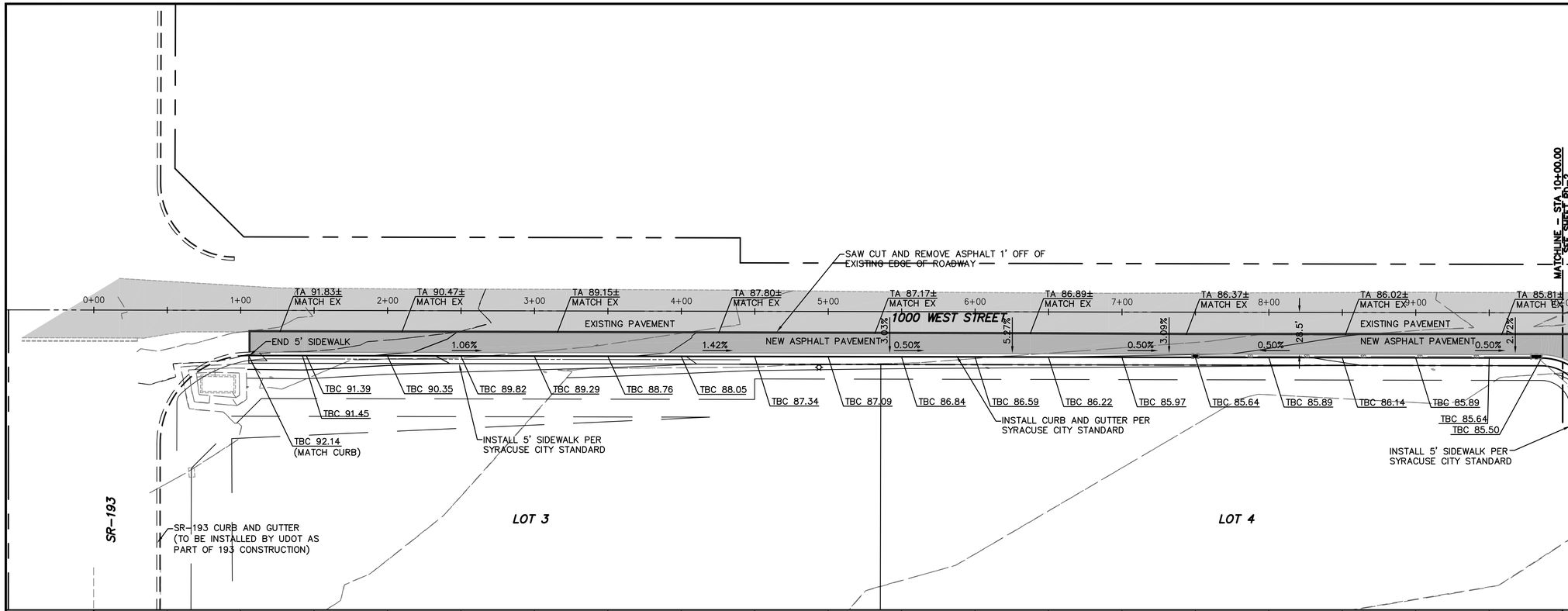
NO.	REVISIONS	BY	DATE

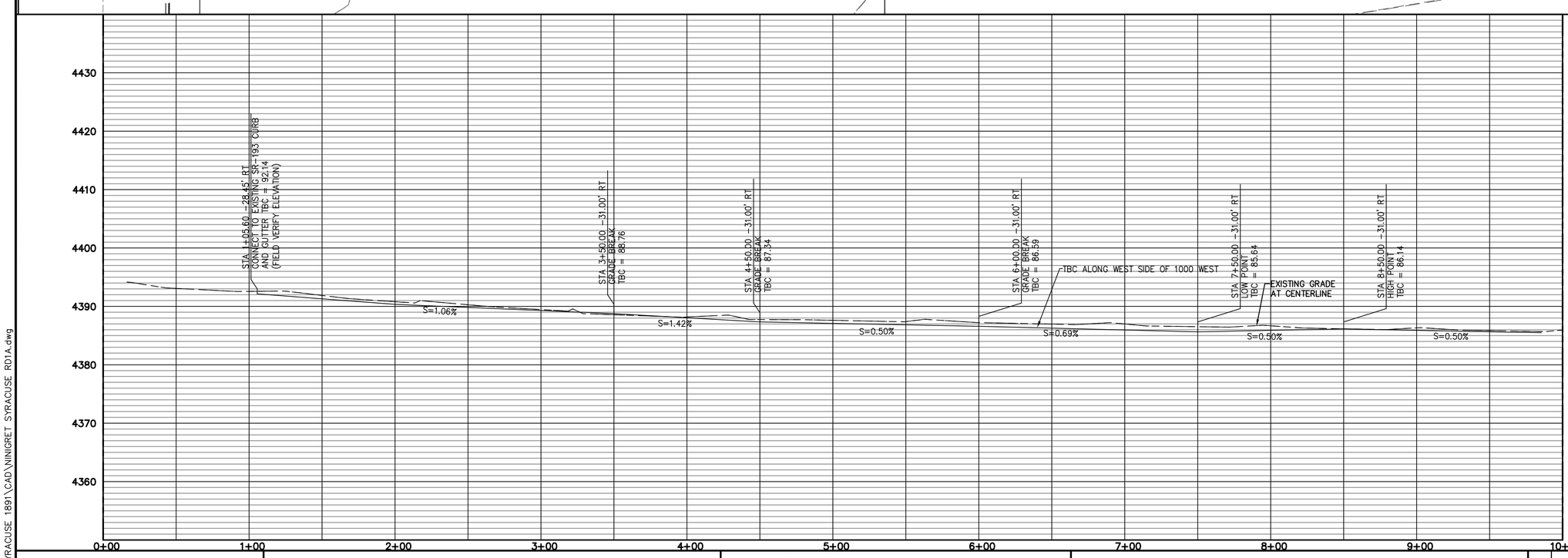
PROJECT NO. 1891

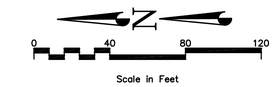
SHEET NO. OP-4

FILE NAME: MSTRLTIA

SCALE: 1"=150'

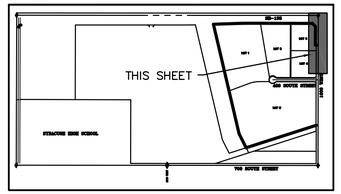






LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- PI PROPOSED SECONDARY IRRIGATION LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

REGISTERED PROFESSIONAL ENGINEER 7/15/13 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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NINIGRET NORTH I

1000 WEST ROADWAY PLAN AND PROFILE

STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-1
FILE NAME: NINSYRD1A
SCALE: 1"=40'

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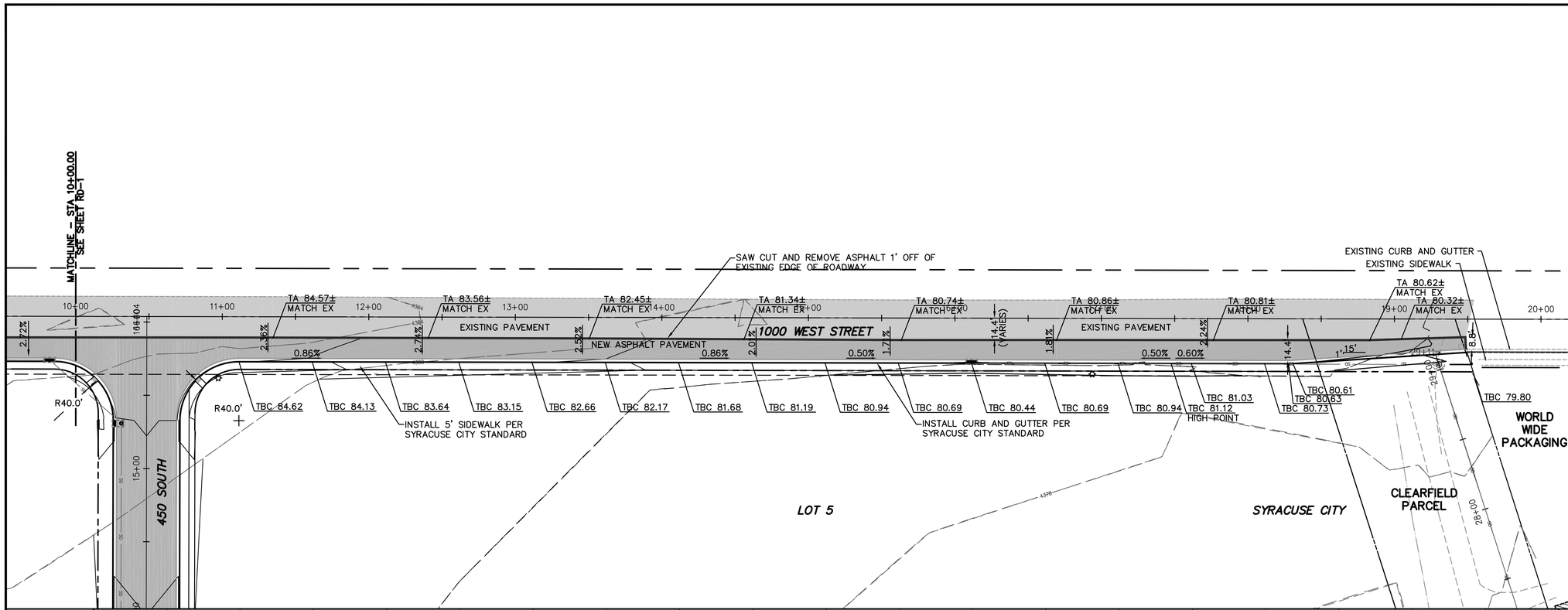
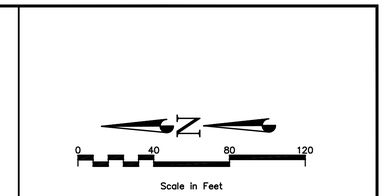
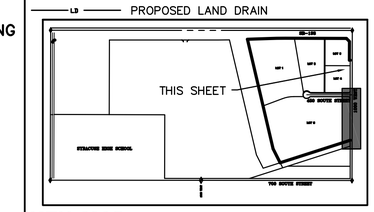




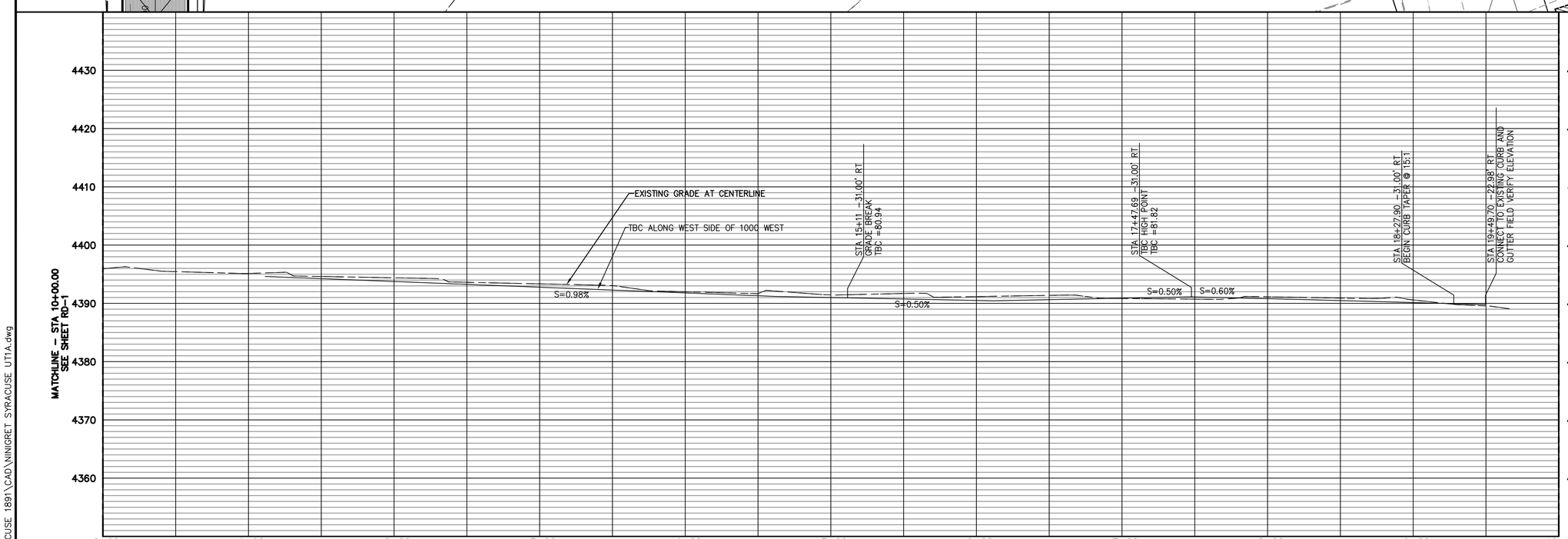
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

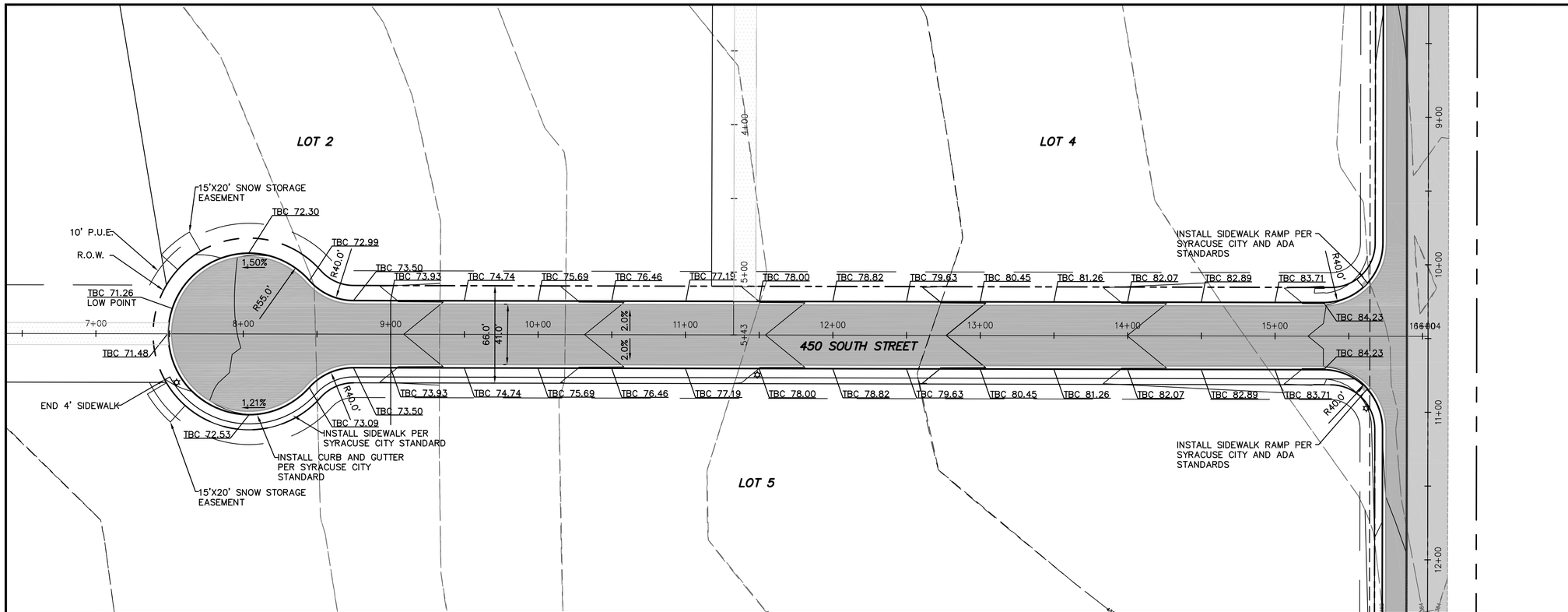
NINIGRET NORTH I

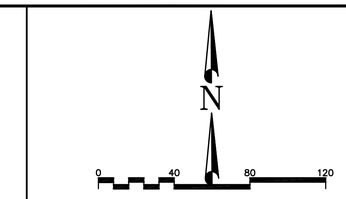
1000 WEST ROAD PLAN AND PROFILE
STA. 0+10.00 TO 20+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-2
FILE NAME: NINSYRPP2A
SCALE: 1"=40'

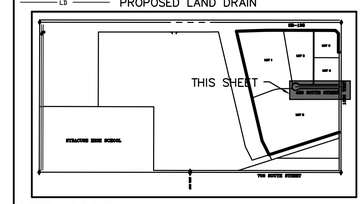
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UTTA.dwg





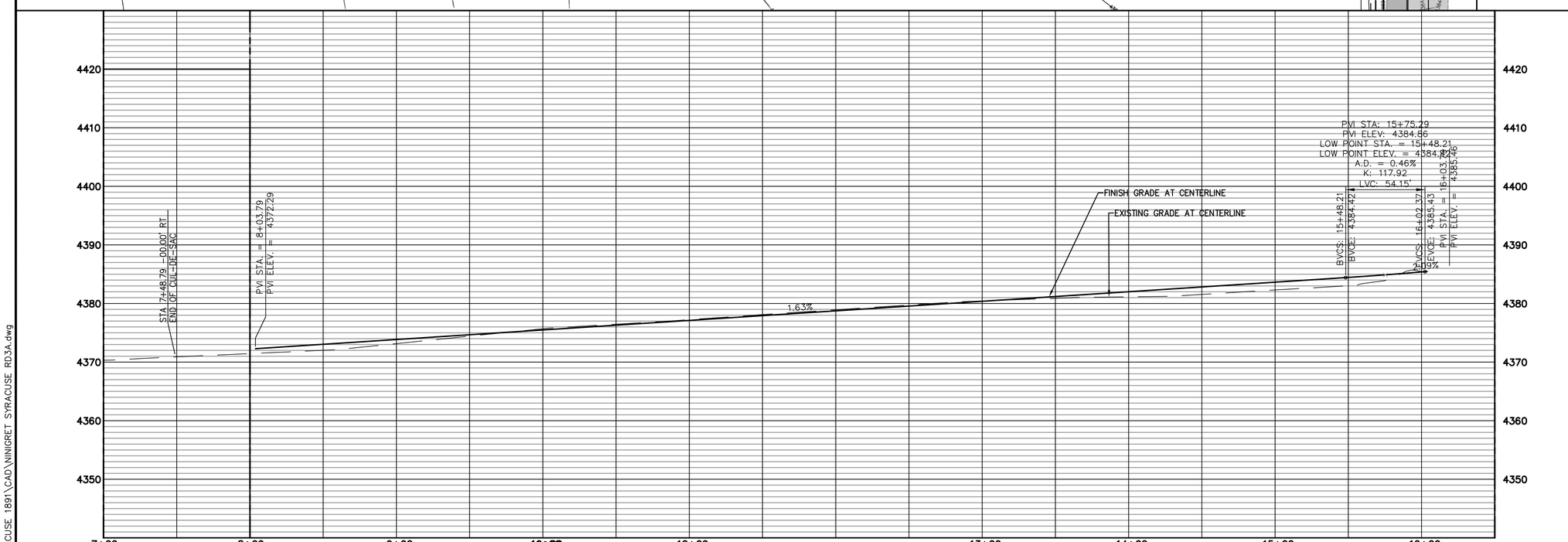
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.



DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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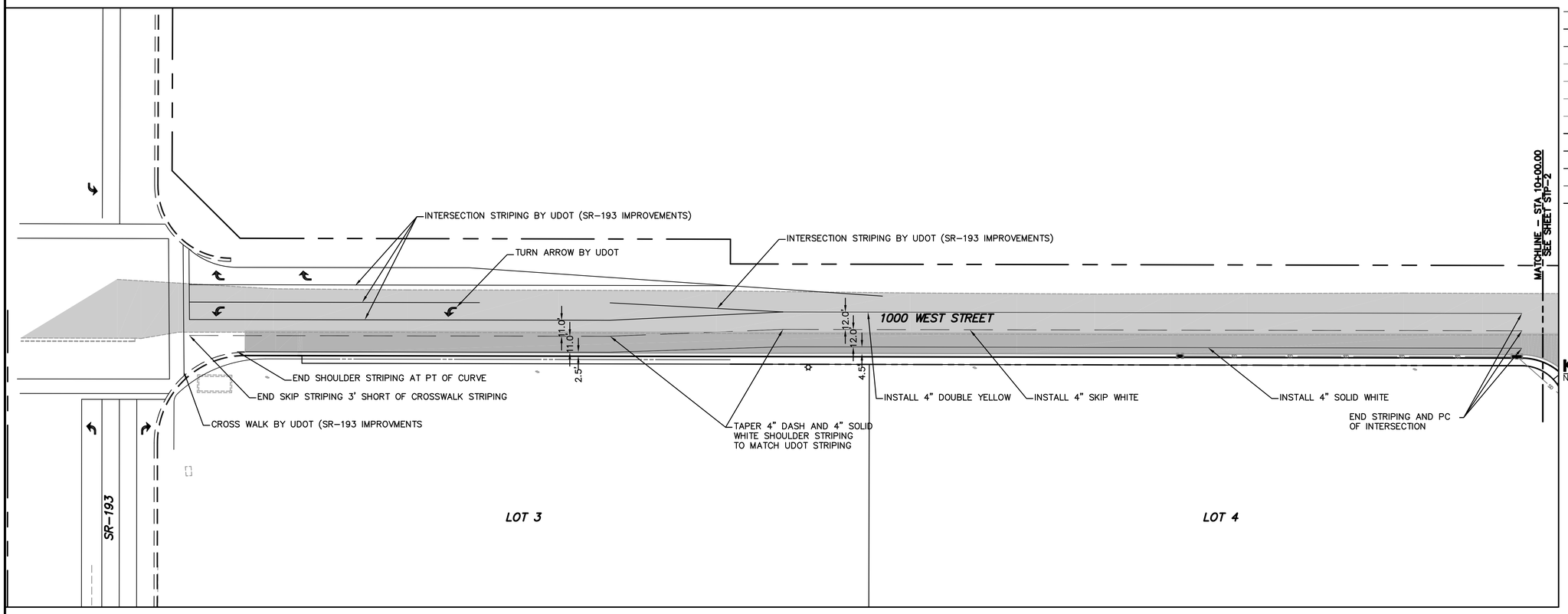
NINIGRET NORTH I

450 SOUTH ROAD PLAN AND PROFILE
STA. 7+00.00 TO 16+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. RD-3
FILE NAME: NINSYRRD4A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE RD3A.dwg

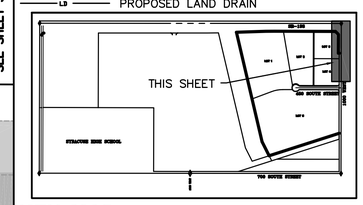


0 40 80 120

Scale in Feet

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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5684 South Green Street
Murray, Utah 84123 801-713-3000

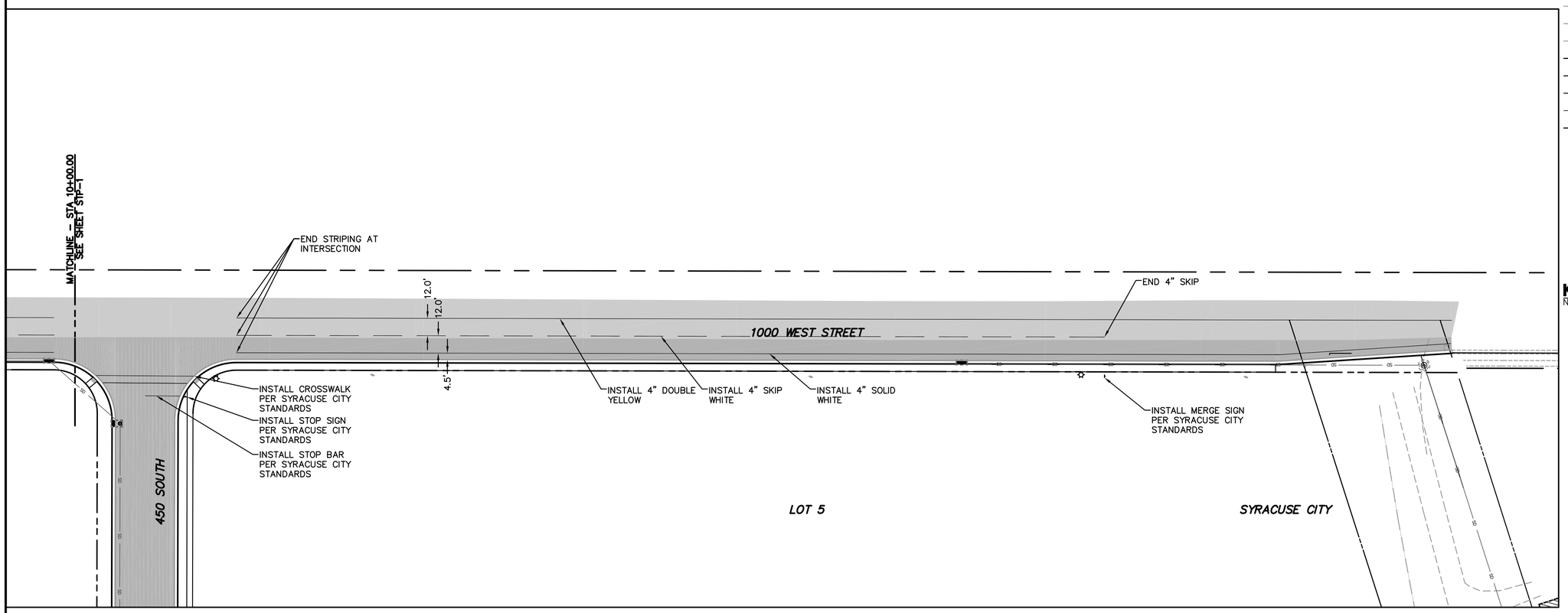
NINIGRET NORTH I

1000 WEST ROADWAY STRIPING PLAN
STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. STP-1
FILE NAME: NINSYRSTP1A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSESTP1A.dwg

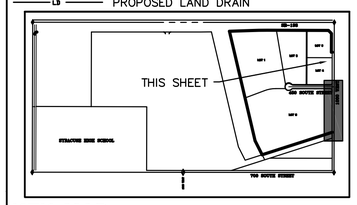


0 40 80 120

Scale in Feet

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 182066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NO.	REVISIONS	BY	DATE

NINIGRET NORTH I

1000 WEST ROAD STRIPINT PLAN

STA. 0+10.00 TO 20+00.00

PROJECT NO. 1891

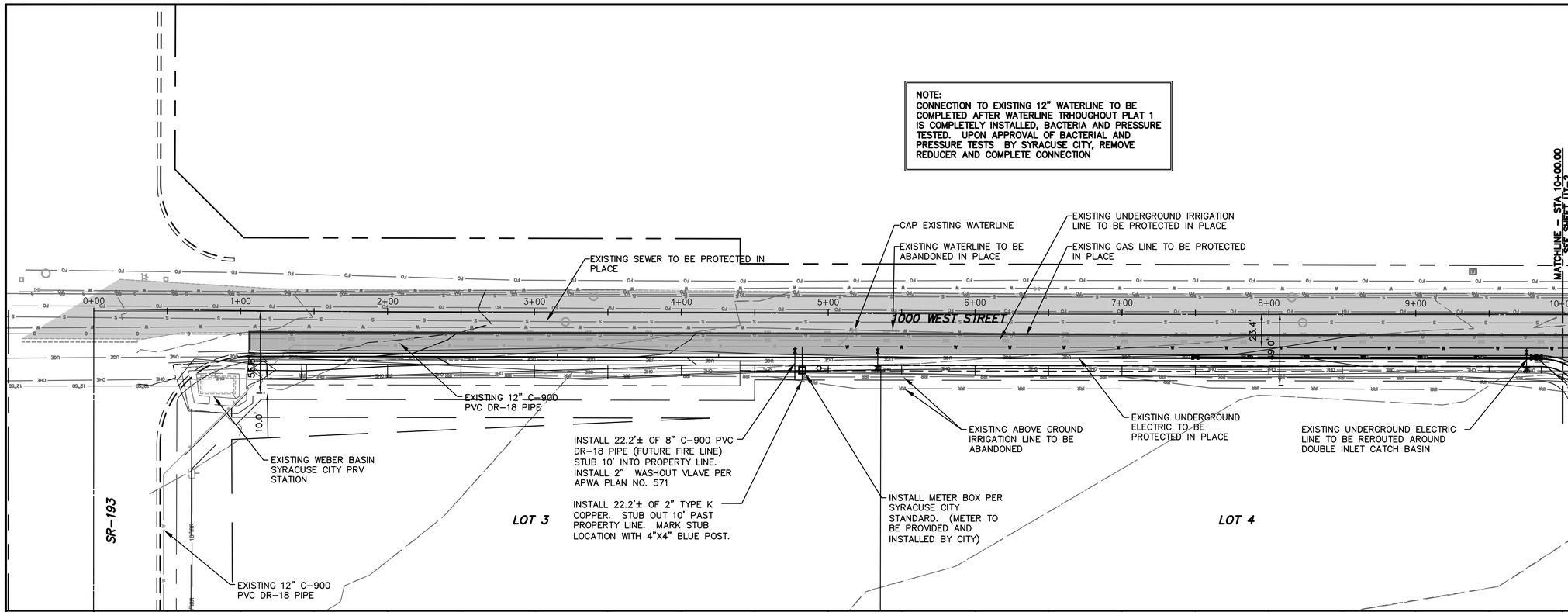
SHEET NO. STP-2

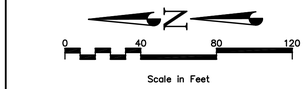
FILE NAME: NINSYRSTP2A

SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE STP2A.dwg

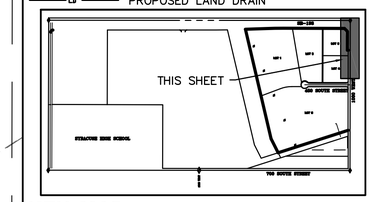
NOTE:
CONNECTION TO EXISTING 12" WATERLINE TO BE COMPLETED AFTER WATERLINE THROUGHOUT PLAT 1 IS COMPLETELY INSTALLED, BACTERIA AND PRESSURE TESTED. UPON APPROVAL OF BACTERIAL AND PRESSURE TESTS BY SYRACUSE CITY, REMOVE REDUCER AND COMPLETE CONNECTION



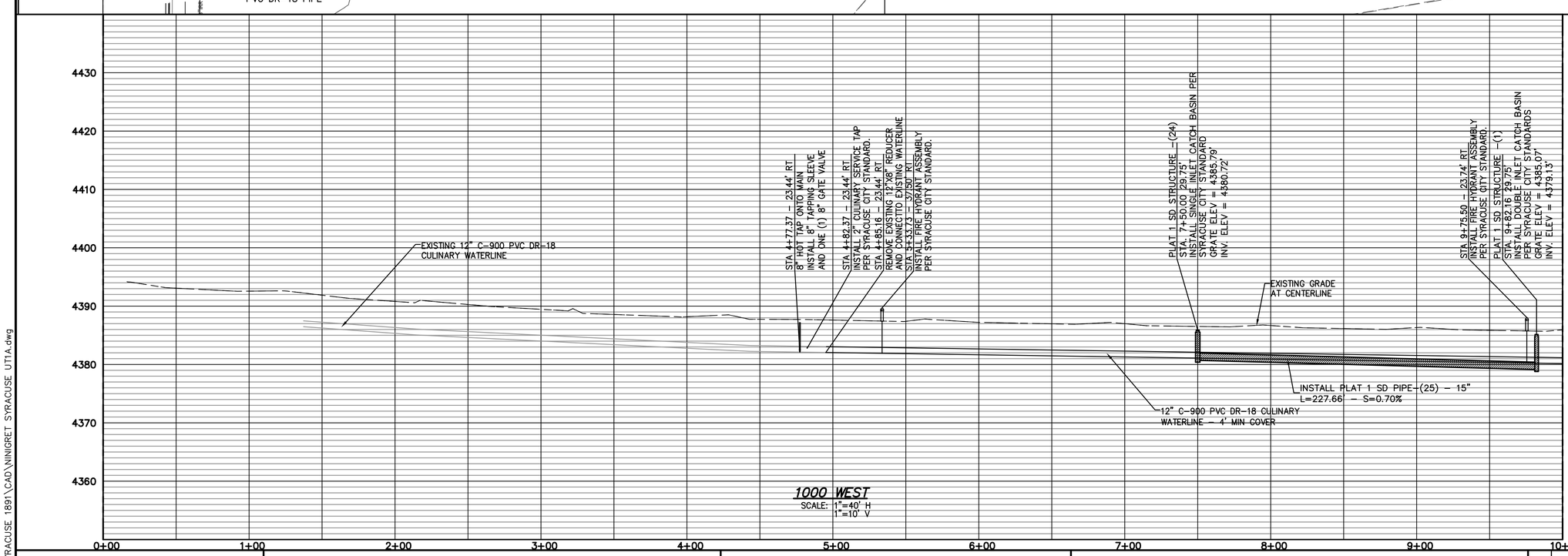


LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP
N.T.S.



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REGISTERED PROFESSIONAL ENGINEER No. 162066 CORBIN A. BENNION STATE OF UTAH 7/15/13

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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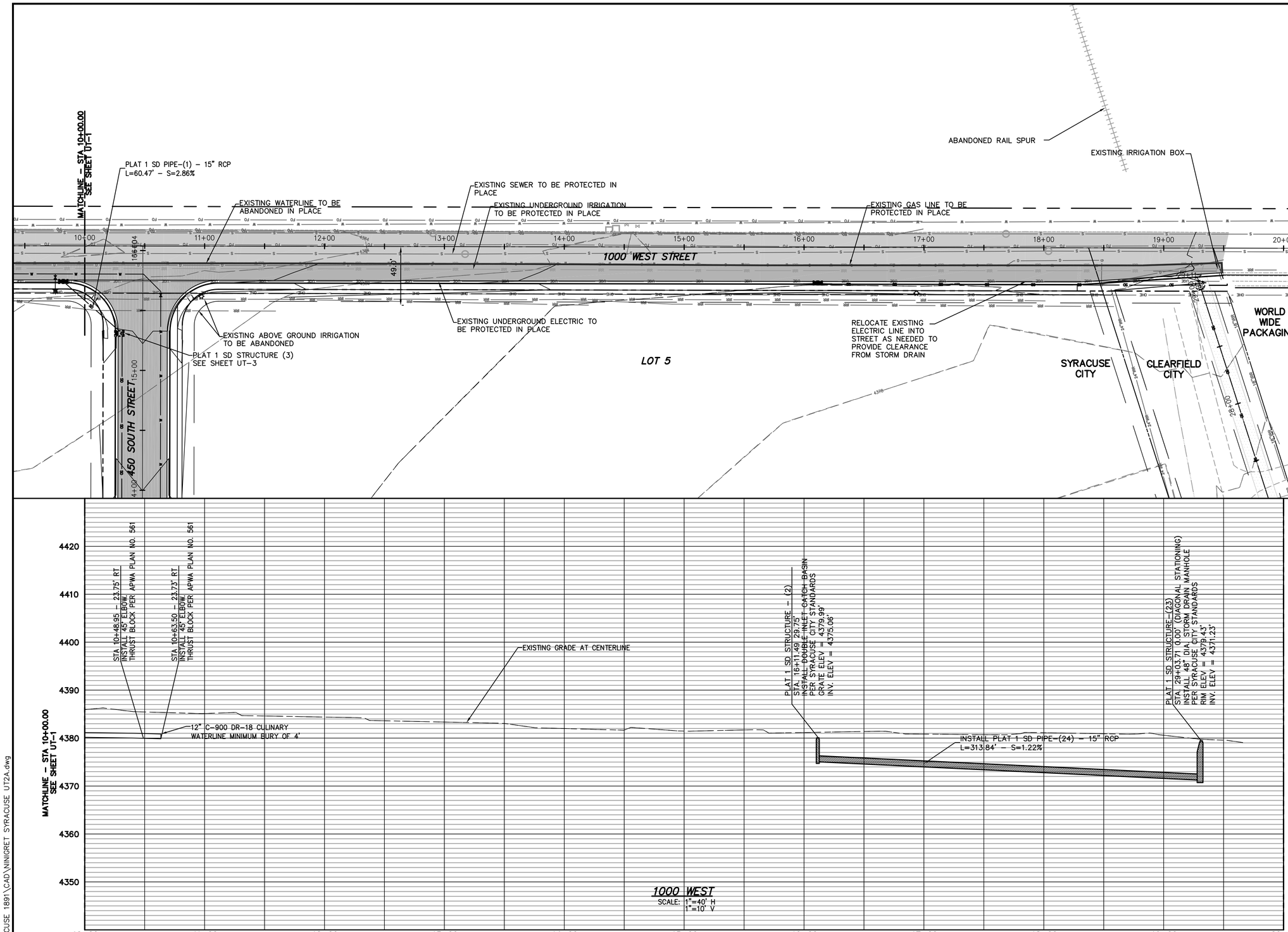
NINIGRET NORTH I

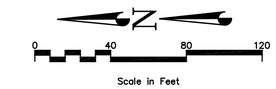
1000 WEST UTILITY PLAN AND PROFILE
STA. 0+00.00 TO 10+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-1
FILE NAME: NINSYRUT1A
SCALE: 1"=40'

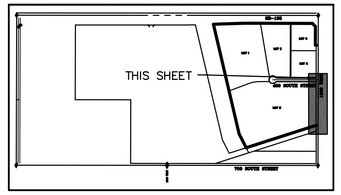
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT1A.dwg





LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP
N.T.S.

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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NINIGRET NORTH I

1000 WEST UTILITY PLAN AND PROFILE
STA. 10+00.00 TO 20+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-2
FILE NAME: NINSYRUT2A
SCALE: 1"=40'

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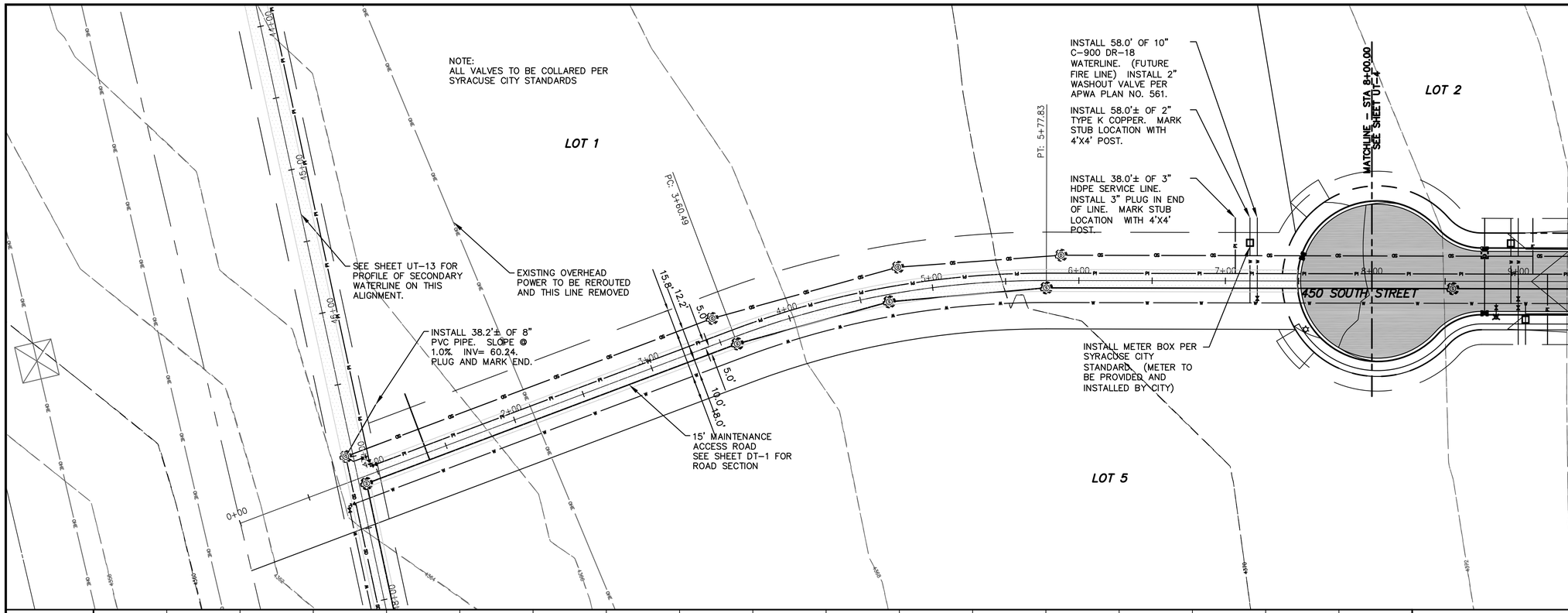
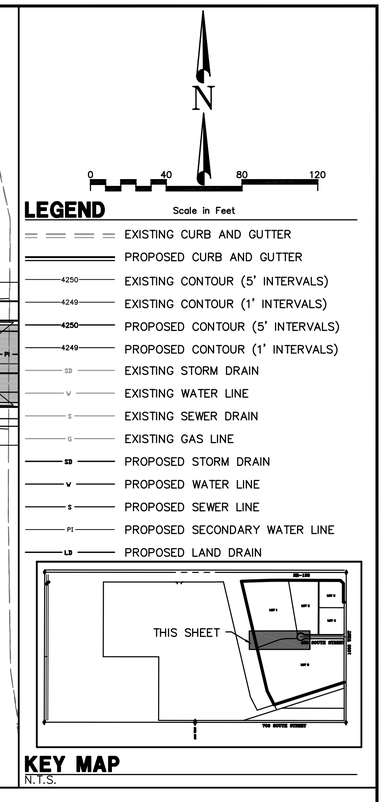
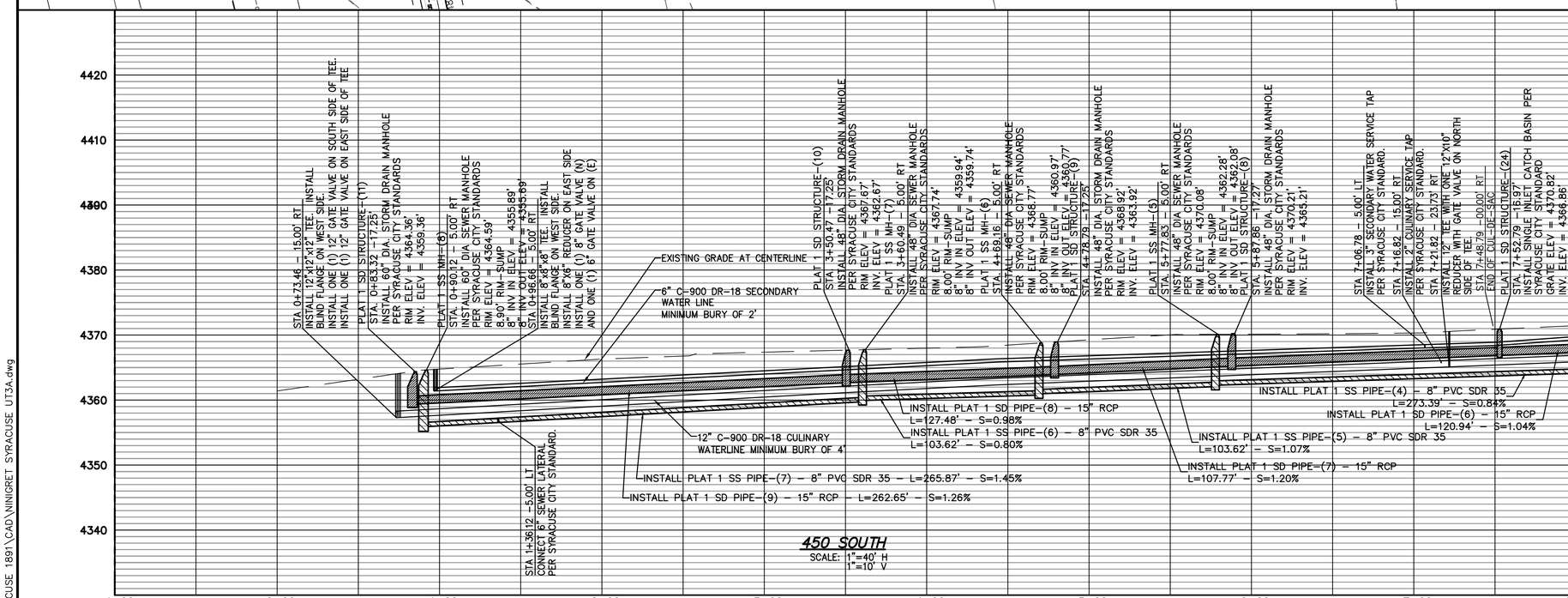




KEY MAP
N.T.S.



DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

450 SOUTH UTILITY PLAN AND PROFILE
STA. 00+00.00 TO 8+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-3
FILE NAME: NINSYRUT3A
SCALE: 1"=40'

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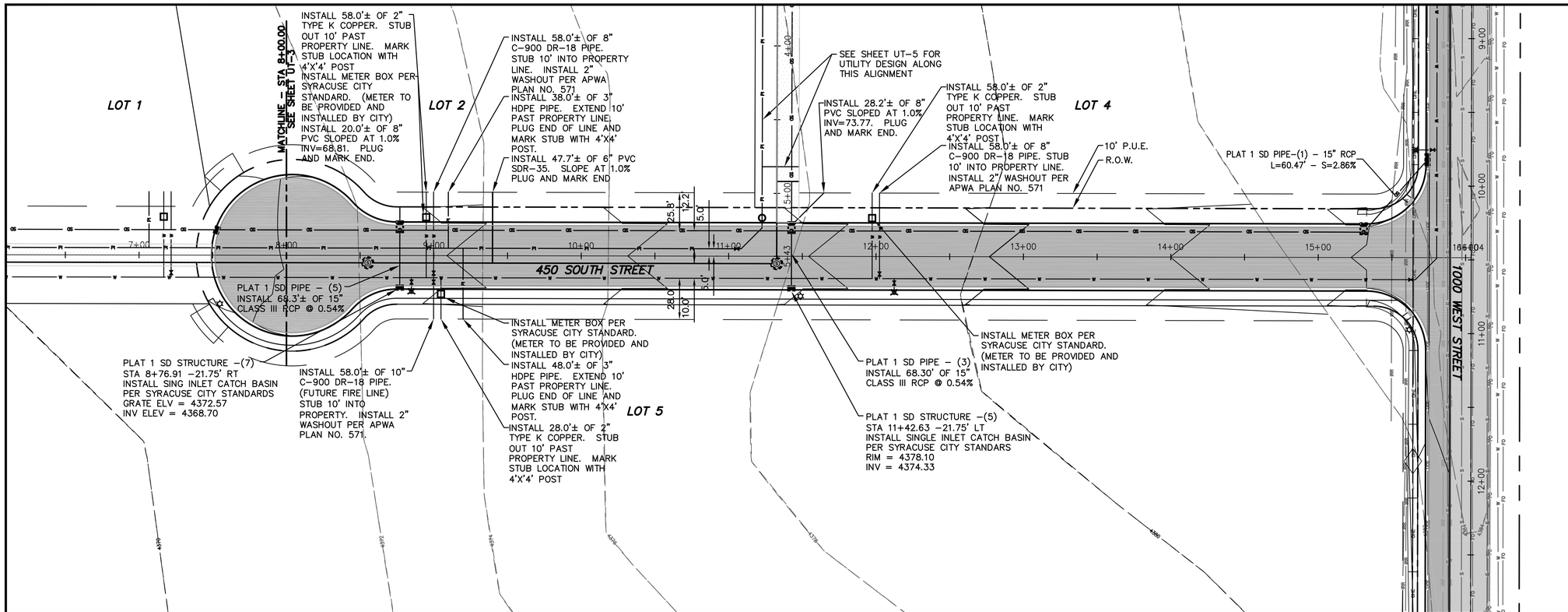

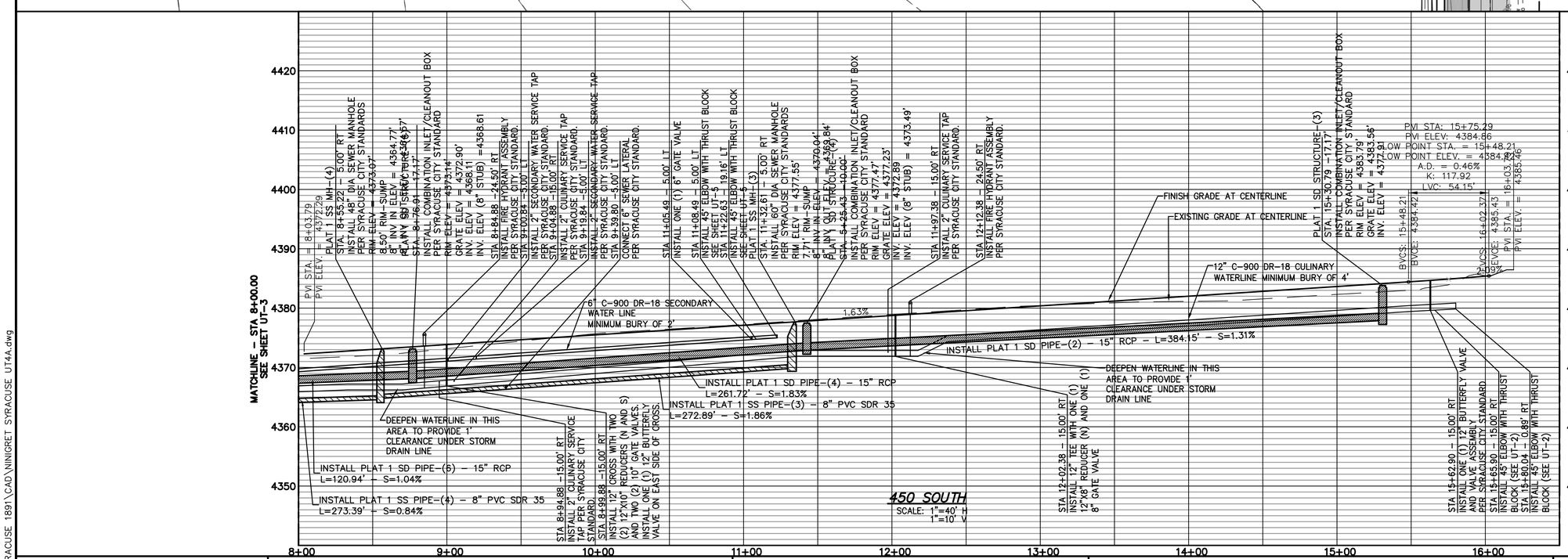

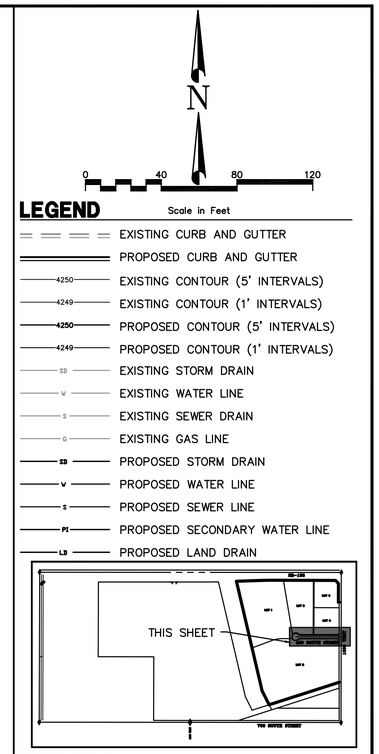

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REGISTERED PROFESSIONAL ENGINEER No. 162066 CORBIN A. BENNION STATE OF UTAH 7/25/12

DRAWN CAB 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

450 SOUTH UTILITY PLAN AND PROFILE
STA. 8+00.00 TO 16+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-4
FILE NAME: NINSYRUT4A
SCALE: 1"=40'

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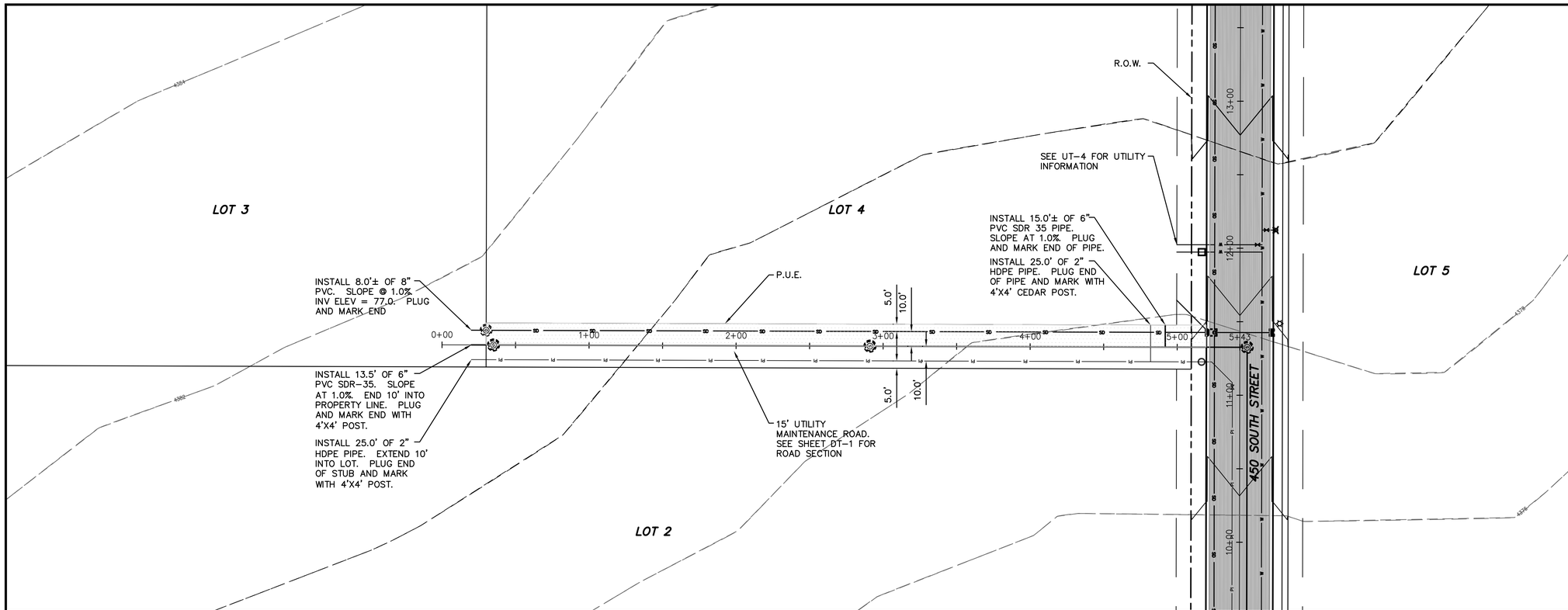
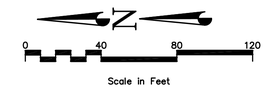
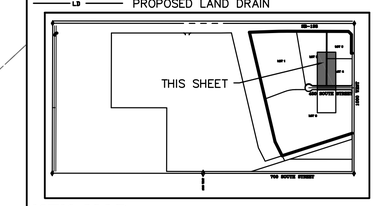




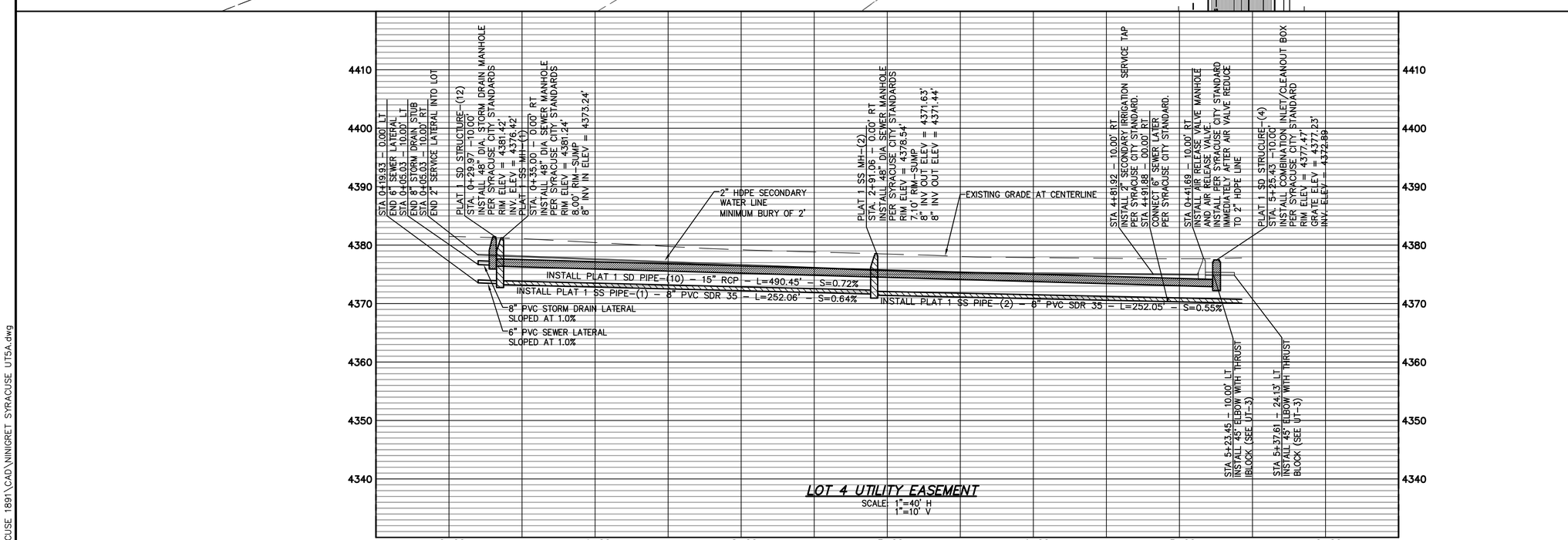
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

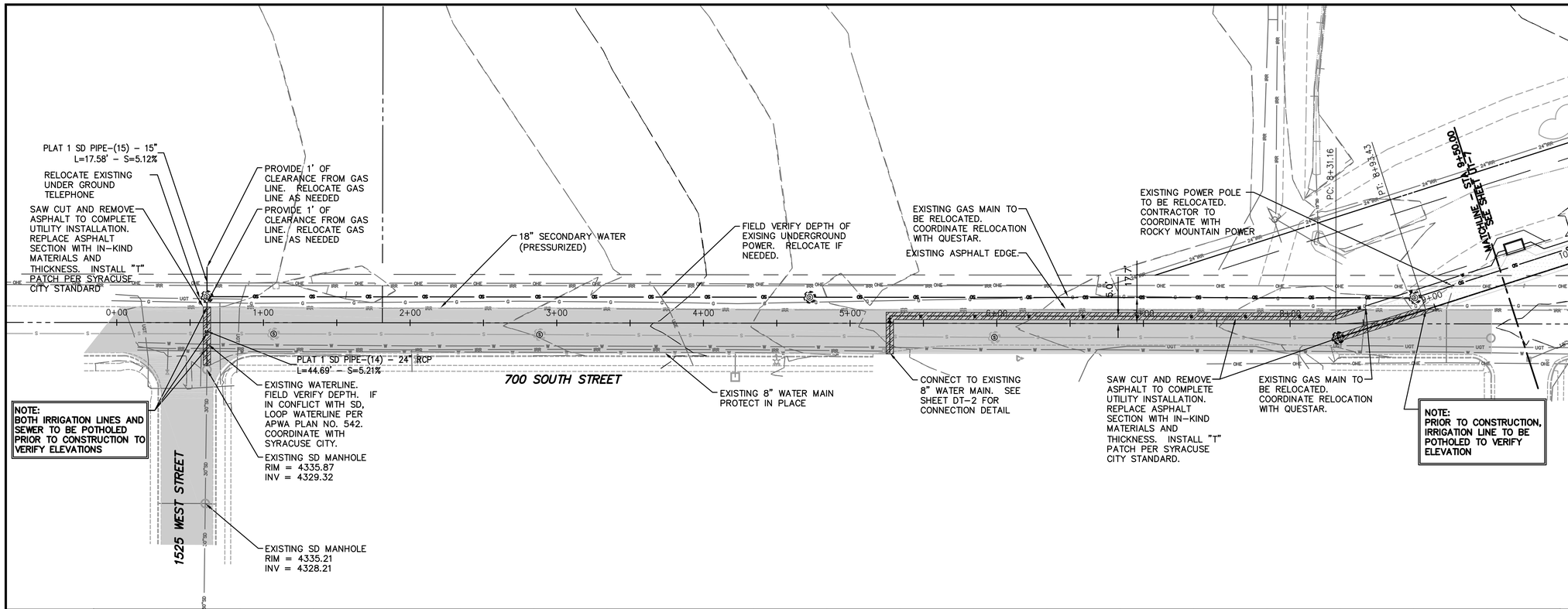
NINIGRET NORTH I

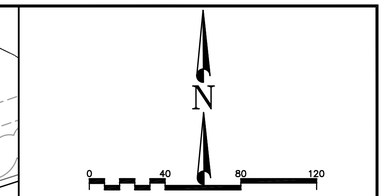
LOT 4 EASEMENT PLAN AND PROFILE
STA. 0+00.00 TO 5+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-5
FILE NAME: NINSYRUT5A
SCALE: 1"=40'

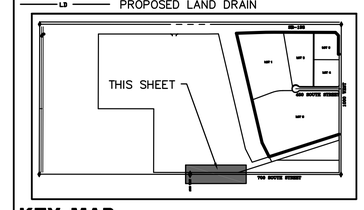
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT5A.dwg





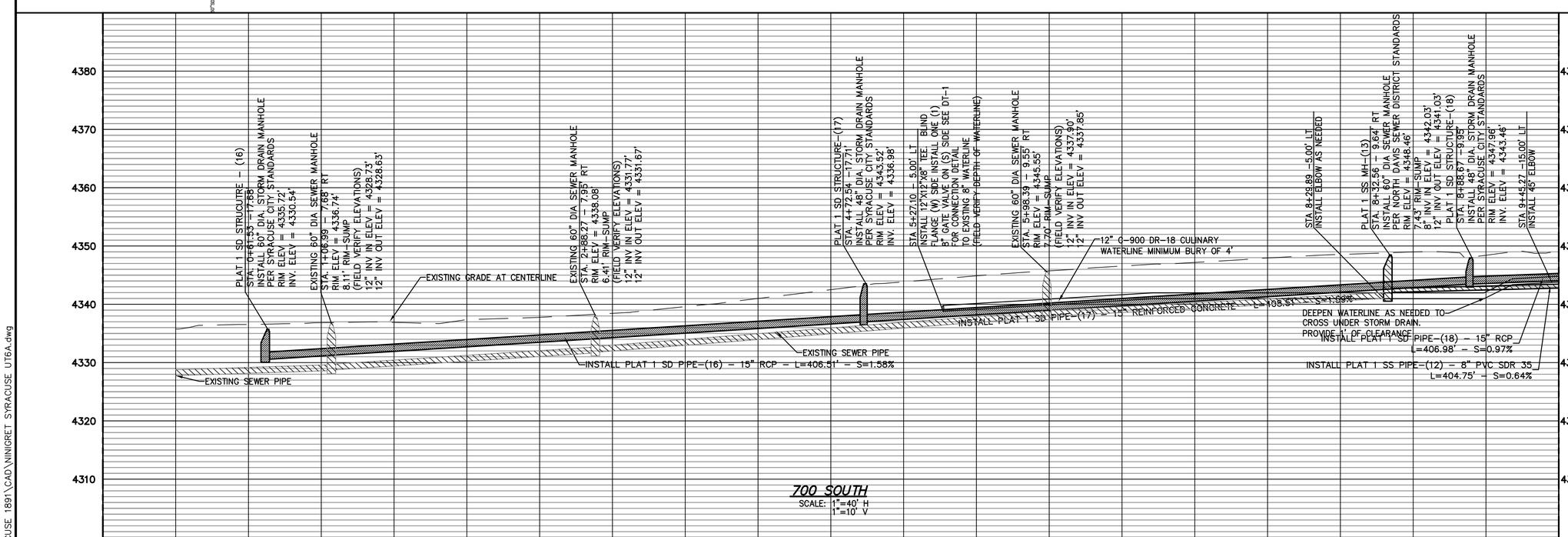
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 182066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

700 SOUTH UTILITY PLAN AND PROFILE

STA. 0+00.00 TO 9+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-6
FILE NAME: NINSYRUT6A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT6A.dwg

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT7A.dwg

DRAWN	DCG 7/12 (DATE)	CHECKED	CAB 7/12 (DATE)
DESIGNED	DCG 7/12 (DATE)	CAB	PROJECT ENGINEER
APPROVED	CAB 7/12 (DATE)	CAB	PROJECT MANAGER

NINIGRET NORTH I

SYRACUSE CITY, UTAH

DOMINION Engineering Associates, L.C.
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NINIGRET NORTH I

SOUTH DIAGONAL UTILITY PLAN AND PROFILE

STA. 9+50.00 TO 19+50.00

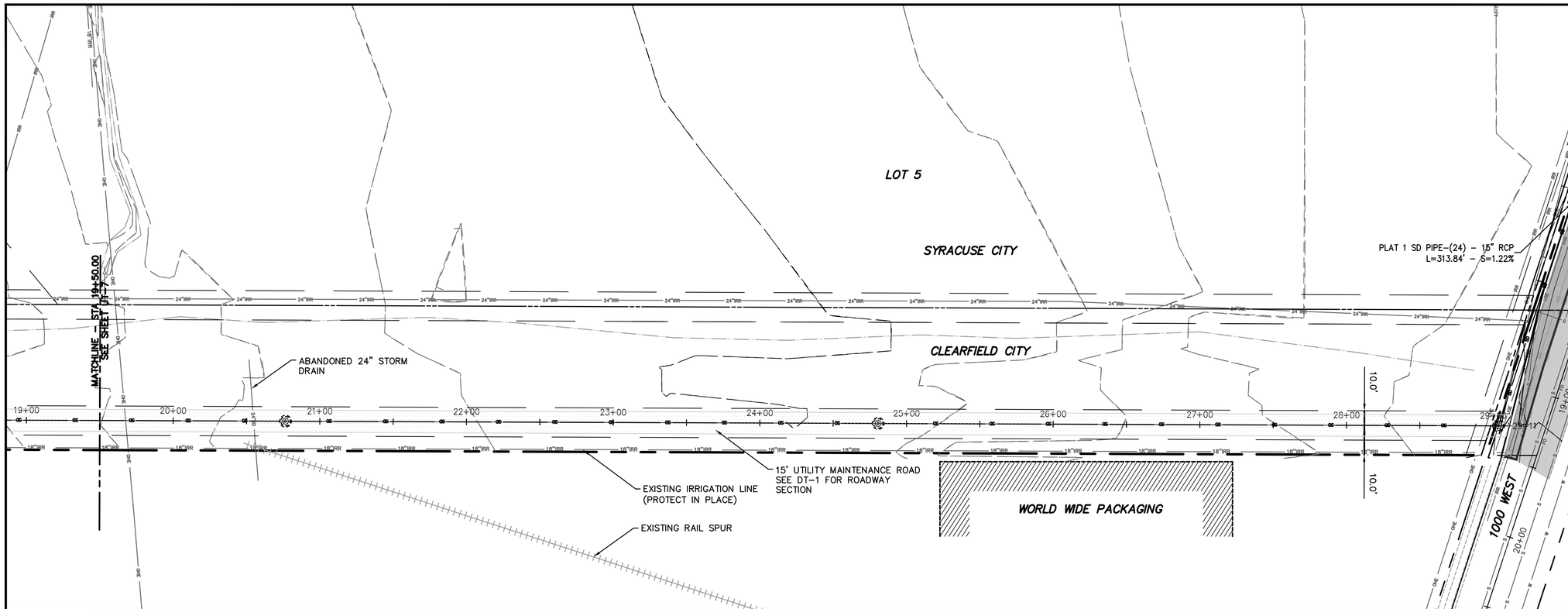
NO.	REVISIONS	BY	DATE

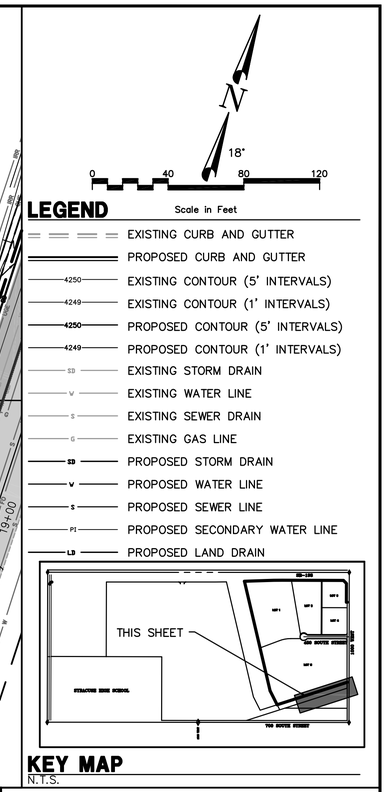
PROJECT NO. 1891

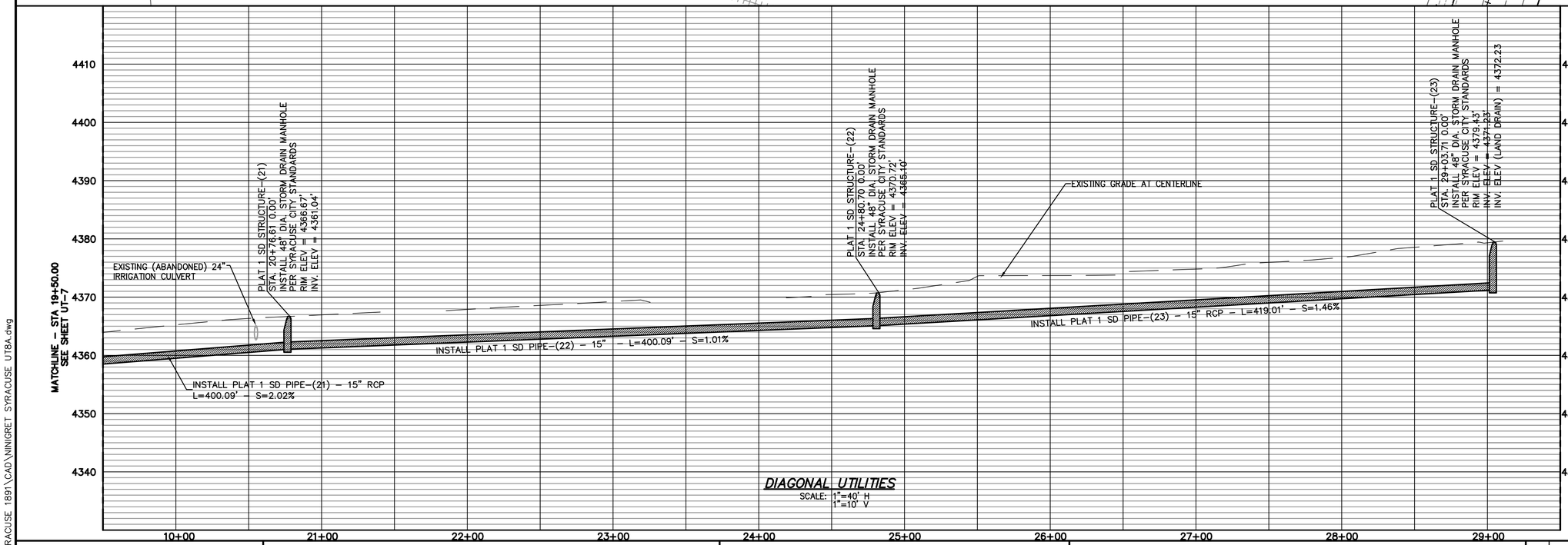
SHEET NO. UT-7

FILE NAME: NINSYRUT7A

SCALE: 1"=40'







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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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SOUTH DIAGONAL UTILITY PLAN AND PROFILE
STA. 19+50.00 TO 29+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-8
FILE NAME: NINSYRUT8A
SCALE: 1"=40'

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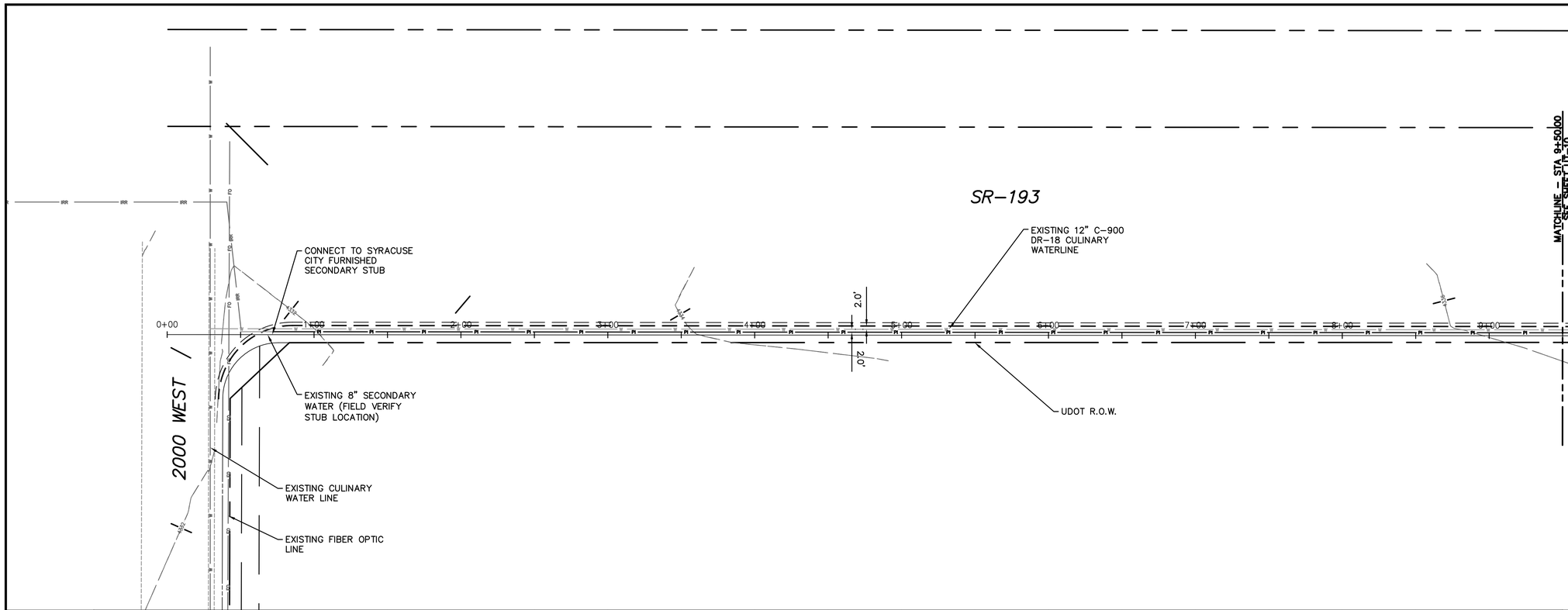
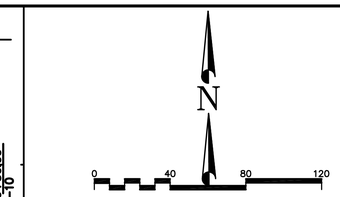
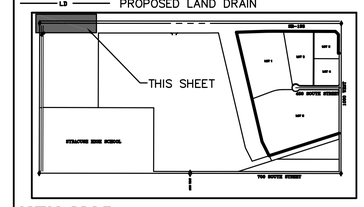




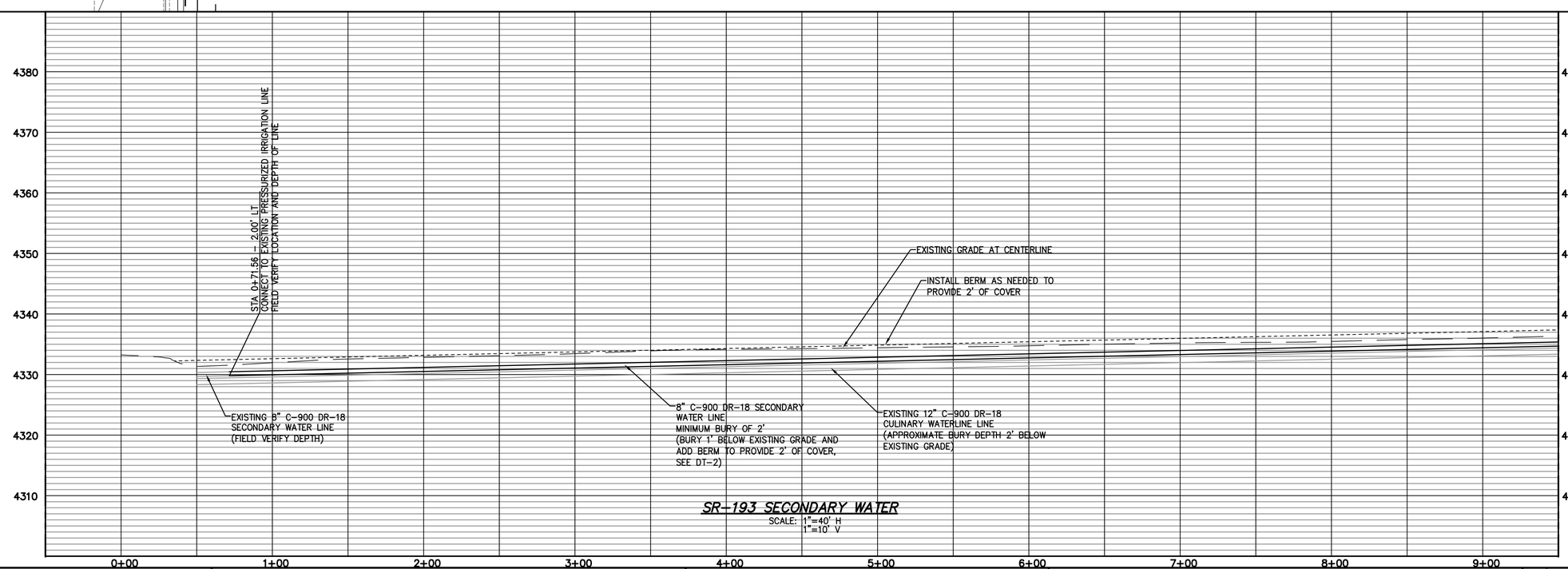
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 4250 EXISTING CONTOUR (5' INTERVALS)
- 4249 EXISTING CONTOUR (1' INTERVALS)
- 4250 PROPOSED CONTOUR (5' INTERVALS)
- 4249 PROPOSED CONTOUR (1' INTERVALS)
- SD EXISTING STORM DRAIN
- W EXISTING WATER LINE
- S EXISTING SEWER DRAIN
- G EXISTING GAS LINE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- P1 PROPOSED SECONDARY WATER LINE
- LD PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER 7/25/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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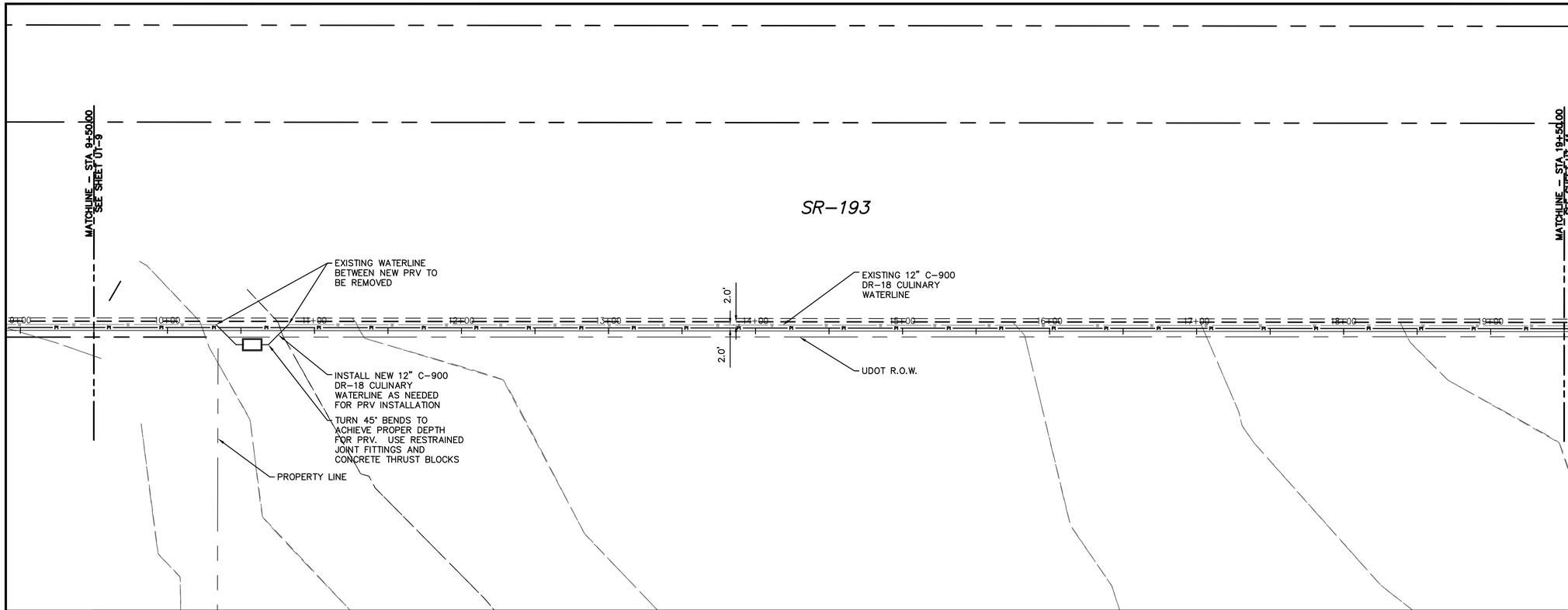
NINIGRET NORTH I

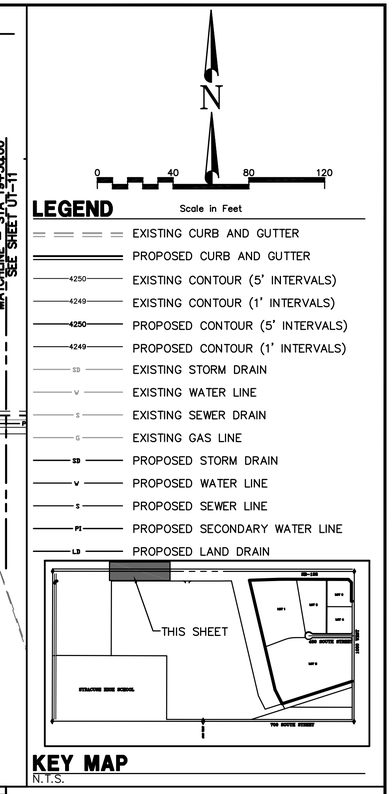
SECONDARY IRRIGATION UTILITY PLAN AND PROFILE
STA. 0+00.00 TO 9+50.00

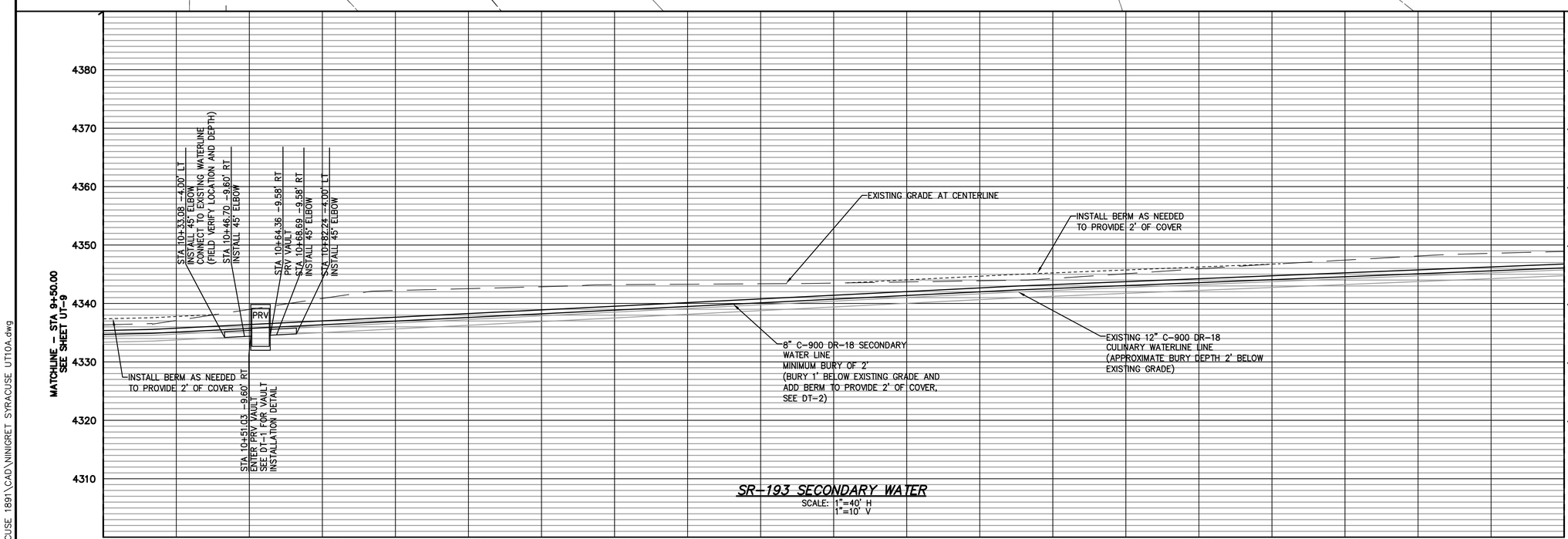
NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-9
FILE NAME: NINSYRUT9A
SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT9A.dwg







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REGISTERED PROFESSIONAL ENGINEER
No. 182066
CORBIN A. BENNION
STATE OF UTAH
7/15/12

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NINIGRET NORTH I

SECONDARY IRRIGATION UTILITY PLAN AND PROFILE

STA. 9+50.00 TO 19+50.00

NO.	REVISIONS	BY	DATE

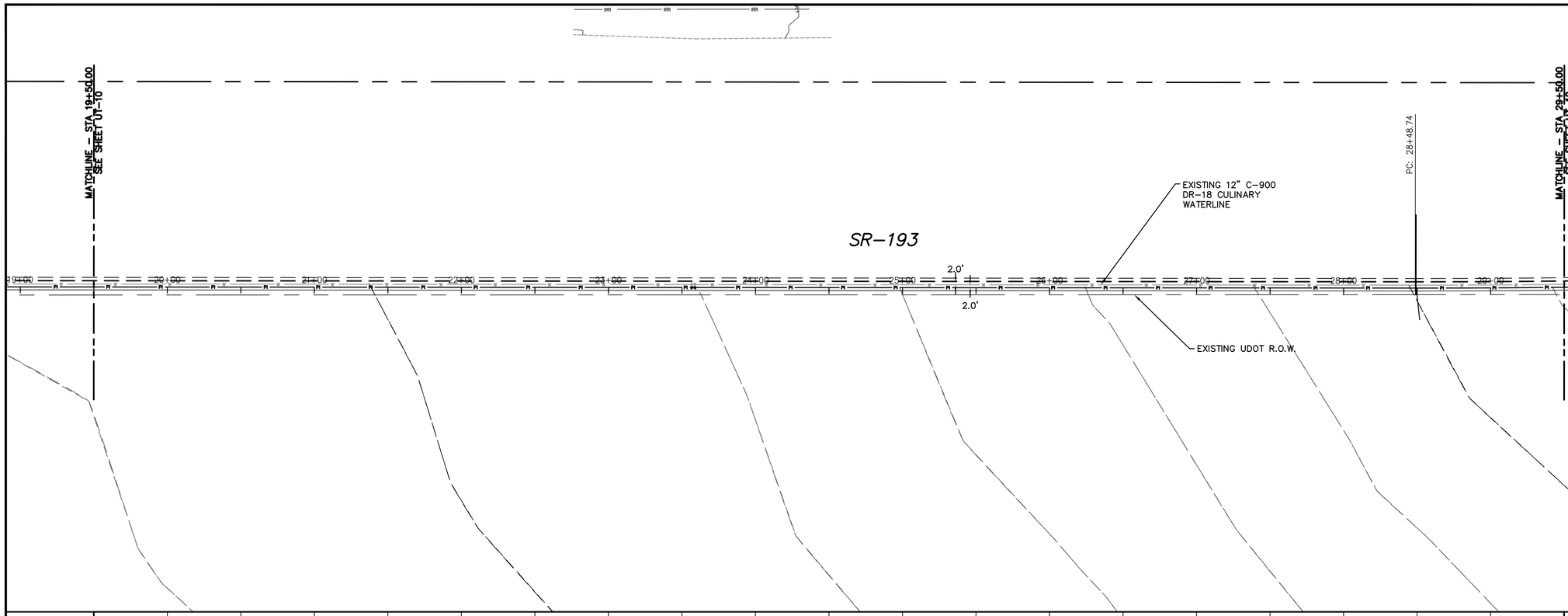
PROJECT NO. 1891

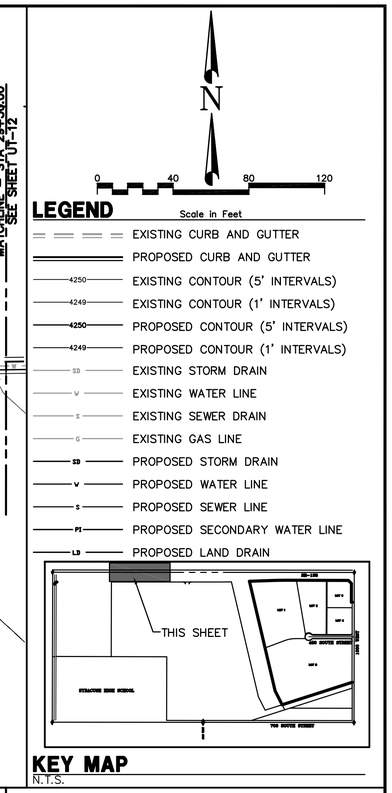
SHEET NO. UT-10

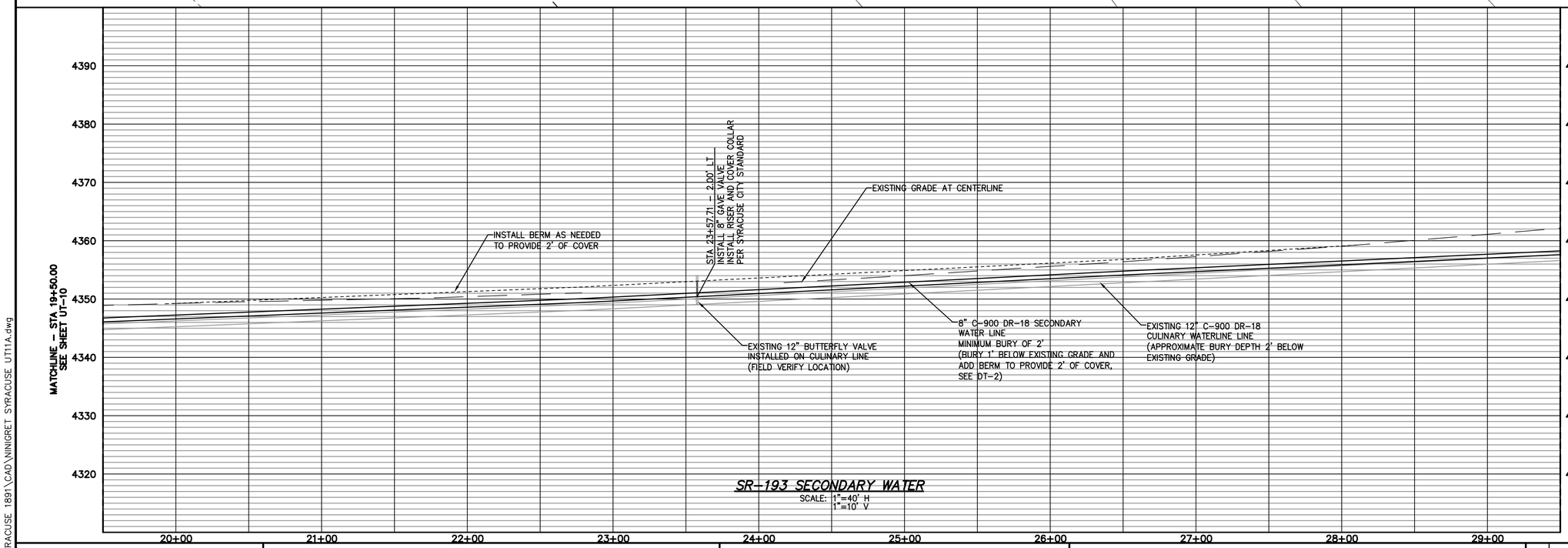
FILE NAME: NINSYRUT10A

SCALE: 1"=40'

P:\NINIGRET - SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT10A.dwg







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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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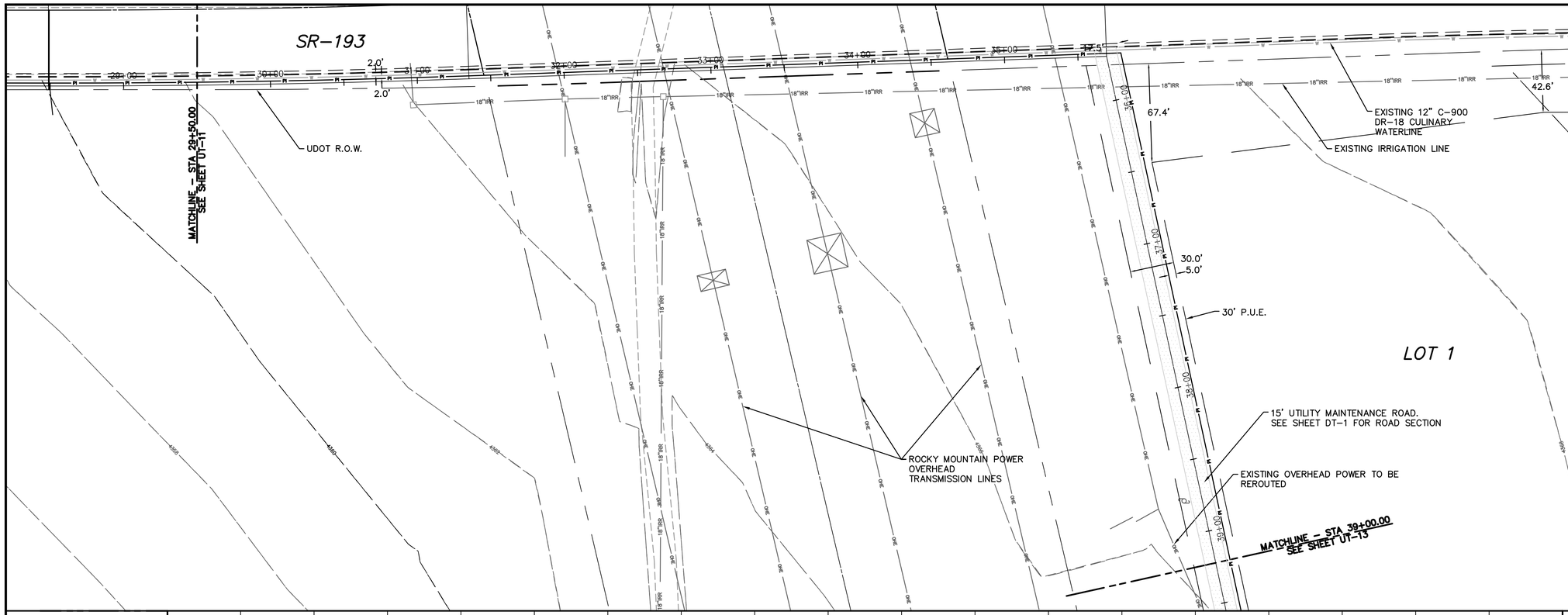
NINIGRET NORTH I

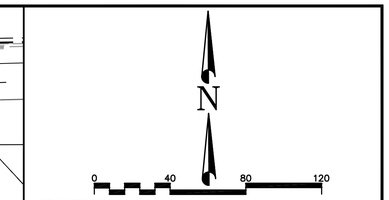
SECONDARY IRRIGATION UTILITY PLAN AND PROFILE
STA. 19+50.00 TO 29+50.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-11
FILE NAME: NINSYRUT10A
SCALE: 1"=40'

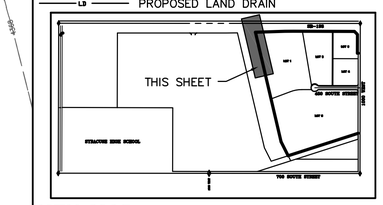
P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT11A.dwg





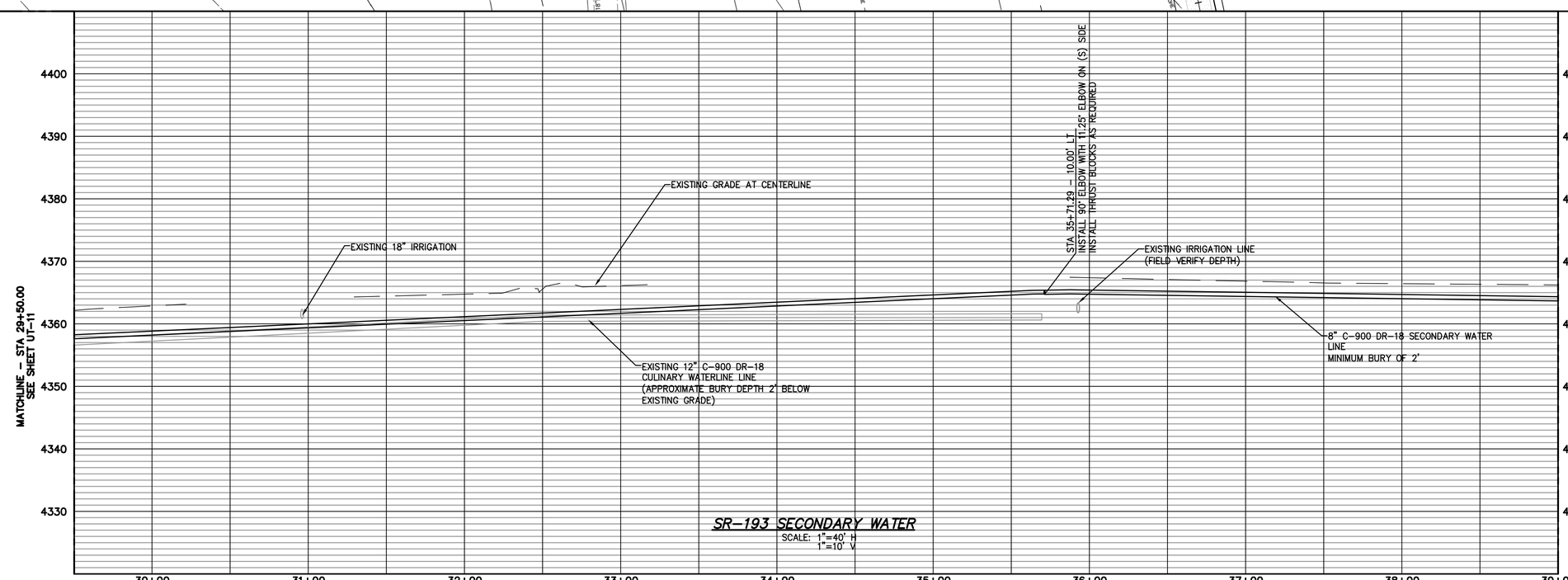
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPOSED CONTOUR (5' INTERVALS)
- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED LAND DRAIN



KEY MAP

N.T.S.



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REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

NINIGRET NORTH I

POWER CORRIDOR UTILITY PLAN AND PROFILE

STA. 29+50.00 TO 39+00.00

NO.	REVISIONS	BY	DATE

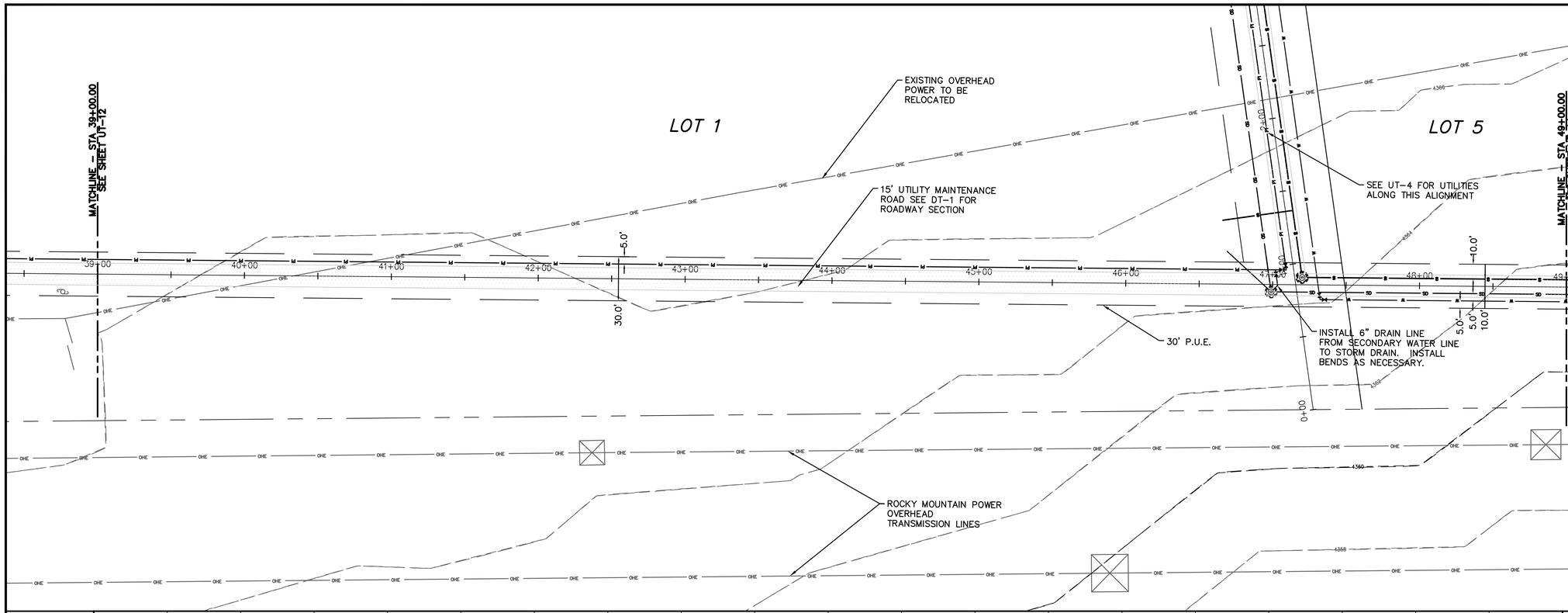
PROJECT NO. 1891

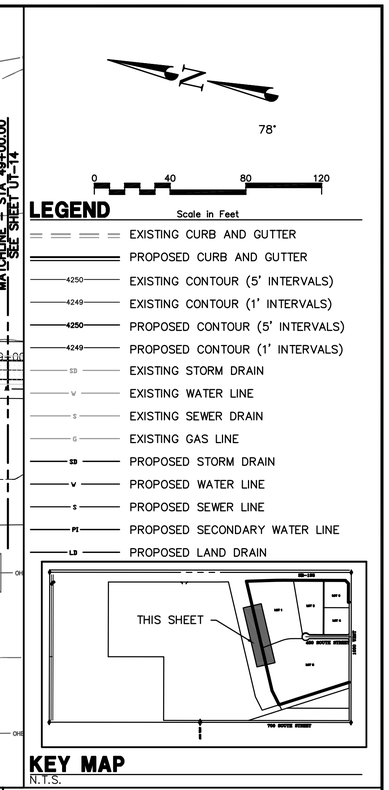
SHEET NO. UT-12

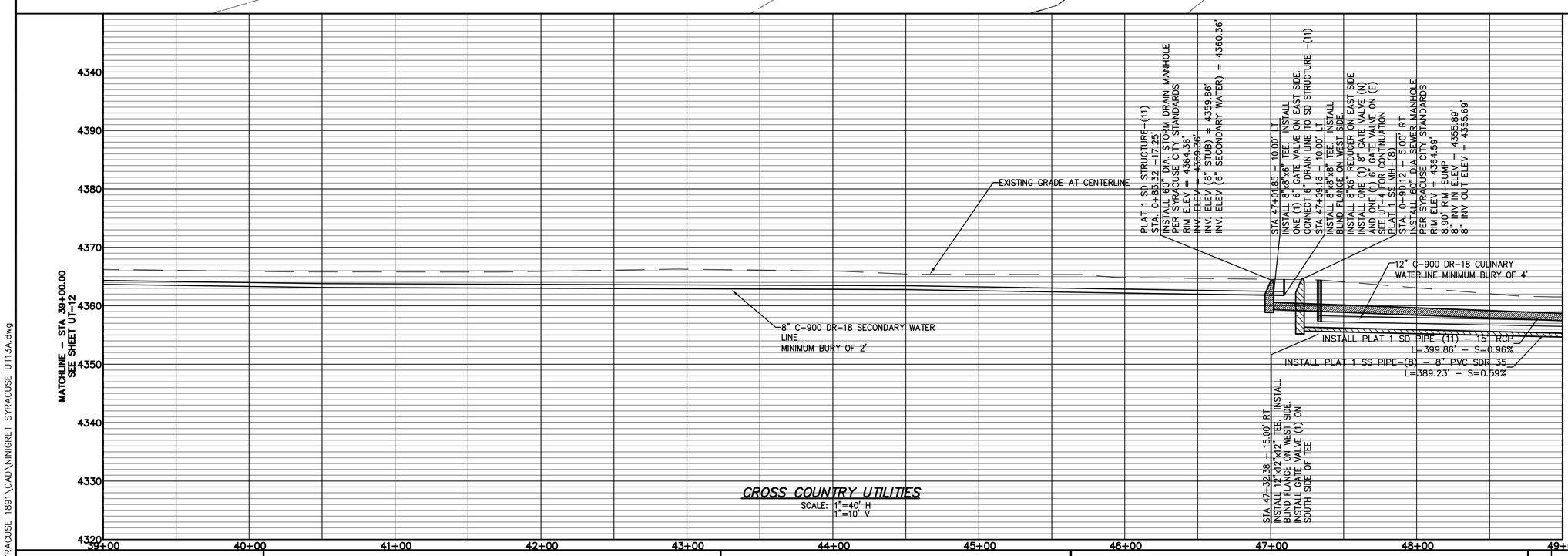
FILE NAME: NINSYRUT12A

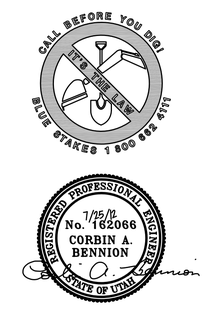
SCALE: 1"=40'

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT12A.dwg









DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

NINIGRET NORTH I

POWER CORRIDOR EASEMENT UTILITY PLAN AND PROFILE

STA. 39+00.00 TO 49+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891

SHEET NO. UT-13

FILE NAME: NINSYRUT13A SCALE: 1"=40'

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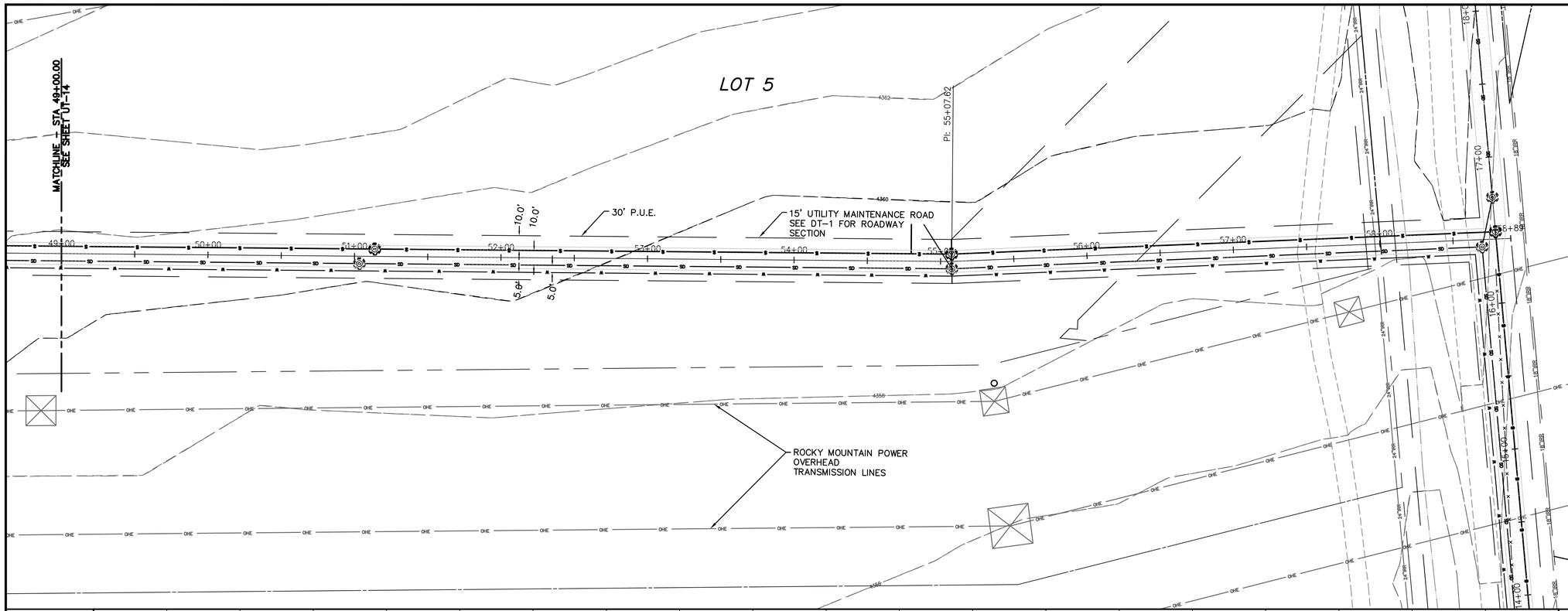

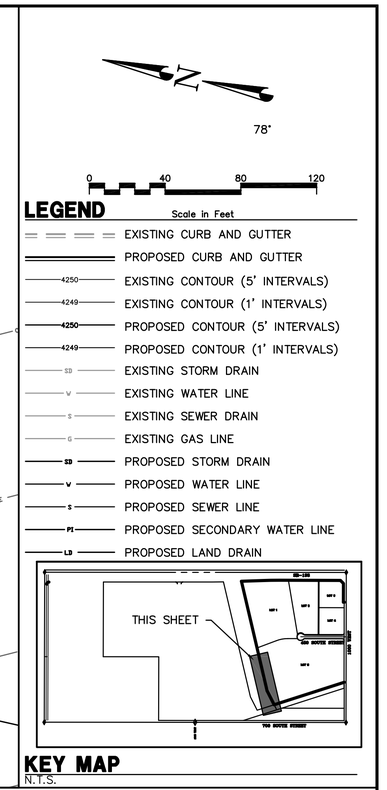

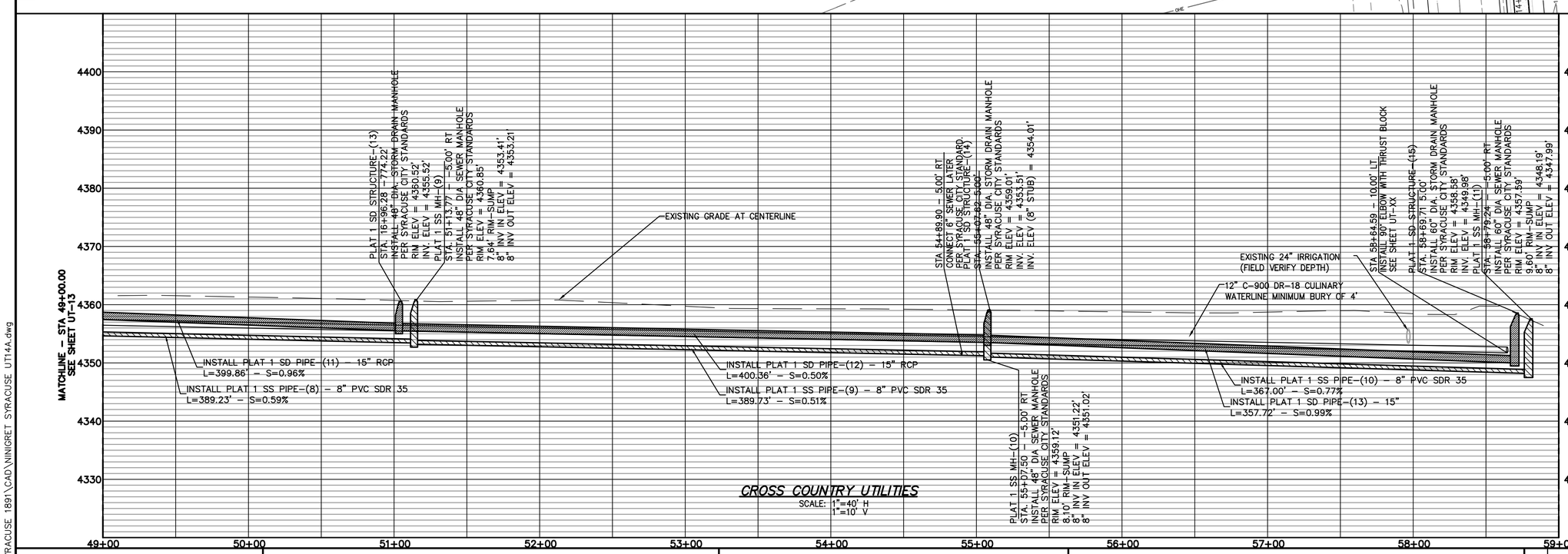

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REGISTERED PROFESSIONAL ENGINEER
No. 162066
7/25/12
CORBIN A. BENNION
STATE OF UTAH

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

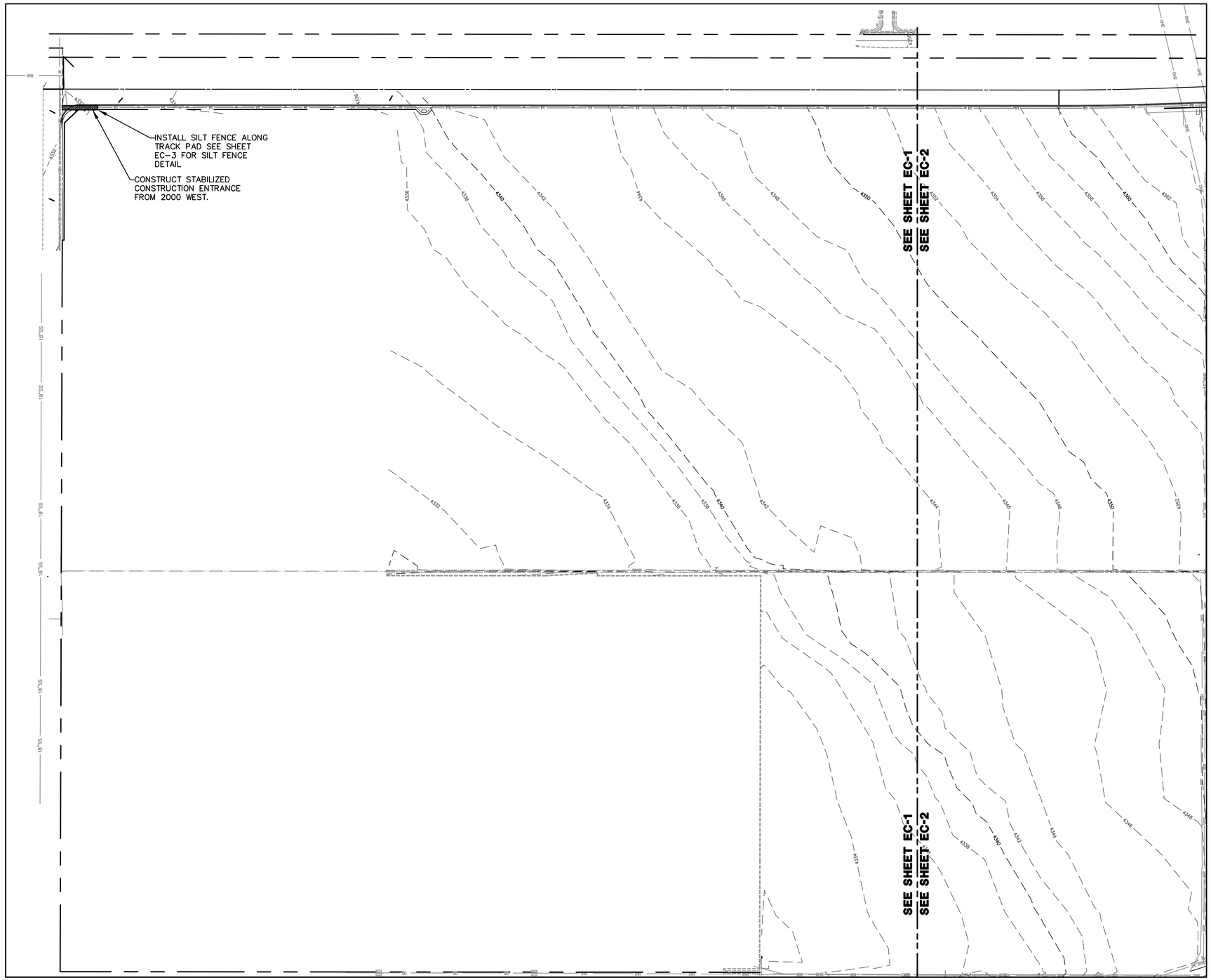
NINIGRET NORTH I

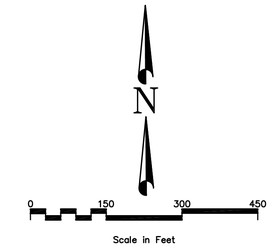
POWER CORRIDOR EASEMENT UTILITY PLAN AND PROFILE
STA. 39+00.00 TO 59+00.00

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. UT-14
FILE NAME: NINSYRUT14A
SCALE: 1"=40'

P:\NINIGRET – SYRACUSE 1891\CAD\NINIGRET SYRACUSE UT14A.dwg





REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

1. CONTRACTOR WILL INSTALL SILT FENCES OR STRAW WATTLES AROUND ALL DRAINAGE CROSSINGS. THE FENCES WILL LIMIT THE AMOUNT OF STORM RUNOFF THAT WILL DRAIN TO THE DRAINAGE CORRIDORS.
2. SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ON THE DOWNHILL LOCATION ALONG ALL BUILDING SITES AND ALONG THE BOTTOM OF ALL ROADWAY AND OTHER FILL SLOPES.
3. THE CONTRACTOR WILL KEEP ALL CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS.
4. LIMITS OF DISTURBANCE SHALL BE A MAXIMUM OF 10 FEET BEYOND ALL BUILDINGS, ROADWAY GRADED AREAS, RETAINING WALLS, OR AS SPECIFIED.
5. EROSION CONTROL MEASURES FOR INDIVIDUAL LOTS & DRIVEWAYS IS THE RESPONSIBILITY OF THE LOT OWNER
6. CONTRACTOR TO PROPERLY DISPOSE OF ALL BUILDING WASTE SO THAT POLLUTANTS AND DEBRIS ARE NOT CARRIED OFF-SITE BY WIND OR WATER.
7. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE HEIGHT OF THE BARRIER.
8. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY
9. DECOMPOSING STRAW BALES WILL BE REPLACED
10. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
11. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.
12. ACCESS DRIVES SAHLL BE MAINTAINED THROUGHOUT CONSTRUCTION
13. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS HTEY PROTECT ARE STABILIZED.

DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)		
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)	SYRACUSE CITY, UTAH	

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. EC-1
FILE NAME: EC1A
SCALE: 1"=150'

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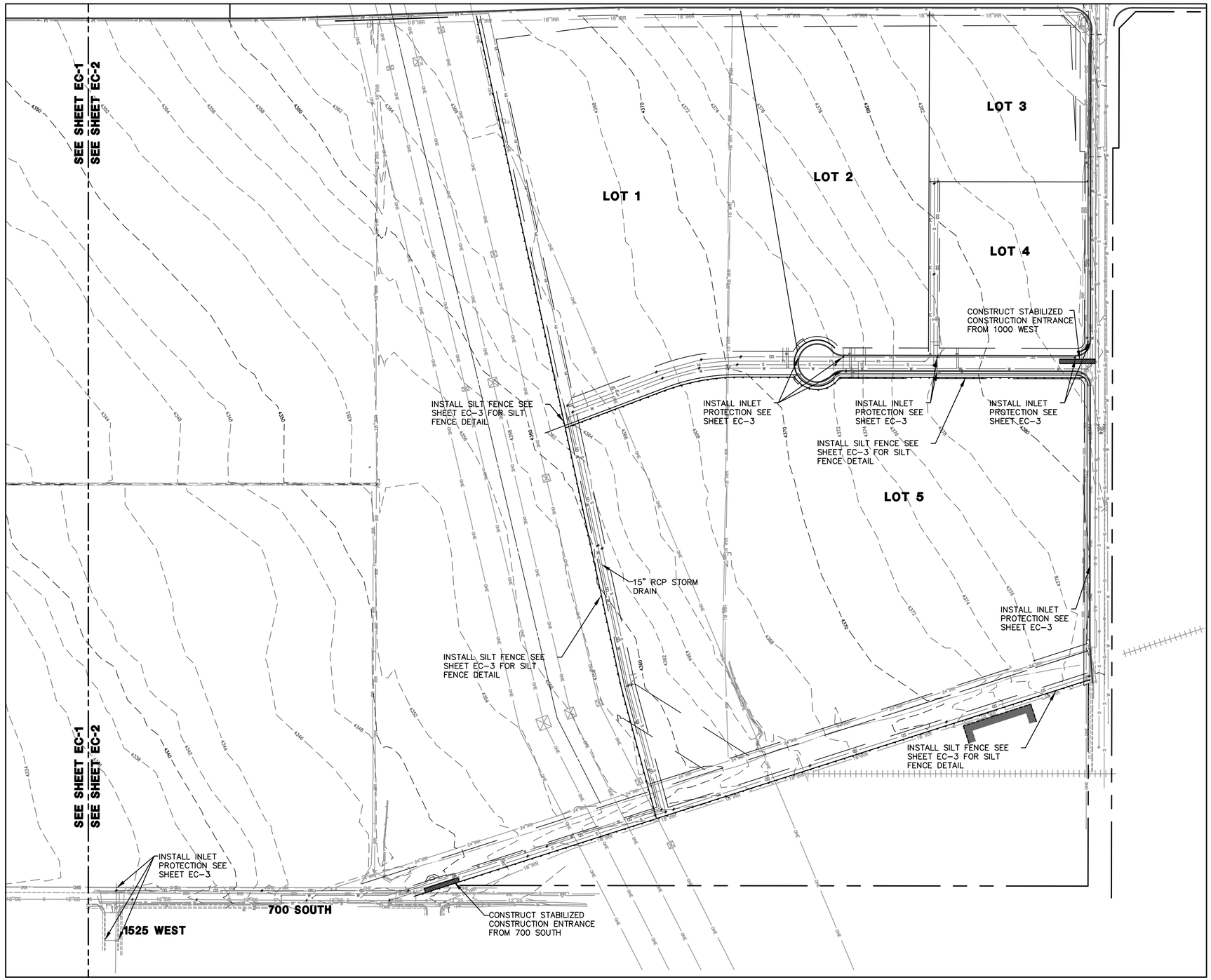

N

0 150 300 450

Scale in Feet

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE AND MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATERLINE, VALVE, AND HYDRANT
- EXISTING WATERLINE
- PROPOSED PRESSURIZED IRRIGATION LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING UNDER GROUND TELEPHONE
- EXISTING 1' INVERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- PROPOSED 1' INVERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR

NOTE

1. CONTRACTOR WILL INSTALL SILT FENCES OR STRAW WATTLES AROUND ALL DRAINAGE CROSSINGS. THE FENCES WILL LIMIT THE AMOUNT OF STORM RUNOFF THAT WILL DRAIN TO THE DRAINAGE CORRIDORS.
2. SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ON THE DOWNHILL LOCATION ALONG ALL BUILDING SITES AND ALONG THE BOTTOM OF ALL ROADWAY AND OTHER FILL SLOPES.
3. THE CONTRACTOR WILL KEEP ALL CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS.
4. LIMITS OF DISTURBANCE SHALL BE A MAXIMUM OF 10 FEET BEYOND ALL BUILDINGS, ROADWAY GRADED AREAS, RETAINING WALLS, OR AS SPECIFIED.
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11. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY
12. ACCESS DRIVES SAHLL BE MAINTAINED THROUGHOUT CONSTRUCTION
13. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS HTEY PROTECT ARE STABILIZED.

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DRAWN DCG 6/12 (DATE)	CHECKED CAB 6/12 (DATE)	NINIGRET NORTH I	
DESIGNED DCG 6/12 (DATE)	CAB (PROJECT ENGINEER)		
APPROVED CAB 6/12 (DATE)	CAB (PROJECT MANAGER)	SYRACUSE CITY, UTAH	

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5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH I

EROSION CONTROL PLAN

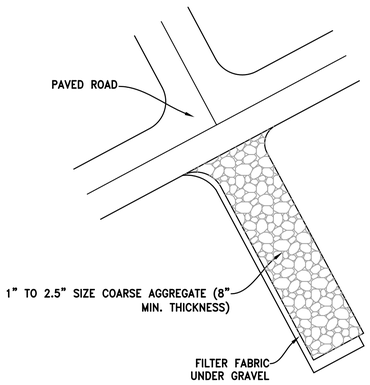
NO.	REVISIONS	BY	DATE

PROJECT NO. 1891

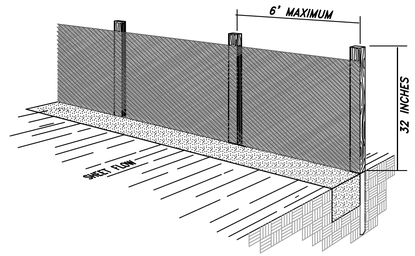
SHEET NO. EC-2

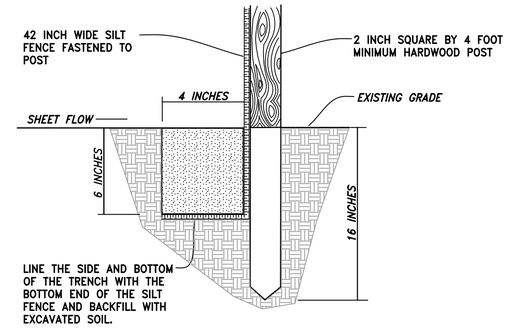
FILE NAME: EC1A

SCALE: 1"=150'



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE





SILT FENCE GENERAL NOTES:

WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.

ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.

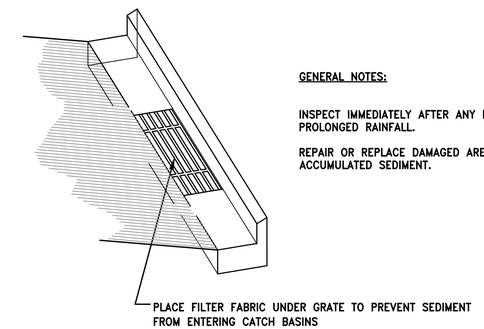
WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.

AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.

MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY ROSECREST AND HERRIMAN CITY.

SILT FENCE DETAIL
NOT TO SCALE



GENERAL NOTES:

INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.

FILTER FABRIC DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER 7/15/12 No. 162066 CORBIN A. BENNION STATE OF UTAH

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DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER	SYRACUSE CITY, UTAH	
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER		

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5684 South Green Street
Murray, Utah 84123 801-713-3000

NINIGRET NORTH 1

EROSION CONTROL DETAILS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. EC-3
FILE NAME: NIN SYR EDIA
SCALE: N.T.S.

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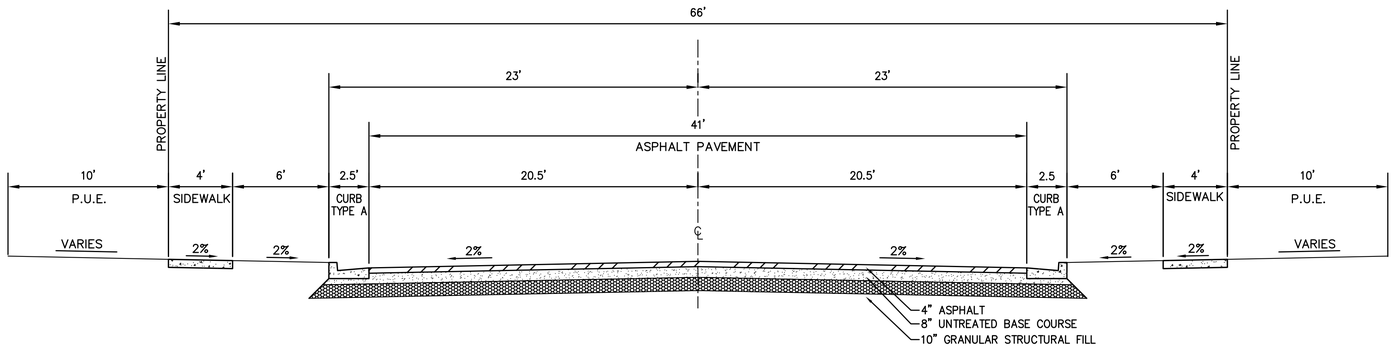
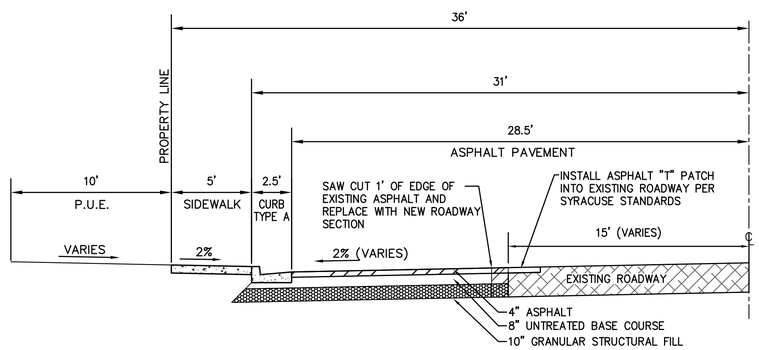


66' ROW SECTION

450 SOUTH STREET

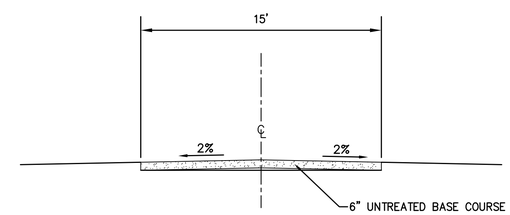
1' 5' 10'



72' ROW SECTION

1000 WEST STREET (HALF WIDTH)

1' 5' 10'



15' MAINTENANCE ROAD

UTILITY MAINTENANCE ROAD

1' 5' 10'

REGISTERED PROFESSIONAL ENGINEER
7/25/12
No. 162066
CORBIN A. BENNION
STATE OF UTAH

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DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH I	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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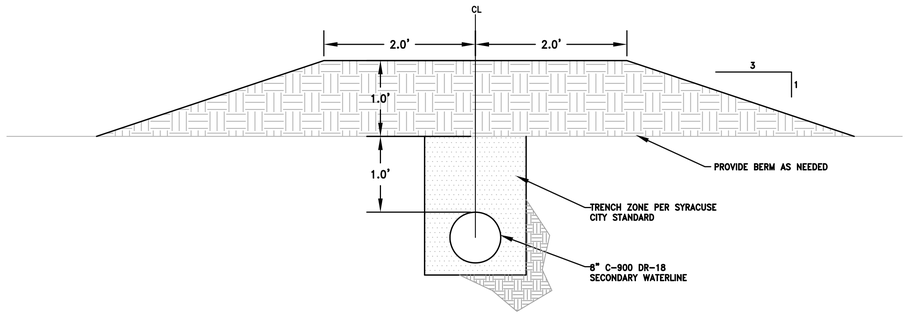
NINIGRET NORTH I

TYPICAL ROADWAY SECTIONS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. DT-1
FILE NAME: NINSYRRD1A
SCALE: AS NOTED

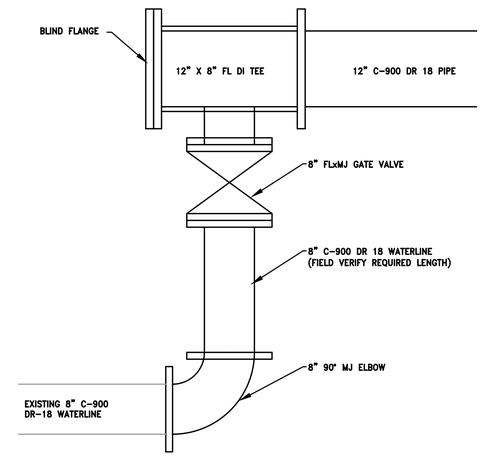


SECONDARY WATER BERM DETAIL

N.T.S.

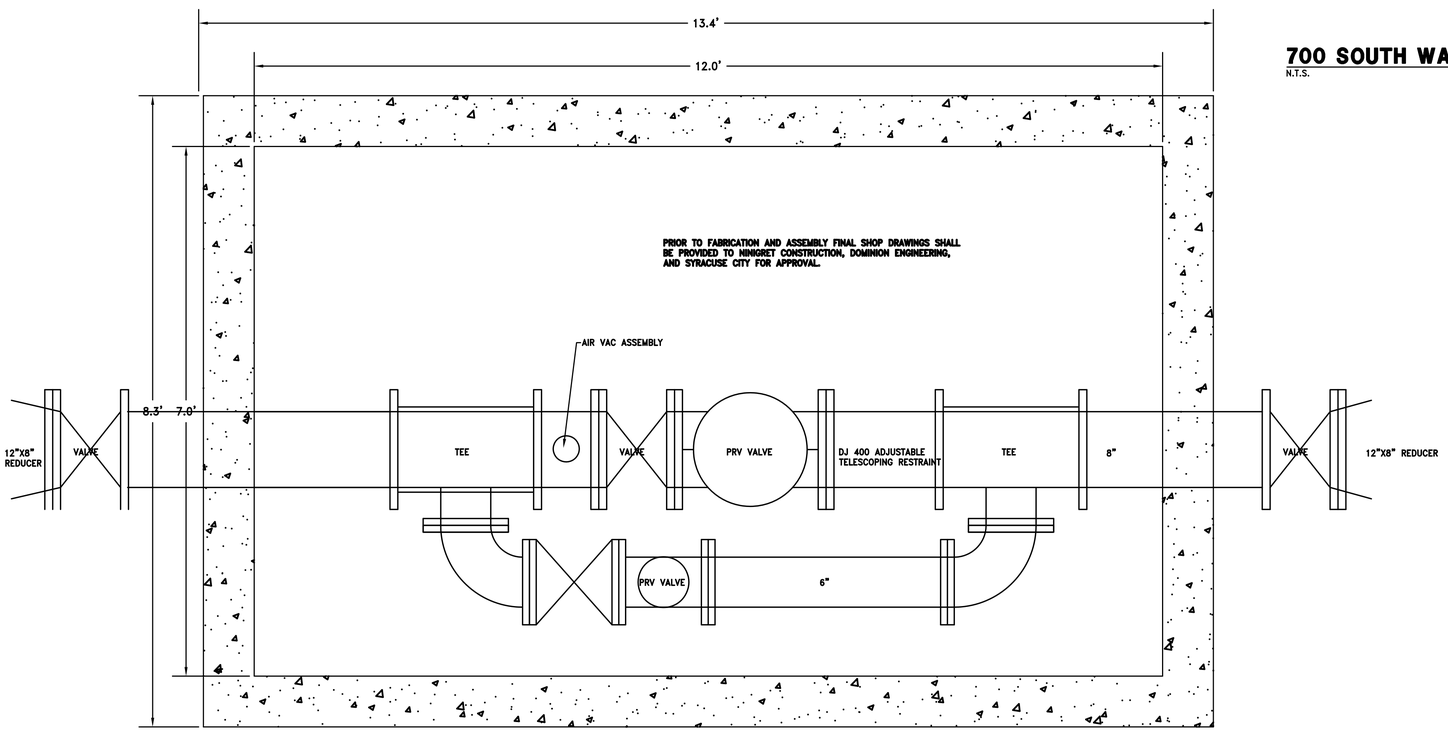
NOTE:

ALONG SR-193 SECONDARY WATER PIPE TO BE BURIED AT A SHALLOWER DEPTH AND A BERM INSTALLED OVER PIPE TO PROVIDE REQUIRED COVER. ALL OTHER IMPROVEMENTS TO SECONDARY WATER WITHIN PLAT 1 ARE TO BE BURIED TO A MINIMUM OF 2' OF COVER WITH NO BERM.



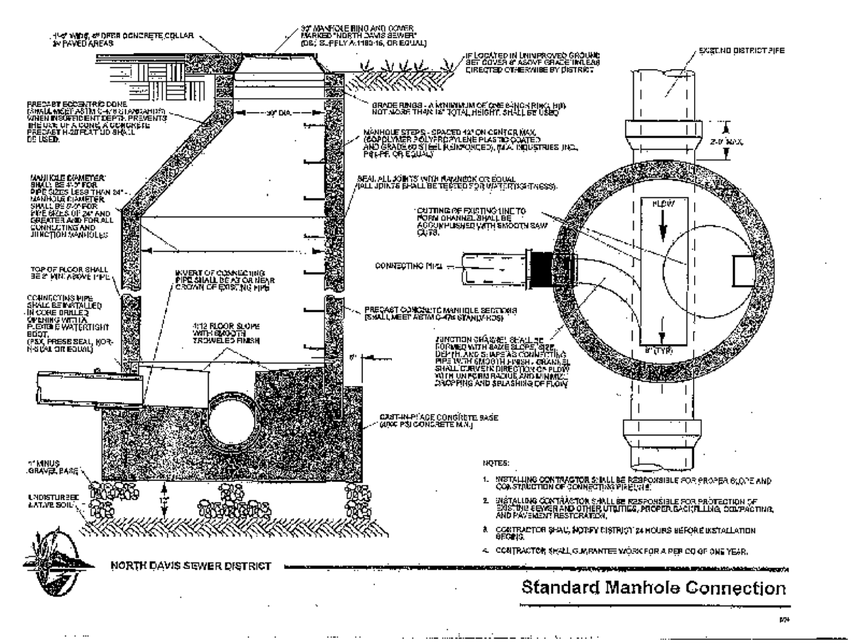
700 SOUTH WATERLINE CONNECTION

N.T.S.



PRV DETAIL

N.T.S.



NORTH DAVIS SEWER DIISTRICT SEWER MANHOLE DETAIL

N.T.S.

NOTE:

PLAT 1 SS MH-(13) TO BE INSTALLED PER THIS STANDARD. ALL OTHER MANHOLES TO BE INSTALLED PER SYRACUSE CITY STANDARD.

DRAWN DCG 7/12 DATE	CHECKED CAB 7/12 DATE	NINIGRET NORTH 1	
DESIGNED DCG 7/12 DATE	CAB PROJECT ENGINEER		
APPROVED CAB 7/12 DATE	CAB PROJECT MANAGER	SYRACUSE CITY, UTAH	

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Murray, Utah 84123 801-713-3000

NINIGRET NORTH 1

MISCELANEOUS DETAILS

NO.	REVISIONS	BY	DATE

PROJECT NO. 1891
SHEET NO. DT-2
FILE NAME: NIN SYR DT
SCALE: N.T.S.

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NINIGRET NORTH I SUBDIVISION

Preliminary Storm Drainage Report

Prepared for:

Ninigret Construction North, LC

Prepared by:

DOMINION
Engineering Associates, L.C.

5684 S. Green Street
Murray, Utah 84123
(801) 713-3000
(801) 713-3030 fax

June 20, 2012

REGISTERED PROFESSIONAL ENGINEER
No. 162066
CORBIN A. BENNION
STATE OF UTAH

6/20/12

Ninigret North I Subdivision – Preliminary Storm Drain Masterplanning

Hydrologic and hydraulics analysis were performed on Ninigret North I Subdivision to determine on a preliminary basis, the anticipated storm discharge during a 10 year storm event and the required detention during a 50 year storm event. The following is a brief summary of the calculations performed and of the results obtained.

Anticipated Storm Runoff

The anticipated storm discharges throughout the proposed development were calculated to determine the storm water runoff produced during a 10 year event. Developed lots will be required to detain storm water flows at a release rate of 0.2 cfs per acre. However, roadways consisting of 450 South and the half width of 1000 West will release runoff undetained. The total runoff produced will be a combination of both detained lot flows and undetained road flows. Table 1 below summarizes the anticipated release rates for the developed lots.

Table 1 – Runoff by Lot

Lot	Area (Acres)	Release Rate (cfs/acre)	Detained Runoff (cfs)
1	19.57	0.2	3.91
2	9.88	0.2	1.98
3	4.79	0.2	0.96
4	4.95	0.2	0.99
5	31.55	0.2	6.31

The undetained peak flows for the roadways were determined using the Rational Method where:

$Q = CIA$

Q= Peak Flow (cfs)
C= Weighted C Value (Dimensionless)
I= Rainfall Intensity (in/hr)
A= Area (Acres)

As the undetained runoff from within the roadways will consist of nearly entirely pervious area a runoff coefficient of .9 was used.

The rainfall intensity of 2.19 in/hr was used as the anticipated time of concentration is 15 minutes. This corresponds to the 10 year rainfall intensity as determined from NOAA's website for the development area.

Using the rational method the peak discharges for the undetaind roadway were calculated and are summarized in table 2 below.

Table 2 – Undetained Peak Flows

10 Year Peak Flows						
Location	Area (sf)	Area (Acres)	10 Year 15 min Depth (in.)	Intensity (in/hr)	c	Q (cfs)
1000 West (N)	37,953	0.871	0.547	2.188	0.90	1.72
1000 West (S)	34,468	0.791	0.547	2.188	0.90	1.56
450 South	59,831	1.374	0.547	2.188	0.90	2.70

As previously stated, the total runoff will be a combination of detained and undetained runoff. The total anticipated runoff during a 10 year storm event is 20.13 cfs. Detailed pipe design and hydraulic analysis will be performed upon final design, however it is anticipated that 15-inch diameter class III RCP pipe will be sufficient to convey storm runoff for this portion of the development.

Lot Detention

Analysis was also performed to determine anticipated detention requirements for the individual lots. As the lots are currently undeveloped, an anticipated land use was assumed consisting of 10% landscaping, 40% building, and 50% impervious parking areas. A weighted runoff coefficient was determined using land use values of .15, 0.9, and 0.9 for the mentioned land uses.

Using NOAA provided rainfall information for the 50 year storm event, the anticipated detention requirements for each lot were determined and are summarized in the table below.

Table 3 – Detention by Lot

Lot	Area (Acres)	Required Detention (cf)
1	19.57	72630
2	9.88	36693
3	4.79	17779
4	4.95	18372
5	31.55	117104

The above calculations are preliminary and as each lot develops, required detention will be recalculated based on percentages of buildings, parking lot and landscaping.

Summary

Calculations were performed to determine the runoff produced by the Ninigret North I Subdivision during a 10 year storm event as well as to determine the anticipated detention for a 50 year rainfall. These calculations are presented in this report which has been submitted with the preliminary plat application.

Appendix

Ninigret Syracuse					
Drainage Calculations					
50 Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 1					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		19.56			
Total Area (sf)		852252			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	383513		
Paved	45	0.9	383513		
Landscaped	10	0.15	85225		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	52030	3522	0.00	48508
30	1.20	70311	7043	0.00	63267
60	1.48	86717	14087	0.00	72630
120	1.68	98435	28174	0.00	70261
180	1.74	101951	42260	0.00	59690
360	1.98	116013	84521	0.00	31492
720	2.46	144137	169041	0.00	-24904
1440	2.79	163472	338082	0.00	-174610
Summary					
Required detention storage (cf)		72630			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		3.91			

Ninigret Syracuse					
Drainage Calculations					
50 Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 2					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		9.88			
Total Area (sf)		430565			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	193754		
Paved	45	0.9	193754		
Landscaped	10	0.15	43056		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	26286	1779	0.00	24507
30	1.20	35522	3558	0.00	31963
60	1.48	43810	7117	0.00	36693
120	1.68	49730	14233	0.00	35497
180	1.74	51506	21350	0.00	30156
360	1.98	58611	42700	0.00	15910
720	2.46	72819	85401	0.00	-12582
1440	2.79	82588	170802	0.00	-88214
Summary					
Required detention storage (cf)		36693			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		1.98			

Ninigret Syracuse					
UDOT Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 3					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		4.79			
Total Area (sf)		208619			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	93879		
Paved	45	0.9	93879		
Landscaped	10	0.15	20861		
		0.83			
Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	0.89	12736	862	0.00	11874
30	1.20	17211	1724	0.00	15487
60	1.48	21227	3448	0.00	17779
120	1.68	24096	6896	0.00	17199
180	1.74	24956	10345	0.00	14611
360	1.98	28398	20689	0.00	7709
720	2.46	35283	41379	0.00	-6096
1440	2.79	40016	82758	0.00	-42742
Summary					
Required detention storage (cf)		17779			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		0.96			

Ninigret Syracuse					
Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 4					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		4.95			
Total Area (sf)		215578			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	97010		
Paved	45	0.9	97010		
Landscaped	10	0.15	21558		
		0.82			
Lapsed	Accumulated	Accumulated	Allowable	Infiltration	Required
Time	Rainfall	Flow	Discharge	Discharge	Storage
(min)	(in)	(cf)	(cf)	(cf)	(cf)
15	0.89	13161	891	0.00	12270
30	1.20	17785	1782	0.00	16004
60	1.48	21935	3563	0.00	18372
120	1.68	24899	7127	0.00	17773
180	1.74	25788	10690	0.00	15099
360	1.98	29346	21380	0.00	7966
720	2.46	36460	42759	0.00	-6300
1440	2.79	41351	85518	0.00	-44168
Summary					
Required detention storage (cf)		18372			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		0.99			

Ninigret Syracuse					
Drainage Calculations					
50Year, 24 Hour Event, 0.2cfs/acre Discharge					
Lot 5					
Restriction Rate (cfs/ac)		0.20			
Total Area (ac)		31.55			
Total Area (sf)		1374118			
Infiltration rate (in/hr)		0			
Infiltration surface length (ft)		0.0			
Length of Perf Pipe (ft)		0			
Land Use	%	C	Area (sf)		
Roof	45	0.9	618353		
Paved	45	0.9	618353		
Landscaped	10	0.15	137412		
		0.82			
Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	0.89	83890	5678	0.00	78212
30	1.20	113365	11356	0.00	102008
60	1.48	139816	22713	0.00	117104
120	1.68	158711	45425	0.00	113285
180	1.74	164379	68138	0.00	96241
360	1.98	187052	136276	0.00	50776
720	2.46	232398	272551	0.00	-40154
1440	2.79	263573	545102	0.00	-281530
Summary					
Required detention storage (cf)		117104			
Unit storage per acre (cf/ac)		3712			
Allowable release rate (cfs)		6.31			

RECEIVED JUL 18 2012

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company National Commercial Services
560 South 300 East, Salt Lake City, UT 84111
Phone: (801)536-3100 | Fax: (866)344-5051

Dominion Engineering Associates, L.C.
Attn: Corbin Bennion
5684 South Green Street
Murray, UT 84123

July 13, 2012
Order Number: NCS-554608-SLC1
Ref No. 200 South 1000 West

***

RE: Proposed Owner/Applicant: TBD

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this commitment is limited by the following:

The Provisions in Schedule A.
The Requirements in Schedule B-1.
The Exceptions in Schedule B-2.
The Conditions on the inside cover page.

The Commitment is not valid with out SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

Underwritten by:

First American Title Insurance Company

Dennis J. Gilmore
President

Timothy Kemp
Secretary

FIRST AMERICAN TITLE INSURANCE COMPANY
INCORPORATED
SEPTEMBER 24, 1968
CALIFORNIA

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Anna Irons at (801)536-3100 located at 560 South 300 East, Salt Lake City, UT 84111.

Effective Date: June 25, 2012 at 7:30 a.m.

1. Policy or (Policies) to be issued:

   ALTA 2006 Standard Owner's for $TBD PREMIUM $TBD

   Proposed Insured:
   tbd

   Endorsements (as requested) PREMIUM $tbd

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

   Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole

3. The land referred to in this Commitment is located in Davis County, UT and is described as:

   A parcel of land located in the Southeast Quarter of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, Utah.

   BEGINNING at a point on the west right-of-way line of 1000 West Street, said point being South 00°06'46" West 194.05 feet along the east line of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian and North 89°53'14" West 50.00 feet from the found railroad spike marking the East Quarter corner of said Section 3, and thence along said right-of-way line the following three (3) courses: 1) South 00°06'46" West 329.95 feet, 2) South 89°53'14" East 17.00 feet and 3) South 00°06'46" West 1408.02 feet to the northeast corner of property described in that certain Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of the Davis County records; thence along the north line of said property South 72°12'57" West 1294.45 feet to a point on the east line of the property described in that certain Warranty Deed recorded November 03, 1982 as Entry No. 626040 in Book 919 at Page 699 of said records; thence along said line the following two (2) courses: 1) North 26°51'31" West 276.50 feet and 2) North 13°11'31" West 1977.96 feet to a point on the south right-of-way line of SR-193; thence along said right-of-way line the following four (4) courses: 1) North 87°59'13" East 368.47 feet to a point of point of tangency of a 7,842.50 foot radius curve to the right, 2) Easterly 299.69 feet along the arc of said curve through a central angle of 02°11'22" and a long chord of North 89°04'54" East 299.67 feet, 3) South 89°49'25"East 1074.16 feet and 4) South 44°53'14" East 75.53 feet to the POINT OF BEGINNING.

SCHEDULE B - Section 1
Requirements

The following are the requirements to be complied with:

1. Pay the agreed amounts for interest in the land and/or the mortgage or deed of trust to be insured.

2. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, a cancellation fee will be imposed.

3. Provide us with releases, reconveyances or other instruments, acceptable to us, including payment of any amounts due, removing the encumbrances shown in Schedule B-2 that are objectionable to the proposed insured.

4. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.

5. The documents creating the interest to be insured must be signed, delivered and recorded.

6. You must tell us, in writing, the name of anyone not referred to in this Commitment who will receive an interest in, or who will make a loan secured by a deed of trust or mortgage secured by, the land described in this Commitment.

7. After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

***

SCHEDULE B - Section 2
Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.

5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

8. Taxes for the year 2012 now a lien, not yet due. Tax Parcel No. 12-026-0017.

   General property taxes were not assessed against the land for the year(s) 2011 because of ownership by a tax exempt entity. Tax Parcel No. 12-026-0017.

   General property taxes for 2013 will be assessed under Tax Parcel No. 12-026-0019, but is subject to change.

   General property taxes were not assessed against the land because of ownership by a tax exempt entity. The land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the taxing year.

9. Any charge upon the land by reason of its inclusion in North Davis Sewer Improvement District and Syracuse City.

10. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation.

11. Reservation as set forth in those certain Warranty Deeds wherein Union Pacific Railroad Co appears Grantor and recorded August 05, 1880 as Entry No. 1827 in Book "F" at page 640 of Official Records.

12. Reservation in Patent from the United States of America recorded October 19, 1889 as Entry No. 4736 in Book K at Page 588 of Official Records.

13. An easement over, across or through the land for electric or other power lines, telegraph and telephone lines, and incidental purposes, as granted to Utah Power Company, a Maine corporation by Instrument recorded August 08, 1913 as Entry No. in Book "D" of Liens and Leases at Page 459 of Official Records.

    A Supplemental Easement in favor of Utah Power & Light Company, a corporation, recorded November 08, 1968 as Entry No. 325882 in Book 402 at Page 584 of Official Records.

14. An easement over, across or through the land for transmission line and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded September 25, 1917 in Book "F" of Liens and Leases at Page 168 of Official Records.

15. Reservation by Union Pacific Railroad Company, a Utah corporation set forth in Quit Claim Deed recorded September 08, 1954 as Entry No. 139650 in Book 70 at Page 251 of Official Records.

16. City of Syracuse Resolution R00-10 as set forth in document recorded July 07, 2000 as Entry No. 1601796 in Book 2667 at Page 863 of Official Records.

17. Reservations by Union Pacific Railroad Company, a Delaware corporation, formerly known as Southern Pacific Transportation Company, a Delaware corporation, as set forth in Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of Official Records.

18. All matters disclosed by Amendment to Agreement, Grant of Access to DEQ and Covenants Not to Sue Utah Transit Authority recorded October 03, 2005 as Entry No. 2110746 in Book 3883 at Page 775 of Official Records.

19. Reservations contained in that certain Quit Claim Deed recorded March 9, 2012 as Entry No. 2648421 in Book 5475 at Page 1450 of Official Records.

20. An easement over, across or through the land for constructing and maintaining thereon slope and irrigation facilities necessary for the extension of the existing highway and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded March 9, 2012 as Entry No. 2648425 in Book 5475 at Page 1462 of Official Records.

21. An easement over, across or through the land for relocation of irrigation facilities and an existing power line and incidental purposes, as granted to Clearfield City by Instrument recorded March 9, 2012 as Entry No. 2648426 in Book 5475 at Page 1465 of Official Records.

22. An easement over, across or through the land for constructing of road improvements and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded March 9, 2012 as Entry No. 2648427 in Book 5475 at Page 1468 of Official Records.

23. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

***

The name(s) Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein .

***

Title inquiries should be directed to Steve Nielsen @ (801)578-8826.

***

NOTE: The policy(ies) to be issued as a result of this Commitment contain an Arbitration Clause set forth in the Conditions/Conditions and Stipulations Section. The following is included for the information of the proposed insured(s):

Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Association or other recognized arbitrator, a copy of which is available on request from the company. Any decision reached by arbitration shall be binding upon both you and the company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

***

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.

***

CONDITIONS

1. **DEFINITIONS**
   (a) "Mortgage" means mortgage, deed of trust or other security instrument.
   (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**
   The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**
   If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**
   Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying this Commimtent when you acted in good faith to:

   comply with the Requirements
   or
   eliminate with our written consent any Exceptions shown in Schedule B

   We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
   Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

c2001 The First American Corporation - All Rights Reserved

CLEARFIELD IRRIGATION COMPANY

June 16, 2012

Corbin Bennion
Dominion Eng.

Dear sirs,

We have discussed the proposed irrigation easements affecting the Clearfield Irrigation Company. We concur with these irrigation right-of-ways. These easements have been in effect for years and will remain in the future. Specifically the Wilcox and Gailey ditches are effected. Ninigret has recognized the ditches. Plans have been sent to Clearfield Irrigation from Ninegret showing the irrigation easements. We concur with these plans.

Sincerely,

Floyd Wilcox

Floyd Wilcox, President

Golden Waite

Golden Waite, Vice President

Copies to:
Clearfield City
Syracuse City
Ninigret

WEST POINT
PROPOSED CULINARY WATER IMPROVEMENTS ALONG 1000 WEST
New 12" C-900
Proposed 12" C-900 To Be Installed w/ Ninigret North Phase 1
SYRACUSE
Syracuse City Boundary
Connect 12" C-900 To 8" C-900 Main
Existing 8" AC Main (Inherited From Weber Basin)
Existing 8" Cast Iron Main (Doubled Mained)
PRV To Be Installed w/ Ninigret
Existing 8" C-900 (From Banbury to Church)
Existing 8" Cast Iron Main
Existing 8" AC Main (Inherited From Weber Basin)
CLEARFIELD
Syracuse City Boundary
Existing 10" Cast Iron Main
Cast Iron 10in
Culinary Water Tank
Main To Be Eliminated
Proposed 16" Main (Approx. 1,700 LF)
Proposed 12" Main (Approx. 2,400 LF, Does Not Include Ninigret Development)
Existing 6" Cast Iron Main
This Project Will Eliminate/Replace Approx. 11,800 LF Of Cast Iron/AC Pipe From The Existing System With 6,000 LF Of That Pipe Being Completely Removed From The System Altogether.
12" C-900 Stubbed Out of 1700 South

From: Randy Jefferies
To: Eric Rice
Subject: Re: SR 193 Emergency Access
Date: Tuesday, July 10, 2012 8:24:33 AM

Eric,

UDOT will allow a gravel emergency access to the SR-193 roadway provided no curb cut is made. The access must be designed such that passenger vehicles will not use the access. Please provide a plan showing the final location of the access to ensure our projects are coordinated with respect to this issue. Thanks!

Randy Jefferies, P.E.
Project Manager - UDOT Region 1
office (801) 620-1690
cell (801) 791-1059
fax (801) 620-1676

>>> Eric Rice <eric@Ninigret.com> 7/5/2012 8:46 AM >>>
Randy,

Concerning our last telephone conversation, can you please provide a written response either via email or letter concerning emergency ingress/egress from SR 193? This was a main topic at our last planning commission meeting with Syracuse city and the commission would like to see your written response concerning the allowance of a gravel access to the top back of curb. I did let them know that a curb cut would likely not work for you, but that a gravel access would be allowable. Please provide a response at your earliest convenience. Thanks.

ERIC

Eric A. Rice
NINIGRET CONSTRUCTION
PH: 801-973-9090 FX: 801-973-0070

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2178 / Virus Database: 2437/5122 - Release Date: 07/09/12

Engineer Final Plan Review – Ninigret North I
450 South & 1000 West

Completed by Brian Bloemen on July 26, 2012

Please review the following comments for Ninigret North I and make any necessary changes:

1. All utilities shall be installed per Syracuse City Standards.
2. Water rights will need to be granted for the developed land.
3. Access agreements shall be obtained from UDOT for any access off UDOT right-of-way. Approval should be obtained from UDOT for all improvements within UDOT right-of-way.
4. Clearfield City shall sign off on any improvements within their city limits.
5. Adjust the grade from station 4+50 to ±10+00 to be a constant grade to try and eliminate the steeper cross slopes.
6. Fix the stationing on the profile on sheet RD-2 and assure all slopes on the profile match those on the plan view.

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

Sincerely,

Brian Bloemen
City Engineer

Final Subdivision Review – Ninigret North I

Completed by Sherrie Christensen, Planner on 7/26/2012

Recommendation: City staff recommends that the Planning Commission examine the Ninigret North I Final Subdivision plan review as outlined below. Please pay specific attention to items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Ninigret North I Final Subdivision plat and plan for City Council approval.

8-6-1/8-6-2: Final Plat/Final Plan and Profile:	**Planning Staff Review:**
1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	1. Ninigret North I
2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.	2. Yes.
3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	3. Yes.
4. Street address shown for each lot.	4. Yes. Lot 1- 1184 West Lot 2- 1132 West Lot 3- 286 South Lot 4- 1052 West Lot 5- 1093 West
5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	5. Yes.
6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	6. Yes.

7. Accurate location of all monuments to be installed shown by appropriate symbol.	7. Yes. Verify monument need with developer per engineering
8. Dedication to City of all streets and other public uses and easements.	8. Yes.
9. Street monuments shown on Final Plat.	9. Yes.
10. Pipes or other iron markers shown on the plat.	10. Yes.
11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.	11. No public use areas or areas reserved for common use of all property owners.
12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.	12. Yes, refer to City Engineer for further discussion.
13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission.	13. Not applicable
14. Legal boundary description of the subdivision and acreage included.	14. Yes. 72.20 acres.
15. Current inset City map showing location of subdivision.	15. Yes.
16. Standard signatures forms/boxes reflected on the Final Plat.	16. Yes.
17. Developer Name and Address Block	17. No.
Final Plan and Profile	
18. Plan for culinary water improvements.	18. Submitted, see Engineer review.
19. Plan for secondary water improvements.	19. Submitted, see Engineer review.
20. Plan for sanitary sewer.	20. Submitted, see Engineer review.
21. Land drain.	21. Submitted, see Engineer review.

22. Storm water.	22. Submitted, see Engineer review.
23. Streets.	23. Submitted, see Engineer review.
24. Stationing.	24. Submitted, see Engineer review.
25. Agreements.	25. Developer to provide proof of intent to resolve subdivision concerns with Benchmark Real Estate.
Conditional Items from Preliminary Plan Approval	
26. (Item#7) Location, width and name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to the tract.	26. Yes
27. Outstanding Items from City Engineer	27. See Engineers Report
Conditional Items for Final Plan Approval	
28. Park-purchase impact fee according to zoning and gross acreage in development as outlined in the City's fee schedule	28. Required before mylar recording
29. Irrigation water rights per Subdivision Ordinance Section 8-2-9	29. Required before mylar recording
30. An executed Escrow Agreement, provided by City staff, for improvement costs and bonding	30. Required before mylar recording
31. An executed Improvement Agreement with Syracuse City, as provided by staff	31. Required before mylar recording
32. An executed Streetlight Agreement, regarding installation of required lamps, as provided by City staff	32. Required before mylar recording
33. Payment of final off-site inspection fees as outlined in City's fee schedule	33. Required before mylar recording
34. Payment of County recording fees of $37/page +$1/lot and any common space as well as $1/land-owner signatures over two	34. Required before mylar recording

Ninigret North 1 final review.

Jo Hamblin

Sent: Mon 7/23/2012 1:31 PM

To: Michael Eggett

Cc: Eric Froerer

Michael,

After review of the Ninigret North 1 final subdivision drawings, date stamped July 18, 2012, I feel all our concerns have been covered and give my approval to move forward with the process. If you have any questions, please feel free to contact me.

Respectfully,

Jo Hamblin
Syracuse City Fire Deputy Chief
Office: 801-614-9614
jhamblin@syracuseut.com

Brian N. Wallace
Chief of Police

SYRACUSE POLICE

July 26, 2012

To: Mike Eggett
RE: Ninigret Development

Mike,

I have reviewed the plans for Ninigret's five lot subdivision. I see no problems for law enforcement and would approve them to move forward.

Respectfully,

Brian N. Wallace

Chief Brian Wallace

1751 South 2000 West • Syracuse, Utah 84075 • 801-825-4400 • FAX 801-779-9365

COUNCIL AGENDA

August 14, 2012

Agenda Item **#10** Proposed Ordinance 12-22 amending the existing zoning map of Title Ten of the Syracuse City Code by changing from Residential 1 (R-1) to Residential 2 (R-2) the parcel of property located at approximately 2400 W. 2900 S.

Factual Summation

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at Mike Eggett, Community and Development Director.

Staff Recommendation

Adopt Proposed Ordinance 12-22 amending the existing zoning map of Title Ten of the Syracuse City Code by changing from Residential 1 (R-1) to Residential 2 (R-2) the parcel of property located at approximately 2400 W. 2900 S.

Mayor
Jamie Nagle

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

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at CED Director, Michael Eggett and representative Planning Commissioners
- See the attached proposed general plan map amendment
- Proposed zone change from R-1 to R-2 Zone
- See the attached Ordinances No. 12-19 & 12-20

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: August 7, 2012

Subject: Clint Sherman GP and Rezone Request for 1.61 acres located at approximately 2400 West 2900 South

---

Background

On July 17, 2012 the Planning Commission held a public hearing on the requested General Plan Map and Zoning Map amendment for this applicant. No comments were received at the public hearing. The Planning Commission recommended approval of the proposed changes to the City Council.

Consideration for Approval of the General Plan and Zone Map amendment
The following documents have been included in your packets for your use and review:

- Map of proposed General Plan change
- Map of proposed Zoning Map Change

Recommendation

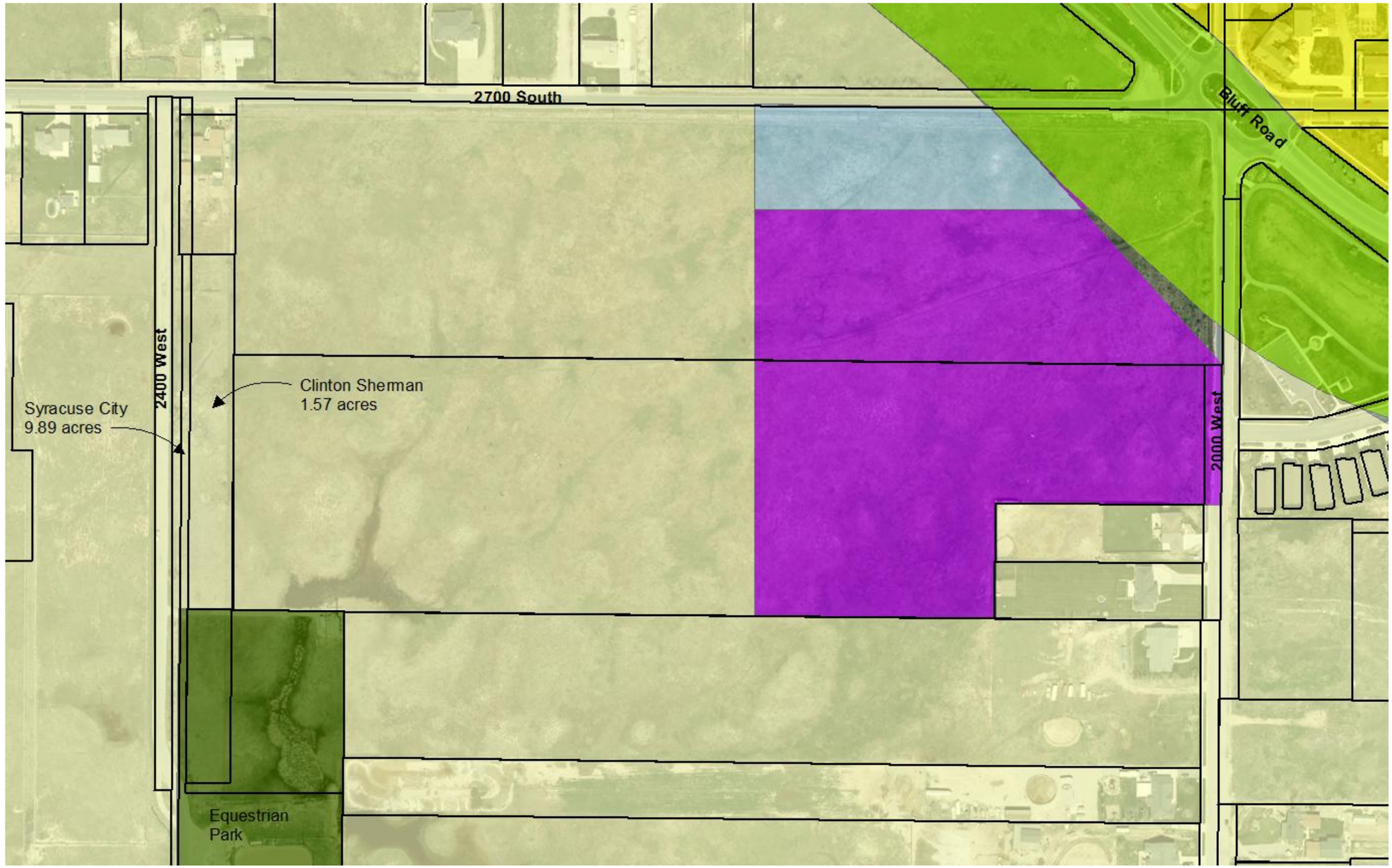
The Syracuse City Planning Commission and CED Staff hereby recommend that the Mayor and City Council approval of the General Plan Amendment and Rezone application for he Clint Sherman property located at approximately 2400 West 2900 South, to change the use of the property form an R-1 to an R-2 zone and reflect it as such on the General Plan map and current zoning map, subject meeting to all requirements of the City's Municipal Codes.

Proposed Amendment to General Plan - Clint Sherman - 7/17/2012

Current General Plan – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
- Open Space / Recreational
- PRD (8.0 dwellings per net acre)
- Professional Office
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary



Proposed Amendment to General Plan - Clint Sherman - 7/17/2012

Proposed General Plan – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
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- PRD (8.0 dwellings per net acre)
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- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

Proposed Zoning Change - Clint Sherman - 7/17/2012

Current Zoning – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
- Open Space / Recreational
- PRD (8.0 dwellings per net acre)
- Professional Office
- R-1 (2.90 dwellings per net acre)
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- R-3 (5.44 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

Proposed Zoning Change - Clint Sherman - 7/17/2012

Proposed Zoning – Land Uses

Legend

- A-1 Agriculture
- Buisiness Park
- Commercial II
- General Commercial
- Industrial
- Institutional
- Neighborhood Services
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- R-3 (5.44 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Research Park
- Zoning Districts
- TownCenterOverlayZone
- RDA_Boundary

ORDINANCE NO. 12-22

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14h DAY OF AUGUST, 2012.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Duncan	___	_____
Councilmember Johnson	___	_____
Councilmember Shingleton	___	_____

ORDINANCE NO. 12-23

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

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

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

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

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

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

BEGINNING AT A POINT WHICH IS LOCATED NORHT 89°40'58" WEST 1882.64 FEET ALONG THE SECTION LINE AND SOUTH 297.00 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°19'02" WEST 674.75; THENCE NORTH 89°40'58" WEST 104.00 FEET; THENCE NORTH 00°19'02" EAST 674.75 FEET' THENCE SOUTH 89°40'58" EAST 104.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES.

Said property is located at approximately 2400 West 2900 South.

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 14TH DAY OF AUGUST, 2012.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Jamie Nagle

Voting by the City Council:

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

COUNCIL AGENDA

August 14, 2012

Agenda Item **#11** Consideration of Proposed Ordinance 12-21 adopting the Syracuse State Road 193 Economic Development Project Area Plan, and related matters.

Factual Summation

- Any question regarding this agenda item may be directed at Mike Eggett, Community & Economic Dev. Director or Finance Director Stephen Marshall.

- See the previous factual summation discussing the RDA board proposed resolution to establish and create the SR-193 Economic Development project area.

- The RDA board has adopted a resolution on August 14th approving and creating the SR-193 Project Area. It is also required, by ordinance, that the City Council of Syracuse City adopts the plan as approved by the RDA.

Recommendation:

Approve ordinance 12-21 adopting the Syracuse State Road 193 Economic Development Project Area Plan.

Ballard Spahr draft: 8/6/12

Syracuse, Utah

August 14, 2012

The City Council (the "City Council") of Syracuse City, Utah (the "City") met in regular public session at its regular meeting place in Syracuse, Utah, on Tuesday, August 14, 2012, at 7:00 p.m. The meeting was called to order by the Mayor of the City Council with the following being present, and constituting a quorum:

Jamie Nagle	Mayor
Brian Duncan	Councilmember
Craig Johnson	Councilmember
Karianne Lisonbee	Councilmember
Doug Peterson	Councilmember
Larry Shingleton	Councilmember

Also present:

Robert Rice	City Manager
Cassie Brown	City Recorder

After the meeting had been duly called to order and after other matters not pertinent to this Ordinance had been discussed, a Certificate of Compliance with Open Meeting Law with respect to this August 14, 2012, meeting was presented to the City Council, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Ordinance was approved and adopted on the following recorded vote:

AYE:

NAY:

The Ordinance is as follows:

ORDINANCE NO. 12-21

AN ORDINANCE OF THE CITY COUNCIL OF SYRACUSE CITY, UTAH ADOPTING THE SYRACUSE SR-193 ECONOMIC DEVELOPMENT PROJECT AREA PLAN, AND RELATED MATTERS.

WHEREAS, the Syracuse City Redevelopment Agency (the "Agency") is a community development and renewal agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, all under and pursuant to the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "Act"); and

WHEREAS, the Agency has authorized the preparation of a draft Syracuse SR-193 Economic Development Project Area Plan (the "Plan"), hereby incorporated by reference, for an Economic Development Project Area (the "Project Area") located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West in Syracuse City, Utah, the legal description of which is attached hereto as Exhibit B; and

WHEREAS, the Agency has prepared the Plan in order to promote economic development and job creation within the Project Area and to increase the property tax base within the Project Area through the development of a new business park within the Project Area; and

WHEREAS, pursuant to the Act, the Agency held a public hearing to receive comment regarding the Plan on August 14, 2012, and provided notice of such hearing in accordance with the Act;

WHEREAS, the Agency has found and determined that (a) there is a need to effectuate a public purpose; (b) there is a public benefit under the analysis shown by the Plan; (c) it is economically sound and feasible to adopt and carry out the Plan; (d) the Plan conforms to the general plan of Syracuse City, Utah; and (e) carrying out the Plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located; and

WHEREAS, by resolution adopted August 14, 2012, the Agency has approved the Plan, without revision, as the economic development project area plan for the Project Area; and

WHEREAS, pursuant to the Act, the City Council of Syracuse City, Utah (the "City Council") now desires to adopt the Plan as approved by the Agency;

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

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the City Council and City officers and by the Board of Directors and Agency officers directed toward the preparation of the draft Plan are hereby ratified, approved, and confirmed.

Section 2. The City Council hereby adopts the Plan for the Project Area, the legal description of which is attached hereto as Exhibit B, and designates the Plan as the official economic development plan of the Project Area.

Section 3. Immediately after its adoption, this Ordinance shall be signed by the Mayor and attested by the City Recorder and shall be recorded in the ordinance book kept for that purpose. A summary of this Ordinance, in substantially the form attached hereto as Exhibit C, shall be published (A) one time in the Standard-Examiner, a newspaper of general circulation within the Agency's and City's boundaries, (B) on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and (C) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, with such publication to take place as soon as possible after the adoption of this Ordinance; and shall cause a copy of this Ordinance (together with all exhibits hereto) and the Plan to be kept on file in the office of the City Recorder for public examination during the regular business hours of the City Recorder for a period of at least thirty (30) days from and after the last date of publication thereof. This Ordinance shall take effect immediately upon its passage and approval and publication as required by law.

Section 4. The appropriate officers of the City and the Agency are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Section 5. If any one or more sections, sentences, clauses, or parts of this Ordinance shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause, or part of this Ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Ordinance in any other instances.

Section 6. All resolutions or ordinances of the City in conflict with this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, ordinance, by-law or regulation, or part thereof, heretofore repealed.

ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH THIS AUGUST 14, 2012.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the City Council adjourned.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

I, Cassie Brown, the duly qualified and acting City Recorder of Syracuse City, Utah (the "City"), do hereby certify according to the records of the City in my possession that the foregoing constitutes a true, correct, and complete copy of the minutes of the regular meeting of the City Council of the City (the "City Council ") held on August 14, 2012, as it pertains to an ordinance (the "Ordinance") adopted by the City Council at said meeting, including the Ordinance, as said minutes and Ordinance are officially of record in my possession.

I further certify that a Summary of Ordinance was published one time in the Standard-Examiner on August _____, 2012.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the City this August 14, 2012.

(SEAL)

By:_____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cassie Brown, the undersigned City Recorder of Syracuse City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 14, 2012, public meeting held by the City Council of the City (the "City Council") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on August _____, 2012, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Standard-Examiner, on August ___, 2012, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov).

In addition, the Notice of 2012 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (i) posted on _____ at the principal office of the City Council, (ii) provided to at least one newspaper of general circulation within the City on _____, and (iii) published on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 14, 2012.

(SEAL)

By:_____
City Recorder

[To be attached:]
SCHEDULE 1–NOTICE OF MEETING
SCHEDULE 2–NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

LEGAL DESCRIPTION OF PROJECT AREA

A parcel of land located in the South Half of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, described as follows:
BEGINNING at the East Quarter Corner of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and thence along the east line of said Section and the easterly line of the Syracuse City boundary South 00°06'46" West 1,921.36 feet to the northeast corner of property described in that certain Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of the Davis County records; thence along the north line of said property and the southerly line of the Syracuse City boundary the following two courses: 1) South 72°12'57" West 2,191.75 feet and 2) South 72°12'01" West 45.02 feet to the north line of the 700 South Street right-of-way; thence South 00°03'43" West 66.00 feet to the south line of said right-of-way; thence along said south line the following two courses: 1) North 89°56'17" West 526.87 feet and 2) North 89°56'56" West 642.32 feet to the southerly extension of the east line of property described in that certain Special Warranty Deed recorded March 9, 1993 as Entry No. 1021678 in Book 1588 at Page 130 of said records; thence along said line and the northerly extension thereof North 00°09'58" East 1,236.48 feet to a point of tangency of a 567.00 feet radius curve to the left; thence Northerly 159.68 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 159.16 feet; thence North 15°58'12" West 760.62 feet to a point of tangency of a 633.00 feet radius curve to the right; thence Northerly 178.27 feet along said curve through a central angle of 16°08'10" and a long chord of North 07°54'07" West 177.68 feet; thence North 00°09'58" East 371.18 feet to the north line of the South Half of said Section 3; thence along said line South 89°56'57" East 3,553.84 feet to the POINT OF BEGINNING. Said parcel contains 8,174,635 square feet or 187.66 acres, more or less.

EXHIBIT C

SUMMARY OF ORDINANCE

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, August 14, 2012, the City Council of Syracuse City, Utah (the "City Council"), adopted an ordinance (the "Ordinance") adopting the Syracuse SR-193 Economic Development Project Area Plan (the "Plan") for an Economic Development Project Area (the "Project Area") located west of 1000 West, north of 700 South, south of 200 South and east of approximately 1800 West in Syracuse City, Utah and designating the Plan as the official economic development plan of the Project Area. The Syracuse City Redevelopment Agency has found and determined that (a) there is a need to effectuate a public purpose; (b) there is a public benefit under the analysis shown by the Plan; (c) it is economically sound and feasible to adopt and carry out the Plan; (d) the Plan conforms to the general plan of Syracuse City, Utah; and (e) carrying out the Plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located.

Complete copies of the Ordinance and the Plan are available for public inspection in the office of the Syracuse City Recorder at the City offices at 1979 West 1900 South, Syracuse City, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m., Monday through Friday for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the Plan or the procedure used to adopt the Plan, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

DATED this 14th day of August, 2012.

/s/ Cassie Brown
City Recorder

COUNCIL AGENDA

August 14, 2012

Agenda Item **#12** Joint Development Agreement for the Fun Center expansion.

Factual Summation

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.

- Ed Gertge, owner of Syracuse City Fun Center, is considering expanding the Syracuse City Fun Center site. As part of this expansion, he is looking at adding a pool, go-carts, and other attractions. He is requesting that the Redevelopment Agency (RDA) help with this expansion. See the power point presentation for a more detailed analysis.

- If the council approves moving forward with the RDA funds to be appropriated to the Fun Center expansion, the council will want to finalize a joint development agreement with the Fun Center outlining in detail the proposed repayments and length of time.

- Staff is working with Ballard Spahr to prepare a rough draft template of a developer's agreement between the city and the Fun Center. This will be added as a separate drop box item no later than Monday August 13th.

Staff Recommendation

- ***If approval is made for the city to allocate monies from the RDA to help the fun center expansion, staff recommends that those terms be finalized in a joint developer's agreement and approved in this meeting.***

COUNCIL AGENDA

August 14, 2012

Agenda Item **#13** Authorize Mayor Nagle to execute an Interlocal Agreement establishing a Davis County Council of Governments (COG).

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Nagle.
- See the attached agreement as provided by the Davis County Community and Economic Development Department.

Staff Recommendation

Authorize Mayor Nagle to execute an Interlocal Agreement establishing a Davis County Council of Governments (COG).

SIGNATURE PAGE FOR SYRACUSE CITY
TO
INTERLOCAL COOPERATION AGREEMENT FOR THE ESTABLISHMENT OF
DAVIS COUNTY COUNCIL OF GOVERNMENTS

SYRACUSE CITY

_____
Mayor

ATTEST:

_____
City Recorder

Reviewed as to form and compatibility with the laws
of the State of Utah

_____
City Attorney

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between DAVIS COUNTY, UTAH, a body corporate and politic of the State of Utah, and the following cities within Davis County: SUNSET, CLINTON, WEST POINT, SYRACUSE, CLEARFIELD, LAYTON, SOUTH WEBER, KAYSVILLE, FRUIT HEIGHTS, FARMINGTON, CENTERVILLE, WEST BOUNTIFUL, BOUNTIFUL, WOODS CROSS AND NORTH SALT LAKE, municipal corporations,

relating to the establishment of a DAVIS COUNTY COUNCIL OF GOVERNMENTS.

RECITALS

WHEREAS, the named Participants to this Agreement are public agencies as defined by Title 11, Chapter 13 of the Utah Code Annotated ("Interlocal Act"), and are authorized to cooperate on a mutually advantageous basis and as necessary to promote the common interests of the entities; and

WHEREAS, Utah Code Annotated Section 72-2-117.5 created a Local Transportation Corridor Preservation Fund ("Fund") to be used to purchase property for the preservation of land for the construction of highways; and

WHEREAS, the law creating the Fund provides for the use of a body known as the Council of Governments ("COG") which is a decision-making body in each county composed of the county governing body and the mayors of each municipality in the county; and

WHEREAS, the duties of COG include the establishment of prioritization and application procedures for use of the Fund, and the submission of a priority list of highway corridor preservation projects to the county's legislative body for approval; and

WHEREAS, it is necessary to create an Interlocal authority to perform the tasks required under the statute;

NOW, THEREFORE, in reliance on the stated recitals and for the mutual covenants and agreements hereafter set forth, the mutual benefits to the Participants to be derived there from, and for other valuable consideration, the receipt and sufficiency of which the Participants acknowledge, it is hereby agreed as follows:

1. **Interlocal Entity.** The Participants hereby create an Interlocal entity entitled DAVIS COUNTY COUNCIL OF GOVERNMENTS. This entity shall be made up of the members of the Davis County Commission and the Mayors of each of the cities.

2. **Purpose and Voting.** COG shall meet on a regular basis as determined by its members to consider and establish the prioritization and application procedures for the use of the Fund and submit a priority list of highway corridor preservation projects. Any action required by COG

shall require a majority vote of the members. For purposes of voting, the Davis County Commission members shall be entitled to one vote as a group and not individually.

3. **Meetings and Officers.** The Participants shall meet at least annually at a place determined by the Participants. Any meeting shall be subject to the provisions of Title 52, Chapter 4, Open and Public Meetings Act. During the annual meeting the Participants shall elect a Chair and a Vice-Chair. The term for each officer shall be one year. The Chair shall conduct the meetings and business of COG and the Vice-Chair shall preside when the Chair is absent. A vacancy of either the Chair or Vice-Chair shall be filled at the next meeting of COG.

4. **Authority and Costs.** COG shall have the authority to enter into agreements with other governmental organizations for the purpose of completing the tasks required of it. Each Participant shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs.

5. **Liability.** All Participants are governmental entities under the Governmental Immunity Act of Utah, Section 63G-7-101, et seq. of the Utah Code Annotated. Consistent with the terms of this Act, it is mutually agreed that each Participant is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. None of the Participants waive any defenses otherwise available under the Governmental Immunity Act.

6. **Interlocal Cooperation Act Requirements.** In satisfaction of the requirements of the Interlocal Act, and in connection with this Agreement, the Participants agree as follows:

a. This Agreement shall be authorized by resolution of the legislative body of the County and each City, all as required by Section 11-13-202.5 of the Interlocal Act.
b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Participant, in accordance with Section 11-13-202.5 of the Interlocal Act.
c. COG shall have the powers and duties enumerated under Section 11-3-204 of the Interlocal Act which may be exercised as required by the action of the
d. A duly executed original counterpart of this Agreement shall be filed with the keeper of the records of each Participant pursuant to Section 11-14-209 of the Interlocal Act.

7. **Amendments.** This Agreement may be amended, changed, modified or altered only by an instrument in writing which shall be approved by the legislative body of each Participant and executed by the authorized official of each of the Participants after having been submitted to an attorney for each Participant that is authorized to represent said Participant for review as to proper form and compliance with applicable law.

8. **Governing Law.** This Agreement shall be governed by the laws of the State of Utah as to interpretation and performance.

9. **Term of Agreement**. This Agreement shall take effect upon approval by all Participants, and shall terminate fifty (50) years from the effective date of the Agreement unless earlier terminated by agreement of the Participants.

10. **Entire Agreement.** This Agreement contains the entire agreement between the Participants with respect to the subject matter hereof, and no statements, promises, or inducements made by either Participant or agents for either Participant that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified, or altered except in writing, and signed by the Participants.

WHEREFORE, the Participants hereto have caused this Agreement to be duly authorized and executed by the County and each City on the date specified on the respective signature pages.

(The Remainder of this Page Intentionally left Blank)

COUNCIL AGENDA

August 14, 2012

Agenda Item **#14** Authorize Administration to execute agreement for the 2525 South Road Improvement Project.

Factual Summation

- Any questions regarding this agenda item may be directed at Public Works Director Robert Whiteley.

Staff Recommendation

Authorize Administration to execute agreement for the 2525 South Road Improvement Project.

August 7, 2012

Mr. Robert Rice, City Manager
Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

Re: Recommendation for Award of Contract
2525 South Road Improvement Project

Dear Bob:

Enclosed is the bid tabulation for the bids opened August 7, 2012 for the above referenced project. This project is a storm drain and street improvement project on 2525 South Street from 1000 West to Bluff Ridge Drive.

The low bidder and bid amount are as follows:

Low Bidder: Advanced Paving & Construction, Inc.
P.O. Box 12847
Ogden, UT 84412
Telephone: (801)-731-7882
Bid Amount: $149,516.20
Engineer's Opinion of Probable Cost for the project: $185,000.00

We have reviewed the submitted bid from all bidders and recommend awarding the contract to Advanced Paving & Construction, Inc. as soon as possible. Please call us with any questions you may have regarding this information. Once the Notice of Award has been executed we will forward them to the contractor for signature.

Sincerely,

Brian Bloemen
City Engineer

MEMORANDUM

To: Mayor and City Council
From: Public Works Department
Date: August 7, 2012
Subject: Bid Award for 2525 South Road Improvement Project

Background:
This street project is one that was identified in our list presented to city council as a high priority neighborhood street that receives high traffic volumes.

In conjunction with repaving the road, storm drain inlets will be moved from the road to a more favorable position at the back of curb and ADA ramps will be installed for safer pedestrian travel.

Schedule:
The project will begin as soon as bonds and insurance are in place after City Council approval.

Cost:
The cost for this project came in about $35,000 less than the probable cost opinion at a total price of $149,516.20.

Funding for this project will come from the following budgets:

Storm Drain:	$17,233.00
Class C:	$132,283.20

Recommendation:
We recommend that the bid be awarded to Advanced Paving and Construction, Inc.

2525 South Road Improvement Project

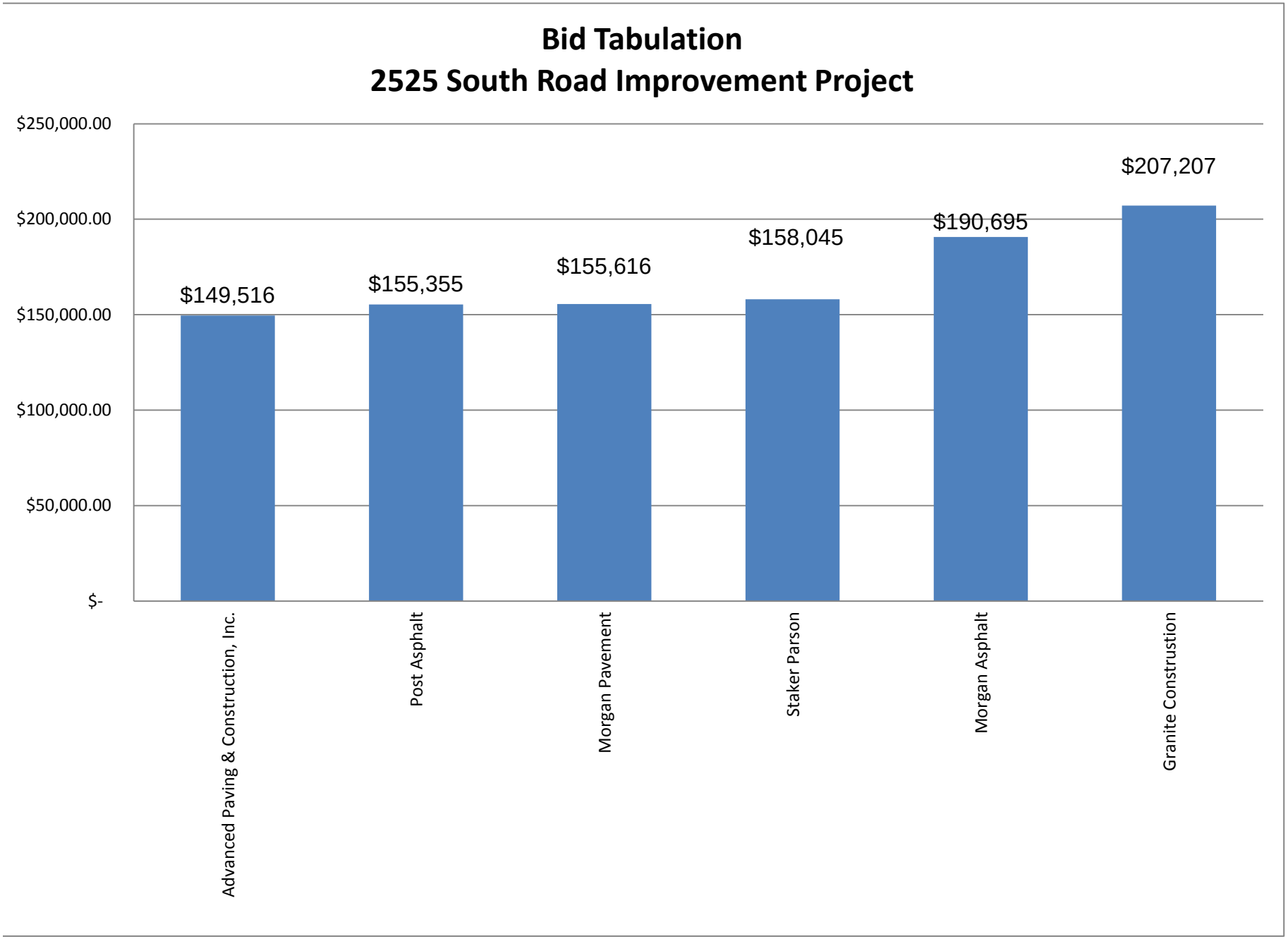
				Advanced Paving & Construction, Inc.		Post Asphalt	
Item	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount
1	Mobilization and Demobilization	LS	1	$ 2,500.00	$ 2,500.00	$ 3,000.00	$ 3,000.00
2	Traffic Control	LS	1	$ 1,200.00	$ 1,200.00	$ 1,730.00	$ 1,730.00
3	Saw Cutting Asphalt (Full Depth)	LF	225	$ 3.00	$ 675.00	$ 1.00	$ 225.00
4	Catch Basin w/ ADA Grate	EA	4	$ 2,650.00	$ 10,600.00	$ 1,720.00	$ 6,880.00
5	Adjust Catch Basin & Install ADA Grate	EA	2	$ 650.00	$ 1,300.00	$ 820.00	$ 1,640.00
6	15" Class III RCP Pipe	LF	50	$ 40.00	$ 2,000.00	$ 40.00	$ 2,000.00
7	Cap Existing 15" RCP Pipe	EA	2	$ 275.00	$ 550.00	$ 150.00	$ 300.00
8	30" Curb & Gutter	LF	40	$ 16.00	$ 640.00	$ 20.00	$ 800.00
9	Concrete Speed Hump Skirts	EA	4	$ 2,915.00	$ 11,660.00	$ 2,300.00	$ 9,200.00
10	Remove Existing & Install New ADA Ramp at 2525 S & 1000 W w/ 1 Truncated Dome Panel	EA	2	$ 1,350.00	$ 2,700.00	$ 1,620.00	$ 3,240.00
11	Remove Existing & Install New ADA Ramp at 2525 S & 900 W w/ 1 Truncated Dome Panel	EA	2	$ 1,350.00	$ 2,700.00	$ 1,620.00	$ 3,240.00
12	Remove Existing & Install New ADA Ramp at 2525 S & 825 W w/ 1 Truncated Dome Panel	EA	2	$ 1,350.00	$ 2,700.00	$ 1,620.00	$ 3,240.00
13	Remove Existing & Install New ADA Ramp at 2525 S & Bluff Ridge Dr w/ 2 Truncated Dome Panels	EA	4	$ 1,600.00	$ 6,400.00	$ 2,140.00	$ 8,560.00
14	Asphalt Removal	SF	60,833	$ 0.28	$ 17,033.24	$ 0.30	$ 18,249.90
15	Road Excavation	CY	500	$ 10.00	$ 5,000.00	$ 12.00	$ 6,000.00
16	Untreated Base Course	TON	200	$ 20.00	$ 4,000.00	$ 16.00	$ 3,200.00
17	Adjust Water Valve & Install Concrete Collar	EA	15	$ 275.00	$ 4,125.00	$ 350.00	$ 5,250.00
18	Adjust Manhole & Install Concrete Collar	EA	14	$ 400.00	$ 5,600.00	$ 400.00	$ 5,600.00
19	3" Hot Bituminous Asphalt Cement	SF	60,833	$ 1.12	$ 68,132.96	$ 1.20	$ 72,999.60
	Total			$	149,516.20	$	155,354.50

2525 South Road Improvement Project

				Morgan Pavement		Staker Parson	
Item	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount
1	Mobilization and Demobilization	LS	1	$ 3,216.00	$ 3,216.00	$ 2,810.00	$ 2,810.00
2	Traffic Control	LS	1	$ 2,000.00	$ 2,000.00	$ 2,400.00	$ 2,400.00
3	Saw Cutting Asphalt (Full Depth)	LF	225	$ 0.55	$ 123.75	$ 1.80	$ 405.00
4	Catch Basin w/ ADA Grate	EA	4	$ 2,086.00	$ 8,344.00	$ 2,150.00	$ 8,600.00
5	Adjust Catch Basin & Install ADA Grate	EA	2	$ 1,406.00	$ 2,812.00	$ 1,500.00	$ 3,000.00
6	15" Class III RCP Pipe	LF	50	$ 156.56	$ 7,828.00	$ 80.00	$ 4,000.00
7	Cap Existing 15" RCP Pipe	EA	2	$ 382.00	$ 764.00	$ 265.00	$ 530.00
8	30" Curb & Gutter	LF	40	$ 23.95	$ 958.00	$ 25.00	$ 1,000.00
9	Concrete Speed Hump Skirts	EA	4	$ 3,285.00	$ 13,140.00	$ 3,550.00	$ 14,200.00
10	Remove Existing & Install New ADA Ramp at 2525 S & 1000 W w/ 1 Truncated Dome Panel	EA	2	$ 1,479.00	$ 2,958.00	$ 1,475.00	$ 2,950.00
11	Remove Existing & Install New ADA Ramp at 2525 S & 900 W w/ 1 Truncated Dome Panel	EA	2	$ 1,479.00	$ 2,958.00	$ 1,475.00	$ 2,950.00
12	Remove Existing & Install New ADA Ramp at 2525 S & 825 W w/ 1 Truncated Dome Panel	EA	2	$ 1,479.00	$ 2,958.00	$ 1,475.00	$ 2,950.00
13	Remove Existing & Install New ADA Ramp at 2525 S & Bluff Ridge Dr w/ 2 Truncated Dome Panels	EA	4	$ 1,685.00	$ 6,740.00	$ 1,900.00	$ 7,600.00
14	Asphalt Removal	SF	60,833	$ 0.15	$ 8,820.79	$ 0.20	$ 12,166.60
15	Road Excavation	CY	500	$ 16.40	$ 8,200.00	$ 16.00	$ 8,000.00
16	Untreated Base Course	TON	200	$ 30.21	$ 6,042.00	$ 28.25	$ 5,650.00
17	Adjust Water Valve & Install Concrete Collar	EA	15	$ 390.00	$ 5,850.00	$ 265.00	$ 3,975.00
18	Adjust Manhole & Install Concrete Collar	EA	14	$ 530.00	$ 7,420.00	$ 350.00	$ 4,900.00
19	3" Hot Bituminous Asphalt Cement	SF	60,833	$ 1.06	$ 64,482.98	$ 1.15	$ 69,957.95
	Total			$	155,615.52	$	158,044.55

2525 South Road Improvement Project

				Morgan Asphalt		Granite Construstion	
Item	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount
1	Mobilization and Demobilization	LS	1	$ 8,100.00	$ 8,100.00	$ 6,904.20	$ 6,904.20
2	Traffic Control	LS	1	$ 4,600.00	$ 4,600.00	$ 9,000.00	$ 9,000.00
3	Saw Cutting Asphalt (Full Depth)	LF	225	$ 1.00	$ 225.00	$ 2.00	$ 450.00
4	Catch Basin w/ ADA Grate	EA	4	$ 2,200.00	$ 8,800.00	$ 2,500.00	$ 10,000.00
5	Adjust Catch Basin & Install ADA Grate	EA	2	$ 1,050.00	$ 2,100.00	$ 1,500.00	$ 3,000.00
6	15" Class III RCP Pipe	LF	50	$ 105.00	$ 5,250.00	$ 41.00	$ 2,050.00
7	Cap Existing 15" RCP Pipe	EA	2	$ 900.00	$ 1,800.00	$ 210.00	$ 420.00
8	30" Curb & Gutter	LF	40	$ 53.00	$ 2,120.00	$ 35.00	$ 1,400.00
9	Concrete Speed Hump Skirts	EA	4	$ 4,450.00	$ 17,800.00	$ 4,100.00	$ 16,400.00
10	Remove Existing & Install New ADA Ramp at 2525 S & 1000 W w/ 1 Truncated Dome Panel	EA	2	$ 2,300.00	$ 4,600.00	$ 2,500.00	$ 5,000.00
11	Remove Existing & Install New ADA Ramp at 2525 S & 900 W w/ 1 Truncated Dome Panel	EA	2	$ 2,300.00	$ 4,600.00	$ 2,500.00	$ 5,000.00
12	Remove Existing & Install New ADA Ramp at 2525 S & 825 W w/ 1 Truncated Dome Panel	EA	2	$ 2,300.00	$ 4,600.00	$ 2,500.00	$ 5,000.00
13	Remove Existing & Install New ADA Ramp at 2525 S & Bluff Ridge Dr w/ 2 Truncated Dome Panels	EA	4	$ 2,700.00	$ 10,800.00	$ 2,900.00	$ 11,600.00
14	Asphalt Removal	SF	60,833	$ 0.19	$ 11,558.27	$ 0.40	$ 24,333.20
15	Road Excavation	CY	500	$ 14.00	$ 7,000.00	$ 16.00	$ 8,000.00
16	Untreated Base Course	TON	200	$ 20.50	$ 4,100.00	$ 50.00	$ 10,000.00
17	Adjust Water Valve & Install Concrete Collar	EA	15	$ 500.00	$ 7,500.00	$ 460.00	$ 6,900.00
18	Adjust Manhole & Install Concrete Collar	EA	14	$ 650.00	$ 9,100.00	$ 625.00	$ 8,750.00
19	3" Hot Bituminous Asphalt Cement	SF	60,833	$ 1.25	$ 76,041.25	$ 1.20	$ 72,999.60
	Total			$	190,694.52	$	207,207.00


Bid Tabulation
2525 South Road Improvement Project
$250,000.00
$200,000.00
$150,000.00
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$50,000.00
$-
$149,516
$155,355
$155,616
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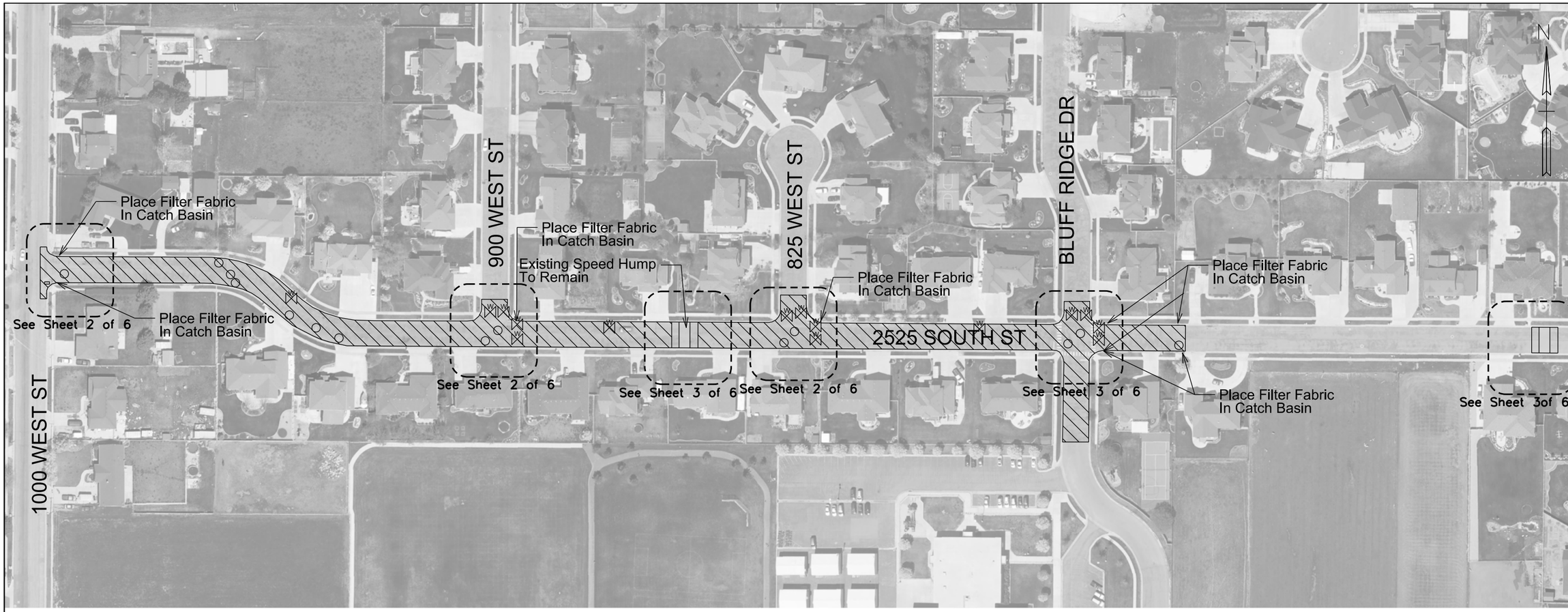
$207,207
Advanced Paving & Construction, Inc.
Post Asphalt
Morgan Pavement
Staker Parson
Morgan Asphalt
Granite Construstion



LAST UPDATED:
JULY 1, 2012

DRAWN BY: BB

2525 SOUTH STREET STORM DRAIN IMPROVEMENT PROJECT

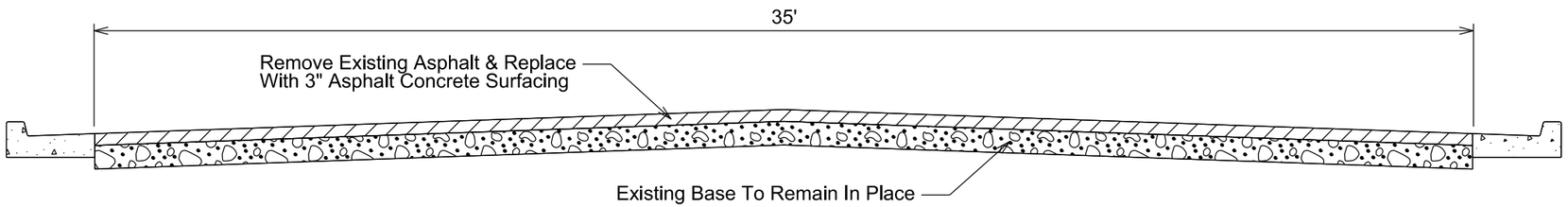
2525 SOUTH & 900 WEST STREET

LEGEND

- VALVE
- MANHOLE
- RECTANGULAR MANHOLE

NOTES:

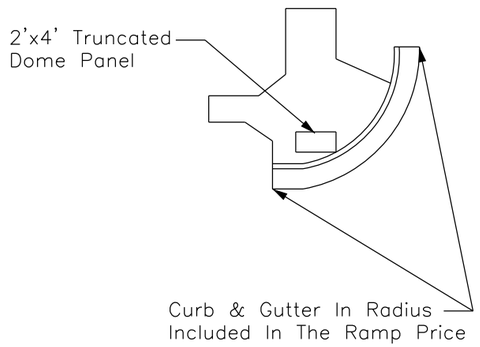
1. Remove existing asphalt, shape existing road base to achieve proper crown & install 3" asphalt.
2. The engineer shall be contacted if subgrade deficiencies are encountered. The contractor will be instructed how to proceed upon inspection.
3. Refer to the geotechnical report produced by Terracon, completed May 24, 2011 and the Syracuse City Engineering Standards and Specifications for existing conditions.
4. Adjust manhole and valve elevations as necessary to match final grade. Adjust manhole and valve lid elevations as necessary during construction. New concrete collar shall be set 1/2" below final asphalt elevation. Lid elevations shall be set to match new concrete collars.

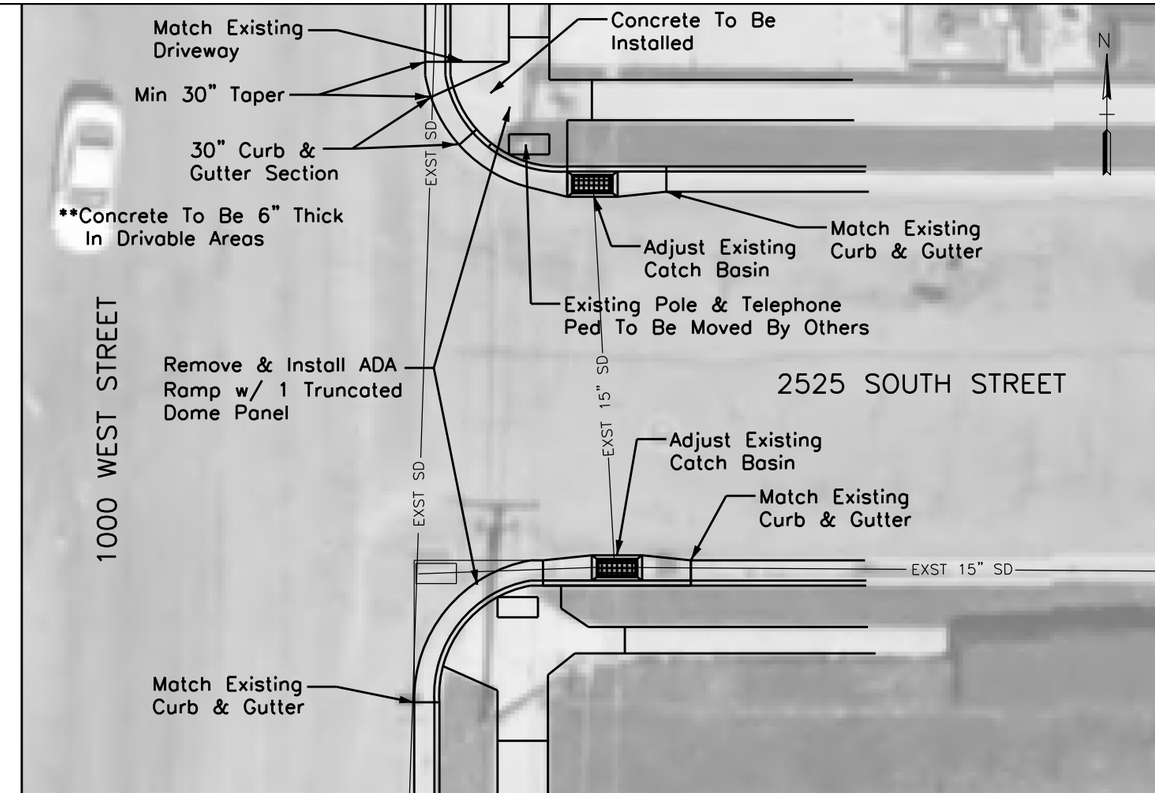


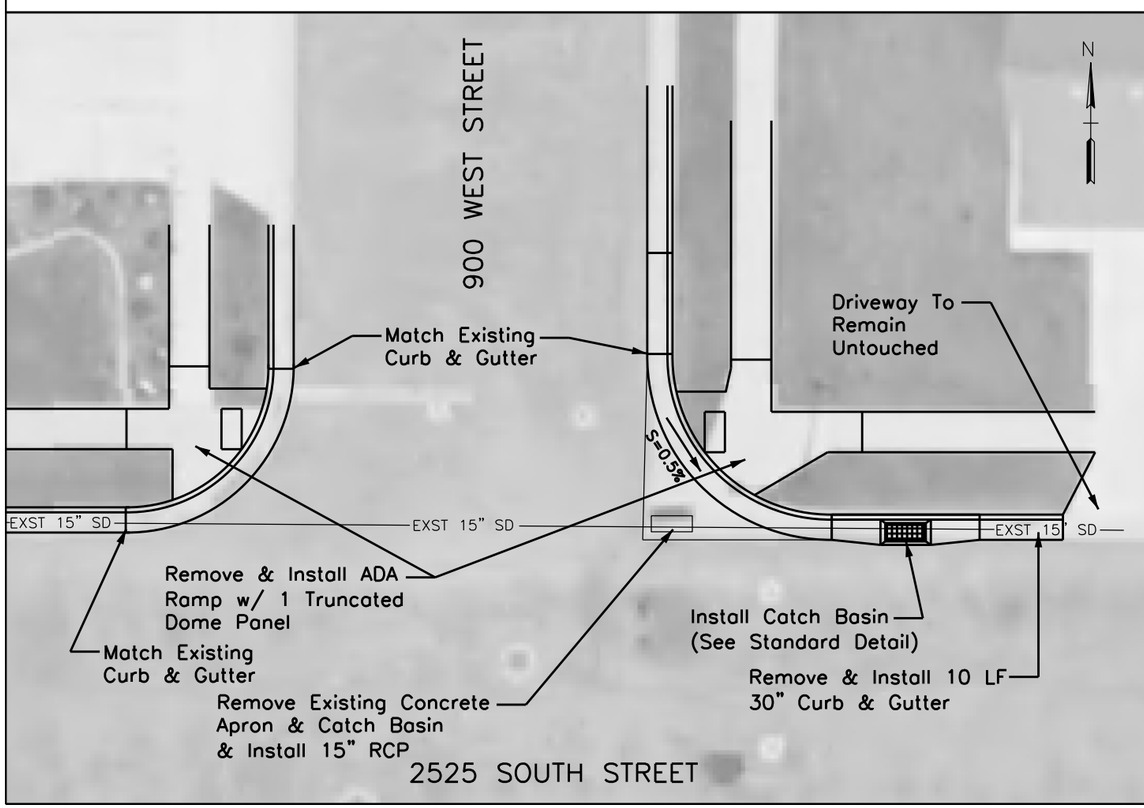
SYRACUSE EST. CITY 1935

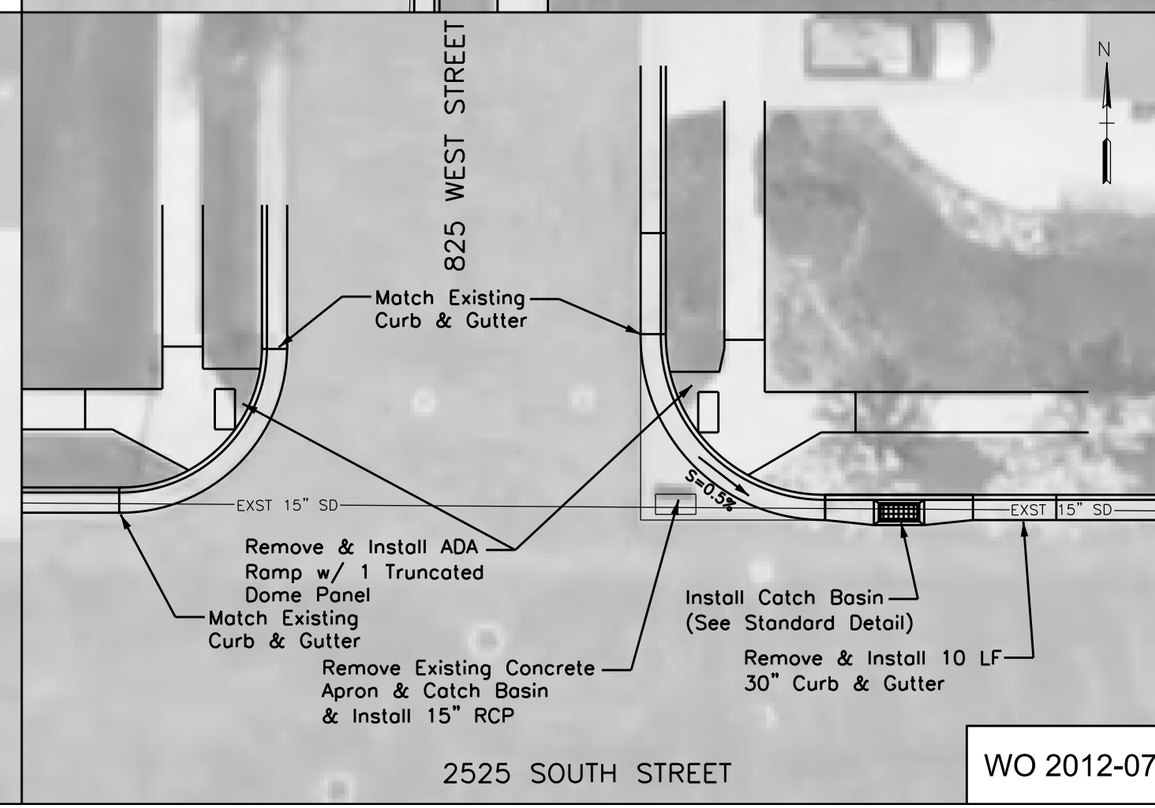
WO 2012-07

SHEET:
1 OF 6









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2525 SOUTH STREET STORM DRAIN IMPROVEMENT PROJECT

1000 WEST ST, 975 WEST ST & 825 WEST ST

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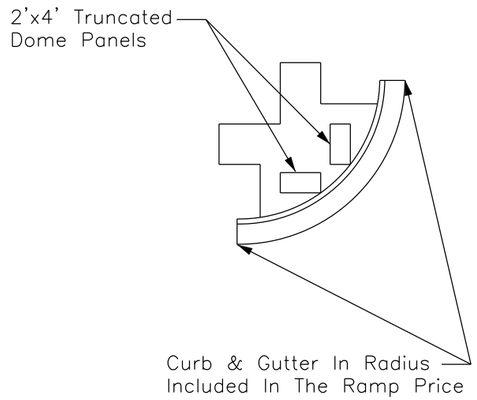
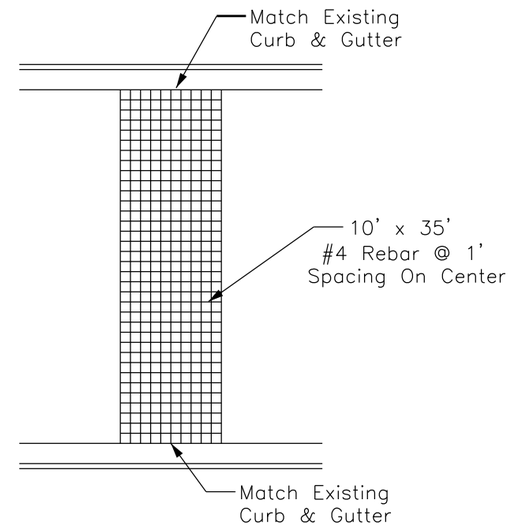
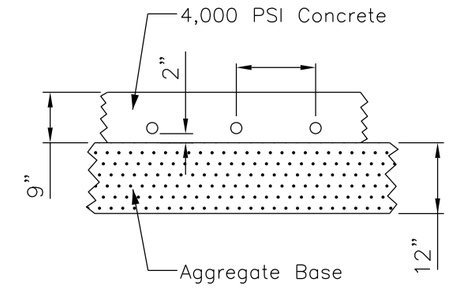
SHEET: 2 OF 6

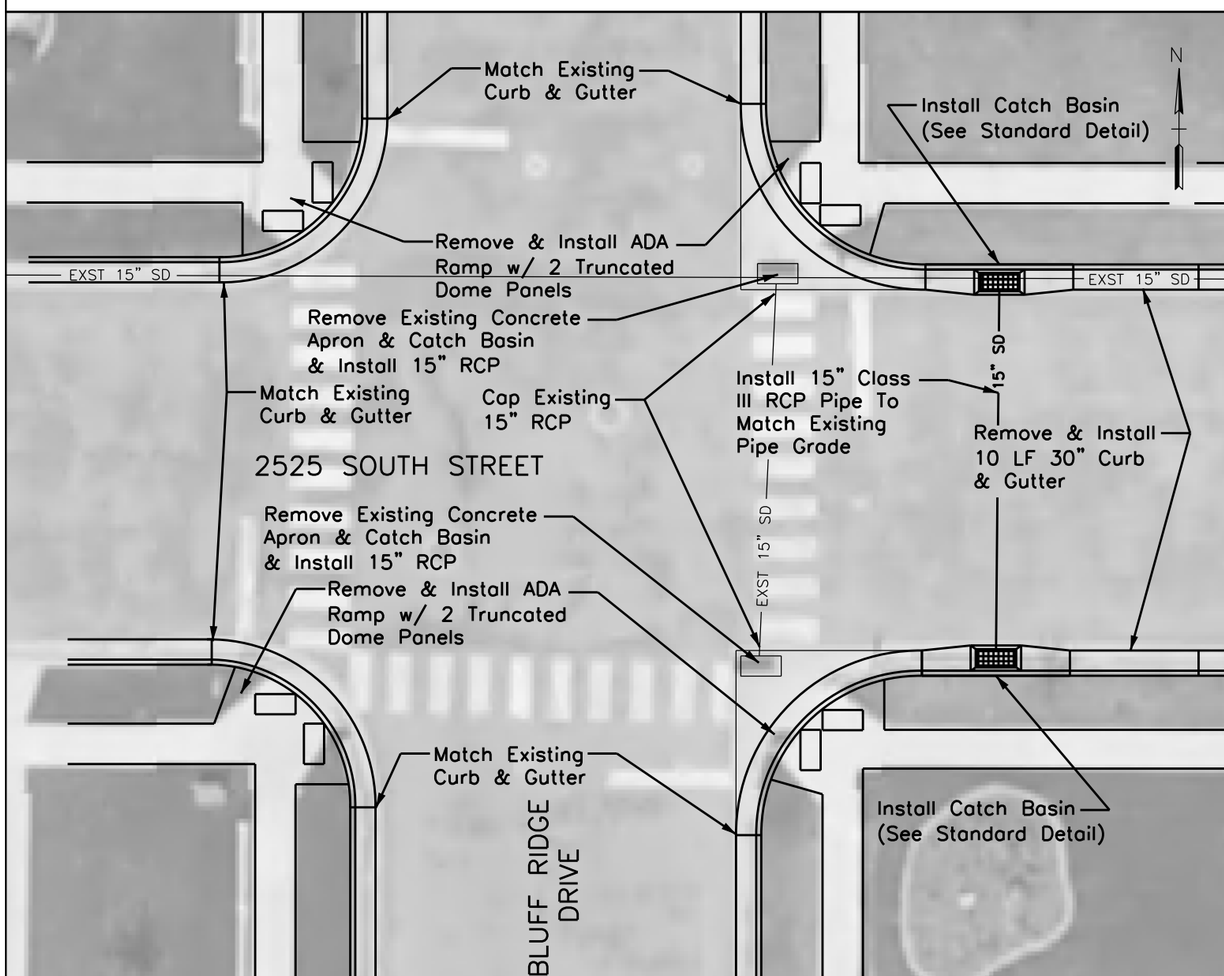




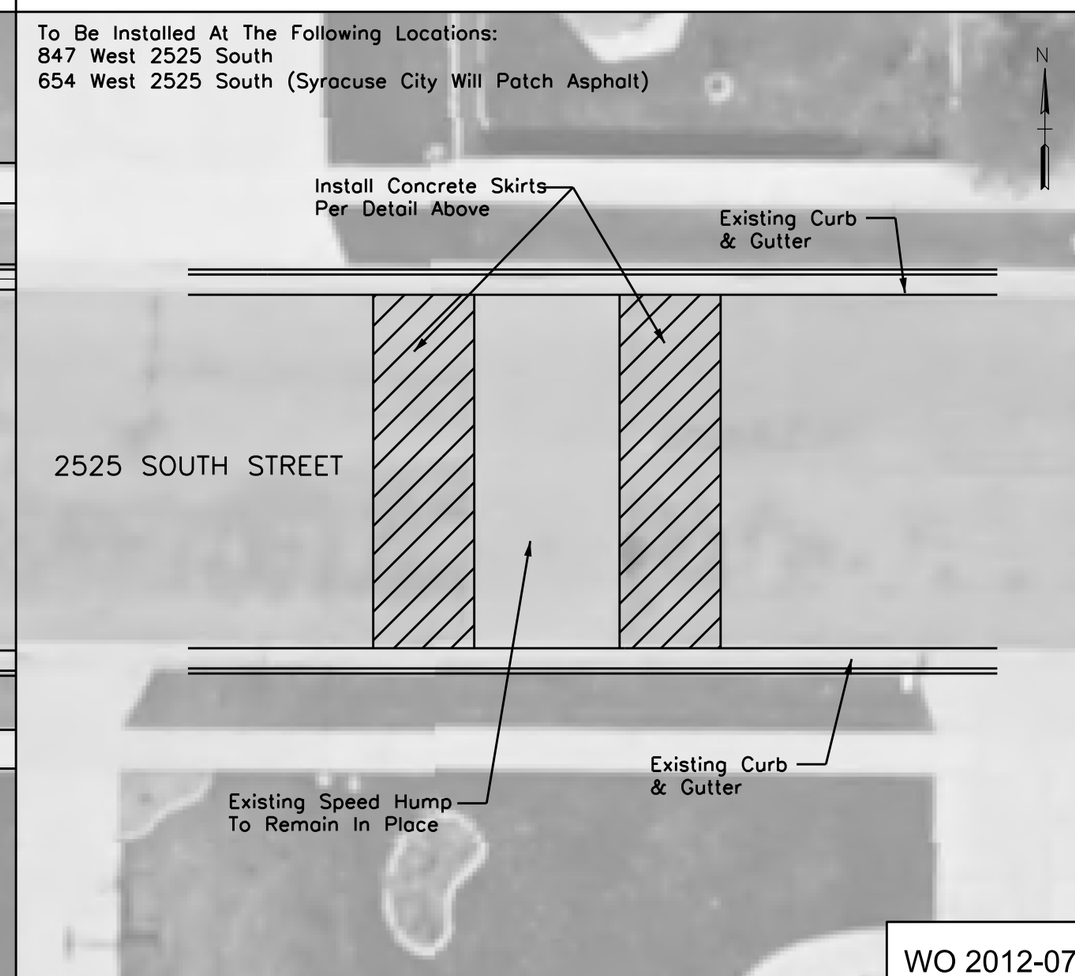
PLAN



CROSS-SECTION



To Be Installed At The Following Locations:
847 West 2525 South
654 West 2525 South (Syracuse City Will Patch Asphalt)



LAST UPDATED:
JULY 1, 2012

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2525 SOUTH STREET ROAD
IMPROVEMENT PROJECT

BLUFF RIDGE DRIVE & SPEED HUMP DETAIL

SYRACUSE
EST. CITY 1935

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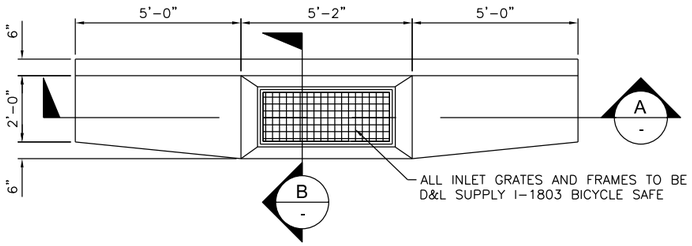
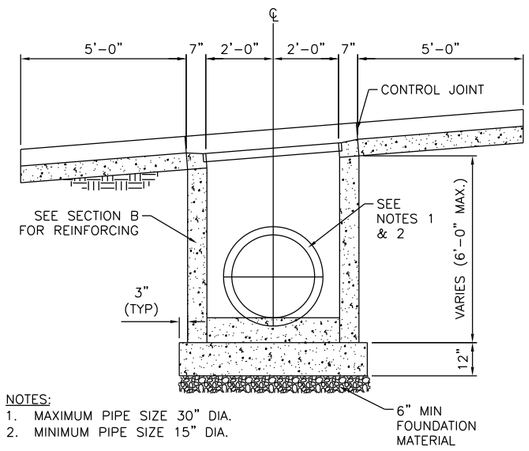
SHEET:
3 OF 6



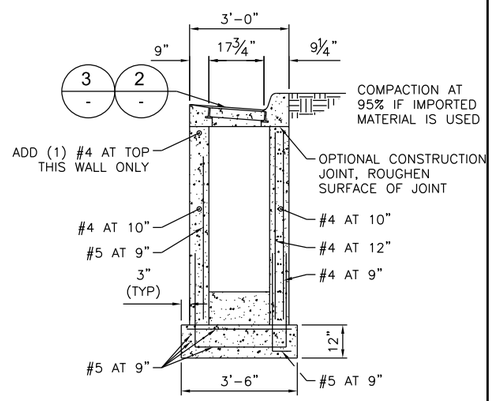
NOTE:
USE ONLY WHERE DIRECTED BY CITY ENGINEER

1 SINGLE CATCH BASIN PLAN
SCALE:NOT TO SCALE

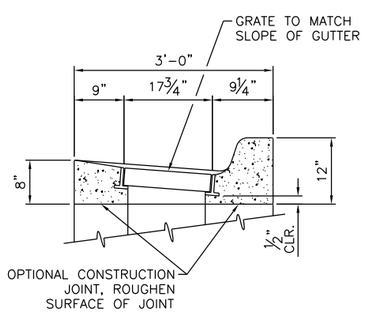


NOTES:
1. MAXIMUM PIPE SIZE 30" DIA.
2. MINIMUM PIPE SIZE 15" DIA.

A SECTION
SCALE:NOT TO SCALE

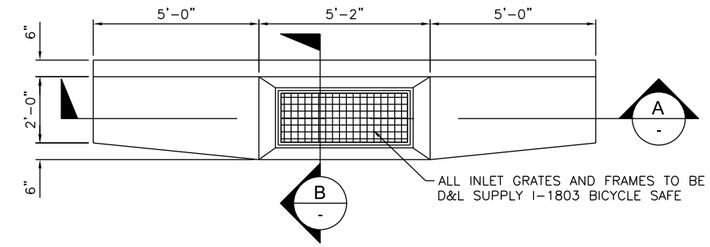


B SECTION
SCALE:NOT TO SCALE



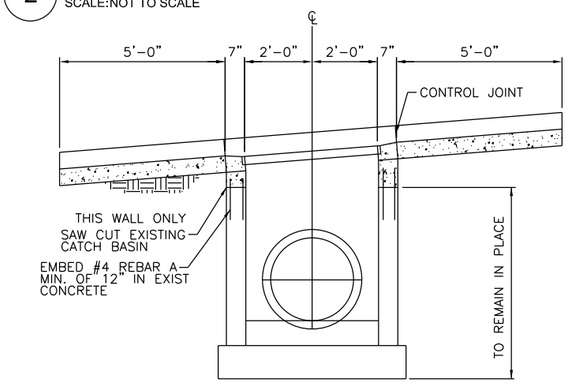
1A ALTERNATE CURB AND GUTTER INLET DETAIL
SCALE:NOT TO SCALE

CATCH BASIN STANDARD DETAIL

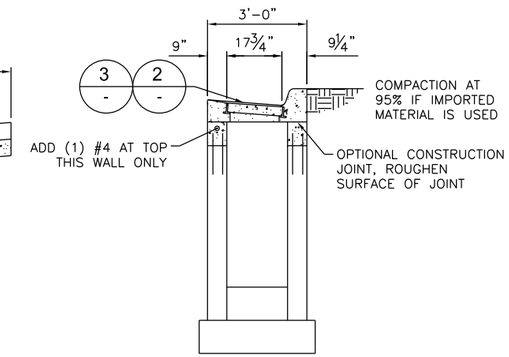


NOTE:
USE ONLY WHERE DIRECTED BY CITY ENGINEER

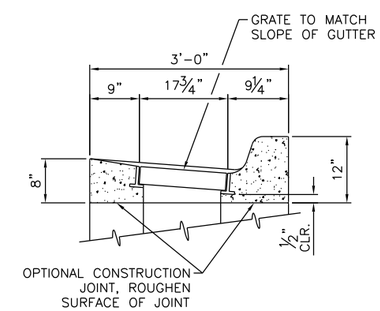
2 ADJUST CATCH BASIN PLAN
SCALE:NOT TO SCALE



A SECTION
SCALE:NOT TO SCALE

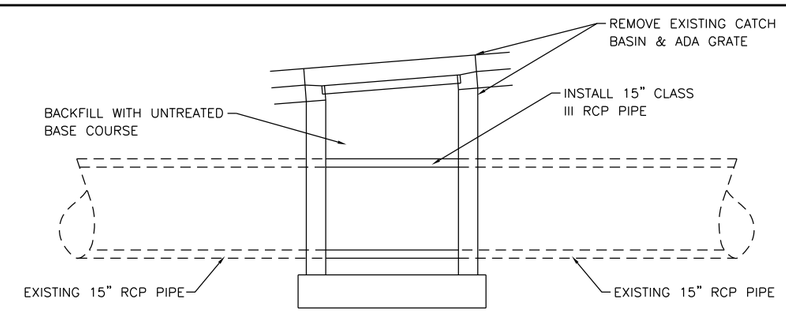


B SECTION
SCALE:NOT TO SCALE



2A ALTERNATE CURB AND GUTTER INLET DETAIL
SCALE:NOT TO SCALE

ADJUST CATCH BASIN DETAIL



3 REMOVE EXISTING CATCH BASIN
SCALE:NOT TO SCALE

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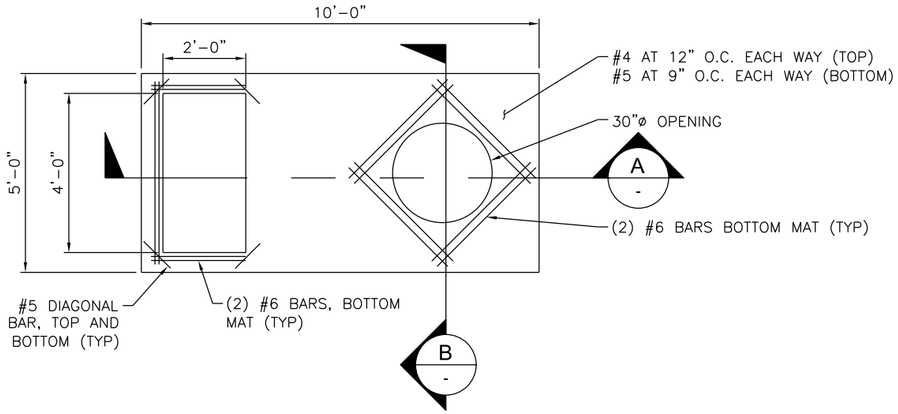
2525 SOUTH STREET ROAD IMPROVEMENT PROJECT

BLUFF RIDGE DRIVE & SPEED HUMP DETAIL

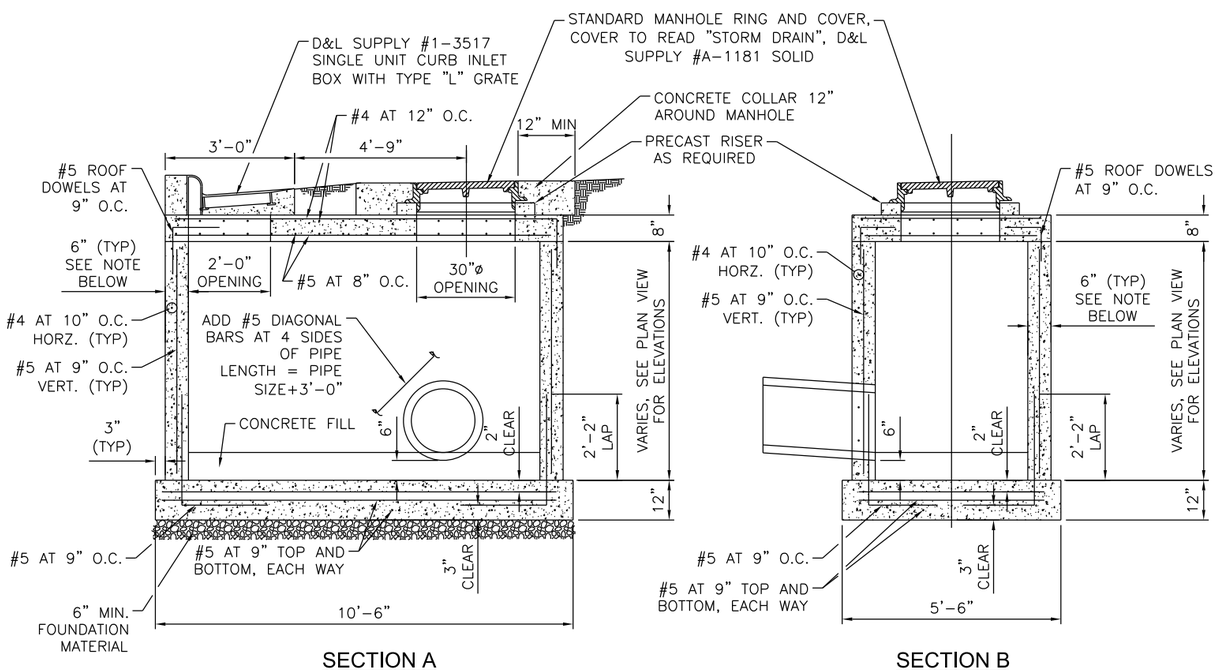
SYRACUSE CITY EST. 1935

WO 2012-07

SHEET: 4 OF 6



PLAN



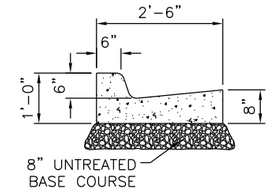
SECTION A

SECTION B

NOTE:
USE 6" THICK WALLS FOR WALL HEIGHT UP TO 5'-0". FOR WALL HEIGHT GREATER THAN 5'-0", USE 8" THICK WALLS.

4 COMBINATION INLET/CLEANOUT DETAIL (IF NECESSARY)

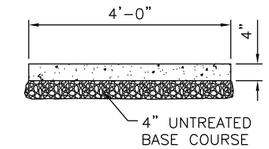
SCALE:NOT TO SCALE



NOTES:
1. CRACK CONTROL JOINTS AT 10 FT.
2. EXPANSION JOINTS AT 50 FT.

5 CURB AND GUTTER SECTION

SCALE:NOT TO SCALE

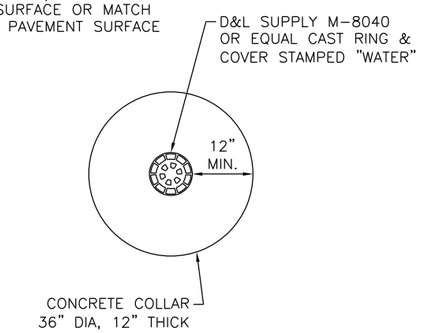


NOTES:
1. CRACK CONTROL JOINTS AT 4 FT.
2. EXPANSION JOINTS AT 32 FT.
3. 6" CONCRETE THICKNESS THRU DRIVEWAYS AND DESIGNATED VEHICLE CROSSINGS.
4. SIDEWALK MAY BE WIDER WHERE SPECIFIED BY CITY ENGINEERING DEPARTMENT.

6 SIDEWALK SECTION

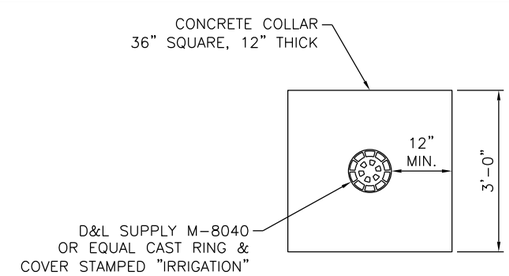
SCALE:NOT TO SCALE

NOTES:
1. SURFACE SET 1/2" BELOW ASPHALT SURFACE OR MATCH CONCRETE PAVEMENT SURFACE



7 WATER VALVE BOX

SCALE:NOT TO SCALE



NOTES:
1. SURFACE SET 1/2" BELOW ASPHALT SURFACE OR MATCH CONCRETE PAVEMENT SURFACE

8 IRRIGATION VALVE BOX

SCALE:NOT TO SCALE

LAST UPDATED: JULY 1, 2012

DRAWN BY: BB

2525 SOUTH STREET ROAD IMPROVEMENT PROJECT

STANDARD DETAILS

SYRACUSE CITY EST. 1935

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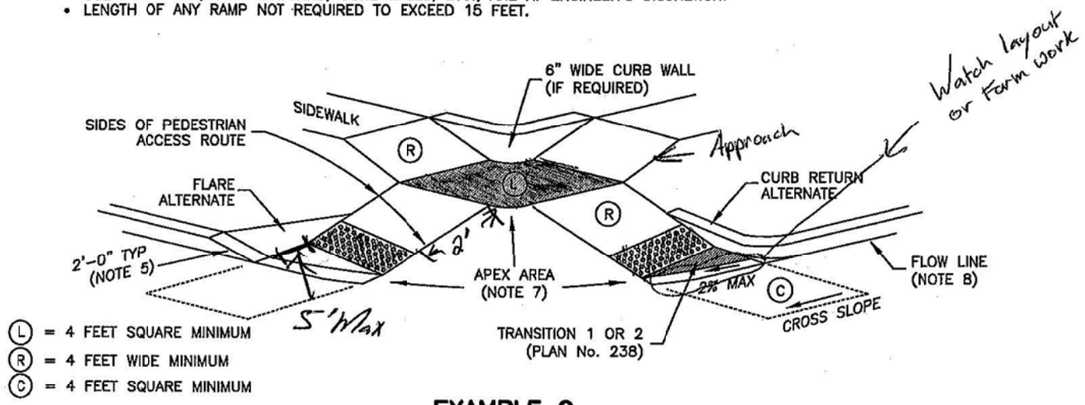
SHEET: 5 OF 6

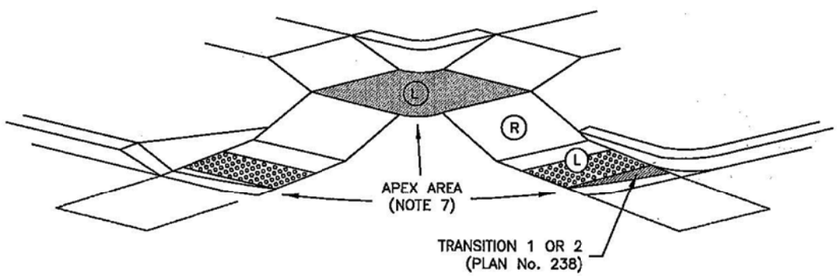
LANDING BETWEEN SIDEWALK AND STREET LEVELS

NARRATIVE:

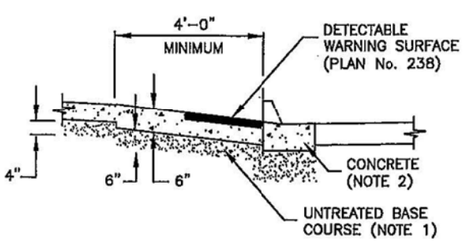
- SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
- IF THE SIDES OF A PEDESTRIAN ACCESS ROUTE OR THE EXTENSION OF A LATERAL LINE OF THE SIDEWALK INTERSECTS A FLOW–LINE RADIUS, THEN A CORNER CURB CUT ASSEMBLY MUST BE CONSTRUCTED.
- GRADE BREAKS AT ENDS OF RAMPS MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL
- USE OF FLARES, CURB RETURNS, CURB WALLS, ETC., ARE AT ENGINEER'S DISCRETION.
- LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.



EXAMPLE C



EXAMPLE D



MATERIALS

		RUNNING SLOPE	CROSS SLOPE
LANDING	L	1:48 (2%)	1:48 (2%)
RAMP	R	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	C	1:20 (5%)	1:48 (2%)

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL

MAXIMUM SLOPES

Corner curb cut assembly

5

Plan No. 235

Drawing 2 of 3

August 2006

Utah Department of Transportation (UDOT): www.udot.utah.gov
Utah Chapter of American Public Works Association (APWA): www.utah.apwa.net -- Standards
Utah Local Technical Assistance Program (Utah LTAP): www.utahltap.org
Institute of Transportation Engineers: www.ite.org

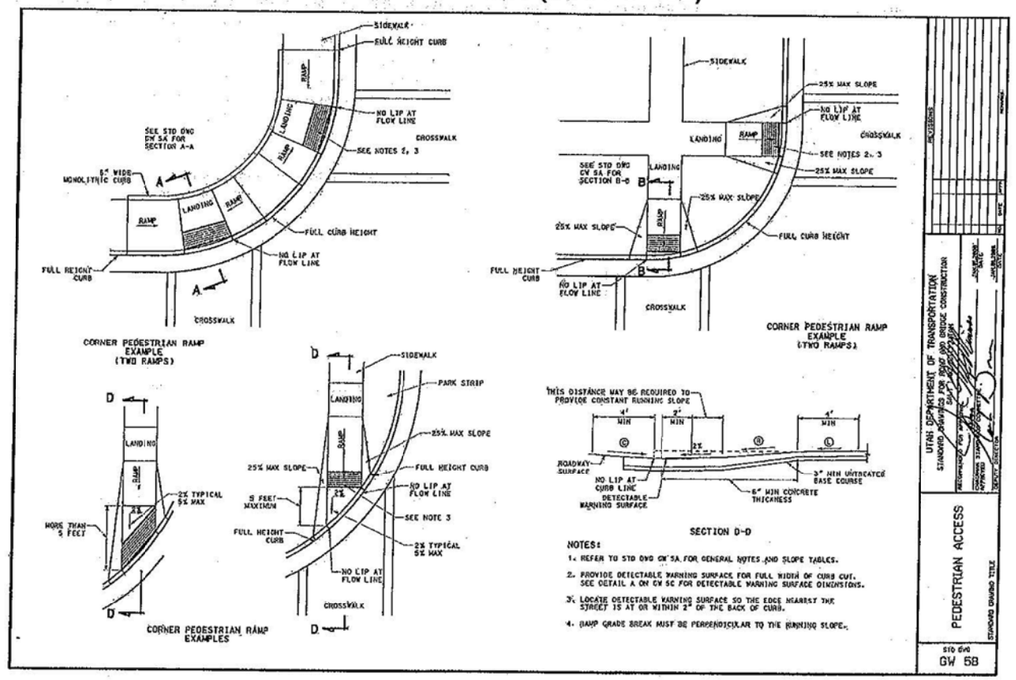
PEDESTRIAN ACCESS ROUTES

- **Continuous Width:** 4.0 foot minimum continuous, unobstructed clear width.
- **Passing Spaces:** Walkways in a pedestrian access route that are less than 5.0 feet in clear width shall provide passing spaces at intervals of 200 feet maximum that are 5.0 feet wide for a distance of 5.0 feet.

CURB CUT ASSEMBLY BASIC COMPONENTS

- **Landings:** 4.0 foot by 4.0 foot minimum landing with maximum 2% running and cross slope, except at mid-block crossings, in which case, slopes shall be permitted to be warped to meet the roadway grade.
- **Ramps:** 8.33% (1:12) maximum running slope, but shall not require the ramp length to exceed 15.0 feet.
- **Detectable Warning Surfaces:** Dome size shall have a base diameter of 0.9 inch minimum to 1.4 inch maximum, a top diameter of 50% of the base diameter minimum to 65% maximum, and a dome height of 0.2 inches. The domes shall have a center-to-center spacing of 1.6 inch minimum to 2.4 inch maximum, and a base-to-base spacing of 0.65 inch minimum, measured between the most adjacent domes. Detectable warning surfaces shall a visual contrast with adjacent surfaces that is either light-on-dark or dark-on-light. The warning surface shall extend 24 inches minimum in the direction of pedestrian travel and occupy the full width of the ramp or landing at the connection to the roadway.

CURB CUT ASSEMBLY STANDARD DRAWING (UDOT GW 5B)



CURB CUT ASSEMBLY STANDARD DRAWINGS WEBSITES

UDOT: www.utah.udot.gov UTAH APWA: www.utah.apwa.net

LAST UPDATED: JULY 1, 2012

DRAWN BY: BB

2525 SOUTH STREET ROAD IMPROVEMENT PROJECT

ADA RAMP STANDARD DETAIL

SYRACUSE EST. CITY 1935

WO 2012-07

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