



SYRACUSE CITY

Syracuse City Council Special Work Session Notice

October 8, 2013 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, October 8, 2013, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (5 min.)
- b. Specific business meeting agenda item review: (30 min.)
 - Agenda item 4, Arts Council Appointments.
 - Agenda item 5, Architectural Review Committee Appointment.
 - Agenda item 6, Proposed annexation of property located at 4000 W. 1200 S.
 - Agenda item 7, Proposed resolution updating Syracuse City Fee Schedule.
 - Agenda item 8, Proposed ordinance amending Titles 8 and 10 of Syracuse City Code.
- c. 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 4<sup>th</sup> day of October, 2013 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 October 4, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



**SYRACUSE CITY**  
**Syracuse City Council Regular Meeting Agenda**  
**October 8, 2013 – 7:00 p.m.**  
City Council Chambers  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Invocation or thought\*\*  
Pledge of Allegiance  
Adopt agenda
2. Approval of Minutes:
  - a. Work Session of September 10, 2013
  - b. Regular Meeting of September 10, 2013
  - c. Work Session of September 24, 2013
  - d. Special Meeting of September 24, 2013
3. Proposed Resolution R13-25 making appointments to the Syracuse Arts Council.
4. Proposed Resolution R13-26 appointing Nicholas Weber to the Architectural Review Committee.
5. Public Hearing – Proposed Ordinance 13-14 declaring the annexation of 20.061 acres of property located at approximately 4000 West and 1200 South into the City of Syracuse, Davis County, Utah, and establishing zoning for the property.
6. Public Hearing – Proposed Resolution R13-27 updating and amending the Syracuse City Consolidated Fee Schedule.
7. Proposed Ordinance 13-15 amending various sections of Title Eight and Title Ten of the Syracuse City Municipal Code pertaining to land use.
8. Adjourn

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

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CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.



COUNCIL AGENDA

October 8, 2013

Agenda Item #2

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
 - a. Work Session Meeting of September 10, 2013.
 - b. Regular Meeting of September 10, 2013.
 - c. Work Session Meeting of September 24, 2013.
 - d. Special Meeting of September 24, 2013.

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

Minutes of the Syracuse City Council Work Session Meeting, September 10, 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on September 10, 2013, 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

Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

Excused: Mayor Jamie Nagle

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garrett Atkin
Planner Noah Steele

The purpose of the Work Session was for the Governing Body to review the regular business meeting agenda; discuss agenda items 7, 8, 9, 10, and 11 of the business meeting agenda; discuss Redevelopment Agency (RDA) issues; and discuss Council business.

[6:03:32 PM](#)

Review agenda item 7, Authorize Mayor Nagle to execute a memorandum of understanding between Syracuse City and the Stone Living Trust.

A staff memo from City Attorney Clint Drake explained in November 1993, Wayne and Ila Burton granted an easement to Syracuse City for the purpose of installing a storm drain line. In consideration of the installation of the easement, the document states that the City would install a 3 inch secondary water connection from 2700 South to the Northeast corner of the Burton property. The easement also states that the City will furnish Wayne and Ila Burton with secondary water for an annual fee of \$100 “as long as the property is owned and being farmed by Grantor”.

Mr. Glenn Girsberger is a real estate broker who represents David Scott who wishes to purchase the Burton property. Mr. Girsberger contacted the City and requested that the City continue to allow secondary water to the property.

1 Staff reviewed the Easement and found that it executed on November 1, 1993 but was not recorded until June 27,
2 2006. It is unclear why there was a delay in recording the Easement. The Easement was signed by Wayne and Ila Burton but
3 was never signed or accepted by Syracuse City and is not binding upon the City. Wayne and Ila have since passed away and
4 the property is currently owned by their son Dwayne Burton. This means that even if the Easement were binding on the City
5 at one time, the water arrangement would no longer be in effect because Wayne and Ila Burton no longer own the property.
6 It should also be noted that Staff has been unable to locate any evidence of the \$100 annual payment being received.
7 Although the Easement is not binding, it appears that the City did install a secondary water pipe on the property which
8 limited the Burton's access to secondary water on the property. The City confirmed through the West Branch Irrigation
9 Company that a pipe was installed on the property. The fact that the City installed a secondary pipe on the property suggests
10 that there was an agreement between the City and the Burtons. If a new owner is not allowed to use secondary water to
11 irrigate the property it will not be able to be farmed. Because the Easement is not binding on the City any grant of rights can
12 only be bestowed by the Council. Under the facts and circumstances, it is within the Council's authority and discretion to
13 allow continued access to secondary water on the property should the Council find it is in the best interests of the City.

14 The City Ordinance relating to secondary water reads:

15 4-05-010. SCHEDULE OF RATES AND CHARGES. **The City Council shall, by Resolution**
16 **establish such rates for the provision of pressure irrigation services as appropriate and necessary.**
17 **The pressure irrigation water service shall not be used to irrigate any area exceeding 1.0 acre or for**
18 **any lot on which the principle building has not been constructed. (Ord. 02-15)**

19 At the direction of the Mayor and Council Staff has met with Mr. Girsberger and Mr. Scott to discuss possible
20 solutions that are mutually beneficial to the City and property owners/purchaser. Staff proposes that the City enter into an
21 agreement with Mr. Scott that would provide the City water shares and allow Mr. Scott to water and farm the property. The
22 agreement would be contingent upon Mr. Scott purchasing the property. A summary of the terms is as follows:

- 23 1. Grant Mr. Scott continued access to secondary water, provided that the access only continue so long as the
24 property is farmed and would not be allowed if/when the property is subdivided.
- 25 2. Addition of the rear portion of the Bair and Kuck property that will be consolidated into one parcel.

- 1 3. Transfer of water shares from Mrs. Kuck prior to purchase or from Mr. Scott subsequent to purchase and
- 2 consideration of those shares in the future as credit toward any requirement for water share transfer as required
- 3 by Code at the time of any future subdivision.
- 4 4. Mr. Scott would pay for and install and donate a water meter on the property that would monitor water usage on
- 5 the property.
- 6 5. Voluntary water metering of the secondary water to ensure that the allotted water being delivered does not
- 7 exceed the agreed quantity.
- 8 6. The connection serving the agricultural area of the property may be upsized in accordance with the adopted fee
- 9 schedule in order to deliver the allotted water. All applicable connection fees, if any, will be paid by Mr. Scott.
- 10 7. Verification of all connections being properly billed.

11 In consideration of the donation of the water shares, the addition of metering equipment and an agreement with
12 David Scott, staff can support the transaction.

13 Mr. Drake and Public Works Director Robert Whiteley summarized the staff memo.

14 [6:08:39 PM](#)

15 Council discussion regarding the item commenced and input was provided by the applicant and Wayne Burton. The
16 conclusion was that discussion of the item could continue in the business meeting prior to action being taken.

17
18 [6:27:45 PM](#)

19 **RDA Discussion: Cost of Parking Lot Improvements;**

20 **Storm Drain Request from Letrono Cross Fit; Road**

21 **Improvements for 500 West.**

22 A staff memo from the Community Development Department explained staff has been working to identify the issues
23 related to the high vacancy rates in the Town Center. On Wednesday, September 4, 2013 staff coordinated a meeting at the
24 Town Center with the property owners to help identify issues that need to be addressed to attract business to the complex.
25 The meeting was well attended and staff believes it was very helpful for the owners to meet and discuss issues and solutions.

26 A variety of reasons have caused the high vacancy rates were identified by the owners as follows:

- 1 1. Widening of Antelope Dr. and the length of time access was impeded to the businesses.
- 2 2. Economic downturn
- 3 3. Conservative and frugal citizens
- 4 4. Lack of daytime population in the City (ie. jobs)
- 5 5. Parking lot layout
- 6 6. Signage (lack of and Town Center clock tower blocking views)

7 It was determined that a number of actions could be undertaken to help address the issues as follows:

- 8 1. Removal of the “canoes” in front of the Orangeman building (Imperial, Sally’s, etc.) and having a more open
- 9 parking lot configuration.
- 10 2. Remodel of the parking area in front of the Papa Murphy’s building and creating it one directional traffic flow.
- 11 3. Widening the curve radius entering the Wendy’s parking lot.
- 12 4. Holding future events in the center that will draw traffic into the area, such as craft fairs, farmer’s market,
- 13 carnival attractions, sidewalk sales, etc.

14 **Bluff Ridge Drive Storm Sewer:** As part of the new Letrono Cross Fit building that will be built to replace the
15 building lost to roof collapse last winter, the owner of the building will be required to provide onsite detention and a
16 connection to the storm water sewer system. The nearest storm drain is approximately 472 feet to the south. The owners of
17 Letrono have asked if the RDA would be willing to participate in the construction of the extension of the storm drain, as the
18 extension will serve future development of the parcel to the north and any modifications to the parcel to the south.

19 The proposed line is estimated at a cost of \$50,049. Staff is proposing a 50/50 split of this cost with Letrono. In
20 conjunction with the project, engineering is proposing some road repairs with class C road funds of \$36,250. That portion of
21 the road was not rebuilt by UDOT when the road alignment was changed and is in dire need of repair.

22 **500 West Improvement:** Staff has consulted with Clearfield City and has received a favorable response. They are
23 willing to consider a joint venture between both cities and the property owners to improve and complete 500 West to
24 Antelope Dr. Clearfield has already obtained a 65 foot right-of-way for the first 460 feet of the alignment.

25 Staff will continue processes determine needed right-of-way dedication from property owners and further develop
26 better cost estimates, so that an interlocal agreement can be drafted and a contract for property owner participation
27 negotiated.

1 Acting City Manager Marshall summarized the staff memo.

2 [6:33:09 PM](#)

3 Council discussion of the item ensued.

4

5 [6:47:29 PM](#)

6 **Discuss agenda items 8 – Proposed Ordinance**

7 **13-13 amending Title X, Land Use Ordinance**

8 **concerning C-2 commercial zone.**

9 A staff memo from the Community Development Department explained the Planning Commission has been
10 reviewing the C-2 Commercial Zone for the past year. Having not come to a consensus with the City Council on the future of
11 the C-2 zone, the Planning Commission has put forth the following amendment to correct an error in density calculation for
12 developments created in the C-2 zone. The amendment clarifies the intent of the zone to allow residential development on
13 20% of the property and to calculate the density on only that 20%.

14 The Planning Commission held a public hearing on the proposed amendments on September 3, 2013. At a public
15 meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed
16 amendments.

17 The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of
18 Ordinance 13-13, Amending Title X, C-2 Commercial.

19 City Planner Steele summarized the staff memo.

20

21 [6:49:17 PM](#)

22 **Discuss agenda item 9 – Final Plat Approval, Phases**

23 **6 and 7 Ovation Homes, located at approximately**

24 **1800 West 2900 South, R-1 Cluster Residential Zone.**

1 A staff memo from the Community Development Department explained the Planning Commission held a public
2 meeting on September 3, 2013 for Final Plan approval of Trailside Park Subdivision, Phase 6 & 7 All items noted in staff
3 report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

4 The Syracuse City Planning Commission hereby recommends that the City Council approve the
5 final plat for the Trailside Park Subdivision, Phase 6 & 7, located at approximately 3000 South 2000 West, subject to meeting
6 all requirements of the City's Municipal Codes and City staff reviews.

7 City Planner Steele summarized the staff memo. .

8
9 [6:49:48 PM](#)

10 **Discuss agenda item 10 – Proposed Resolution**

11 **R12-23 appointing Matt Blackburn to the Architectural**

12 **Review Committee.**

13 A staff memo from the Community Development Department explained the Architectural Review Committee meets
14 on an as needed basis to review commercial site plan reviews. At the previous meeting it has been noted that some members
15 do not attend and one member Braxton Shank, a representative from the Planning Commission resigned in November 2012.
16 Staff approached the Mayor requesting that new appointees be found for the committee.

17 The Mayor, Planning Commission Chair, Curt McCuiston and Community Development Director Christensen
18 interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Matt Blackburn was interviewed and
19 was an excellent candidate for the Planning Commission. As we did not have any additional vacant seats on the Planning
20 Commission and were aware of vacancies on the ARC, Mr. Blackburn was asked if he would be willing to serve on the
21 Architectural Review Committee and he indicated that he was willing and able to serve.

22 Matt Blackburn- is a Syracuse resident and is employed by the Department of Defense at Hill Air Force Base as a
23 Deputy Technical Project Manager with a background in Software Engineering. He is currently pursuing a MBA in Project
24 Management. Mr. Blackburn was very personable in his interview and willing to serve the community.

25 City Planner Steele summarized the staff memo. .

1 [6:50:04 PM](#)

2 **Discuss agenda item 11 – Proposed Resolution**

3 **R12-24 appointing Ralph Vaughan to the Architectural**

4 **Review Committee.**

5 A staff memo from the Community Development Department explained the Architectural Review Committee meets
6 on an as needed basis to review commercial site plan reviews. At the previous meeting it has been noted that some members
7 do not attend and one member Braxton Shank, a representative from the Planning Commission resigned in November 2012.
8 Staff approached the Mayor requesting that new appointees be found for the committee.

9 Ralph Vaughan from the Planning Commission has expressed interest in serving on the ARC and staff has
10 recommended him to the Mayor. He is well versed in Planning and Zoning matters and brings vast experience to the process.

11 City Planner Steele summarized the staff memo. .

12

13 [6:51:35 PM](#)

14 **Council business**

15 Councilmember Peterson provided a brief report regarding the North Davis Sewer District (NDSD) impact fee.

16

17

18 The meeting adjourned at 6:53 p.m.

19

20

21

22

23 _____
24 Jamie Nagle
25 Mayor

26 _____
Cassie Z. Brown, CMC
City Recorder

26 Date approved: _____

Minutes of the Syracuse City Council Regular Meeting, September 10, 2013.

Minutes of the Special meeting of the Syracuse City Council held on September 10, 2013, at 7:05 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 Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Planner Noah Steele

1. Meeting Called to Order/Adopt Agenda

10:28:03 AM

Mayor Nagle called the meeting to order at 7:05 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 Shingleton offered an invocation. Councilmember Peterson then led all present in the Pledge of Allegiance.

10:30:06 AM

COUNCILMEMBER SHINGLETON MADE A MOTION TO MOVE ITEM THREE AHEAD OF ITEM TWO AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

10:30:29 AM

3. Proposed Resolution R13-22, recognizing Charlie Black and Black Island Farms as the Summer 2013 recipient of the Syracuse City "Friend of the Community" Business Award.

1 A staff memo from the Community Development Department explained that in continuing marketing efforts to
2 support and drive commerce, the Community and Economic Development Department developed a Business Award concept
3 for the community. The recipient of this award is Black Island Farms. To recognize the ongoing support to the residents of
4 Syracuse from the business community, Black Island Farms has been selected for the Syracuse City “Friend of the
5 Community” Business Award. An important part of the Business Award is formal recognition and presentation of a
6 resolution at a City Council meeting. The attached resolution recognizes Black Island Farms as the summer 2013 recipient of
7 the business award. Black Island Farms has been nominated because:

8 This award is given to a Syracuse area business that has proven to be a friend of the community through social
9 responsibility, philanthropic actions, and commitment to the community. Charlie Black has truly been a friend of Syracuse
10 City and he will be greatly missed.

11 Charlie Black was involved in a tragic automobile accident on July 6th that took his life unexpectedly. Charlie’s
12 obituary reads, “Charlie loved his wife of 44 years and his family more than anything. He enjoyed spending all of his free
13 time with them, camping, playing ball, shooting, and telling stories... ..he was the owner and master mind behind Black
14 Island Farms. He was passionate about preserving the farming community and passing down his knowledge to future
15 generations. He was known as ‘King of the Bottomlands’.”

16 Black Island Farms is located on the southwestern edge of Syracuse at 3000 West and Gentile. The 260 acre farm
17 grows grain, corn, pumpkins, squash, gourds, carrots, and cabbage. Animals on the farm include donkeys, cows, sheep, goats,
18 turkeys, geese, ducks, peacocks, and chickens. The farm hires about 10 employees during the summer to tend the crops and
19 care for the animals. In addition to the traditional farming practices, they have a burgeoning agritainment business.
20 Agritainment is the combination of the two words agriculture and entertainment.

21 Each year the farm holds a Harvest Festival that features a corn maze, haunted house, petting zoo, pumpkin picking,
22 and hay rides to name a few of the fun activities. During the festival, many local schools hold field trips where the kids learn
23 about farming and also have tons of fun in the process. During the fieldtrips, the children would always look forward to
24 saying hello to *Farmer Charlie*. Employment on the farm balloons to around 120 during the festival where staff members
25 help with things like the corn maze, directing traffic, and dressing up for the haunted house. It is estimated that around 60,000
26 people visit the Festival each year.

1 Over the years, Charlie has positively impacted thousands of Syracuse residents as they visited him on his farm on
2 school fieldtrips, or worked for him during the summer. Charlie taught the value of hard work and at age 75 could still
3 outwork many of the teenagers working on the farm. He loved to tease and joke with them but would also give honest
4 feedback and teach them life lessons when the opportunity arose.

5 Black Island Farms has served the community in numerous ways. Each fall, they donate thousands of pumpkins for
6 the Syracuse Pumpkin Walk. Without the contribution, this popular annual city event would not be possible. They also help
7 with the children’s parade during the city’s Heritage Days. They donate the train that is a big hit during the event. The Farm
8 also donates to Utah Catholic Community Services where a community kitchen, daycare, school, and young mother
9 assistance is available. In 2000 the farm granted 40 acres as a conservation easement to the Nature Conservancy which will
10 preserve that land from development in perpetuity. Charlie used to say he wants to “grow vegetables, not houses.”

11 This upcoming year’s motto for the farm is “The Legacy Continues”. Charlie’s daughter Dorathy Law, son-in-law
12 Brandon Law, and grandson Tilar Law are keeping his dream alive by continuing the farms operations. Syracuse is truly
13 lucky to have the Black and Law family in our community.

14 The Community & Economic Development Department hereby requests that the Mayor and City Council pass and
15 adopt attached Resolution R13-22 recognizing Charlie Black and Black Island Farms as the recipient of the Syracuse City
16 “Friend of the Community” Business Award. Furthermore, Charlie’s daughter Dorathy Law will be present at the City
17 Council meeting, and CED staff recommends that the Mayor present the resolution at that time.

18 [10:30:43 AM](#)

19 Mayor Nagle read the staff memo for the record. She then made a few brief comments about her relationship with
20 Mr. Black and his family. Mayor Nagle then invited Charlie Black’s family to come forward and receive the Business
21 Award.

22

23 [10:38:39 AM](#)

24 2. Presentation of the Syracuse City and Wendy’s “Award for Excellence”
25 to Cheyenne Baptist and Jarom Grey.

26 The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community
27 service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic

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

7 Mayor Nagle noted both students being recognized this month are from Syracuse High School and she read the
8 award nomination provided by each of their respective teachers.

9 Cheyenne Baptist

10 Cheyenne Baptist was nominated for this award because she is a very determined and talented student at West Point
11 Elementary. Last spring, she was determined to be involved with the Davis District Decathlon. She stayed after
12 school and practiced twice a week for 4 weeks just to be considered for West Point Elementary’s team. She was
13 chosen and she with her teammates, only 2 boys and 1 other girl from her grade, 12 total from the school, practiced
14 2 times a week, after school for 2 months. This is a team effort with each individual working for the team and she
15 was a motivated leader within the team. She trained in cup stacking, football accuracy throw, standing broad jump,
16 basketball dribbling, curl-ups, sit-n-reach, jump rope, shuttle run, pushups, and the 200 meter dash. When the
17 competition day finally came, she and her teammates gathered at North Davis High. Practice paid off! The fifth
18 grade team took second place.

19 - Nominated by West Point Elementary Administration

20

21 Jarom Grey

22 Jarom Grey was nominated for this award from West Point Elementary because he has been such a positive student.
23 Jarom was diagnosed with some medical challenges during the previous year and he did not let this get him down.
24 In fact, he has done the opposite and has become very independent in a short time. He missed a lot of school, but
25 was willing and dedicated in making up and excelling in his studies. He gets along well with other and doesn’t let
26 his medical condition hinder him in any way. For some, this is not easy, but with the help of family, friends, and
27 loved ones, he has made this transition a positive one. He is a champion.

1 - Nominated West Point Elementary Administration

2 Both students received a round of applause from those present and shook the hand of each Councilmember and the
3 Mayor. Mayor Nagle stated she looks forward to this item on the agenda each month; recognizing the award recipients is the
4 highlight of the meeting for her.

5

6 [10:44:02 AM](#)

7 4a. Oaths of Office: Police Officer Swearing In

8 City Recorder Brown administered the Oath of Office to new Police Officer Robert Guillen.

9

10 [10:47:02 AM](#)

11 4b. Oaths of Office: Youth Court Members Swearing In

12 City Recorder Brown administered the Oath of Office to new Youth Court Members and their Advisor. Each
13 member of the Youth Court stated their name for the record and their Advisory briefly addressed the City Council.

14

15 [10:50:23 AM](#)

16 5. Approval of Minutes:

17 The minutes of the Special Meetings of August 27 and September 3, 2013 were reviewed.

18 [10:50:25 AM](#)

19 COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL
20 MEETINGS OF AUGUST 27 AND SEPTEMBER 3, 2013. COUNCILMEMBER SHINGLETON SECONDED THE
21 MOTION; ALL VOTED IN FAVOR.

22

23 [10:50:46 AM](#)

24 6. Public comments

25 [10:51:04 AM](#)

1 Kristy Randall stated she dreads football every Saturday, not because she does not like the sport, but because she
2 lives across the street from Bluff Ridge Park on Gordon Avenue, also known as 2700 South. She moved to Syracuse in 2009
3 and each year the same thing happens, but the games seem to be running longer. After some issues last year a Syracuse
4 Police Officer suggested she put her trash cans on the road to keep people from parking in front of her home and blocking her
5 mailbox. There are four main concerns she has; first, the people that park in front of her home inch right up to the end of her
6 driveway, which blocks the mailbox and prevents her from receiving her mail until Monday. This also makes it difficult to
7 back out of her driveway and see oncoming vehicles. Some people have had the nerve to park in her driveway or directly in
8 front of the approach. A new thing occurred Saturday – there was a threat of violence made against her property and her
9 family that resides at the home for simply watering her lawn on the inside of her fence and when the wind blew the vehicle
10 got wet. The Police were called to respond to the threat of violence because she has young children to protect. Ms. Randall
11 stated she has reviewed the City ordinances and 11-2-12 seems to apply to this situation; it is titled: “authority to designate
12 hazardous or congested places”. She would like the City to erect a sign on the south side of the street on Gordon Avenue
13 between 800 South and 1000 South prohibiting parking on Saturday between 7:00 a.m. and 6:00 p.m. between the months of
14 April and October. Residents living there would like to have a parking permit so they can continue to park where they
15 normally do on the street; this is done in Salt Lake City near the capitol building and residents there are provided a parking
16 permit. Having a no parking sign on the south side of the street would also provide a wider pathway for vehicles of all sizes
17 to drive on Gordon Avenue. She has watched big trucks try to go by when both sides of the street are congested with parked
18 vehicles and it is like having four lanes of traffic – two parked and two moving. Along with that are the pedestrians crossing
19 the street and it can be very dangerous at times as there is no crosswalk nearby. In addition, there is an added threat of
20 violence from people that do not like her watering her lawn because it will get their car wet. She has spoken to other
21 homeowners and they have the same complaints she has mentioned. She visited each of her neighbors asking if they would
22 agree with her proposal and they have; they would like some relief from the problem.

23 Mayor Nagle asked Chief Atkin and Public Works Director Whiteley to investigate the situation to determine an
24 appropriate resolution.

25 [10:54:41 AM](#)

26 TJ Jensen stated he has two issues to address: the first is that the Department of the Interior has reviewed the
27 application for the West Davis Corridor and they have stated they prefer the no-build, shared solution. They also prefer

1 alternative B over alternative A, but they do not see a need for the road at this time. The public comment period regarding
2 the project will end in a couple of days and he encouraged the Council members that support the shared solution to submit a
3 letter to the Utah Department of Transportation (UDOT) on behalf of themselves rather than the City. It would also behoove
4 the Council to have a presentation regarding the shared solution so all members understand what it is. The second issues is
5 relative to a discussion that has taken place over the past few work sessions meetings regarding a landowner that had an
6 agreement with the City allowing them to water their large lot because their irrigation service was cut off. He provided a
7 brief history on this situation and noted there were a number of irrigation ditches that ran through Syracuse for many years
8 and many mile blocks were 'hollow' and were essentially farm land between rows of houses, which were a mile apart. When
9 the City started to 'boom' and houses filled in those vacant parcels, a lot of landowners were promised by the City that they
10 could work something out so they could still water their larger lots. Some of those agreements were verbal and the City
11 seemed to want to work with the landowners. City ordinance does not allow this, but there are a number of people that still
12 have water shares that can no longer be delivered to them because they accepted the City's removal of their irrigation ditches.
13 By not putting the irrigation ditches in, developers were saved a great deal of money and the action also helped the City. He
14 stated it is time for the City to 'step up' and return the favor.

15 [10:57:11 AM](#)

16 Eric Hazen stated he does not have "a dog in the fight", but his father owns the holding strip along Alison Way and
17 he provided a brief history on that ownership. Syracuse City forced his dad to put a road all the way through to 2700 South
18 and that is a long stretch of road with no payback on either side of the road. The ordinance allowed for a holding strip. In
19 addition, he thinks it would be wise to change the City ordinance before making a decision to adopt a memorandum of
20 understanding that goes against what has been written. There could be a lot of instances similar to this in the future and it
21 sets a poor precedent for future issues if the agreement essentially violates the ordinance.

22

23 [10:59:08 AM](#)

24 7. Authorize Mayor to execute/sign a memorandum of understanding
25 between Syracuse City and the Stone Living Trust.

26 A staff memo from City Attorney Drake explained in November 1993, Wayne and Ila Burton granted an easement
27 to Syracuse City for the purpose of installing a storm drain line. In consideration of the installation of the easement, the

1 document states that the City would install a 3 inch secondary water connection from 2700 South to the Northeast corner of
2 the Burton property. The easement also states that the City will furnish Wayne and Ila Burton with secondary water for an
3 annual fee of \$100 “as long as the property is owned and being farmed by Grantor”. Mr. Glenn Girsberger is a real estate
4 broker who represents David Scott who wishes to purchase the Burton property. Mr. Girsberger contacted the City and
5 requested that the City continue to allow secondary water to the property. Staff reviewed the Easement and found that it
6 executed on November 1, 1993 but was not recorded until June 27, 2006. It is unclear why there was a delay in recording the
7 Easement. The Easement was signed by Wayne and Ila Burton but was never signed or accepted by Syracuse City and is not
8 binding upon the City. Wayne and Ila have since passed away and the property is currently owned by their son Dwayne
9 Burton. This means that even if the Easement were binding on the City at one time, the water arrangement would no longer
10 be in effect because Wayne and Ila Burton no longer own the property. It should also be noted that Staff has been unable to
11 locate any evidence of the \$100 annual payment being received. Although the Easement is not binding, it appears that the
12 City did install a secondary water pipe on the property which limited the Burton’s access to secondary water on the property.
13 The City confirmed through the West Branch Irrigation Company that a pipe was installed on the property. The fact that the
14 City installed a secondary pipe on the property suggests that there was an agreement between the City and the Burtons. If a
15 new owner is not allowed to use secondary water to irrigate the property it will not be able to be farmed. Because the
16 Easement is not binding on the City any grant of rights can only be bestowed by the Council. Under the facts and
17 circumstances, it is within the Council’s authority and discretion to allow continued access to secondary water on the
18 property should the Council find it is in the best interests of the City. The City Ordinance relating to secondary water reads:

19 4-05-010. SCHEDULE OF RATES AND CHARGES. The City Council shall, by Resolution establish such rates for
20 the provision of pressure irrigation services as appropriate and necessary. The pressure irrigation water service shall
21 not be used to irrigate any area exceeding 1.0 acre or for any lot on which the principle building has not been
22 constructed. (Ord. 02-15)

23 At the direction of the Mayor and Council Staff has met with Mr. Girsberger and Mr. Stone to discuss possible
24 solutions that are mutually beneficial to the City and property owners/purchaser. Staff proposes that the City enter into an
25 agreement with Mr. Scott that would provide the City water shares and allow Mr. Scott to water and farm the property. The
26 agreement would be contingent upon Mr. Scott purchasing the property. A summary of the terms is as follows:

- 1 1. Grant Mr. Scott continued access to secondary water, provided that the access only continue so long as the
- 2 property is farmed and would not be allowed if/when the property is subdivided.
- 3 2. Addition of the rear portion of the Bair and Kuck property that will be consolidated into one parcel.
- 4 3. Transfer of water shares from Mrs. Kuck prior to purchase or from Mr. Scott subsequent to purchase and
- 5 consideration of those shares in the future as credit toward any requirement for water share transfer as required
- 6 by Code at the time of any future subdivision.
- 7 4. Mr. Scott would pay for and install and donate a water meter on the property that would monitor water usage on
- 8 the property.
- 9 5. Voluntary water metering of the secondary water to ensure that the allotted water being delivered does not
- 10 exceed the agreed quantity.
- 11 6. The connection serving the agricultural area of the property may be upsized in accordance with the adopted fee
- 12 schedule in order to deliver the allotted water. All applicable connection fees, if any, will be paid by Mr. Scott.
- 13 7. Verification of all connections being properly billed.

14 In consideration of the donation of the water shares, the addition of metering equipment and an agreement with
15 David Scott, staff can support the transaction.

16 [10:59:21 AM](#)

17 COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE MAYOR NAGLE TO EXECUTE/SIGN
18 A MEMORANDUM OF UNDERSTANDING BETWEEN SYRACUSE CITY AND THE STONE LIVING TRUST.
19 COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

20 [10:59:30 AM](#)

21 Council discussion regarding the motion commenced.

22 [11:11:33 AM](#)

23 COUNCILMEMBER LISONBEE MADE AN AMENDED MOTION TO DELETE SECTION 3; DELETE
24 SECTION 4; AMEND SECTION 5 TO STATE “THE TRUST AGREES TO PAY FOR ONE CONNECTION PER ONE
25 ACRE AND FURTHER AGREES TO BE CHARGED IN ACCORDANCE WITH THE ADOPTED FEE SCHEDULE IN
26 ORDER TO DELIVER THE ALLOTTED WATER. . .”; DELETE ANY REFERENCE TO WATER METERING

1 THROUGHOUT THE REMAINDER OF THE MEMORANDUM OF UNDERSTANDING. COUNCILMEMBER
2 JOHNSON SECONDED THE MOTION.

3 [11:12:30 AM](#)

4 Council discussion regarding the amended motion commenced.

5 [11:17:27 AM](#)

6 COUNCILMEMBER LISONBEE FURTHER AMENDED HER MOTION TO REQUIRE THE TRANSFER THE
7 THREE ACRE FEET OF WATER PER ACRE OF DAVIS AND WEBER SHARES.

8 Council discussion of the issue continued.

9 [11:20:26 AM](#)

10 COUNCILMEMBER LISONBEE MADE A SUBSTITUTE MOTION TO AUTHORIZE THE MAYOR TO
11 EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN SYRACUSE CITY AND THE STONE LIVING
12 TRUST, WITH THE FOLLOWING CHANGES:

- 13 ○ AMEND SECTION ONE BY REQUIRING THE TRUST TO TRANSFER THREE ACRE FEET OF
- 14 DAVIS AND WEBER WATER PER ACRE TO THE CITY.
- 15 ○ DELETE SECTION THREE
- 16 ○ DELETE SECTION FOUR
- 17 ○ AMEND SECTION FIVE TO STATE: “THE TRUST AGREES TO PAY FOR ONE CONNECTION PER
- 18 ONE ACRE OF LAND”.

19 THIS MOTION IS BASED ON THE FINDING THAT THIS IS A UNIQUE SITUATION AND THE CITY
20 COUNCIL UNDERSTANDS THE HISTORIC RELATIONSHIP BETWEEN THE PROPERTY OWNER AND THE
21 CITY.

22 [11:22:48 AM](#)

23 Discussion of the final motion continued.

24 [11:26:46 AM](#)

25 COUNCILMEMBER JOHNSON SECONDED THE SUBSTITUTE MOTION.

26 [11:26:55 AM](#)

1 Council discussion continued.

2 [11:38:30 AM](#)

3 COUNCILMEMBER LISONBEE AMENDED HER SUBSTITUTE MOTION TO REVERT TO THE ORIGINAL
4 LANGUAGE IN SECTION ONE OF THE AGREEMENT. COUNCILMEMBER LIS

5 Council discussion continued.

6 [11:43:24 AM](#)

7 Mayor Nagle stated there has been a motion and second and she called for a vote on the original motion. VOTING
8 “AYE” – COUNCILMEMBERS DUNCAN AND PETERSON. VOTING “NO” – COUNCILMEMBERS JOHNSON,
9 LISONBEE, AND SHINGLETON.

10 [11:43:43 AM](#)

11 Mayor Nagle stated there has been a substitute motion and second and she called for a vote. VOTING “AYE” –
12 COUNCILMEMBERS JOHNSON, LISONBEE, AND SHINGLETON. VOTING “NO” – COUNCILMEMBERS
13 DUNCAN AND PETERSON.

14

15 [11:43:43 AM](#)

16 8. Proposed Ordinance 13-13, amending Title X, Land Use
17 Ordinance, concerning C-2 Commercial Zone.

18

19 A memo from the Community Development Department explained the Planning Commission has been reviewing
20 the C-2 Commercial Zone for the past year. Having not come to a consensus with the City Council on the future of the C-2
21 zone, the Planning Commission has put forth the following amendment to correct an error in density calculation for
22 developments created in the C-2 zone. The amendment clarifies the intent of the zone to allow residential development on
23 20% of the property and to calculate the density on only that 20%. The Planning Commission held a public hearing on the
24 proposed amendments on September 3, 2013. At a public meeting that same night the Planning Commission recommended to
25 the City Council the adoption of the proposed amendments. The Syracuse City Planning Commission hereby recommends
26 that the City Council approve the adoption of Ordinance 13-13, Amending Title X, C-2 Commercial.

1 Planner Steele summarized the staff memo.

2 [6:27:36 PM](#)

3 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 13-13
4 AMENDING TITLE X, LAND USE ORDINANCE, CONCERNING C-2 COMMERCIAL ZONE. COUNCILMEMBER
5 JOHNSON SECONDED THE MOTION.

6 [6:27:48 PM](#)

7 Council discussion regarding the motion ensued.

8 [6:28:03 PM](#)

9 Mayor Nagle stated there has been a motion and second and she called for a vote. ALL VOTED IN FAVOR.
10

11 [6:28:06 PM](#)

12 9. Final Plat Approval, Trailside Park Phases 6 and 7 Ovation

13 Homes, located at approximately 1800 West 2900 South.

14 A staff memo from the Community Development Department explained the Planning Commission held a public
15 meeting on September 3, 2013 for Final Plan approval of Trailside Park Subdivision, Phase 6 & 7 All items noted in staff
16 report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.
17 Recommendation for City Council Approval of the Trailside Park Subdivision, Phases 6 and 7. The Syracuse City Planning
18 Commission hereby recommends that the City Council approve the final plat for the Trailside Park Subdivision, Phase 6 & 7,
19 located at approximately 3000 South 2000 West, subject to meeting all requirements of the City's Municipal Codes and City
20 staff reviews.

21 Planner Steele summarized the staff memo.

22 [6:28:45 PM](#)

23 COUNCILMEMBER JOHNSON MADE A MOTION TO GRANT FINAL PLAT APPROVAL FOR TRAILSIDE
24 PARK PHASES SIX AND SEVEN, LOCATED AT APPROXIMATLEY 1800 WEST 2900 SOUTH.
25 COUNCILMEMBER PETERSON SECONDED THE MOTION. ALL VOTED IN FAVOR.

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[6:28:57 PM](#)

10. Proposed Resolution R13-23, appointing Matt Blackburn
to the Architectural Review Committee.

A staff memo from the Community Development Department explained the Architectural Review Committee meets on an as needed basis to review commercial site plan reviews. At the previous meeting it has been noted that some members do not attend and one member Braxton Shank, a representative from the Planning Commission resigned in November 2012. Staff approached the Mayor requesting that new appointees be found for the committee. The Mayor, Planning Commission Chair, Curt McCustion and Community Development Director Christensen interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Matt Blackburn was interviewed and was an excellent candidate for the Planning Commission. As we did not have any additional vacant seats on the Planning Commission and were aware of vacancies on the ARC, Mr. Blackburn was asked if he would be willing to serve on the Architectural Review Committee and he indicated that he was willing and able to serve. Matt Blackburn- is a Syracuse resident and is employed by the Department of Defense at Hill Air Force Base as a Deputy Technical Project Manager with a background in Software Engineering. He is currently pursuing a MBA in Project Management. Mr. Blackburn was very personable in his interview and willing to serve the community.

[6:29:18 PM](#)

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R13-23 APPOINTING MATT BLACKBURN TO THE ARCHITECTURAL REVIEW COMMITTEE. COUNCILMEMBER LISONBEE SECONDED THE MOTION. ALL VOTED IN FAVOR.

[6:29:38 PM](#)

11. Proposed Resolution R13-24, appointing Ralph Vaughan
to the Architectural Review Committee.

A staff memo from the Community Development Department explained the Architectural Review Committee meets on an as needed basis to review commercial site plan reviews. At the previous meeting it has been noted that some members do not attend and one member Braxton Shank, a representative from the Planning Commission resigned in November 2012.

1 Staff approached the Mayor requesting that new appointees be found for the committee. Ralph Vaughan from the Planning
2 Commission has expressed interest in serving on the ARC and staff has recommended him to the Mayor. He is well versed in
3 Planning and Zoning matters and brings vast experience to the process.

4 [6:29:41 PM](#)

5 COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R13-24
6 APPOINTING RALPH VAUGHAN TO THE ARCHITECTURAL REVIEW COMMITTEE. COUNCILMEMBER
7 LISONBEE SECONDED THE MOTION. ALL VOTED IN FAVOR.

8

9 [6:29:56 PM](#)

10 12. Authorize Mayor Nagle to execute contract appointing

11 Steve Marshall as Interim City Manager.

12 A staff memo explained that with the Council's decision to delay the appointment of a City Manager at this time, it
13 is necessary to extend the contract with Steve Marshall to act as Interim City Manager.

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

15 COUNCILMEMBER SHINGLETON MADE A MOTION TO AUTHORIZE MAYOR NAGLE TO EXECUTE A
16 CONTRACT APPOINTING STEVE MARSHALL AS INTERIM CITY MANAGER. COUNCILMEMBER PETERSON
17 SECONDED THE MOTION.

18 [6:30:24 PM](#)

19 Council discussion regarding the motion ensued.

20 [6:33:41 PM](#)

21 Mayor Nagle stated there has been a motion and second and she called for a vote. ALL VOTED IN FAVOR.

22

23 [6:33:50 PM](#)

24 13. Councilmember Reports

1 Councilmember Shingleton’s report began at [6:33:46 PM](#). He was followed by Councilmembers Duncan,
2 Johnson, Lisonbee, and Peterson.

3

4 [8:31:16 PM](#)

5 14. Mayor’s report.

6 Mayor Nagle stated she had nothing to report.

7

8 [8:31:19 PM](#)

9 15. City Manager’s Report.

10 Acting City Manager Marshall’s report began at [8:31:19 PM](#).

11

12

13 At 8:36 p.m. COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER
14 DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

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19 _____
20 Jamie Nagle
21 Mayor

Cassie Z. Brown, CMC
City Recorder

21

22 Date approved: _____

Minutes of the Syracuse City Council Work Session Meeting, September 24, 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on September 24, 2013, at 6:03 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
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garrett Atkin
Planner Noah Steele

The purpose of the Work Session was for the Governing Body to hear public comments, have a discussion regarding a Police Department grant application for AEDs in Police patrol vehicles, receive reports from attendees of the Utah League of Cities and Towns (ULCT) Conference, and discuss Council business.

Public Comments

[6:04:13 PM](#)

John Lewis distributed copies of a packet of information to the members of the Governing Body and stated Davis County Attorney Troy Rawlings has investigated complaints of abuse of power by the Mayor and he believes there is a violation of Utah Code in that the local district authority did not provide public notice of a vacancy two weeks prior to a new appointee being selected and they did not give notice of the time, date, and place of the meeting or of the vacancy to be filled. He stated one year ago the City Council tried to correct the problem, but Mayor Nagle did not allow that to happen so now the authorities are looking into it and Mr. Rawlings advice is for the Council to add a resolution to a City Council agenda to address the problem and place people on committees properly by following the law and not allowing this to happen again. He stated it has happened three times; it has happened with the Mayor and her position on the Wasatch Integrated Waste Management District (WIWMD), with Councilmember Peterson and his position on the North Davis Sewer District (NDSD) and, an attempt to appoint Councilmember Shingleton to the NDSD as well. He stated he is asking the Council to step

1 forward and do what needs to be done and if anyone has any questions they can contact Mr. Rawlings who would likely be
2 happy to talk to them about the issue.

3

4 [6:05:42 PM](#)

5 TJ Jensen stated it has come to the Planning Commission's attention that there is a loophole in the animal keeping
6 ordinance in the City in that there are no points assigned to roosters and the Planning Commission does not have any idea
7 how many roosters one property owner should be allowed to keep. He stated the ordinance will be reviewed and he wanted
8 to encourage the Council and residents to attend the next meeting and provide any feedback they have regarding the
9 ordinance.

10

11 [6:06:14 PM](#)

12 **Discussion regarding Police Department grant application for**

13 **AEDs in Police patrol vehicles**

14 A staff memo from Police Chief Garret Atkin explained the Utah Department of Health/Bureau of Emergency
15 Medical Services is offering a grant program aimed at placing AED devices in police patrol vehicles; this is a match grant.
16 The Department is seeking authorization from the City Council to request grant funding to equip each of the 10 officers
17 assigned to the patrol division with this life saving equipment. The funds need from the City to purchase this equipment is
18 \$12,630.00. Once the equipment is purchased, we will submit for 50% reimbursement; the final cost to the City will be
19 \$6,315.00. Patrol officers frequently get dispatched to medical situations where an AED could be useful. Furthermore, since
20 patrol officers are already out in the community and the fire department has to deploy, patrol officers typically arrive on
21 scene first. I have seen AEDs deployed in police cars save lives, and I believe this is a good opportunity for the City to
22 provide this valuable service to our citizens at a reasonable cost.

23 Chief Atkin summarized his staff memo.

24 [6:08:04 PM](#)

25 Council discussion regarding the item ensued and the consensus of the Council was to authorize Chief Atkin to
26 make application for the grant funding.

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[6:10:16 PM](#)

Report from attendees of Utah League of Cities and Towns (ULCT) Conference

A staff memo explained two members of the Governing Body attended the annual ULCT Conference last week. A couple of staff members also attended a portion of the conference. This time has been allotted to allow those attendees to provide a report regarding their attendance.

[6:10:29 PM](#)

Councilmember Peterson was first to provide his report.

[6:14:34 PM](#)

Councilmember Lisonbee was second to provide her report.

[6:25:03 PM](#)

Council business

Council reports began with Council member Peterson, who was followed by Councilmember Lisonbee.

The meeting adjourned at 6:27 p.m.

Jamie Nagle
Mayor
Date approved: _____

Cassie Z. Brown, CMC
City Recorder

Minutes of the Syracuse City Council Special Meeting, September 24, 2013

Minutes of the Special meeting of the Syracuse City Council held on September 24, 2013, at 6:27 p.m., in the Council Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton (participated via telephone)

Acting City Manager/Finance Director Steve Marshall
Mayor Jamie Nagle
City Recorder Cassie Z. Brown

City Employees Present:
Police Chief Garret Atkin
Fire Chief Eric Froerer
City Attorney Clint Drake

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 6:27 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

6:27:09 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6:27:15 PM

2. Proposed Proclamation declaring September 2013 as attendance awareness month in Syracuse City

A staff memo included an email that was sent to the City by Chris Williams, Community Relations Director of the Davis School District.

Dear mayor, city manager and council,

Thank you once again for your continued support of the Davis School District. As you are keenly aware, all of our schools are now in session and students are again getting into the flow of school. One of the expectations we always have for our students is that they progress and do their very best. And one of the efforts we have begun to reemphasize is the need for students to attend school. Yes, school attendance sounds pretty basic. But we began - in

1 late spring and summer - to look into individual student situations and understand why some drop out of school and
2 do not graduate. We found one very common problem. That problem was the vast majority of dropouts had
3 established patterns of chronic absenteeism in junior high and even elementary school. Of course, if you are a
4 student who is regularly not in class, grades will drop, attitudes will slip and before one realizes it, school will
5 become very challenging, and a setting some avoid. For that reason, I have attached a PDF to this email. We ask
6 that you and your council consider passing a proclamation supporting our efforts to remind students and their
7 parents about the critical need to establish good attendance patterns that will help students be successful now and in
8 the future.

9 Thank you,

10 Christopher Williams

11 Community Relations Director

12 Davis School District

13 P.O. Box 588

14 Farmington, UT 84025

15 801-402-5260

16 [6:27:21 PM](#)

17 COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT A PROCLAMATION DECLARING
18 SEPTEMBER 2013 AS ATTENDANCE AWARENESS MONTH IN SYRACUSE CITY. COUNCILMEMBER
19 PETERSON SECONDED THE MOTION

20 [6:27:58 PM](#)

21 Council discussion regarding the proclamation ensued.

22 [6:29:22 PM](#)

23 Mayor Nagle stated there has been a motion and second to adopt the proclamation and she called for a vote; ALL
24 VOTED IN FAVOR.

25

26 [6:29:27 PM](#)

1 At 6:29 p.m. COUNCILMEMBER DUNCAN MADE A MOTION ADJOURN. COUNCILMEMBER PETERSON
2 SECONDED THE MOTION; ALL VOTED IN FAVOR.

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6 _____
7 Jamie Nagle
8 Mayor

Cassie Z. Brown, CMC
City Recorder

8

9 Date approved: _____



COUNCIL AGENDA

October 8, 2013

Agenda Item #3

Arts Council Appointments

Factual Summation

Please see the attached memo from Syracuse City Arts Council Chair Jamie Murray and the draft resolution making appointments to the Arts Council.

Any question regarding this agenda item may be directed at Parks and Recreation Director Kresta Robinson or Ms. Murray.

Eight members of the Arts Council are being appointed at this time and the term expiration dates of each member are included in the proposed resolution. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

- 3.09.020(A) The Board shall consist of not less than six (6) voting members, including a member of the Recreation Department staff assigned by the Department Director to oversee the Syracuse City Arts Council activities. The Mayor shall appoint the remaining five (5) members with the advice and consent of the City Council. The Mayor may appoint additional members to the Syracuse City Arts Council as voting at-large members with the advice and consent of the City Council. All members of the Board must live within the Syracuse City limits. The Mayor may appoint non-voting, ex-officio members with the advice and consent of the City Council. Each Board member should demonstrate interest, competence, and knowledge in the operation and functions of the Syracuse City Arts Council.
- 3.09.020(B) Terms of Office. The terms of office for the five (5) Board members, who are not a member of the Recreation Department, shall be for five (5) years. These members' terms shall be staggered so that no more than one (1) member's term expires at the same time. The terms of office for at-large and ex-officio members shall be five (5) years from the date of appointment. The term of office for the Recreation Department staff designated as a member of the Board shall be as determined by the Department Director. Appointments to the Board shall be made no later than the first City Council meeting in July of each year.



Due to the loss of Heather Steed, Shannon Elmer, and Brandon Bills in the fall of 2012, the Syracuse City Arts Council needed new Board members. In January 2013, Darren Maxfield contacted many individuals about joining the Board, and Sam Porter, James Hansen, Mariah Bailey, and Jamie Murray submitted letters of interest. After review and consideration during the January 29, 2013, Board meeting, Darren Maxfield, Judy Merrill, and Kresta Robinson nominated all four volunteers to the Board. Judy Merrill offered to step down from the Board but agreed to continue serving as Secretary. The former City Attorney, Will Carlson, conducted a Public and Open Meetings training for the Board on June 4, 2013. During the August 7, 2013, Board meeting, Darren Maxfield pointed out that he had been serving for more than a year as Chair and was resigning from the Board. Kresta Robinson, as Vice Chair, then became the Chair Pro Tem.

Jamie Murray advertised the need for new Board members on the Syracuse City Arts Council web page. She also posted the needs on the following Facebook pages and group sites: SCAC Annie Cast, Clearfield Three Musketeers Cast, Northern Utah Community Theater, Syracuse City Arts Council Theater Troupe, SCAC Summer Musical, CPT Christmas Carol 2012 (Centerpoint Theater), SCAC Into the Woods & B4 Ever After, Syracuse Citizens, and Syracuse City. Jamie Murray, James Hansen, Mariah Bailey, and Sam Porter also made phone calls, talked to neighbors, and connected with current and former actors and previous Board members asking for referrals and letters of interest.

The Board received four letters of interest, from Jared Jensen, Becky Snarr, Melanie Rollins, and Spencer Rollins. On September 11, 2013, the Board reviewed these letters and asked questions of the interested volunteers. Jamie Murray proposed lightening everyone's responsibilities and ensuring compliance with the Public and Open Meetings law by increasing the number of Board members and accepting all four volunteers as nominees for appointment to the Syracuse City Arts Council along with all those currently serving on the Board. Jamie Murray subsequently made that a motion, and all voted in favor. During this same meeting, the Board also elected Jamie Murray as the new Syracuse City Arts Council Chair.

RESOLUTION R13-25

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING MEMBERS OF THE SYRACUSE CITY ARTS
COUNCIL.**

WHEREAS Title III of the Syracuse City Code provides for the establishment of a Syracuse City Arts Council; and

WHEREAS Section 3.09.020 of the Syracuse City Code dictates that no less than six (6) members of the community shall be appointed and serve on the Syracuse City Arts Council; and

WHEREAS Eight members of the community have expressed desire and willingness to serve on the Syracuse City Arts Council.

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

Section 1. Appointment.

- Sam Porter and James Hansen are hereby appointed to serve on the Syracuse City Arts Council with their terms expiring July 1, 2015.
- Mariah Bailey and Jamie Murray are hereby appointed to serve on the Syracuse City Arts Council with their terms expiring July 1, 2016.
- Jared Jensen and Becky Snarr are hereby appointed to serve on the Syracuse City Arts Council with their terms expiring July 1, 2017.
- Melanie Rollins and Spencer Rollins are hereby appointed to serve on the Syracuse City Arts Council with their terms expiring July 1, 2018.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF OCTOBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



COUNCIL AGENDA

October 8, 2013

Agenda Item #4

Architectural Review Committee Appointments

Factual Summation

Please see the attached:

- a. Letter of interest Nicholas Weber
- b. Letter of interest Dan Schuler
- c. Resignation for Helen Murdock
- d. Resolutions R13-26

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

The Architectural Review Committee meets on an as needed basis to review commercial site plan reviews. At the previous meeting it has been noted that some members do not attend regularly. Staff contacted those individuals and asked if they wished to continue to serve. Helen Murdock has submitted a letter of resignation, citing her busy schedule and thanking the city for the opportunity to serve. Staff approached the Mayor requesting that new appointees be found for the committee. Two applicants submitted letters of interest, Nicholas Weber and Dan Schuler.

The Mayor, requested that I meet with each of the candidates and make a recommendation for appointment. Noah Steel and I interviewed applicants for the vacancies on the Architectural Review Committee on October 1st and 2nd of 2013. Both candidates were very interested in serving on the ARC and contributing to the community.

Mr. Weber is currently employed by Smith Hyatt Architects in Bountiful. He holds a Master's degree in Architecture from North Dakota State University. He is currently preparing to take the licensing examination to be a licensed Architect. He has a lot of practical experience with architectural design and projects in Davis County. Currently, Syracuse City does not have anyone serving on the ARC with his experience in Architecture.

Mr. Schuler is currently employed by Clearfield City as the Storm Water Manager and Public Works Inspector. He has 23 years of City experience and is very knowledgeable with public works systems. He is very willing to serve and anxious to find a way to serve his community.

RESOLUTION R13-26

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING NICHOLAS WEBER TO THE SYRACUSE CITY
ARCHITECTURAL REVIEW COMMITTEE**

WHEREAS Title X of the Syracuse City Code provides for the establishment of an Architectural Review Committee in Syracuse; and

WHEREAS Section 10.28.020 of the Syracuse City Code dictates that a members of the community shall be appointed and serve on the Architectural Review Committee; and

WHEREAS Helen Murdock was a representative from the community and resigned from the Architectural Review Committee on September 27, 2013; and

WHEREAS Nicholas Weber is a member of the community and has expressed his desire and willingness to serve on the Architectural Review Committee.

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

Section 1. Appointment Nicholas Weber is hereby appointed to serve on the Architectural Review Committee.

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 8^h DAY OF OCTOBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

While both candidates possess qualities that would make them ideal for service on a board or commission, it is my responsibility to recommend the candidate that would best augment the current ARC and fill any deficiencies in expertise. I believe this role would best be filled by Mr. Weber with his education and experience directly in Architecture.

Therefore, I have recommended to the Mayor, Mr. Nicholas Weber for appointment to the Architectural Review Committee.



SMITH HYATT ARCHITECTS

September 10, 2013

Community Development Department,

I have been a resident of Syracuse for the past 3 years and plan on seeing my youngest of 4 (4 years old this week) graduate from Syracuse High. It is my hope to become more involved in the community, not that the youth soccer and basketball teams that I have coached haven't been rewarding and haven't given me the opportunity to meet others in the community, I would enjoy contributing even more to our wonderful area.

I received an Associate's Degree from Salt Lake Community College in 2004, a Bachelor's of Environmental Design in 2009 from North Dakota State University and a Masters of Architecture in 2010 also from North Dakota State University. I have been employed at Smith Hyatt Architects located in Bountiful since August of 2010 in which time I have completed the required hours for the IDP (Architectural Internship) and am currently preparing to take the ARE (Architectural Registration Examination).

I feel that I would be able to contribute to the Architectural Review Committee and would enjoy the opportunity to do so.

Respectfully,

Nicholas Weber

SMITH HYATT ARCHITECTS

845 South Main Street

Bountiful, Utah 84010

Phone: (801) 298.5777

Cell: (801) 699.4701

nick@smithhyatt.com

Sherrie Christensen

From: danandkim1@comcast.net
Sent: Thursday, September 12, 2013 12:47 PM
To: Planning Department
Subject: Opening for Architectural Review Committee

To the Community Development Department :

977 S 3925 W SYRACUSE UT 84075
danandkim1@comcast.net
801-603-2055

DANIEL L. SCHULER

OBJECTIVE

To seek and obtain one of the open positions on the Architectural Review Committee for Syracuse City.

FUNCTIONAL SUMMARY

I am very knowledgeable in the workings of city government/Public Works = Budget control/ Review of plans/preconstruction meetings/construction inspections/Storm Water Inspections(SWPPP)/ Evaluations for Employees/ Coaching and Developing of Employees, training City Employees in Storm Water ,Spill response, IDDE's / Trouble calls from the public, Blue Stakes/ Heavy Equipment operator/ Water, back flow/Storm water regulations. Road repairs and maintenance, Water Main repairs, Snow removal, park maintenance, Sprinkler repair, lawn care, good house keeping(clean work area), on call 24 hours a day 7 days a week/standby for the weekends and holidays, Safety Coordinator for public works dept. and other duties that are assigned, If I don't know it I will learn it. I would be very beneficial to the Residents, City, and City Staff of Syracuse City filling one of the open positions of Architectural Reviewer. I am a go-getter, I work well with others, people friendly with a can do attitude that wants to be involved and make a difference in my community. It would be a Privilege and an Honor to serve the Citizens and the City Staff of Syracuse City.

SUMMARY OF QUALIFICATIONS

Current Public Work Inspector/Storm Water Manager. for the last 5 years. Position before promotion, Maintenance Worker IV Crew leader
Member of Clearfield City Vision 2020 plan.
Member of Davis County Storm Water Coalition. hold the position of Treasurer.
25 plus years working for city government. Received numerous awards from Clearfield City for great performance, great team work, and others.
President of the Employee Association of Clearfield for the past 6 years.
Ran for Syracuse City Council in 2011 lost by ONE. 1004 to 1005
Ran this year lost by 11. Be Back In two years. J

Over the Sub for Santa Program every year for the last 5 years, my highest year I raised over \$15000.00 for the Family connection Center in Davis County. This year I received an award in front of the City council for being a Sub for Santa outstanding partner for the Family Connection center. Volunteer for United way Day of Caring. And fill the Bus campaign. Member of Patriot Guard/ and Supporter of BACA.

EMPLOYMENT

Jan 1989 - Present, Clearfield City Public Works / Public Works Inspector - Storm Water Manager.
Aug 2001 - Aug 2004 IPC International / Corporal of Public Safety at Layton Hills Mall.
Corporal of public safety / Trainer. Part time employment while employed with Clearfield City.
Aug 1992 - July 2001 The Westerner / Head of Security - Assistant Manager. Part time employment while employed with Clearfield City.
Sunset City - 1986 to 1989 part time employment public works/Parks.

EDUCATION

1987 Clearfield High School Graduate
Associates Degree in Criminal Justice.
UVSC CEU Certification Classes
LTAP, Accena RSI/RSR Certification classes
Maintaining CEU's for Certifications through various classes.
LTAP. Construction Inspector Certification.
DATC Spanish 1 class
IPC / Public Safety Certification classes

CERTIFICATIONS & LICENSES

Public Safety Certification
FEMA Certified 100, 200, 700, 800
CERT Certified
Water III Distributions Certified
Back flow Certified
RSI / RSR Certified
Construction Inspection Certified
Flager Certified
Forklift Certified
Class B CDL with air brake end.
Trench shoring
DOPL, Security License
Concealed Weapons permit License



COUNCIL AGENDA

October 8, 2013

Agenda Item “5”

Public Hearing- Proposed Ordinance No. 13-14 declaring the annexation of 20.061 acres of property located at approximately 4000 W. 1200 S. into the City of Syracuse, Davis County, Utah, and establishing zoning for property.

Factual Summation

- Any questions regarding this item may be directed at City Recorder Cassie Brown.
- Please see the following memo re: Annexation Petition 2013-02 provided by Cassie Brown.
- Please see the attached Proposed Ordinance No. 13-14.

Memorandum

On August 13, 2013 Con Wilcox filed a petition to annex into Syracuse City 20.61 acres of property located at approximately 4000 West 1200 South. The City Engineer has reviewed the annexation petition and his comments have been addressed by the petitioner.

On August 27, 2013 the Council voted to

If the Council votes to accept the annexation and I immediately began the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated. The annexation petition was certified shortly thereafter and a notice of certification was 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 October 3, 2013 and no valid protests were filed.

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

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

ORDINANCE 13-14

AN ORDINANCE DECLARING THE ANNEXATION OF 20.061 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4000 W. 1200 S. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY

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

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

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

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

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

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

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

Section 2. Zoning. The property being annexed into Syracuse is hereby zoned as Planned Residential Development (PRD).

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF OCTOBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Jamie Nagle

Voting by the City Council:

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

EXHIBIT "A"

Legal Description of Wilcox property located at approximately 4000 West Street and 1200 South Street

All of the East one-half of the Southeast Quarter of the Southeast Quarter of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the East Quarter Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North $89^{\circ}57'53''$ West 662.87 feet along the quarter section line to the mid-point of the south line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $0^{\circ}14'27''$ East 1317.95 feet along the north/southline dividing the Southeast Quarter of the Northeast Quarter of said Section 7 into aliquot parts to the mid-point of the north line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $89^{\circ}58'20''$ East 662.83 feet along the north line of the Southeast Quarter of the Northeast Quarter of said Section 7 to the section line, being the mid-point of the east line of the Northeast Quarter of said Section 7;

Thence South $0^{\circ}14'20''$ West 1318.69 feet along the section line to the point of beginning.

Contains 873,844 square feet, 20.061 acres.

046 1 of 2

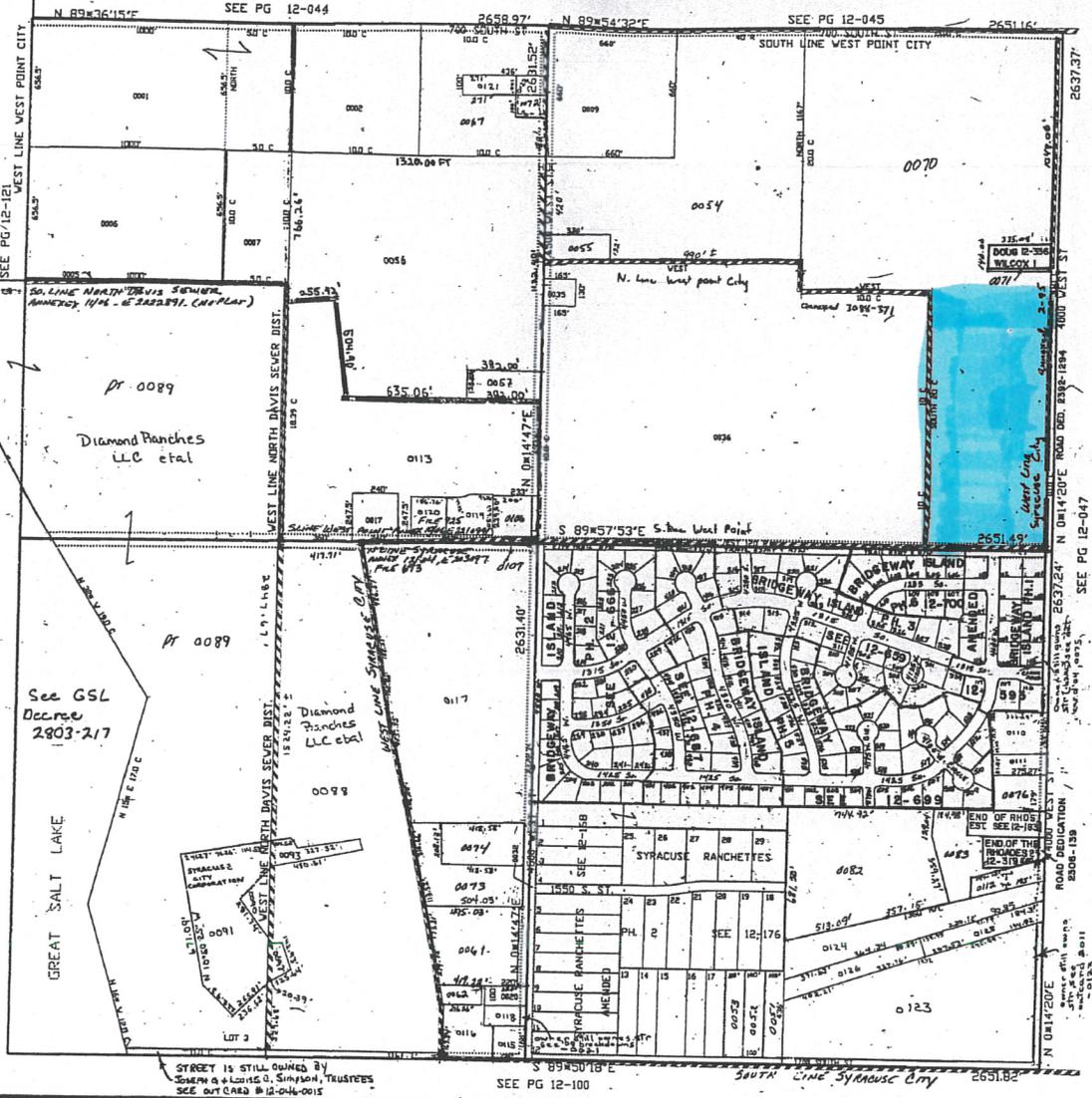
12

PID	OWNER	ACRE	PID	OWNER	ACRE	PID	OWNER	ACRE	PID	OWNER	ACRE
0001	Cannie D Manning	20.173	0029	Joseph D Simpson TR	310	0051	John D Rowe - TRS	1.00	0071	Cannie D Manning	7.71
0002	Cannie D Manning	10.000				0052	Brad S Unsicker	1.00	0070	William Criddle Farm LLC	59.92
0005	DAVIS COUNTY CORP	.140				0053	Gary Mark Hamblin	1.00	0073	William Glenn D & Kathy S	.09
0006	Ardis G Manning (TR)	15.130				0054	Lara S Siefert (TR)	22.70	0072	William Glenn D & Kathy S	.09
0007	Ardis G Manning (TR)	5.000				0055	Susan L Elbrader - TR	1.0	0074	William Glenn D & Kathy S	3.25
0008	Lara S Siefert (TR)	10.000				0056	Manning Properties LLC	57.871	0075	Tracy Kevin B & Kristina	2.00
						0057	Manning Properties LLC	1.071	0076	Ardis G Manning	1.11
0017	Lara S Siefert	7.135	0035	Brittany L Gallegos	.490	0061	Comp of Pres Bishop LDS Church	4.139			
			0036	Wade, Glen L & Nancy B	61.310	0062	Comp of Pres Bishop LDS Church	2.59			

PREVIOUS
12-046
LAST

NORTH

SCALE
1" = 400'



ALL SECTION 7 T4NR2W Salt Lake Meridian Davis County, Utah

DAVIS COUNTY GEO-GRAPHIC INFORMATION DIVISION



PETITION FOR ANNEXATION OF TERRITORY TO SYRACUSE CITY, UTAH

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



Petition No. 2013-02

Filed in the Office of the City Recorder

By J. Clust

Date 8-13-13

Fee: Up to 2 acres \$230.00 + \$173.00/acre 2.1-5 acres \$575.00 + \$144.00/acre 5.1-10 acres \$1,007.00 + \$115.00/acre 10+ acres \$1,582.00 + \$87.00/acre Additional \$300.00 to include rezone request

1858 Ac = 1619

Check # 2695149 \$3199.00

TO THE SYRACUSE CITY COUNCIL:

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

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

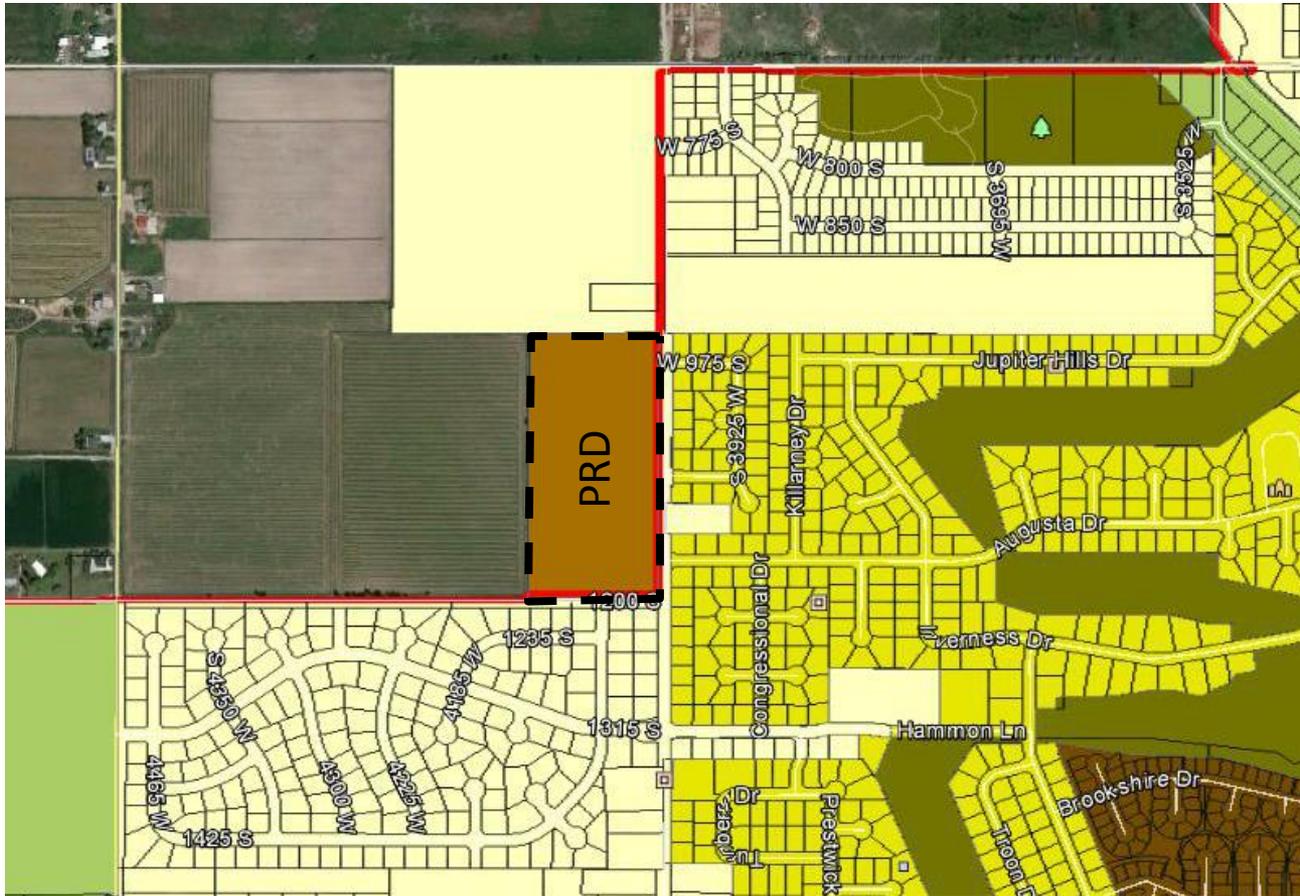
Signature Printed Name Address Con Louyne Wilcox managing member 6 Douglas Wilcox 2918 South 4000 West Syracuse Utah 84075

Con Louyne Wilcox managing member Con Louyne Wilcox 1455 South 1000 West Clarendon UT 84015

(Petitioners must submit a copy of this petition to the Davis County Clerk the same day it is filed with Syracuse City.)

Con Wilcox 801-663-5927

Con Wilcox Annexation





COUNCIL AGENDA

October 8th, 2013

Agenda Item #6 Public Hearing – Proposed Resolution R13-27 amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

Factual Summation

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall. See the attached consolidated fee schedule.
- Staff periodically reviews and recommends changes to the consolidated fee schedule. I am recommending the following changes outlined in red in Exhibit A. Most changes are minor with the exception of the plan check fee revision and the public works contracting service rate.

- **Plan Check Fees**

Recently the City has been questioned regarding the imposition of a plan check fee on building permits for duplicate structures, ie. town homes. State Code makes the following limitations on the city:

10-9a-510. Limit on fees -- Requirement to itemize fees -- Appeal of fee -- Provider of culinary or secondary water.

(1) A municipality may not impose or collect a fee for reviewing or approving the plans for a commercial or residential building that exceeds the lesser of:

(a) the actual cost of performing the plan review; and

(b) 65% of the amount the municipality charges for a building permit fee for that building.

(2) Subject to Subsection (1), a municipality may impose and collect only a nominal fee for reviewing and approving identical floor plans.

Staff proposes to amend the consolidated fee schedule and add the following line under the heading Plan Check Fee:

Duplicate Multi-Family Structure = 50% of original plan check fee*

***applicable within 1 year of first permit issuance and within the same ICC code period**

Staff believes this is fair and nominal fee that covers the costs of nominal review that the plans are in fact unchanged, the siting of the structure is in conformance with the adopted plat, materials or other conditions of site plan approval have been met for each structure, and administrative processing. Time limits are imposed to ensure that duplicate structures are built within a reasonable time frame and to accommodate any code changes or fee schedule changes that may occur in between construction of multiple structures.

An example of the Building Permit Fees based on valuation of the structure are as follows:

Building Fee \$1,411.00

Plan Check Fee \$564.00

Duplicate structures would reduce the Plan Check fee to \$282

- **Public Works Contracting Service Rate**

The City has encountered times when a contract service rate is needed for our public works department in order to bill the work time on a job. Examples of this include our safety sidewalk project and the reimbursement of work hours for insurance claims like the one we had for the power surge at our Freeport water tank.

I have calculated a rate for employee costs and also a rate for heavy equipment costs based on actual costs to the city.

Staff Recommendation

- ***Adopt proposed resolution R13-27 amending the Syracuse City Consolidated Fee Schedule by making changes throughout.***

RESOLUTION NO. R-13-27

A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT.

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

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

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

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF OCTOBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Bond Fees						
Landscaping Bond	\$55.00 per Permit	NA NA				
Performance & Guaranty for Temporary Occupancy	100% of value	10% Administration Fee				
Plan Check Fees						
Residential	All Permitted Structures	40% Permit Fee	NA NA			
Residential - Duplicate multi-family structure						50% of original plan check fee
NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period						
Commercial	All Permitted Structures	65% Permit Fee	NA NA			
Building Investigation Fee	All Permitted Structures	100% % Permit Fee	NA NA			
Fire Sprinkler/Safety Plans	All Permitted Structures	\$75.00 Per Hour	NA NA			
Additional Plan Review Due to Revisions		\$56.40 Per Hour (1/2 hr min.)	NA NA			
General Building Valuation						
Building Value from \$1-1,000.00		\$56.40 ea. Unit	NA NA			
Building Value from \$1,001-2,000		\$56.40 ea. Unit	\$2.70 ea. addl. \$100 or fraction thereof			
Building Value from \$2,001-25,000		\$83.40 ea. Unit	\$16.80 ea. addl. \$1000 or fraction thereof			
Building Value from \$25,001-50,000		\$469.80 ea. Unit	\$12.11 ea. addl. \$1000 or fraction thereof			
Building Value from \$50,001-100,000		\$772.55 ea. Unit	\$8.40 ea. addl. \$1000 or fraction thereof			
Building Value from \$100,001-500,000		\$1,192.55 ea. Unit	\$6.72 ea. addl. \$1000 or fraction thereof			
Building Value from \$501,000-1,000,000		\$3,880.55 ea. Unit	\$5.70 ea. addl. \$1000 or fraction thereof			
Building Value from \$1,000,000.00+		\$6,730.55 ea. Unit	\$4.65 ea. addl. \$1000 or fraction thereof			
Pools, Tubs & Spas						
Public Pool		Bid Price ea. Unit	NA NA			
Private Pool - In Ground		Bid Price ea. Unit	NA NA			
Private Pool - Above Ground Temporary		\$56.40 ea. Unit				
Private Pool - Above Ground Permanent		Bid Price ea. Unit	NA NA			
Storage Sheds						
Storage Sheds		Construction Value ea. Unit	NA NA			
Storage Sheds - Re-siding only		\$47.00 ea. Unit	NA NA			
State Fee (Surcharge)		1% of Permit Fee	NA NA			
Expired Permit						
Less Than to 180 days		65% Building Value	NA NA			
Greater than 180 Days but Less Than 1 Year		65% of Original Permit Cost	NA NA			
Greater Than 1 Year		100% of Original Permit Cost	NA NA			
Impact Fees						
Park Development		\$1,653.00 Per Connection				
Park Development (Existing System Buy-In)		\$310.00 Per Connection				
Park Purchase (Land Dedicated and the Time of Development)			NA NA			
R-1		0.020 Acres Per Gross Acre				
R-2		0.026 Acres Per Gross Acre				
R-3		0.037 Acres Per Gross Acre				
R-4		0.098 Acres Per Gross Acre				
PRD		0.056 Acres Per Gross Acre				
C-2		0.063 Acres Per Gross Acre				
A-1		0.003 Acres Per Gross Acre				
Park Purchase (Existing System Buy-In)						
R-1		\$140.43 Per Developed Acre				
R-2		\$183.53 Per Developed Acre				
R-3		\$263.43 Per Developed Acre				
R-4		\$703.13 Per Developed Acre				
PRD		\$387.40 Per Developed Acre				
C-2		\$440.67 Per Developed Acre				
A-1		\$24.21 Per Developed Acre				
Residential Transportation	Single Family Residence	\$1,131.00 Per Unit	NA NA			
Residential Transportation	All other types/units	\$705.00 Per Unit	NA NA			
Commercial Transportation						
General Commercial		\$2,328.00 Per 1,000 sf of GFA	NA NA			
Office/Institutional		\$2,428.00 Per 1,000 sf of GFA	NA NA			
Industrial		\$668.00 Per 1,000 sf of GFA	NA NA			

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Culinary Water						
3/4" Line	\$966.00 ea. Unit	NA NA				
1" Line	\$1,610.00 ea. Unit	NA NA				
1 1/2" Line	\$4,999.00 ea. Unit	NA NA				
2" Line	\$7,997.00 ea. Unit	NA NA				
3" Line	\$15,994.00 ea. Unit	NA NA				
4" Line	\$24,991.00 ea. Unit	NA NA				
6" Line	\$49,981.00 ea. Unit	NA NA				
8" Line	\$79,970.00 ea. Unit	NA NA				
Secondary Water - Residential						
4,000-7,000sf lot	\$523.03 ea. Unit	NA NA				
7,001-8,000sf lot	\$760.31 ea. Unit	NA NA				
8,001-9,000sf lot	\$883.18 ea. Unit	NA NA				
9,001-10,000sf lot	\$1,008.44 ea. Unit	NA NA				
10,001-11,000sf lot	\$1,135.85 ea. Unit	NA NA				
11,001-13,000sf lot	\$1,330.48 ea. Unit	NA NA				
13,001-15,000sf lot	\$1,595.85 ea. Unit	NA NA				
15,001-17,000sf lot	\$1,867.01 ea. Unit	NA NA				
17,001-19,000sf lot	\$2,143.25 ea. Unit	NA NA				
19,001-21,000sf lot	\$2,423.98 ea. Unit	NA NA				
21,001-23,000sf lot	\$2,708.76 ea. Unit	NA NA				
23,001-25,000sf lot	\$2,997.23 ea. Unit	NA NA				
25,001-27,000sf lot	\$3,289.06 ea. Unit	NA NA				
27,001-30,000sf lot	\$3,658.21 ea. Unit	NA NA				
30,001-33,000sf lot	\$4,107.02 ea. Unit	NA NA				
33,001-36,000sf lot	\$4,561.61 ea. Unit	NA NA				
36,001-39,000sf lot	\$5,021.48 ea. Unit	NA NA				
39,001-42,000sf lot	\$5,486.20 ea. Unit	NA NA				
42,001-45,000sf lot	\$5,955.43 ea. Unit	NA NA				
45,001-48,000sf lot	\$6,428.84 ea. Unit	NA NA				
48,001-51,000sf lot	\$6,906.17 ea. Unit	NA NA				
51,001-54,000sf lot	\$7,387.17 ea. Unit	NA NA				
54,001-57,000sf lot	\$7,871.64 ea. Unit	NA NA				
57,001-60,000sf lot	\$8,359.39 ea. Unit	NA NA				
Secondary Water - Open Land in a Commercial Subdivision	\$0.17 sf of pervious area	NA NA				
Sewer - North Davis Sewer District (Fee)	\$3,000.00 per Connection	NA NA				
Sewer - Storm (ENR Construction Index)						
R1	\$4,748.00 per acre or 0.109 sf	NA NA				
R2	\$5,053.00 per acre or 0.116 sf	NA NA				
R3	\$5,532.00 per acre or 0.127 sf	NA NA				
R4	\$6,316.00 per acre or 0.145 sf	NA NA				
PRD	\$6,011.00 per acre or 0.138 sf	NA NA				
GC	\$11,369.00 per acre or 0.261 sf	NA NA				
C2	\$10,716.00 per acre or 0.246 sf	NA NA				
I1	\$11,369.00 per acre or 0.261 sf	NA NA				
A1	\$3,006.00 per acre or 0.069 sf	NA NA				
PO	\$11,369.00 per acre or 0.261 sf	NA NA				
Public Safety						
Residential	\$225.16 per application	NA NA				
Commercial	\$0.0440 Per sf of building	NA NA				
Connection Fees						
Culinary Water						
3/4" Meter	\$325.00 ea. Unit	NA NA				
1" Meter	\$485.00 ea. Unit	NA NA				
1 1/2" Meter	\$680.00 ea. Unit	NA NA				
2" Meter	\$983.00 ea. Unit	NA NA				
3" Meter	\$1,699.50 ea. Unit	NA NA				

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
4" Meter	\$3,005.00 ea. Unit	NA NA				
6" Meter	\$4,782.00 ea. Unit	NA NA				
8" Meter	\$7,143.00 ea. Unit	NA NA				
Secondary Water						
¾" Line	\$300.00 ea. Unit	NA NA				
1" Line	\$400.00 ea. Unit	NA NA				
1½" Line	\$600.00 ea. Unit	NA NA				
2" Line	\$800.00 ea. Unit	NA NA				
3" Line	\$1,200.00 ea. Unit	NA NA				
4" Line	\$1,600.00 ea. Unit	NA NA				
6" Line	\$2,000.00 ea. Unit	NA NA				
8" Line	\$2,400.00 ea. Unit	NA NA				
Sewer - North Davis Sewer District (Connection)	\$240.00 per Connection	NA NA				
Sewer - City Connection	\$300.00 ea. Unit	NA NA				
Review for 8" Main Line	\$250.00					
Inspection Fees						
Outside of normal business hours	\$56.40 per incident (2 hr min.)	NA NA				
Re-Inspections	\$56.40 per Hour	NA NA				
Plan Changes	2 x Plan Fee	NA NA				
Inspection with no fee indicated	\$56.40 per Hour (1/2 hour min.)	NA NA				
Additional Plan Reviews Due to Revisions	\$56.40 per Hour (1/2 hour min.)					
Miscellaneous/Requested Inspections	\$56.40 per Hour (1/2 hour min.)	NA NA				
Final Off-Site Inspection	\$15.00 per Lot	NA NA				
Final Off-Site Inspection Items						
Culinary Water	\$0.183 per lf	NA NA				
Secondary Water	\$0.124 per lf	NA NA				
Sanitary Sewer	\$0.183 per lf	NA NA				
Storm Drain	\$0.143 per lf	NA NA				
Land Drain	\$0.178 per lf	NA NA				
Curb and Gutter	\$0.038 per lf	NA NA				
Sidewalk	\$0.019 per lf	NA NA				
Road	\$0.111 per lf	NA NA				
Hydrant Test	\$10.00 per Hydrant	NA NA				
Smoke Test	\$6.00 per Lot	NA NA				
Streetlight	\$6.00 per Streetlight	NA NA				
Warranty Inspections						
First Final Warranty	\$0.00 per Project	NA NA				
Final Warranty Re-inspection (if punch list is complete)	\$0.00 per Project	NA NA				
Third Final Warranty	\$75.00 per Project	NA NA				
Fourth Final Warranty	\$100.00 per Project	NA NA				
3rd Party Project or Plan Review Fee	Variable Fee assessed to the project applicant					
Sign Permit Fees						
Permanent Attached	Sign Valuation per Sign	NA NA				
Temporary Attached	5 days max. \$35.00 per Sign	NA NA				
Permanent Detached	Sign Valuation Per Sign	State Fee per Sign				
Temporary Detached	5 days max. \$35.00 per Sign	NA NA				
Sign Reclamation fee (Illegal sign)	\$10.00 per Sign	NA NA				
Sign Reclamation fee (Repeat offenses)	\$40.00 per Sign	NA NA				

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

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

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

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

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

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)	\$250.00 per Application	NA NA				
Nude Dancing Agency	\$950.00 per Application	NA NA				
Semi-Nude Dancing Agency	\$950.00 per Application	NA NA				
Outcall Agency	\$950.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$250.00 per Application	NA NA				
Disclosure Application investigation	\$50.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$252.00 per Application	NA NA				
Application for 2+ Licenses at one time	\$20.00 per Application	Higher of applicable fees				
Outcall Agency Employee (Off-site services)	\$254.00 per Application	NA NA				
Solicitors/Mobile Sales/Vendors (annual fee)	\$25.00 per Application	NA NA				
License per solicitor	\$25.00 per Month	NA NA				
Alcoholic Beverages						
Class "A"	\$200.00 per Application	NA NA				
Class "B"	\$300.00 per Application	NA NA				
Pawn Shops	\$450.00 per Application	NA NA				
Duplicate Business License	\$5.00 per Application	NA NA				
Late Payment Fees						
Paid after Jan 31	50.00% of renewal fee					
Paid after Feb. 28	75.00% of renewal fee					
Paid after Mar 31	100.00% of renewal fee					
Fines						
Utility Excavation without a Permit	\$250.00 per Incident	NA NA				
Storm Water Pollution - Illicit Discharge	\$200.00 Per Incident					
Storm Water - Post construction BMP removal	\$100.00 Per BMP					
Construction Activity Without a Permit when required	\$100.00 per Incident	NA NA				
Operating without a business license	\$15.00 per Incident	Certified mailing costs				
Late Payment Fees	\$10.00 per month					
Weed Mowing (Code Enforcement)						
Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$170.00			
Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash			\$180.00			
Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$205.00			
Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash			\$225.00			
Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$255.00			
Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash			\$262.50			
Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$352.50			
Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash			\$375.00			
Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$412.50			
Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash			\$457.50			
Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$615.00			
Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.						bids will be obtained from contractors.
1/4 acre = 10,890 square feet						
1/2 acre = 21,780 square feet						
3/4 acre = 32,674 square feet						
1 acre = 43,560 square feet						
**All rates include dump fees						
Administration Fee for each subsequent weed mowing incident	\$50.00 per incident	NA NA				
Hourly Rates						
Weedeater				\$33.00		
Edger				\$33.00		
Leaf Blower				\$33.00		
Push Mower				\$36.00		
Small Riding Mower				\$43.50		
Large Riding Mower				\$52.50		
Tractor				\$75.00		
Truck/Trailer				\$82.50		
Tractor/Mower				\$78.00		
**Hourly rates include operator, equipment, and all incidentals required to complete the work.						
Excavation Permit Fees						
NOTE: Trench Repair Fees for Excavations between October 15th and May 15th are double fee shown						
Administrative Fee	\$47.00 per application					
Curb & Gutter Repair	\$20.00 per lf	NA NA				
Sidewalk Repair	\$10.00 per lf	NA NA				
Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$46.14 per Application	NA NA				
14'-0" to 26'-0" Cut	\$92.40 per Application	NA NA				

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$56.88 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$63.96 per Application	NA NA				
19'-0" to 36'-0" Cut	\$127.92 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 42'-0" Cut	\$156.42 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 35'-0" Cut	\$127.92 per Application	NA NA				
36'-0" to 56'-0" Cut	\$198.80 per Application	NA NA				
Water Line Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$53.83 per Application	NA NA				
14'-0" to 26'-0" Cut	\$107.66 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$66.36 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.72 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$74.62 per Application	NA NA				
19'-0" to 36'-0" Cut	\$149.24 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 42'-0" Cut	\$174.16 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 35'-0" Cut	\$145.46 per Application	NA NA				
36'-0" to 56'-0" Cut	\$232.12 per Application	NA NA				
Storm Drain Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$61.52 per Application	NA NA				
14'-0" to 26'-0" Cut	\$123.04 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$75.84 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$151.68 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$85.25 per Application	NA NA				
19'-0" to 36'-0" Cut	\$170.56 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 42'-0" Cut	\$199.04 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 35'-0" Cut	\$166.24 per Application	NA NA				
36'-0" to 56'-0" Cut	\$265.28 per Application	NA NA				
Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$69.21 per Application	NA NA				
14'-0" to 26'-0" Cut	\$138.24 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$85.32 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$170.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$99.40 per Application	NA NA				
19'-0" to 36'-0" Cut	\$191.88 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 42'-0" Cut	\$223.92 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 35'-0" Cut	\$187.02 per Application	NA NA				
36'-0" to 56'-0" Cut	\$298.44 per Application	NA NA				
Combined Trench Repair Fee for Perpendicular Cuts	\$35.00					
26'-0" Wide Road (50' ROW)	Sign Valuation Per Sign					
1'-0" to 13'-0" Cut	\$35.00 per Application	NA NA				

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

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

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

Storm Water Activity Permit Fees

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

Newsletter Advertising Fees

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

	Per Issue Rate
Full page ad (8.5" x 11")	\$400.00
Half page ad	\$225.00
Quarter page ad	\$125.00
Eight page ad	\$60.00
Back page ad*	
Full page	\$550.00
Half page	\$350.00
Quarter page	\$200.00

~~*Back page advertisements will not be sold on an annual basis~~

Utility Bill Advertising Fees

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

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

Vehicle Restoration Permits

NOTE: Vehicle Restoration Permits are valid for one year from issue. Maximum of two permits per individual.

Vehicle Restoration Permit	\$10	Per Application
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Utilities

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Utility Rates						
Garbage Service						
Service	\$10.45 per month	N/A NA				
New Garbage Can Set-up	\$100.00 ea. Unit	NA NA				
Extra Garbage Can (Limit 3)	\$7.20 ea. Unit	NA NA				
Green Waste Can	\$6.50 ea. Unit	N/A N/A				
Replacement Cost	\$90.00 per can	NA NA				
Early Return of Extra Can(s) - less than six (6) months	\$35.00 per can	NA NA				
Street Lighting (Effective May 1st, 2009)						
Street Lighting Power Fee	\$1.00 per month	NA NA				
Purchase of New Street Lights	\$0.32 per month	NA NA				
Parks Maintenance Fee	\$2.93 per month	NA NA				
Temporary Meter (New Construction)	\$30.00 per application	NA NA				
New Service (Does not include impact fee)	\$25.00 per application	NA NA				
Utility Account Transfer (within City limits)	\$15.00 per request	NA NA				
Late Fee on Delinquent Accounts	\$10.00 per incident	NA NA				
Request for Re-establishment of Service after Delinquency						
First Occurrence	\$35.00 per request	NA NA				
Subsequent Occurrences (Same Year)	\$50.00 per request	NA NA				
After Hours Re-connection of Service	\$35.00 per request	NA NA				
Deposit for Water Service						
Residential	\$75.00 per application	NA NA				
Commercial/Industrial/Multi-Family	\$100.00 per application	NA NA				
Culinary Water Service						
Private Pool - Above Ground Permanent	\$2.20 per 1,000 gallons					
Commercial Construction (not to be pro-rated)	\$2.20 per 1,000 gallons					
Commercial Service						
< 10,000 Gallons	\$16.50 per month	NA NA				
10,001-30,000 gallons	\$1.65 per 1,000 gallons	NA NA				
30,001-40,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 40,000 gallons	\$2.65 per 1,000 gallons	NA NA				
Residential Service (with secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 15,000 gallons	\$2.45 per 1,000 gallons	NA NA				
Residential Service (without secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
All Non-Residential Service						
< 8,000 Gallons	\$22.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")						
3/4" line	\$15.50 per month	NA NA				
1" line	\$21.50 per month	NA NA				
1 1/2" line	\$58.00 per month	NA NA				
2" line	\$103.11 per month	NA NA				
3" line	\$184.50 per month	NA NA				
4" line	\$412.44 per month	NA NA				

Utilities

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
6" line	\$928.00 per month	NA NA				
8" line	\$1,649.78 per month	NA NA				
Hydrant Meter						
Meter Deposit	\$1,200.00 per application	NA NA				
Administrative Fee	\$30.00 per application	NA NA				
Hydrant Rental						
Short Term (up to 3 days)	\$8.00 per application	\$2.00 per 1,000 gallons				
Long Term (Monthly)	\$30.00 per month	\$2.00 per 1,000 gallons				
General Use Fee	\$2.20 per 1,000 gallons	NA NA				
Hydrant Flushing	\$250.00 per Flushing	\$2.18 per 1,000 gallons				
Sewer Service (Waste)						
Residential & Commercial	\$14.80 per month	NA NA				
Sewer Service (Storm)						
Residential	\$4.05 per month	NA NA				
Commercial						
0 - 1 acre	\$6.35 per month	NA NA				
1.1 - 2 acres	\$12.75 per month	NA NA				
2.1 - 2 acres	\$19.10 per month	NA NA				
3.1 - 4 acres	\$25.45 per month	NA NA				
4.1 - 5 acres	\$31.80 per month	NA NA				
5.1 - 6 acres	\$38.20 per month	NA NA				
6.1 - 7 acres	\$44.55 per month	NA NA				
7.1 - 8 acres	\$50.90 per month	NA NA				
8.1 - 9 acres	\$57.25 per month	NA NA				
Each additional acre	\$6.35 per month	NA NA				
Secondary Water - Open Land in a Residential Subdivision	\$0.19 sf of pervious area	NA NA				
Public Works						
Sidewalk & Driveway Approach Replacement	\$45.00 per inspection	NA NA				
Street Sweeping (Contractor failure to clean)	\$515.00 per incident	Time & Material for City Personnel				
Fines						
Fines - Water Meter Tampering	\$35.00 per Incident	NA NA				

Parks & Recreation *All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)*

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

Parks & Recreation *All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Heritage Days						
10 x 10 Booth	\$75.00 per booth	NA NA				
10 x 20 Booth	\$120.00 per booth	NA NA				
Power for Booth	\$10.00 per booth	NA NA				
Roving Vendor Permit						
Without a booth rental	\$50.00 per permit	NA NA				
With a booth rental	\$25.00 per permit	NA NA				
Parade Entry	\$10.00 per vehicle					
Late Fee	\$15.00 per application	NA NA				
Sports Programs						
Late Sign-up Fee	\$5.00 per person	NA NA				
Golf	\$56.00 per person	NA NA				
Tennis	\$31.00 per person	NA NA				
Football (Tackle)	\$116.00 per person	NA NA				
Adult Basketball	\$351.00 per team	NA NA				
Soccer (Fall/Spring)						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Baseball/Softball						
T-ball						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Machine Pitch						
Resident	\$41.00 per person	NA NA				
Non-Resident	\$41.00 per person	NA NA				
Minor League/Major League						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Pony/Ponytail/High School						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Jr High/5th - 6th Girls						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Basketball						
1st-6th grades (Jr Jazz)						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
7th-12th grades (Jr Jazz)						
Resident	\$56.00 per person	NA NA				
Non-Resident	\$71.00 per person	NA NA				
Itty Bitty						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Equipment Rental						
Performance Stage	\$900.00 per day					
Cotton Candy Machine	\$45.00 per day					
Hot Dog Roaster	\$40.00 per day					
Nacho Machine	\$40.00 per day					
Popcorn Machine	\$45.00 per day					
Inflatables						
20 foot double slide	\$150.00 per 4 hours					
Bounce House	\$115.00 per 4 hours					
Human Hamster Balls	\$125.00 per ball for 2 hours					

Cemetery

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

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

Public Safety & Public Works

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

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

Miscellaneous

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Faxes						
Local	\$2.00 per call	NA NA				
Long Distance	\$1.00 per page	\$0.10 NA				
Copies						
8 1/2 " x 11" - single sheet B&W	\$0.25 per sheet	NA NA				
8 1/2 " x 11" - single sheet Color	\$0.50 per sheet	NA NA				
11 " x 17" - single sheet B&W	\$0.50					
11 " x 17" - single sheet Color	\$1.00					
24" x 36"	\$2.00 per sheet	NA NA				
Off-site Printing	Actual Cost	NA NA				
Post Office Supplies						
Stamps, Packages, Boxes, etc.	As per approved USPS prices					
Bubble Wrap	\$3.30					
Packing Tape Dispensers	\$3.50					
Mailing Carton 12" x 10" x 8"	\$2.19					
Mailing Carton 15"x12"x10"	\$3.49					
Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)	\$2.59					
Mailing Carton 8" x 8" x 8"	\$1.99					
Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)	\$2.19					
Photo/Doc Mlr 9.75" x 12.25" (Chipboard)	\$1.59					
Cushion Mailer 6" x 10"	\$1.19					
Cushion Mailer 8.5" x 12"	\$1.59					
Cushion Mailer 10.5" x 16"	\$1.89					
Photo/Doc Mailer 6" x 10" (Chipboard)	\$1.49					
Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh	\$1.69					
Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh	\$2.19					
Bubble Mailer 6" x 10"	\$1.49					
Bubble Mailer 10.5" x 16"	\$2.19					
Bubble Mailer 8.5" x 12"	\$1.79					
Bubble Mailer 12.5" x 19"	\$2.59					
Envelope 6" x 9"	\$0.49					
Utility Mailer 10.5" x 16"	\$1.19					
Administrative Reports & Documents						
Financial Report						
First Copy	No Charge per report	NA NA				
Additional	\$5.00 per report	NA NA				
Budget Document						
First Copy	\$20.00 per-report	NA NA	No Charge	per report		
Additional	\$5.00 per report	NA NA				
Audio Recordings on CD	\$10.00 per CD	NA NA				
Certification of Copies	\$2.00 per copy	NA NA				
GRAMA Records Request						
Research, compilation, editing etc.	\$0.00 per minute (first 30 min)	\$15.00 per hour (31+ minutes)				
Notarization	\$5.00 per stamp	NA NA				
Subdivision Ordinance Book						
Entire Book	\$15.00 per book	NA NA				
Per Chapter	\$1.50 per chapter	NA NA				
General Plan Book	\$15.00 per book	NA NA				
Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)						
8 1/2 " x 11"	Size A	\$3.00 per map	NA NA			
11" x 17"	Size B	\$5.00 per map	NA NA			
17" x 22"	Size C	\$8.00 per map	NA NA			
22" x 34"	Size D	\$15.00 per map	NA NA			
34" x 44"	Size E	\$17.00 per map	NA NA			
Custom		\$3.00 per sf	\$10.00 Minimum			
Map Research & Compilation		\$0.00 per hour (<-30 min.)	\$15.00 per hour (>-30 min.)	\$50.00	per hour	
Maps on disk		\$10.00 per map (Standard sizes)	NA NA		per disk	

Miscellaneous

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Collections						
Returned Check Fee	\$20.00 per check	NA NA				
Warrant Collection Fee	2.75% of outstanding warrant balance					
Outside Collection Agency Fee	33.33% of balance owed to City					
Candidate Filing Fee for Public Office						
	\$25.00 per application	NA NA				
City Hall Lobby Rental						
Small Events (< 25 persons - no food present)						
Resident	\$50.00 per rental	\$0.00 per hour				
Non-resident	\$75.00 per rental	\$0.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$100.00 per rental	\$35.00 per hour				
Non-resident	\$150.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
City Hall Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$100.00 per rental	\$35.00 per hour for staffing				
Non-resident	\$150.00 per rental	\$40.00 per hour for staffing				
Large Events (< 25 persons - no food present)						
Resident	\$300.00 per rental	\$40.00 per hour				
Non-resident	\$450.00 per rental	\$45.00 per hour				
City Hall Lobby and Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$150.00 per rental	\$35.00 per hour				
Non-resident	\$200.00 per rental	\$40.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$200.00 per rental	\$40.00 per hour				
Non-resident	\$250.00 per rental	\$45.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$350.00 per rental	\$50.00 per hour				
Non-resident	\$400.00 per rental	\$55.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$450.00 per rental	\$55.00 per hour				
Non-resident	\$500.00 per rental	\$60.00 per hour				



COUNCIL AGENDA

October 8, 2013

Agenda Item # 7

Title VIII & X Amendments-Various

Factual Summation

Please see the attached:

- a. Proposed Ordinance 13-___, amendment to Title VIII & X
- b. Redline Title VIII
- c. Redline Title X

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

Background

The Planning Commission has been reviewing the Cluster Subdivision Ordinance for the past few months in order to clarify open space requirements, provide further clarification on minimum lot standards, and refine the requirements for density bonus.

Staff has identified various minor code changes to Title VIII and Title X in the administration of the code that will alleviate confusion, provide clarification and streamline processes.

The Planning Commission held a public hearing on the proposed amendments on September 17, 2013. At a public meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed amendments.

Summary of Amendments

Section 8.02.020	Provides for the City Engineer to approve installation of infrastructure prior to recording final plat, changes inspection from Building Official to City Engineer.
Section 8.04.010	Specifies number of copies to be provided
Section 8.05.010	Specifies number of copies to be provided
Section 8.06.030	Specifies number of copies to be provided, clarifies the procedure to record final plat to conform with current procedures, specify when a final plat approval expires
Section 10.02.040	Define cluster subdivision-currently 5 acres in Chapter 2 and 10 acres in Chapter 16

Section 10.04.090(D)1	Add provision for landscape architect signature
Table 1, Chapter 4	Change public hearing notice to 10 days for plat amendments, consistent with other public hearing notice requirements
Section 10.06.060	Clarify maximum height of fences in front setback, current language is subjective and unenforceable.
Section 10.08.030	All the Planning Commission to permit parking in front of a building in Multi-family, Industrial, or Commercial uses.
Chapter 9	Change heading to reflect chapter content
Section 10.16.020(C)	Correct grammar error
Section 10.16.020(E)	Add minimum lot standards for single family lots
Section 10.16.020(G)	Clarify where measurement is taken
Section 10.16.020(H)	Specify open space shall be provided for all residents of subdivision
Section 10.16.020(I)	Specify that HOA be professionally managed
Section 10.16.040	Clarify required and optional elements to qualify for bonus density, remove inconsistent language, add optional moderate income housing bonus.
Section 10.16.070(A)	Remove the word “generally”
Section 10.16.070(E)	Add professionally managed HOA
Section 10.16.070(F)	Require developer to fund HOA for 3 years and pay dues for lots when owning less than 40% of the lots
Section 10.25.020	Require sensitive lands documents with application for preliminary plat
Section 10.26.080	Allow a reduction in cell tower setback, provided an equivalent fall zone easement is obtained from adjacent property

Recommendation for City Council Approval of Ordinance 13-____, Various Sections of Title VIII and Title X

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 13-____, Amending Title VIII & Title X.

ORDINANCE NO. 13-15

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

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

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

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

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

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

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

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

Section 8.02.020

3. Construction and inspection. No construction of public improvements shall proceed until the final plat has been approved by the City Council and filed for record in the office of the County Recorder, except that the City Engineer may conditionally approve the installation of off-site improvements as described in Section 8.07.030(D)(1). All public improvements shall commence within six (6) months and be completed within one (1) year of the date the final plat was approved, and the City Engineer, or designee, shall inspect the construction as it proceeds. A construction punch list shall be made up by the City Engineer, or designee indicating the items missed or needing correction prior to acceptance of the improvements by the City, and all required replacements or repairs shall be completed by the subdivider, at his expense, prior to acceptance by the City.
4. As Built Drawings. At the completion of construction, or at the end of one year, whichever comes first, the City Engineer, or designee, shall make an inspection of all improvements and inform the Subdivider and City Administrator of the results of the

inspection. At the completion of construction, the subdivider shall call for inspection by the City Engineer, or designee and said inspection shall be made within ten (10) days of the request thereof. The subdivider shall provide the City with record drawings accurately defining for permanent record the surface improvements and underground utilities as they were actually constructed and shall provide one mylar copy, which indicates any changes from the original approved final drawings. All sewer and land drain manhole flow lines shall be verified. (Ord. 13-02)

5. Inspection. All construction work involving the installation of improvements in subdivisions shall be subject to inspection by the City Engineer, or designee. Certain types of construction shall have continuous inspection, while others shall have periodic inspections. The City may request the services of the Special Inspectors or testing firms to assist in inspection if it is deemed necessary.

8.04.010:Procedures and Requirements for Submission Submit four (4) standard 22" x 34" copies, one (1) reduced to 11" x 17" (1/2 scale) copy plus one (1) PDF copy of a Sketch Plan to the Planning commission for review and discussion of plan and general scope and conditions. The Plan must be submitted at least two weeks prior to the next regularly scheduled meeting of the Planning Commission and shall include the following items:

8.05.010 Preliminary Plat

The Preliminary Plat shall comply with the following requirements:

1.Submission Requirement: Submit Four (4) standard 22" x 34" copies (see standard drawing #1), One (1) reduced to 11" x 17" (1/2 scale) copy, plus one (1) pdf copy of the preliminary plat, plan and profile sheets to the Planning Commission for review at least two weeks prior to the next regularly scheduled meeting of the Planning Commission. The Planning Commission may, if said copies are not so submitted beforehand, postpone its consideration thereof until its next regularly scheduled meeting.

8.06.030 Final Approval

1. Submittal: Submit Four (4) standard 22" x 34" copy of plat and plan & profile sheets, one (1) copy of each reduced to 11" x 17" (1/2 scale), plus one pdf copy to the city, together with a cost estimate of off-site improvements and storm drain calculations.
2. Engineer Review: City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.
3. Approval: Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected..

If the Planning Commission does not approve the Final Plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council whose decision will be final.

Approval of final plats by the City Council will extend for a period of (12) twelve months. If work or subsequent action by the subdivider to proceed with offsite construction does not occur within the

(12) twelve month period following initial approval, the plat and construction drawings must be re-submitted and become subject to re-approval under the latest City ordinances and specifications. (1999) (Ord. 13-02)

4. Construction of off-site Improvements: No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the city planning, engineering, and public works departments, at which time a review of construction project and expectations of the city will be discussed. Such conference shall be scheduled with the city and all affected utility companies will be invited to attend. (Ord. 13-02)
5. Approval to Record Subdivision: Before any subdivision plat will be recorded, the subdivider shall furnish a corporate surety bond or cash escrow in amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City Subdivision Standards {See Section 8.02.020}. Some of the public improvements are as follows:
 - a. Paving of streets
 - b. Curb, gutter and sidewalks
 - c. Sewer and water lines, including irrigation lines
 - d. Storm and subsurface drainage
 - e. Street signs, monuments, lighting, fences and street trees
 - f. Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
 - g. Utility development connection fees
6. Recording. Once final plat approval has been obtained the developer shall submit a 22"X 34" mylar of the Final Plat to the City engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the mylar indicating approval of the subdivision. Complete submittal shall include the following:
 - a. Development Agreements,
 - b. Escrow Agreement
 - c. Title Report
 - d. Street Light Agreement,
 - e. Off-Site Improvement Agreement,
 - f. Water Share Certificate,
 - g. Storm Water Activity Permit,
 - h. Stormwater Maintenance Agreement
 - i. Payment of all required development and inspection fees,
 - j. Approved construction drawings or as-built drawings,
 - k. Surety and Improvement Guarantee,
 - l. Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the Final Plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The Final Plat, bearing all official signatures as

above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the County Recorder. Final plats not recorded within twelve (12) months of final approval, shall be deemed null and void. No plat shall be recorded in the office of the County Recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded. (1997)

Section 10.02.040 Definitions

CLUSTER SUBDIVISION: A subdivision approved by the City, as allowed within a particular zone, which meets all the requirements of Chapter 16 of this Title with other standards as determined by the City Council by means of a development agreement.

Section 10.04.090(D)1

(h) Each sheet shall be signed and stamped by a Professional Engineer or Professional Landscape Architect, as applicable. (Ord. 08-11) (Ord. 09-09)

Table 1 of Chapter 4

Vacations or amendments of Subdivision Plats	None	Planning Commission (public hearing and ten [10]-day notice required)	City Council	District Court (thirty [30] days from decision by Land Use Authority)
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Section 10.06.060 Miscellaneous Requirements and Provisions

(A) Height of Fences, Walls, and Hedges in Residential Zones. Property owners may erect fences, walls, and hedges to the permitted building height in the zone in which they are located provided they are not within any required yard space. Fences, walls, or hedges in any required side and rear yard shall not exceed six (6) feet in height. Fences within the required front yard setback or side street setback shall not exceed three (3) feet in height and shall comply with the requirements of Section 10-6-060(B). Where a retaining wall is reasonable and necessary, located on the line separating lots, such retaining wall may include a fence, wall, or hedge on top to the same height that would otherwise be permitted if no retaining wall existed. (Ord. 08-07)

Section 10.08.030 General Provisions

(C) Prohibited Locations. It shall be unlawful to park a motor vehicle, trailer, or boat in a front yard area, as defined in Section 10-2-040, on any residential property or on areas not improved for parking. No one shall develop any portion of a front yard, as required in this Title, as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use without approval by the Planning Commission at site plan review. No one shall pave or improve any portion of a required front yard, other than approved parking and driveways leading directly to or adjacent to a garage, so as to encourage or make possible the parking of vehicles therein. Residents may use paved driveways leading directly to or adjacent to a garage as an approved parking area for additional vehicles to meet the requirements of this Chapter. (Ord. 09-10)

Chapter 9
SIGN REGULATIONS

10-16-020: DEVELOPMENT REQUIREMENTS

- (C) The Land Use Authority shall require that the arrangement of structures and open spaces be developed in such a manner as to prevent any adverse effects on adjacent properties.
- (E) Approval of the development plan shall determine lot area, lot width, setbacks, and lot coverage regulations for multi-family structures, with a minimum separation of sixteen (16) feet between structures.
Single family detached lots shall have the following minimum lot standards:
 - 1. Lot Area 6,000 sq. ft.
 - 2. Lot Width 60 feet
 - 3. Setbacks:
 - a. Front 15 feet
 - b. Garage 20 feet
 - c. Side 8 feet (both sides)
 - d. Rear 20 feet
- (G) A clear area, thirty (30) feet wide measured from back of curb, shall be maintained along both sides of all streets in a Cluster Subdivision for the location of utilities.
- (H) Every Cluster Subdivision shall provide open space within the development. Such required open space shall not include streets, driveways, common space, or parking areas, but shall be totally landscaped or utilized as agricultural or recreation areas. Non-Agriculture and non-wetlands preserve open space shall be developed for the enjoyment and use of all residents of the development and/or the public.
- (I) The developer shall landscape all common space around or adjacent to building lots, and a lawfully organized and professionally managed home owners' association shall maintain said common space from the onset.

10-16-040: BONUS DENSITY INCENTIVES

- (A) Bonus Density. The City shall consider additional units per acre for a development that complies with the Bonus Density Requirements. In no case shall the bonus density exceed the maximum allowed for the zone. To calculate the bonus density, add the incentive density to the standard density permitted in the proposed location. The awarded incentives are shown below: (Ord. 08-07)

ZONE DENSITY	INCENTIVE DENSITY	STANDARD DENSITY	MAXIMUM DENSITY
A-1	2.0	0.5	2.5
R-1	1.85	2.9	4.75

(Ord. 11-13)

- (B) Bonus Density Calculations. For a permitted project to develop with a density greater than the zone allows, the density incentives must at a minimum contain items 1-4 as outlined below: (Ord. 08-07)

1.	Open Space Preservation	Bonus
	A-1 Zone <i>Fifty (50) percent of the developed land</i>	.80
	R-1 Zone <i>Twenty-five (25) percent of the developed land</i>	.65
2.	Building Design Standards <i>The placement of restrictive covenants within the subdivision that facilitate superior design elements.</i>	.40
3.	Landscaping of Park Strips <i>Planting approved trees species (min two- [2]" inch Caliper) every fifty (50) feet in park strips together with moving the sidewalk four (4) feet closer to the homes</i>	.20
4.	Amenities to Open Space <i>The funding and placement of approved amenities to open space or common areas</i>	.25
5.	Moderate Income Housing <i>Provision of five (5%) percent of dwellings dedicated to moderate income housing.</i>	.10
6.	Landscaped Entrance Ways <i>The development of entranceways to the subdivision development including subdivision identification signs</i>	.15
7.	Trail System/Walking Paths <i>Development of walking paths connecting to the City's trail system</i>	.10

- (C) Development of open or common space shall comply with the following standards:
2. Open Space. Property designated as open space on the landscaping plan shall be for the full use and enjoyment of all the residents of the development or community at large. The developer shall develop and improve open space that is not in the ownership of the City or maintain it for agricultural use or grazing. The developer must complete the open space landscaping prior to approval of the next consecutive phase of subdivision development, or within negotiated phasing per the development agreement. Open space that is designated for agricultural use is required to have a recorded perpetual conservation easement.

10-16-070: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS. (Added by Ord. 11-13)

- (A) Subdivision Ordinance requirements shall apply to Cluster Subdivisions except where negotiated within the development agreement. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to

determine overall development dwelling-unit density up to a maximum as determined by the bonus density calculations. (Ord. 11-13)

- (E) A Cluster Subdivision community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, professionally managed by a legally-established owners' association and governed by enforceable, duly recorded CC&Rs. (Ord. 11-13)
- (F) Developer shall prepare a budget for the Home Owner's Association operation and facilities maintenance. Developer shall establish a dedicated operating fund for the collection of home owner dues and shall provide funding for said maintenance for the first three (3) year's operating expenses of the home owner's association or until developer owns less than 40% of the lots. When the developer owns less than 40% of the lots, developer shall pay dues on his remaining lots in accordance with the CC&R's and fee schedule adopted by the Home Owner's Association. The CC&R's will provide in the budget a depreciation estimate and provide for the collection of fees sufficient to meet the depreciation of infrastructure under control of the Home Owner's Association

Chapter 25 (Sensitive Lands Overlay)

10-25-020: PRELIMINARY REQUIREMENTS. Any proposed development within this Zone as identified shall include the following items with a completed application and plans for preliminary plat or site plan approval:

- (A) Wetland delineation approved by the Army Corps of Engineers of all the property within the ownership or control of the developer within the proposed development area.
- (B) A detailed soil analysis, completed by a licensed geotechnical engineer that includes soil types and conditions as well as ground-water level test results, monitored for not less than six (6) months.
- (C) A geotechnical engineered plan for construction and installation of all off-site improvements including, but not limited to, ground and road stabilization as well as design standards for all structure development within the overlay zone.
- (D) Proposed method of routing irrigation or drainage water that is currently being collected from the property.
- (E) Proposed lot drainage plan as required by Section 10-25-040.

Section 10.26.080

(C) Monopoles with no platform.

1. Maximum Height and Width. The maximum height of the monopole antenna shall be seventy-five (75) feet, although the approving body may allow an antenna or antenna-support structure up to one hundred ten (110) feet in height if the applicant demonstrates to the satisfaction of the approving body that the additional height is necessary to obtain coverage or allow co-location and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The entire antenna structure mounted on the monopole shall not exceed three (3) feet in width. The antenna itself shall not exceed ten (10) feet in height.
2. Setback. Monopoles shall be set back a minimum one hundred ten (110) percent of the height of the monopole from any lot line, measured from the base of the monopole to the nearest residential lot line. Exceptions to this setback requirement may be approved by the Planning Commission conditioned upon the acquisition of an equivalent fall zone easement on the adjacent property. Under no circumstances shall residential structures or otherwise occupied structures be permitted within the fall zone easement. Construction of non-occupied accessory structures may be permitted within the easement at the sole risk of the property owner.

(D) Monopoles with Platform.

1. Maximum Height and Width. The maximum height of the monopole antenna shall be seventy-five (75) feet, although the approving body may allow an antenna or antenna-support structure up to one hundred ten (110) feet in height if the applicant demonstrates to the satisfaction of the approving body that the additional height is necessary to obtain coverage or allow co-location and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The antennas and antenna-mounting structures on the monopole shall not exceed eight (8) feet in height or fifteen (15) feet in width. The antenna itself shall not exceed ten (10) feet in height.

2. Setback. Monopoles shall be set back a minimum one hundred ten (110) percent of the height of the monopole from any lot line, measured from the base of the monopole to the nearest residential lot line. Exceptions to this setback requirement may be approved by the Planning Commission conditioned upon the acquisition of an equivalent fall zone easement on the adjacent property. Under no circumstances shall residential or otherwise occupied structures be permitted within the fall zone easement. Construction of non-occupied accessory structures may be permitted within the easement at the sole risk of the property owner.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF October, 2013.

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	_____	_____

Proposed Title 8 amendments

Section 8.02.020

3. Construction and inspection. No construction of public improvements shall proceed until the final plat has been approved by the City Council and filed for record in the office of the County Recorder, except that the City ~~Engineer Council~~ may conditionally approve the installation of off-site improvements as described in Section 8.0-7.0-30(D)(1). All public improvements shall commence within six (6) months and be completed within one (1) year of the date the final plat was approved, and the City Engineer, or designee, ~~Building Official~~ shall inspect the construction as it proceeds. A construction punch list shall be made up by the City Engineer, or designee, ~~Building Official~~ indicating the items missed or needing correction prior to acceptance of the improvements by the ~~City Building Official~~, and all required replacements or repairs shall be completed by the subdivider, at his expense, prior to acceptance by the City.
4. As Built Drawings. At the completion of construction, or at the end of one year, whichever comes first, the City Engineer, or designee, ~~Building Official~~ shall make an inspection of all improvements and inform the Subdivider and City Administrator of the results of the inspection. At the completion of construction, the subdivider shall call for inspection by the City Engineer, or designee, ~~Building Official~~ and said inspection shall be made within ten (10) days of the request thereof. The subdivider shall provide the City with record drawings accurately defining for permanent record the surface improvements and underground utilities as they were actually constructed and shall provide one mylar copy, which indicates any changes from the original approved final drawings. All sewer and land drain manhole flow lines shall be verified. (Ord. 13-02)
5. Inspection. All construction work involving the installation of improvements in subdivisions shall be subject to inspection by the City Engineer, or designee, ~~Building Official~~. Certain types of construction shall have continuous inspection, while others shall have periodic inspections. The City may request the services of the Special Inspectors or testing firms, ~~City Engineer~~ to assist in inspection if it is deemed necessary.

(Sketch plat)

8.04.010: Procedures and Requirements for Submission Submit ~~four (4) one (1)~~ standard 22" x 34" ~~copy~~ copies, ~~plus one (1)~~ plus one (1) reduced to 11" x 17" (1/2 scale) copy plus one (1) PDF copies-copy of a Sketch Plan to the Planning commission for review and discussion of plan and general scope and conditions. The Plan must be submitted at least two weeks prior to the next regularly scheduled meeting of the Planning Commission and shall include the following items:

8.05.010 Preliminary Plat

The Preliminary Plat shall comply with the following requirements:

1. Submission Requirement: Submit Four (4) standard 22" x 34" copies (see standard drawing #1), ~~plus One (1)~~ reduced to 11" x 17" (1/2 scale) copy, plus one (1) pdf copy of the preliminary plat, plan and profile sheets to the Planning Commission for review at least two weeks prior to the next regularly scheduled meeting of the Planning Commission. The

Planning Commission may, if said copies are not so submitted beforehand, postpone its consideration thereof until its next regularly scheduled meeting.

8.06.030 Final Approval

1. 4-Submittal: Submit Four (4) ~~one (1)~~ standard 22" x 34" copy of plat and plan & profile sheets, ~~plus one (1) copy of each reduced to 11" x 17" (1/2 scale), plus one pdf copy~~ to the city. ~~Submit three (3) standard 22" X 34" copies of plat and plan & profile sheet,~~ together with a cost estimate of off-site improvements and, ~~storm drain calculations.~~
2. Engineer Review: City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance. ~~If documents are in order, City Engineer will sign the mylar indicating his approval of the subdivision. After approval and signature of the Final Plat, the City Engineer shall submit the plat, along with his comments of review and approval to the Planning Commission.~~
3. Approval: Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or, ~~reject the final plat,~~ or shall table action for the next regular meeting or until the specified deficiency has been corrected. the Final Plat. ~~If the final plat is approved, the Planning Commission Chairman shall sign the plat and forward it to the City Council for approval and signature, which action shall be taken in a regularly scheduled meeting of the City Council.~~

If the Planning Commission does not approve the Final Plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council whose decision will be final.

Approval of final plats by the City Council will extend for a period of (~~€12~~) six-twelve months. If work or subsequent action by the subdivider to proceed with offsite construction does not occur within the (~~€12~~) six-twelve month period following initial approval, the plat and construction drawings must be re-submitted and become subject to re-approval under the latest City ordinances and specifications. (1999) (Ord. 13-02)

4. Construction of off-site Improvements: No construction of off-site improvements shall commence until the subdivider has completed a pre-construction meeting with the city planning, engineering, and public works ~~building~~ departments, at which time a review of construction project and expectations of the city will be discussed. Such conference shall be scheduled with the city and all affected utility companies will be invited to attend. (Ord. 13-02)
5. Approval to Record Subdivision: Before any subdivision plat will be recorded, the subdivider shall furnish a corporate surety bond or cash escrow in amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City Subdivision Standards {See Section 8.02.020-2-3}. Some of the public improvements are as follows:
 - a. Paving of streets
 - b. Curb, gutter and sidewalks
 - c. Sewer and water lines, including irrigation lines
 - d. Storm and subsurface drainage

- e. Street signs, monuments, lighting, fences and street trees
 - f. Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
 - g. Utility development connection fees
6. Recording. Once final plat approval has been obtained the developer shall submit a 1922"X 3034" mylar of the Final Plat to the City engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the mylar indicating approval of the subdivision. Complete submittal shall include the following:
- a. Development Agreements,
 - b. Escrow Agreement
 - c. Title Report
 - d. Street Light Agreement,
 - e. Off-Site Improvement Agreement,
 - f. Water Share Certificate,
 - g. Storm Water Activity Permit,
 - h. Stormwater Maintenance Agreement
 - i. Payment of all required development and inspection fees.
 - j. -Approved construction drawings or as-built drawings,
 - k. Surety and Improvement Guarantee,
 - a.l. Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the Final Plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The Final Plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the County Recorder. Final plats not recorded within twelve (12) months of final approval, shall be deemed null and void. No plat shall be recorded in the office of the County Recorder until the plat is approved and signed. ~~and~~ Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is ~~so approved, and signed and~~ recorded. (1997)

Title 10-Proposed Amendments

Section 10.02.040 Definitions

CLUSTER SUBDIVISION: A subdivision approved by the City, as allowed within a particular zone, which meets all the requirements of Chapter 16 of this Title with other standards as determined by the City Council by means of a development agreement. ~~Homes grouped together on at least five (5) acres of land, exempt from the minimum lot size requirements of a regular subdivision, grouped in a manner that allows for common open space at the same density allowed by zone.~~

Section 10.04.090(D)1

(h) Each sheet shall be signed and stamped by a Professional Engineer or Professional Landscape Architect, as applicable. (Ord. 08-11) (Ord. 09-09)

Table 1 of Chapter 4

Vacations or amendments of Subdivision Plats	None	Planning Commission (public hearing and fifteen <u>ten [10]</u> [15] -day notice required)	City Council	District Court (thirty [30] days from decision by Land Use Authority)
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Section 10.06.060 Miscellaneous Requirements and Provisions

(A) Height of Fences, Walls, and Hedges in Residential Zones. Property owners may erect fences, walls, and hedges to the permitted building height in the zone in which they are located provided they are not within any required yard space. Fences, walls, or hedges in any required side and rear yard shall not exceed six (6) feet in height. Fences within the required front yard setback or side street setback shall not exceed three (3) feet in height nor impede visibility of sidewalks and streets from adjacent driveways and shall comply with the requirements of Section 10-6-060(B). Where a retaining wall is reasonable and necessary, located on the line separating lots, such retaining wall may include a fence, wall, or hedge on top to the same height that would otherwise be permitted if no retaining wall existed. (Ord. 08-07)

Section 10.08.030 General Provisions (Parking)

(C) Prohibited Locations. It shall be unlawful to park a motor vehicle, trailer, or boat in a front yard area, as defined in Section 10-2-040, on any residential property or on areas not improved for parking. No one shall develop any portion of a front yard, as required in this Title, as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use without approval by the Planning Commission at site plan review. No one shall pave or improve any portion of a required front yard, other than

approved parking and driveways leading directly to or adjacent to a garage, so as to encourage or make possible the parking of vehicles therein. Residents may use paved driveways leading directly to or adjacent to a garage as an approved parking area for additional vehicles to meet the requirements of this Chapter. (Ord. 09-10)

Chapter 9

SIGN AND ~~LIGHTING~~ REGULATIONS

10-16-020:DEVELOPMENT REQUIREMENTS

- ~~_(C)~~ The Land Use Authority shall require that the arrangement of structures and open spaces be developed in such a manner as to prevent any adverse ~~affects~~ effects on adjacent properties.
- ~~_(E)~~ Approval of the development plan shall determine lot area, lot width, setbacks, and lot coverage regulations for multi-family structures, with a minimum separation of sixteen (16) feet between structures.

Single family detached lots shall have the following minimum lot standards:

- 1. Lot Area 6,000 sq. ft.
- 2. Lot Width 60 feet
- 3. Setbacks:
 - a. Front 15 feet
 - b. Garage 20 feet
 - c. Side 8 feet (both sides)
 - d. Rear 20 feet

- (G) A clear area, thirty (30) feet wide measured from back of curb, shall be maintained along both sides of all streets in a Cluster Subdivision for the location of utilities.
- (H) Every Cluster Subdivision shall provide open space within the development. Such required open space shall not include streets, driveways, common space, or parking areas, but shall be totally landscaped or utilized as agricultural or recreation areas. Non-Agriculture and non-wetlands preserve open space shall be developed for the enjoyment and use of all residents of the development and/or the public.
- (I) The developer shall landscape all common space around or adjacent to building lots, and a lawfully organized and ~~fully functional~~ professionally

professionally managed home owners' association shall maintain said common space from the onset.

10-16-040:BONUS DENSITY INCENTIVES

- (A) Bonus Density. The City shall consider additional units per acre for a development that complies with the Bonus Density Requirements. In no case shall the bonus density exceed the maximum allowed for the zone. To calculate the bonus density, add the incentive density to the standard density permitted in the proposed location. The awarded incentives are shown below: (Ord. 08-07)

ZONE DENSITY	INCENTIVE DENSITY	STANDARD DENSITY	MAXIMUM DENSITY
A-1	2.0	0.5	2.5
R-1	1.85	2.9	4.75

(Ord. 11-13)

- (B) Bonus Density Calculations. For a permitted project to develop with a density greater than the zone allows, the density incentives must accrue in numerical order at a minimum contain items 1-4 as outlined below: (Ord. 08-07)

		Bonus
1.	Open Space Preservation	
	A-1 Zone <i>Fifty (50) percent of the developed land</i>	.80
	R-1 Zone <i>Twenty-five (25) percent of the developed land</i>	.65
2.	Building Design Standards <i>The placement of restrictive covenants within the subdivision requiring a minimum seventy (70) percent brick or rock on exterior finishes for homes within the development and the construction of front porches that accommodate seating that facilitate superior design elements.</i>	.3540
3.	Landscaping of Park Strips <i>Planting approved trees species (min two- [2]" inch Caliper) every fifty (50) feet in park strips together with moving the sidewalk four (4) feet closer to the homes or by using serpentine sidewalks in a fashion to "meander" through the park strip and front yard areas</i>	.20
<u>4.</u>	Amenities to Open Space <i>The funding and placement of approved amenities to open space or common areas</i>	.25
4 <u>5.</u>	Home Owners Association Moderate Income Housing <i>Creating a Home Owners Association to maintain landscaped entrance ways and common space</i> <u>Provision of five (5%) percent of dwellings dedicated to moderate income housing.</u>	.3010
5 <u>6.</u>	Landscaped Entrance Ways <i>The development of entranceways to the subdivision development including subdivision identification signs</i>	.15
6.	Amenities to Open Space <i>The funding and placement of approved amenities to open space or common areas</i>	.10
7.	Trail System/Walking Paths <i>Development of walking paths connecting to the City's trail system</i>	.10

- (C) Development of open or common space shall comply with the following standards:
2. Open Space. Property designated as open space on the landscaping plan shall be for the full use and enjoyment of all the residents of the development or community at large. The developer shall develop and improve open space that is not in the ownership of the City or maintain it for agricultural use or grazing. The developer must complete the open space landscaping prior to approval of the next consecutive phase of subdivision development, or within negotiated phasing per the development agreement. Open space that is designated for agricultural use is required to have a recorded perpetual conservation easement.

10-16-070: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.

(Added by Ord. 11-13)

- (A) Subdivision Ordinance requirements shall ~~generally~~ apply to Cluster Subdivisions except where negotiated within the development agreement. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling-unit density up to a maximum as determined by the bonus density calculations. (Ord. 11-13)
- (E) A Cluster Subdivision community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, professionally managed by a legally-established owners' association and governed by enforceable, duly recorded CC&Rs. (Ord. 11-13)
- (F) Developer shall prepare a budget for the Home Owner's Association operation and facilities maintenance. Developer shall establish a dedicated operating fund for the collection of home owner dues and shall provide

funding for said maintenance for the first three (3) year's operating expenses of the home owner's association or until developer owns less than 40% of the lots. When the developer owns less than 40% of the lots, developer shall pay dues on his remaining lots in accordance with the CC&R's and fee schedule adopted by the Home Owner's Association. The CC&R's will provide in the budget a depreciation estimate and provide for the collection of fees sufficient to meet the depreciation of infrastructure under control of the Home Owner's Association

Chapter 25 (Sensitive Lands Overlay)

10-25-020:PRELIMINARY REQUIREMENTS. Any proposed development within this Zone as identified shall include the following items with a completed application and plans for ~~sketch~~ preliminary plat or site plan approval:

- (A) Wetland delineation approved by the Army Corps of Engineers of all the property within the ownership or control of the developer within the proposed development area.
- B) A detailed soil analysis, completed by a licensed geotechnical engineer that includes soil types and conditions as well as ground-water level test results, monitored for not less than six (6) months.
- (C) A geotechnical engineered plan for construction and installation of all off-site improvements including, but not limited to, ground and road stabilization as well as design standards for all structure development within the overlay zone.
- (D) Proposed method of routing irrigation or drainage water that is currently being collected from the property.
- (E) Proposed lot drainage plan as required by Section 10-25-040.

Section 10.26.080

- (C) Monopoles with no platform.
 - 1. Maximum Height and Width. The maximum height of the monopole antenna shall be seventy-five (75) feet, although the approving body may allow an antenna or antenna-support structure up to one hundred ten (110) feet in height if the applicant demonstrates to the satisfaction of the approving body that the additional height is necessary to obtain coverage or allow co-location and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The entire antenna structure mounted on

the monopole shall not exceed three (3) feet in width. The antenna itself shall not exceed ten (10) feet in height.

2. Setback. Monopoles shall be set back a minimum one hundred ten (110) percent of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line. Exceptions to this setback requirement may be approved by the Planning Commission conditioned upon the acquisition of an equivalent fall zone easement on the adjacent property. Under no circumstances shall residential structures or otherwise occupied structures be permitted within the fall zone easement. Construction of non-occupied accessory structures may be permitted within the easement at the sole risk of the property owner.

(D) Monopoles with Platform.

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2. Setback. Monopoles shall be set back a minimum one hundred ten (110) percent of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line. Exceptions to this setback requirement may be approved by the Planning Commission conditioned upon the acquisition of an equivalent fall zone easement on the adjacent property. Under no circumstances shall residential or otherwise occupied structures be permitted within the fall zone easement. Construction of non-occupied accessory structures may be permitted within the easement at the sole risk of the property owner.