



SYRACUSE CITY

Syracuse City Council Work Session Notice

October 14, 2014 – 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 14, 2014, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (2 min.)
- b. Review of City's truancy ordinance. (10 min.)
- c. Discuss potential to refinance 2006 Municipal Building Authority (MBA) Bonds. (10 min.)
- d. Review agenda item 5: Scope and fee for Syracuse City Parks and Recreation Master Plan. (10 min.)
- e. Review items forwarded by Planning Commission: (15 min.)
 - i. Final Plat Approval, Avery Gardens Subdivision, located at approximately 1525 W. 2700 S., applicant NS Group Holdings, LLC.
 - ii. Final Plat Approval, Trails Edge Subdivision Phases 1 and 2, located at approximately 3250 W. 700 S., applicant Mark Sandberg.
 - iii. Final Plat Approval, Cooks Quarters Subdivision, located at approximately 2600 W. 700 S., applicants Sarah and Steven Cook.
- f. Council business. (2 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 9<sup>th</sup> day of October, 2014 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on September 4, 2014.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

October 14, 2014

## Agenda Item “b”                      Review of City Truancy Law

### *Factual Summation*

- Any question regarding this agenda item may be directed at Garret Atkin, Chief of Police or Brody Bovero, City Manager
- Please see attached Memorandum and Supporting documentation provided by Brody Bovero, City Manager

Per the request of Councilmember Lisonbee, the Mayor has placed this issue on the agenda for discussion. The City’s truancy law is governed by Chapter 12 Section 10.020, which is attached. Below is a summary of the law:

- Minors are restricted from loitering in public places, restricted dwellings, or any unsupervised place during normal school hours, for the school that applies.
- Parents of minors are also responsible when their child is in violation.
- Section C of 12.10.020 lists defensible reasons for a minor to legally act in contrary to the restrictions in this law.
- Prior to taking any enforcement action, police officers are required to ask minors their age and reason for being in the public place or other restricted area. Reasons under Section C would eliminate the police officer’s need for enforcement.
- Upon any violation, a police officer may take the minor into custody or issue a citation. If in custody, the police officer must take the minor to the principal of the designated school, or release the minor to a place approved by the school board.
- If unable to release the minor to the school, the police officer may release the minor to his/her parent or guardian.
- If cited, both the minor and parent are to appear in youth court or Juvenile Court.

- The parent shall not be cited, unless the minor has been previously cited and the parent has been warned previously.
- The violation is a Class C misdemeanor. First offense is a minimum of \$50, subsequent offense is a minimum of \$100. The court may also apply other penalties such as community service.

## Chapter 12.10

### ADDITIONAL OFFENSES AGAINST PUBLIC HEALTH, SAFETY, WELFARE AND MORALS

Sections:

- [12.10.010](#) Curfew.
- [12.10.020](#) Curfew – Daytime.
- [12.10.030](#) Unlawful intoxicating chemical compounds.

#### **12.10.010 Curfew.**

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It shall be unlawful for minor persons under 16 years of age to be in or on any of the sidewalks, streets, alleys, or public places in the City between 11:00 p.m. and 5:00 a.m. immediately following, or for minors under 18 years of age, but over 16 years of age, to be in or about any of said places between 12:00 midnight and 5:00 a.m. immediately following.

It shall be unlawful for any parent, guardian or other person having legal care and custody of any minor under 18 years of age to allow or permit such minor to go or be in or upon any of the sidewalks, streets, alleys or public places in said City during the applicable times provided in the above paragraph.

The provisions of the first paragraph of this section shall not apply where the minors are accompanied by parent, guardian, or other adult person having the care and custody of said minor, or where the presence of such minor in or upon any sidewalk, street, alley or public place is connected with and required by some legitimate pursuit in which said minor is engaged.

No adult shall aid, abet, permit or encourage any minor to violate the foregoing provisions. [Ord. 06-09 § 1; Code 1971 § 12-2-1.]

#### **12.10.020 Curfew – Daytime.**

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(A) Minors Subject to Compulsory or Alternative Compulsory Education – Daytime. It is unlawful for any minor subject to compulsory or alternative compulsory education to loiter or remain in any public place, any restricted dwelling, or any unsupervised place within the Syracuse City limits during the normal school hours for the school said minor is required to attend.

(B) Parents, Guardians, and Teachers – Daytime. It is unlawful for any parent, guardian, teacher, or other person having legal care and custody of any minor subject to this chapter to permit or allow, whether willfully or by exercise of insufficient control, any such minor to remain or loiter in any public place or in any other restricted place, except as provided in this chapter.

(C) Defenses. It shall be a defense to a violation of this chapter that at the time the minor was stopped by a Peace Officer, the minor was:

- (1) A minor 14 years or older, emancipated by marriage.
- (2) Accompanied by the minor's parent, guardian, or other adult person having care, custody, or supervision of said minor.
- (3) In a motor vehicle involved in interstate travel.

- (4) On an errand at the direction of the minor's parent or guardian, without detour or stop.
- (5) Acting in response to an emergency.
- (6) Going to, or returning from, a medical or dental appointment.
- (7) Permitted to leave the school campus for lunch or any school-approved activity.
- (8) Attending, or without any detour or stop, was going to, or returning from, a school-approved, recreational, or educational activity, supervised by adults, and sponsored by the local school district, another school district, or any civic, religious, or other government organization.
- (9) Going to, or returning directly from, a compulsory alternative education program.
- (10) Going to, or returning directly from, the minor's place of school-approved employment.
- (11) Granted an exemption for "home schooling" as prescribed by the local board of education.
- (12) Otherwise granted an exemption to compulsory education by the local board of education, under Section [53A-11-102](#), Utah Code Annotated 1953, as amended, or any successor provision.

(D) Enforcement Procedures. Before taking any enforcement action under the provisions of this section, a Peace Officer shall ask said minor's age and reason for being in the public place or other restricted place. The Peace Officer shall not take enforcement action under this section if the Peace Officer has reasonable cause to believe that any defense under subsection (C) of this section applies.

- (1) Upon any violation, the Peace Officer may take the minor into temporary custody and/or issue a citation to the minor. If the Peace Officer takes the minor into temporary custody, the Peace Officer, without unreasonable delay, shall:
  - (a) Transport the minor to the school from which the minor is absent, releasing the minor to the principal or other designated school official; or
  - (b) Release the minor to any individual who has been designated by the local school board to receive and return the minor to school; or
  - (c) Transport and release the minor to a receiving center established and designated by the local school board.

(2) If the minor refuses to return to school or go to the receiving center, or the Peace Officer is unable to otherwise release the minor to the appropriate school official or designated receiving center, the Peace Officer may release the minor to the minor's parent or guardian, and shall notify the appropriate school officials of the violation. If a parent or guardian cannot be reached or is unable to accept custody, the minor shall be referred to the Division of Child and Family Services, in the manner required under state law.

(3) If cited, the minor shall appear, along with a parent or guardian, in the applicable youth court or in Juvenile Court as directed in the citation.

(4) A parent or guardian shall not be cited for a violation unless the minor in question was previously cited for a violation of this section and the parent or guardian was warned or advised by a Peace

Officer, school official, receiving center, or court official of such violation.

(E) Penalty. A violation of this section shall be a Class C misdemeanor. In Juvenile or District Court, a person adjudicated in violation of this section shall receive a minimum fine of \$50.00 for an initial violation. A person adjudicated in subsequent violations of this section shall receive a minimum fine of \$100.00. The minimum fine is not intended to be a limitation of any other penalty, probation, community service requirement, or other fine which may be imposed by the applicable court. [Ord. 06-09 § 1; Code 1971 § 12-2-2.]

### **12.10.030 Unlawful intoxicating chemical compounds.**

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(A) It shall be unlawful for any person, including a corporation or other entity, to manufacture, distribute, use, possess, purchase, attempt to purchase, sell, publicly display for sale, attempt to sell, give, trade or barter any one or more of the following chemical compounds and/or substances or their salts, isomers, homologues, and salts of their isomers and homologues:

(1) *Salvia divinorum* or *salvinorum* A; all parts of the plant presently classified botanically as *salvia divinorum*, whether growing or not, the seeds thereof, any extract from any part of such plant, and every compound, manufacture, salts derivative, mixture or preparation of such plant, its seeds or extracts.

(2) (6aR, 10aR)-9-(hydroxymethyl)-6, 6dimethyl-3(2-methyloctan-2-yl)-6a, 7, 10, 10a-tetrahydrobenzo[c]chromen-1-ol, some trade or other name: HU-210.

(3) Naphthalen-1-yl-(1-pentylindol-3-yl)methanone (also known as 1-Pentyl-3-(1-naphthoyl) indole, some trade or other name: JWH-018.

(4) Naphthalen-1-yl-(1-butylindol-3-yl)methanone (also known as 1-Butyl-3-(1-naphthoyl) indole, some trade or other name: JWH-073.

(5) 2-[(1R,3S)-3-hydroxycyclohexyl]-5-(2-methyloctan-2-yl)phenol, some trade or other name: CP 47,497 and its C6, C7, C8, and C9 homologues.

(6) 1-(3-[trifluoromethylphenyl]) piperazine, some trade or other name: TFMPP.

(7) (R)-(+)-[2,3-Dihydro-5-methyl-3-(4-morpholinylmethyl)pyrrolo[1,2,3-de]-1,4-benzoxazin-6-yl]-1-naphthalenylmethanone, some trade or other name: WIN 55,2-212.

(8) 2-[(1R,2R,5R)-5-hydroxy-2-(3-hydroxypropyl) cyclohexyl]-5-(2-methyloctan-2-yl)phenol, some trade or other name: CP 55,940.

(9) 6,6,9-trimethyl-3-(3-methyloctan-2-yl)-7,8,9,10-tetrahydrobenzo [c]chromen-1-ol, some trade or other name: Dimethylheptylpyran 1, 2-dimethylheptyl- $[\Delta]^3$ THC, or DMHP, or A-40824, or EA-1476.

(10) [(6S,6aR,9R,10aR)- 9-hydroxy- 6-methyl- 3-[(2R)-5-phenylpentan- 2-yl]oxy- 5,6,6a,7,8,9,10,10a-octahydrophenanthridin- 1-yl] acetate, some trade or other name: Levonantradol, or CP 50,556-1.

(11) -1-(4-methylphenyl)-2-methylaminopropan-1-one, some trade or other name: Mephedrone, 4-methylmethcathinone, 4-MMC or 4-methylephedrone.

(12) Or any similar structural analogs.

(B) It is not an offense under subsection (A) of this section if the person was acting at the direction of an authorized agent of the City of Syracuse to enforce or ensure compliance with this law prohibiting the sale of the aforementioned intoxicating chemical compound.

(C) If any of the aforementioned intoxicating chemical compounds are found in the possession of any person, they may be confiscated and destroyed by Law Enforcement Officials.

(D) This section does not apply to any person who commits any act described in this section pursuant to the lawful direction or prescription of a licensed physician or dentist authorized to direct or prescribe such act. This section likewise does not apply to the inhalation of anesthesia for a medical purpose or dental purpose.

(E) Any person found to be in violation of this section will be guilty of a Class B misdemeanor and/or subject to a term of imprisonment not to exceed six months and a fine not to exceed \$1,000 and/or both. Each day during which violation of subsection (A) of this section occurs shall constitute a separate offense.

(F) The City of Syracuse shall have the authority to seek an injunction to compel compliance of any business which fails or refuses to comply with this section.

(G) If any provision of this section is held invalid, such invalidity shall not affect the remaining provisions of this section which shall remain effective absent the invalid provision, and to this end, the provisions of this section are declared to be severable. [Ord. 10-12 § 1; Code 1971 § 12-3-010.]

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**The Syracuse City Code is current through Ordinance 14-10, passed April 8, 2014.**

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.



# COUNCIL AGENDA

October 14, 2014

Agenda Item “c”

Discussion regarding the potential to refinance our 2006 MBA bonds at a lower interest rate to save the City money.

## *Factual Summation*

- Any questions about this agenda item may be directed at Finance Director Stephen Marshall. See the attached PowerPoint presentation.
- The city has an opportunity to refinance our 2006 MBA Lease Revenue Bonds. The 2006 bond was used to construct City Hall, renovate the police Department, and add an addition to the Public Works building.
- The Municipal Building Authority is a separate legal entity from Syracuse City Corporation. It was established in August 2006 to allow the City to streamline the funding and construction of city facilities. The MBA borrows funding, constructs facilities, and leases them to the City. The lease payments made by the City provide the revenue for the MBA to make the debt payments. Eventually the debt will be paid off and the properties will be deeded to the City. The executive board of the MBA is comprised of the Mayor and Council members of Syracuse City.
- Typically the industry standard for moving ahead with a bond refinance is 3%; meaning the savings we recognize from the refinance should exceed 3% of the refunded principal. In this case, we exceed this industry standard because our projected savings would be 3.69% of the refunded principal.
- The 3.69% savings is also a net calculation after all the issuance costs have been paid. This means that the city would not have to pay anything at the close of the refinance. We would wrap up the closing costs and costs of issuance into the repayment schedule.

- By wrapping up the closing costs, the principal outstanding would actually increase over the current amount outstanding; however, the savings would be recognized in lower interest payments. Even with the higher principal amount, the savings per year would be \$19,000 or \$266,000 over the remaining life of the 14-year bond. The refinance would not extend the term of the bond; it would simply keep the repayment schedule the same (in terms of years remaining).

**Recommendation**

I recommend that the city move forward with refinancing our 2006 MBA bonds.



SYRACUSE  
EST. CITY 1935

# Potential refinancing of 2006 MBA Bonds

October 14, 2014

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SYRACUSE  
EST. CITY 1935

## FACTS

- The 2006 Municipal Building Authority (MBA) lease revenue bonds had an original issue amount of \$9,350,000. Issued to construct City Hall, renovate the police station, and add addition to public works.
  - Original twenty year payoff with final payment due on 4/1/2028.
  - Current interest rate ranging from 4.0% to 5.0% over life of bond.
  - Annual Principal & Interest Payments of approximately \$705,000.
-



SYRACUSE  
EST. CITY 1935

## PROPOSED CHANGE

- With current rates at low levels, potential exists to refinance these bonds and save the city and taxpayer's money.
  - Estimates from Zion's Bank Finance that new bond rates would have step up interest rates between 0.75% to 3.75% on a private placement.
  - City would see a net savings of approximately \$19,000 per year or approximately \$266,000 over the 14-year remaining life of the bond.
-



SYRACUSE  
EST. CITY 1935

# Conclusion

- Staff recommendation that the council approve going forward with the bond refinancing.
  - Next step would be to put out public bid for a direct placement option.
  - Once bids are received a bank would be selected and we would start the refinancing process (could take 1-2 months to complete.)
-



# COUNCIL AGENDA

October 14, 2014

Agenda Item **d**                      **Scope and Fee for Syracuse City Parks and Recreation Master Plan**  
**JUB Engineers**

***Factual Summation***

Please see the attached:

- a. Proposal

Any questions regarding this agenda item may be directed at Jenny Schow, Planner

**Background**

As Syracuse continues to grow at a steady rate, we now have the need for a Parks and Recreation Master plan to guide and direct future development in order to fulfill our open space and recreation demands.

The City staff has been working with the Engineering group JUB to contract out the development of a Master Plan. The basic components of the contract include the following:

|                  |                              |                    |
|------------------|------------------------------|--------------------|
|                  | Meeting & Project Management | \$9,750.00         |
|                  | Inventory                    | 4,375.00           |
|                  | Analysis                     | 13,300.00          |
|                  | Final Master Plan            | 6,300.00           |
|                  | Public Survey                | 5,250.00           |
|                  | Stakeholder Survey           | 4,825.00           |
| Alternative Task | Public Involvement           | 6,150.00           |
|                  | <b>Grand Total</b>           | <b>\$49,950.00</b> |

**Parks Advisory Committee Recommendation**

The Parks Advisory Committee reviewed the draft proposal and concluded that the City would benefit from two surveys and that City staff and the committee could be responsible for any additional public involvement. The Engineering Company adjusted the proposal to include two surveys and an alternative option to include public involvement.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

October 8, 2014

Brody Bovero, City Manager  
Syracuse City  
1979 West 1900 South  
Syracuse, UT 84075

**RE: Scope and Fee for Syracuse City Parks and Recreation Master Plan**

Dear Brody,

Per your request, I am submitting this revised scope of work and fees for generating a parks and recreation master plan for Syracuse City. Below is our detailed scope of work and associated fee based on the revisions you requested:

**REVISED SCOPE OF WORK**

- I. **Meetings and Project Management** – We will organize and direct meetings as necessary to move the work forward and engage City staff (or Steering Committee as designated by the City), interested stakeholders, and end users in sharing ideas, information, and feedback, and establishing long-term goals and objectives leading to the development of supported plans. This includes:
  - A. Initial Kick-Off Meeting (1)
  - B. Steering Committee Progress Meetings (3)
  - C. City Council Meeting (1)
  - D. Miscellaneous Project Management Tasks
  
- II. **Inventory**
  - A. Identify and analyze existing City growth – Using City zoning and land use maps, an analysis will be made of the growth potential, its location within the City, and future development opportunities. This tells us where growth will likely occur, how much growth to expect, and what ultimate demands on recreation will be at build-out.
  - B. Identify existing parks, recreation facilities, open space and trails - To accomplish this task, J-U-B GIS specialists will use available databases and maps currently produced by Syracuse City. This data will be used to quantify both need and demand for facilities, and evaluate distribution equity. Other tasks include:
    - 1. Inventory of existing condition of all City recreational amenities.
    - 2. Identify the City's park classification system.We expect that the City will conduct Task 1, the conditions assessment of all existing amenities and facilities within the City boundaries. We will limit Task 2 to a review with the City to reaffirm its park classification system.
  - C. Identify Design/Planning Challenge – With participation from the Steering Committee, key design and planning issues or challenges will be discussed, and plans developed for solving them. This step helps guide the questions to ask in the surveys, and influences how we view the opportunities and solutions developed during the analysis phase of the work.



J-U-B ENGINEERS, INC.

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Brody Bovero  
October 8, 2014  
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### III. Analysis

- A. Park Classification System – Review and update (as necessary) the existing park classification system offered by the City to its citizens.
- B. Calculate Current Level of Service – Already done by the City.
- C. Identify Deficiencies and/or Surpluses – Identify and plot service areas of existing types of park, trail, and open space locations to evaluate where City recreation amenities are deficient and where they have been exceeded.
- D. Develop an Amenity Replacement Schedule – Analyze deficiencies and surpluses and, working together with City Staff, create a list of recommended replacements and realistic timelines of when these improvements should be completed.
- E. Analyze Demands on Existing Recreation Facilities by New Development – Partially done by the City.
- F. Identify Capital Improvement Projects (CIP) – Based on previous analysis, recommend improvements needed to accommodate projected growth.
- G. Strategic Funding Plan - Categorize the identified CIP into impact fee versus non-impact fee eligible projects, including a list of potential funding sources for each project. Other tasks include:
  - 1. Provide preliminary opinion of probable construction costs for each CIP, including land/easement acquisition, construction, and planning, surveying, and engineering costs.
  - 2. Recommend a construction schedule for each CIP based on a prioritization of CIPs.
  - 3. Identify and quantify possible revenue sources, including impact and user fees, available to finance proposed CIPs.
- H. Evaluate Stakeholder Input – Use input from surveys to identify patterns, themes and opportunities for recreational programs and related facilities.

### IV. Master Plan

- A. Present to Steering Committee and City Council – Conduct a live GIS demonstration of the process used to create the recreation master plan. Show databases, key analysis techniques, and maps generated, along with explanations of analysis and key findings, including public feedback and sentiment.
- B. Report - Generate a brief report summarizing findings. The report includes illustrative maps of key information.
- C. Final Plan – Present final plan to the public at a City event (see above City Council meeting) and online.

### V. Public Survey

- A. Prepare and Administer Recreation Survey – Gather citizen input regarding recreation preferences, values, and perceived needs and wants, strengths and weaknesses of existing

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Brody Bovero  
October 8, 2014  
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recreation programs and amenities. This data will be gathered in a format directly compatible with our GIS database, be directly input into the system, and immediately incorporated with all other data gathered. Once the data is in GIS, we will perform an analysis using 3P Visual. 3P Visual is a unique process where public feedback is plotted on a map so it can be visualized. Viewing information this way allows us to not only hear what the public is saying, but also to see where they are saying it. This process helps to identify trends, patterns, and vocal minorities that may not have been otherwise apparent. Survey methods may include online survey, phone survey, mailed survey, collaboration with other groups, etc. The Langdon Group facilitators will assist in developing and administering this survey.

## VI. Stakeholder Survey

- A. Prepare and Administer Stakeholder Survey – Develop a second survey to administer to specific stakeholders and user groups within the City and in neighboring communities who might have interest in using Syracuse recreational space and facilities for league play, tournaments, special events, etc. With guidance from the Steering Committee, a list of these specific groups will be identified and engaged to determine their needs and preferences with respect to facilities and amenities. The Langdon Group facilitators will assist in developing and administering this survey as well.

## ADDITIVE ALTERNATIVE TASK

### VII. Public Involvement – Solicit and Document Input from Stakeholders and Citizens

- A. Key Stakeholder Interviews
  1. Identify the right people (stakeholders) to participate in a community group meeting.
  2. Conduct one-on-one and some group interviews for the identified participants to share their wants, desires, perceived needs for recreational opportunities and amenities within the City. This is essentially an inventory of the public mind with regard to recreation, and becomes part of the database used during analysis. This action helps in formulation of the survey format and questions to be asked.
- B. Community Workshop - Facilitate a community workshop to present the analysis using our GIS technology. We will solicit additional ideas, thoughts, concerns, questions and needs from attendees to incorporate into the general analysis and recreation plan creation.
- C. Website Material - Provide website material from the analysis work (maps, explanations, summaries of survey results, etc.) to be put on the City's webpage by the City to keep interested citizens apprised of the progress of this project.

## DELIVERABLES

Final deliverable materials will include:

- Master Plan Document
- Maps and GIS data produced as part of the analysis and mapping
- Strategic Funding Plan

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**SCHEDULE**

With regard to the schedule, we propose that the process will take approximately 6 months to complete, from Kick-Off Meeting to Final Master Plan, with the report following shortly after that. Please note that meeting schedules and other timing conflicts not under J-U-B's control may influence this timeline and add some minor delays.

**FEE**

The fee for providing the above Base Scope of Work is a lump sum of **\$43,800.00**. This includes all reimbursable expenses, including travel, mileage, copying, printing, etc.

The fee for providing the additive alternative work of Public Involvement is a lump sum fee of \$6,150.00. For convenience, a breakdown of the fee is as follows:

|                                       |                    |
|---------------------------------------|--------------------|
| I. Meetings & Project Management..... | \$9,750.00         |
| II. Inventory .....                   | 4,375.00           |
| III. Analysis .....                   | 13,300.00          |
| IV. Final Master Plan .....           | 6,300.00           |
| V. Public Survey .....                | 5,250.00           |
| VI. Stakeholder Survey .....          | <u>4,825.00</u>    |
| <b>TOTAL .....</b>                    | <b>\$43,800.00</b> |

**ADDITIVE ALTERNATIVE TASK**

|                              |                    |
|------------------------------|--------------------|
| VII. Public Involvement..... | <u>\$6,150.00</u>  |
| <b>GRAND TOTAL .....</b>     | <b>\$49,950.00</b> |

By affixing signatures to this scope of work and associated fee, this document may serve as an amendment to the professional services agreement between Syracuse City and J-U-B ENGINEERS, Inc., adding the herein described tasks and fees to that agreement.

Sincerely,

J-U-B ENGINEERS, Inc.

Brian R. Deeter, P.E.  
Area Manager

Syracuse City

Brody Bovero, MPA  
City Manager



# COUNCIL AGENDA

October 14, 2014

## Agenda Item e.i

### **Final Plat-Avery Gardens Subdivision 1525 West 2700 South-NS Group Holdings LLC**

#### *Factual Summation*

Please see the attached:

- a. Aerial
- b. Plat

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

#### **Background**

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

Rezone Approval  
    Planning Commission   September 2, 2014  
    City Council       September 9, 2014  
Sketch Plan Approval  
    Planning Commission   September 6, 2014  
Preliminary Plan Approval  
    Planning Commission   October 7, 2014  
Final Plat  
    Planning Commission   October 7, 2014

The development consists of 6 lots on 2.92 acres.

#### **Recommendation**

The Planning Commission recommends approval to the City Council for the Final Plat of Avery Gardens Subdivision, request NS Group Holdings LLC, property located at approximately 1525 W 2700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.

# AVERY GARDENS SUBDIVISION

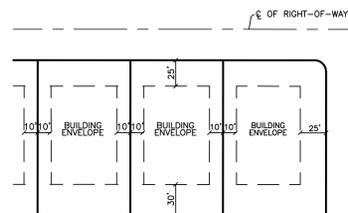
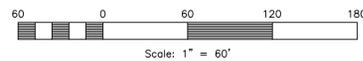
PART OF THE SOUTHWEST QUARTER OF SECTION 15, T.4N., R.2W., S.L.B.&M., U.S. SURVEY  
 SYRACUSE CITY, DAVIS COUNTY, UTAH  
 SEPTEMBER, 2014



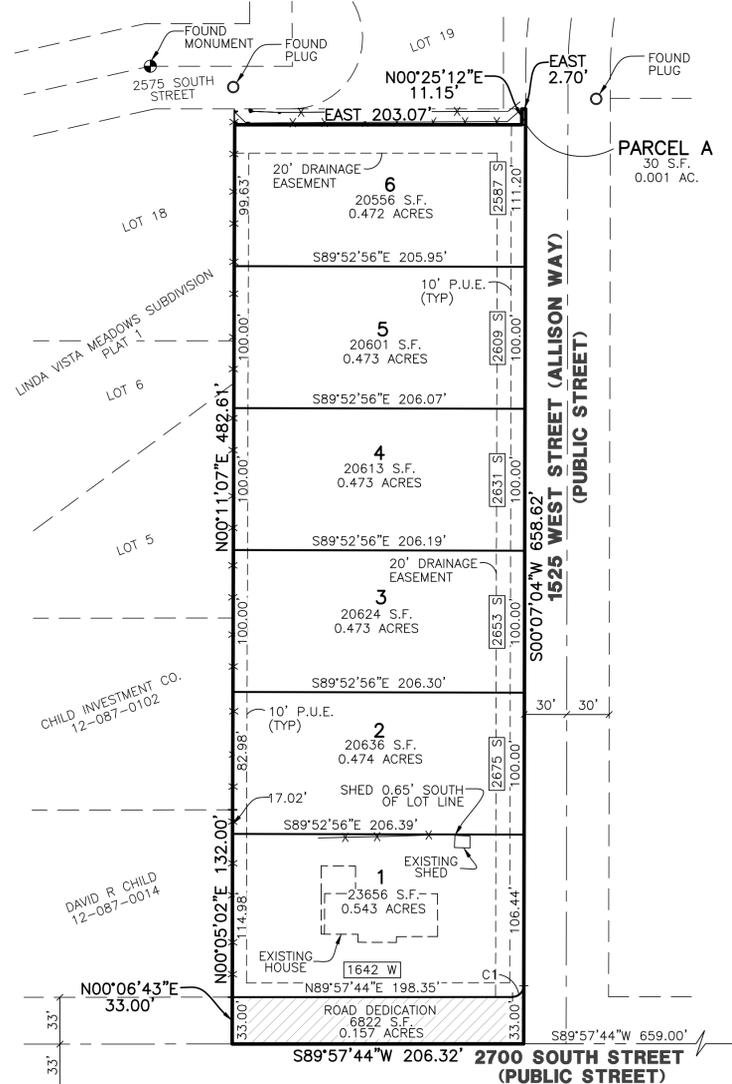
**VICINITY MAP**  
 SCALE: NONE

### LEGEND

- = FOUND SECTION CORNER
- = FOUND PLUG
- = FOUND STREET MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = EXISTING FENCELINE



**SET-BACK DETAIL**  
 SCALE: NONE



CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. FOUND MONUMENT

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. FOUND MONUMENT

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE DESCRIBED PROPERTY. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG AT THE EXTENSION OF THE SIDE LOT LINES AT TOP BACK OF CURB.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°07'16"W.

### DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN 2700 SOUTH STREET, SAID POINT BEING 659.00 FEET S89°57'44"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, (BASIS OF BEARING BEARING S00°07'16"W 2638.05 FEET MEASURED FROM THE CENTER QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 15); AND RUNNING THENCE S89°57'44"W 206.32 FEET; THENCE N00°06'43"E 33.00 FEET; THENCE N00°05'02"E 132.00 FEET TO AND ALONG THE EASTERLY BOUNDARY OF THE LINDA VISTA MEADOWS SUBDIVISION; THENCE EAST 203.07 FEET; THENCE N00°25'12"E 11.15 FEET; THENCE EAST 2.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE S00°07'04"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 658.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 133,539 SQUARE FEET OR 3.07 ACRES

### CURVE DATA

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 12.54'     | 8.00'  | 89°50'40"   | N45°02'24"E   | 11.30'       |

### SURVEYOR'S CERTIFICATE

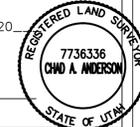
I, **CHAD A. ANDERSON**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **AVERY GARDENS SUBDIVISION** IN **SYRACUSE CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SYRACUSE CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

7736336

UTAH LICENSE NUMBER

CHAD A. ANDERSON



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **AVERY GARDENS SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS, STRUCTURES OR TREES BEING ERRECTED OR PLANTED WITHIN SUCH EASEMENTS, AND ALSO GRANT PARCEL A TO SYRACUSE CITY FOR THE ACCESS AND MAINTENANCE OF THE CITY PATHWAY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY ROCKY MOUNTAIN POWER.  
 \_\_\_\_\_  
 ROCKY MOUNTAIN POWER

**QUESTAR**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY QUESTAR.  
 \_\_\_\_\_  
 QUESTAR

**CENTURYLINK**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY CENTURYLINK.  
 \_\_\_\_\_  
 CENTURYLINK

**PROJECT INFORMATION**  
 Surveyor: **C. ANDERSON** Project Name: **AVERY GARDENS SUBDIVISION**  
 Designer: **E. ROCHE** Number: **6133-03**  
 Scale: **1"=60'**  
 Begin Date: **09-17-14** Revision: \_\_\_\_\_  
 Checked: \_\_\_\_\_

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
 RECORDED FOR: \_\_\_\_\_  
 \_\_\_\_\_  
 DAVIS COUNTY RECORDER  
 \_\_\_\_\_ DEPUTY.

**SYRACUSE CITY ATTORNEY**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY THE SYRACUSE CITY ATTORNEY.  
 \_\_\_\_\_  
 SYRACUSE CITY ATTORNEY

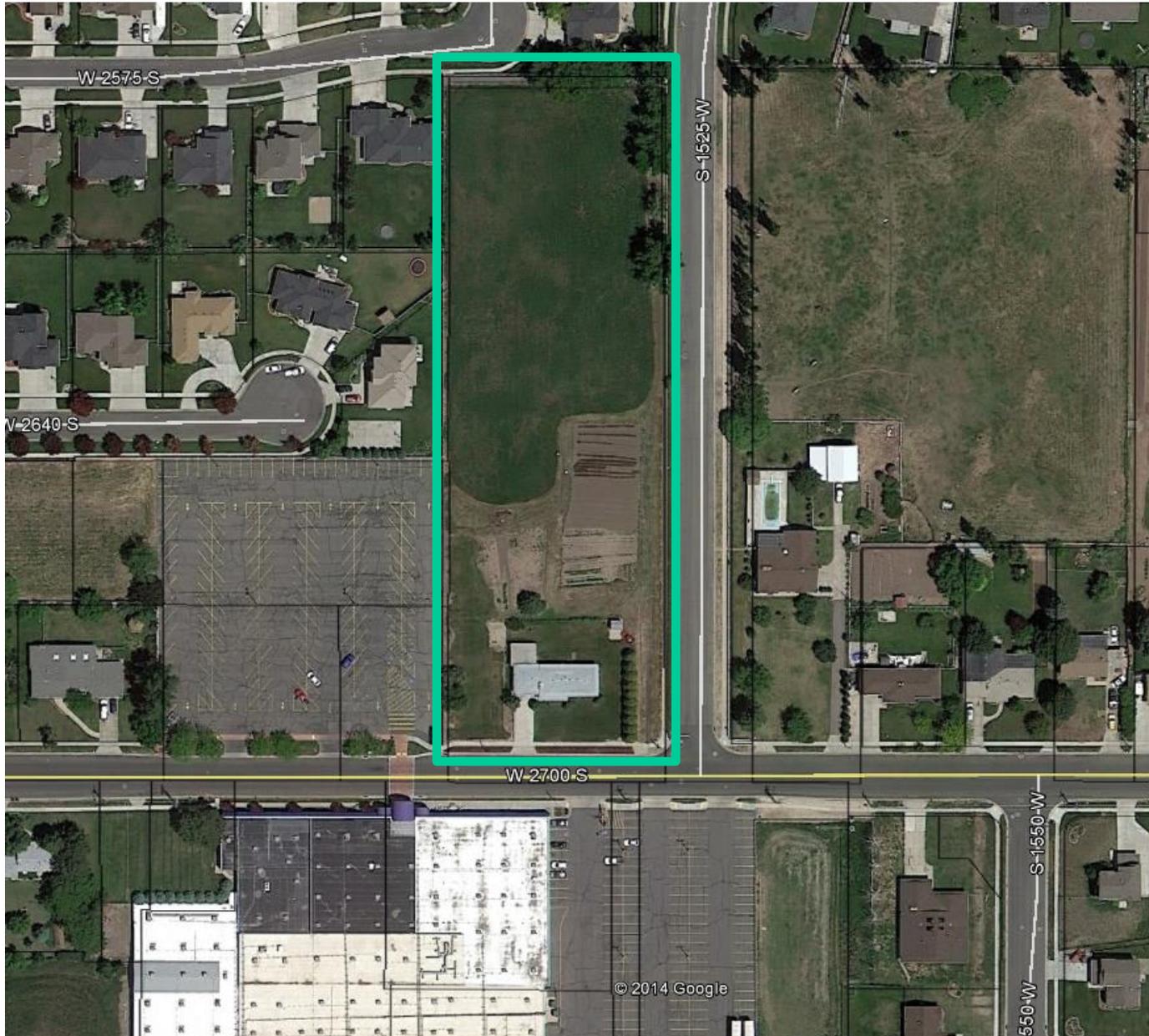
**SYRACUSE CITY PLANNING COMMISSION**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY THE SYRACUSE CITY PLANNING COMMISSION.  
 \_\_\_\_\_  
 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**SYRACUSE CITY ENGINEER**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 \_\_\_\_\_  
 SYRACUSE CITY ENGINEER DATE \_\_\_\_\_

**SYRACUSE CITY COUNCIL**  
 PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 SYRACUSE CITY MAYOR CITY RECORDER



# Avery Gardens 1525 W 2700 S





# COUNCIL AGENDA

October 14, 2014

## Agenda Item e.ii

### **Final Plat-Trails Edge Subdivision, Ph. 1 & 2 3250 West 700 South-Mark Sandberg**

#### *Factual Summation*

Please see the attached:

- a. Aerial
- b. Phasing Plan
- c. Plat 1 & 2

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

#### **Background**

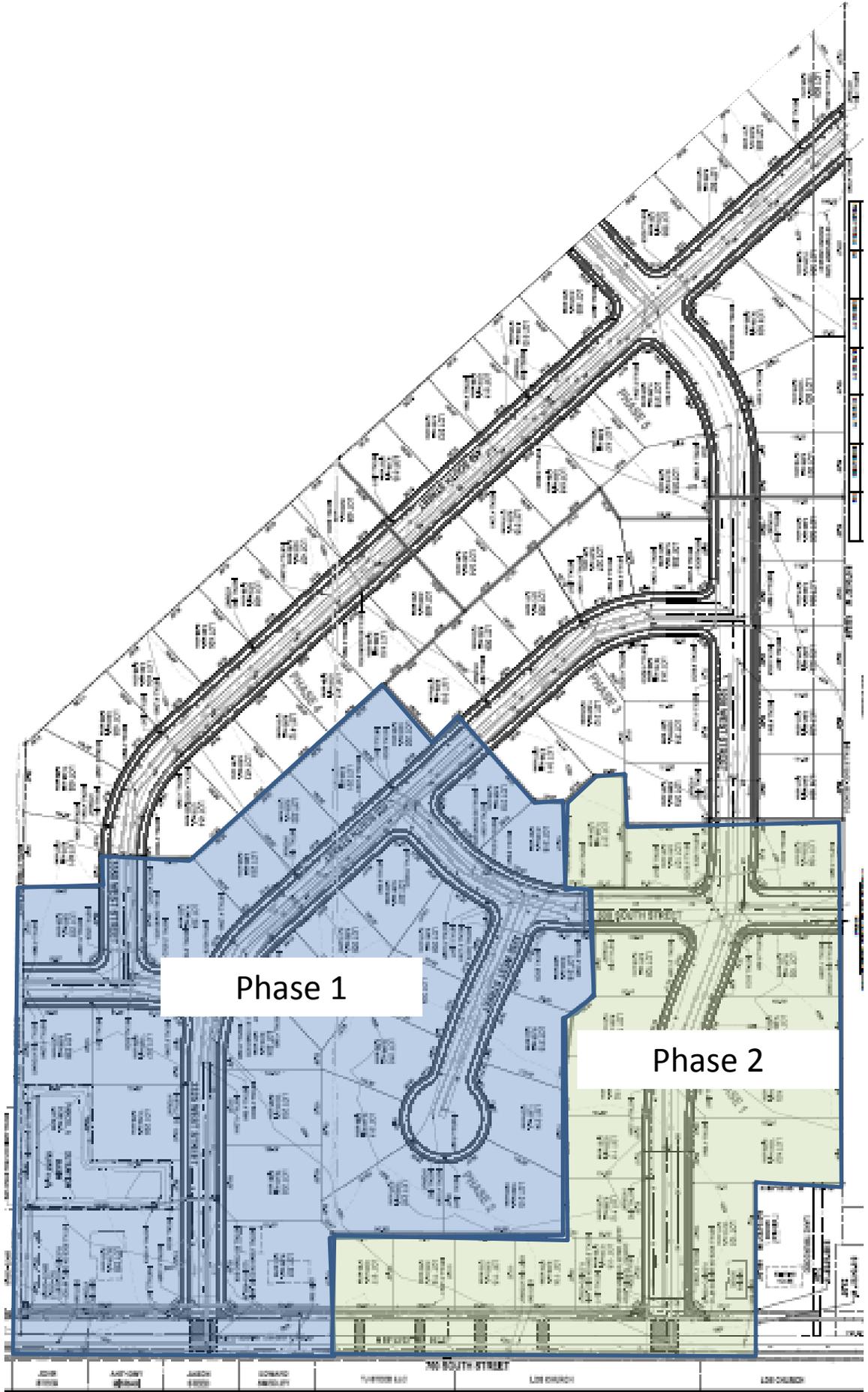
All requirements and standards of Subdivision have been meet. The project outline is as follows:

|                           |                 |
|---------------------------|-----------------|
| General Plan Approval     |                 |
| Planning Commission       | April 15, 2014  |
| City Council              | May 13, 2014    |
| Rezone Approval R-3       |                 |
| Planning Commission       | June 3, 2014    |
| Council Approval          | June 10, 2014   |
| Rezone Approval R-1       |                 |
| Planning Commission       | July 1, 2014    |
| Council Approval          | July 8, 2014    |
| Sketch Plan Approval      |                 |
| Planning Commission       | June 17, 2014   |
| Preliminary Plan Approval |                 |
| Planning Commission       | August 19, 2014 |
| Final Plat                |                 |
| Planning Commission       | October 7, 2014 |

The development consists of 2 phases consisting of 46 lots on 16.91 acres.

#### **Recommendation**

The Planning Commission recommends approval to the City Council for the Final Plat of Trails Edge Subdivision, Ph. 1 & 2, requested by Mark Sandberg, property located at approximately 3250 W 700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.



Phase 1

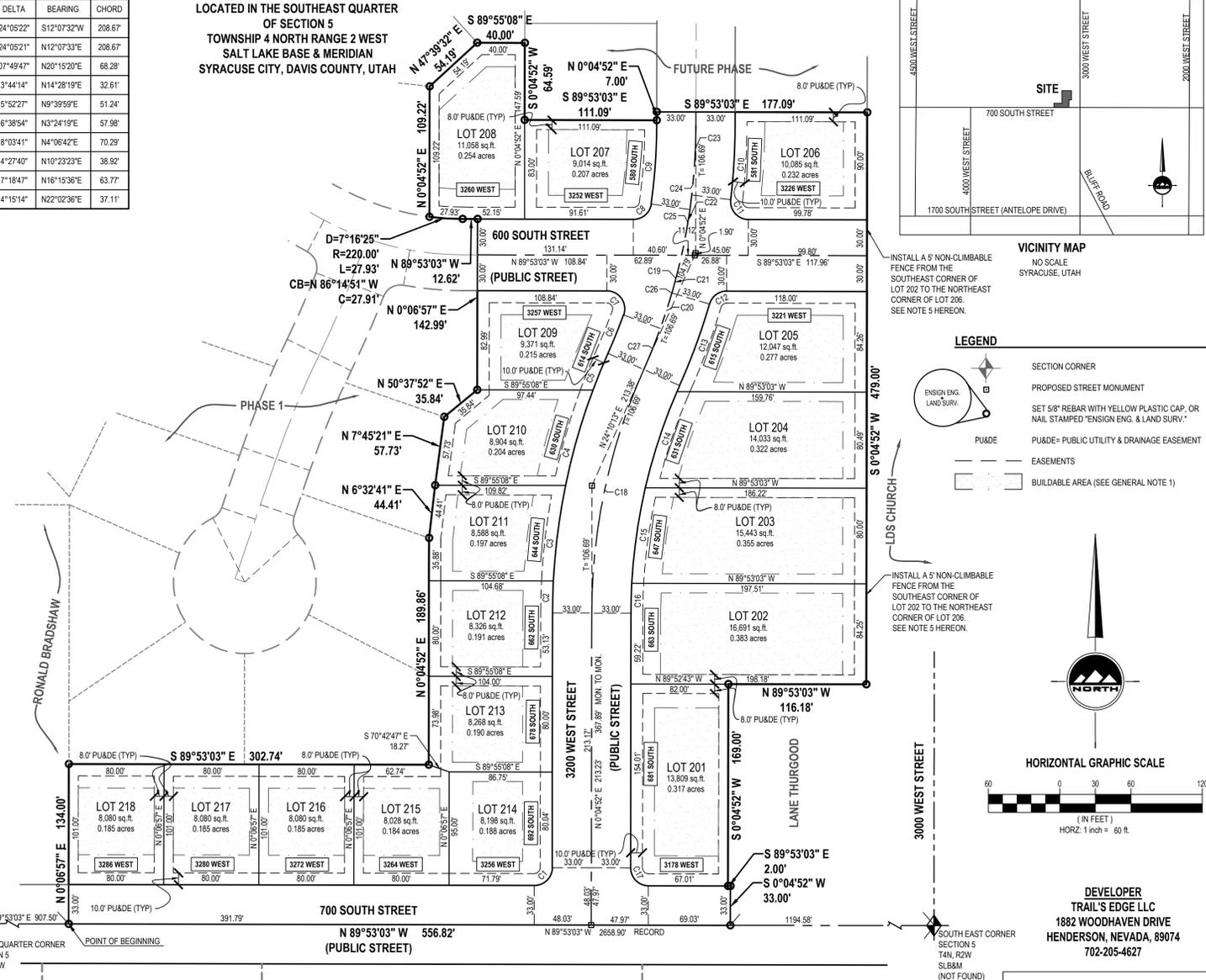
Phase 2

| CURVE TABLE |         |        |            |             |        |
|-------------|---------|--------|------------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA      | BEARING     | CHORD  |
| C1          | 15.00'  | 23.57' | 90°02'05"  | N45°05'54"E | 21.22' |
| C2          | 533.00' | 26.88' | 2°53'22"   | S1°31'33"W  | 26.88' |
| C3          | 533.00' | 60.72' | 6°40'37"   | S7°18'32"W  | 80.64' |
| C4          | 533.00' | 83.33' | 8°57'27"   | S16°07'34"W | 83.24' |
| C5          | 533.00' | 33.17' | 3°33'56"   | S22°23'16"W | 33.16' |
| C6          | 467.00' | 34.67' | 4°15'14"   | N22°02'36"E | 34.66' |
| C7          | 15.00'  | 28.75' | 109°48'02" | N34°59'02"W | 24.54' |
| C8          | 15.00'  | 21.46' | 81°58'24"  | N49°07'45"E | 19.68' |
| C9          | 467.00' | 65.71' | 8°03'41"   | N4°06'42"E  | 65.65' |
| C10         | 533.00' | 61.85' | 6°38'54"   | N3°24'19"E  | 61.81' |
| C11         | 15.00'  | 25.29' | 96°36'49"  | S41°34'39"E | 22.40' |
| C12         | 15.00'  | 19.31' | 73°46'31"  | S53°13'42"W | 18.01' |
| C13         | 533.00' | 72.84' | 7°49'47"   | N20°15'20"E | 72.78' |
| C14         | 467.00' | 84.83' | 10°24'28"  | S18°16'51"W | 84.71' |
| C15         | 467.00' | 80.89' | 9°55'25"   | S8°08'53"W  | 80.79' |
| C16         | 467.00' | 25.04' | 3°04'19"   | S1°37'01"W  | 25.03' |
| C17         | 15.00'  | 23.55' | 89°57'55"  | S44°54'06"E | 21.21' |

| CENTERLINE CURVE TABLE |         |         |           |             |         |
|------------------------|---------|---------|-----------|-------------|---------|
| CURVE                  | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C18 TOT.               | 500.00' | 210.22' | 24°05'22" | S12°07'32"W | 208.67' |
| C19 TOT.               | 500.00' | 210.22' | 24°05'21" | N12°07'33"E | 208.67' |
| C20                    | 500.00' | 68.33'  | 07°49'47" | N20°15'20"E | 68.28'  |
| C21                    | 500.00' | 32.61'  | 3°44'14"  | N14°28'19"E | 32.61'  |
| C22                    | 500.00' | 51.26'  | 5°52'27"  | N9°39'59"E  | 51.24'  |
| C23                    | 500.00' | 58.02'  | 6°38'54"  | N3°24'19"E  | 57.98'  |
| C24                    | 500.00' | 70.35'  | 8°03'41"  | N4°06'42"E  | 70.29'  |
| C25                    | 500.00' | 38.93'  | 4°27'40"  | N10°23'23"E | 38.92'  |
| C26                    | 500.00' | 63.82'  | 7°18'47"  | N16°15'36"E | 63.77'  |
| C27                    | 500.00' | 37.12'  | 4°15'14"  | N22°02'36"E | 37.11'  |

## TRAIL'S EDGE SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRAIL'S EDGE SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Trail's Edge Subdivision Phase 2  
 Beginning at the Southeast Corner of Trail's Edge Subdivision Phase 1, said point also being on the section line South 89°53'03" East 907.50 feet along the section line from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:  
 Thence North 0°06'57" East 134.00 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence South 89°53'03" East 302.74 feet along the south line of Trail's Edge Subdivision Phase 1;  
 Thence North 0°04'52" East 189.86 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence North 6°32'41" East 44.41 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence North 7°45'21" East 57.73 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence North 50°37'52" East 35.84 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence North 0°06'57" East 142.99 feet along the east line of Trail's Edge Subdivision Phase 1;  
 Thence North 89°53'03" West 12.62 feet along the north line of Trail's Edge Subdivision Phase 1;  
 Thence northwesterly 27.33 feet along the arc of a 220.00 foot radius curve to the right, (center bears North 0°06'57" East and long chord bears North 88°14'51" West 27.91 feet, with a central angle of 7°16'25") along the north line of Trail's Edge Subdivision Phase 1;  
 Thence North 0°04'52" East 109.22 feet along the east line to the Northeast Corner of Trail's Edge Subdivision Phase 1;  
 Thence North 47°39'32" East 54.19 feet;  
 Thence South 89°55'08" East 40.00 feet;  
 Thence South 0°04'52" West 54.59 feet;  
 Thence South 89°53'03" East 111.09 feet;  
 Thence North 0°04'52" East 7.00 feet;  
 Thence South 89°53'03" East 177.09 feet;  
 Thence North 89°53'03" West 479.00 feet;  
 Thence North 89°53'03" West 116.18 feet;  
 Thence South 0°04'52" West 169.00 feet;  
 Thence South 89°53'03" East 2.00 feet;  
 Thence South 0°04'52" West 33.00 feet to the section line, said point being South 89°53'03" West 1194.58 feet along the section line from the Southeast Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian;  
 Thence North 89°53'03" West 556.82 feet along the section line to the point of beginning.



Contains 263,978 square feet, 6.060 acres, 18 lots  
 10-02-14  
 Keith R. Russell  
 License No. 164386

Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

## TRAIL'S EDGE SUBDIVISION PHASE 2

do hereby dedicate for perpetual use of the public all streets shown on this plat as Public Streets intended for Public use. In witness whereof I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Trail's Edge, a Limited Liability Company  
 Gregory Higley  
 Manager

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
 County of Davis  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_  
 personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

## TRAIL'S EDGE SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
 PAGE \_\_\_\_\_

### SHEET 1 OF 1

PROJECT NUMBER: L2138  
 MANAGER: K. RUSSELL  
 DRAWN BY: J. MOSS  
 CHECKED BY: K. RUSSELL  
 DATE: 9/16/14

DAVIS COUNTY RECORDER  
 BY \_\_\_\_\_ DEPUTY RECORDER

- GENERAL NOTES:**
- PROPERTY IS ZONED R-3 (LOTS 202-214).  
 A. FRONT YARD SETBACK IS 25'  
 B. REAR YARD SETBACK IS 20'  
 C. SIDE YARD SETBACK IS 8'  
 D. CORNER LOT SIDE YARD SETBACK IS 20' ON STREET SIDE.  
 PROPERTY IS ZONED R-3 (LOTS 201, 214-218).  
 A. FRONT YARD SETBACK IS 40'  
 B. REAR YARD SETBACK IS 20'  
 C. SIDE YARD SETBACK IS 8'  
 D. SIDE YARD SETBACK ON 700 SOUTH STREET IS 30' (LOT 214)  
 E. SIDE YARD SETBACK ON 700 SOUTH STREET IS 30' (LOT 214)
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
  - LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4260.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).
  - THE ARRANGEMENT OF RESIDENTIAL DRIVEWAYS LOTS 201, 214-218 FRONTING 700 SOUTH STREET WILL BE DIRECTED BY THE CITY PLANNING COMMISSION. DRIVEWAYS FRONTING 700 SOUTH STREET WILL BE CONSTRUCTED TO ALLOW SEMI-CIRCULAR, PULL-THROUGH, OR HAMMERHEAD PULL-OUT RESIDENTIAL DRIVEWAYS. [ORDINANCE 15-02 1 (EXHIBIT), ORDINANCE 02-19, CODE 1971 6-2-20]
  - THE DEVELOPER IS TO PROVIDE A LANDSCAPE CERTIFICATE FOR LOTS 202-206 TO ACCOMMODATE THE REQUIRED LANDSCAPE BUFFER ON SAID LOTS PER SYRACUSE CITY CODE 10.30.080.

NOTE:  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

| UTILITY COMPANY APPROVAL |            |
|--------------------------|------------|
| ROCKY MOUNTAIN POWER     | DATE _____ |
| QUESTAR GAS              | DATE _____ |
| CENTURY LINK             | DATE _____ |



LAYTON  
 1485 West Hillfield Rd.  
 Suite 204  
 Layton UT 84041  
 Phone: 801.547.1100  
 Fax: 801.593.6315  
 WWW.ENSIGNUTAH.COM

SALT LAKE CITY  
 Phone: 801.255.0529  
 TOOELE  
 Phone: 435.843.3590  
 CEDAR CITY  
 Phone: 435.865.1453  
 RICHFIELD  
 Phone: 435.590.0187

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 BY THE SYRACUSE CITY ATTORNEY.  
 SYRACUSE CITY ATTORNEY

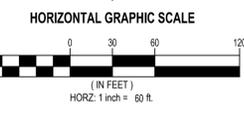
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 BY THE CITY PLANNING COMMISSION APPROVAL.  
 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 BY THE SYRACUSE CITY ENGINEER.  
 SYRACUSE CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 BY THE SYRACUSE CITY COUNCIL.  
 CITY RECORDER CITY MAYOR

### SURVEY RECORDING DATA

DATE: \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_



DEVELOPER  
 TRAIL'S EDGE LLC  
 1882 WOODHAVEN DRIVE  
 HENDERSON, NEVADA, 89074  
 702-205-4627

| CURVE | RADIUS | LENGTH | DELTA     | BEARING     | CHORD   |
|-------|--------|--------|-----------|-------------|---------|
| C1    | 15.00  | 23.56  | 89°58'56" | S44°53'35"E | 21.21'  |
| C2    | 210.00 | 121.60 | 33°10'39" | S16°41'12"W | 119.91' |
| C3    | 210.00 | 52.72  | 14°23'00" | S40°28'02"W | 52.58'  |
| C4    | 15.00  | 23.56  | 90°00'00" | N87°20'28"W | 21.21'  |
| C5    | 280.00 | 29.38  | 6°00'46"  | S45°20'51"E | 29.37'  |
| C6    | 280.00 | 67.23  | 13°45'22" | S55°13'55"E | 67.06'  |
| C7    | 15.00  | 21.88  | 83°33'32" | N20°19'50"W | 19.99'  |
| C8    | 720.00 | 59.56  | 4°44'23"  | N23°49'07"E | 59.54'  |
| C9    | 780.00 | 25.44  | 1°52'06"  | S25°16'15"W | 25.43'  |
| C10   | 780.00 | 72.59  | 5°19'56"  | S21°39'14"W | 72.56'  |
| C11   | 15.00  | 11.63  | 44°25'00" | N41°11'46"E | 11.34'  |
| C12   | 60.00  | 43.69  | 41°43'03" | S42°32'45"W | 42.73'  |
| C13   | 60.00  | 58.32  | 55°41'15" | S6°09'24"E  | 56.05'  |
| C14   | 60.00  | 58.52  | 55°53'01" | S61°56'32"E | 56.23'  |
| C15   | 60.00  | 66.07  | 63°05'21" | N58°34'16"E | 62.78'  |
| C16   | 60.00  | 72.23  | 68°58'42" | N77°27'45"W | 67.95'  |
| C17   | 15.00  | 15.95  | 60°56'22" | S11°28'58"E | 15.21'  |
| C18   | 720.00 | 79.45  | 6°19'20"  | S22°08'56"W | 79.41'  |
| C19   | 720.00 | 11.04  | 0°52'43"  | S25°44'57"W | 11.04'  |
| C20   | 780.00 | 68.13  | 5°00'17"  | N23°41'10"E | 68.11'  |
| C21   | 15.00  | 20.72  | 79°08'40" | S80°45'22"W | 19.11'  |
| C22   | 280.00 | 49.91  | 10°12'45" | S84°46'41"E | 49.84'  |
| C24   | 220.00 | 122.07 | 31°47'27" | S66°42'54"E | 120.51' |
| C25   | 220.00 | 32.56  | 8°28'43"  | S46°34'49"E | 32.53'  |
| C26   | 15.00  | 23.56  | 90°00'00" | S2°39'32"W  | 21.21'  |
| C27   | 270.00 | 5.88   | 1°14'55"  | S47°02'04"W | 5.88'   |
| C28   | 270.00 | 86.03  | 18°15'23" | S37°16'56"W | 85.67'  |
| C29   | 15.00  | 20.88  | 79°44'56" | N68°11'42"E | 19.23'  |
| C30   | 230.00 | 48.27  | 12°01'29" | N78°06'34"W | 48.18'  |
| C31   | 15.00  | 22.05  | 84°13'11" | S42°00'43"E | 20.12'  |
| C32   | 15.00  | 23.57  | 90°01'04" | N45°06'25"E | 21.22'  |
| C33   | 170.00 | 50.77  | 17°06'41" | N81°19'42"W | 50.58'  |
| C34   | 15.00  | 21.66  | 82°45'04" | N31°23'49"W | 19.83'  |
| C35   | 270.00 | 46.56  | 9°52'50"  | S5°02'18"W  | 46.50'  |
| C36   | 15.00  | 23.57  | 90°01'04" | N45°06'25"E | 21.22'  |
| C37   | 200.00 | 20.11  | 5°45'45"  | N87°00'11"W | 20.11'  |
| C38   | 200.00 | 41.97  | 12°01'29" | N78°06'34"W | 41.90'  |
| C39   | 200.00 | 13.38  | 3°50'00"  | N70°10'50"W | 13.38'  |

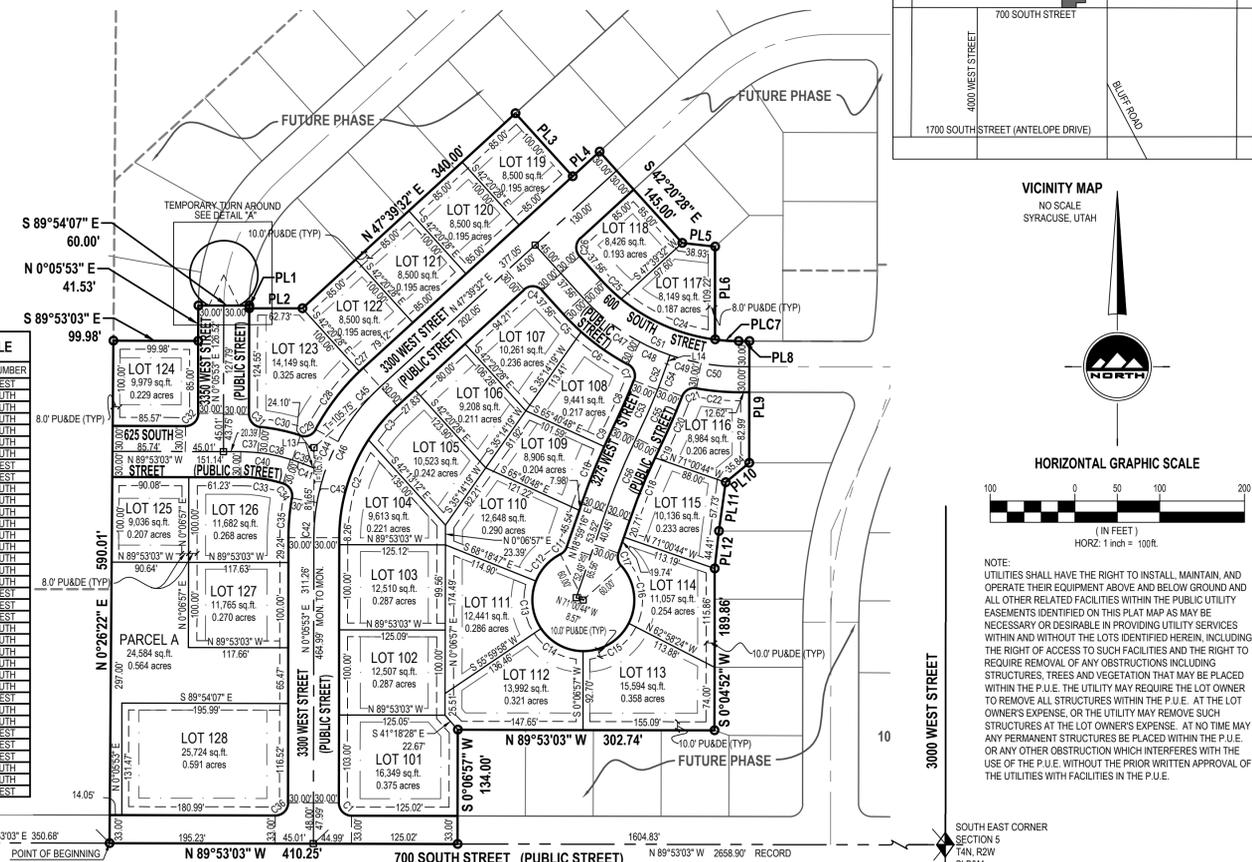
| CURVE | RADIUS | LENGTH | DELTA     | BEARING     | CHORD   |
|-------|--------|--------|-----------|-------------|---------|
| C40   | 200.00 | 59.73  | 17°06'41" | N81°19'42"W | 59.51'  |
| C41   | 200.00 | 15.74  | 4°30'32"  | N70°31'06"W | 15.73'  |
| C42   | 240.00 | 41.39  | 9°52'50"  | S5°02'18"W  | 41.34'  |
| C43   | 240.00 | 36.65  | 8°44'58"  | S14°21'11"W | 36.61'  |
| C44   | 240.00 | 39.48  | 9°25'34"  | S23°26'27"W | 39.44'  |
| C45   | 240.00 | 81.70  | 19°30'18" | S37°54'23"W | 81.31'  |
| C46   | 240.00 | 199.22 | 47°33'39" | S23°52'42"W | 193.55' |
| C47   | 250.00 | 86.26  | 19°46'08" | S52°13'32"E | 85.83'  |
| C48   | 250.00 | 38.84  | 8°54'08"  | S66°33'40"E | 38.80'  |
| C49   | 250.00 | 37.78  | 8°39'34"  | S75°20'31"E | 37.75'  |
| C50   | 250.00 | 44.56  | 10°12'45" | S84°46'41"E | 44.50'  |
| C51   | 250.00 | 207.45 | 47°32'35" | S66°06'46"E | 201.55' |
| C52   | 750.00 | 32.17  | 2°27'27"  | N20°12'59"E | 32.16'  |
| C53   | 750.00 | 62.09  | 4°44'36"  | N23°49'01"E | 62.07'  |
| C54   | 750.00 | 28.75  | 2°11'46"  | N20°05'09"E | 28.74'  |
| C55   | 750.00 | 65.51  | 5°00'17"  | N23°41'10"E | 65.49'  |
| C56   | 750.00 | 94.26  | 7°12'02"  | S22°35'17"W | 94.19'  |

| LINE | BEARING             | LENGTH |
|------|---------------------|--------|
| PL1  | S0°05'53"W          | 3.23   |
| PL2  | S89°54'07"E         | 62.73  |
| PL3  | S42°20'28"E         | 100.00 |
| PL4  | N47°39'32"E         | 42.93  |
| PL5  | S83°52'22"E         | 38.93  |
| PL6  | S0°04'52"W          | 109.22 |
| PL7  | SEE PLC TABLE BELOW |        |
| PL8  | N89°53'03"W         | 12.62  |
| PL9  | S0°06'57"W          | 142.99 |
| PL10 | S50°37'52"W         | 35.84  |
| PL11 | S7°45'21"W          | 57.73  |
| PL12 | S6°32'41"W          | 44.41  |
| L13  | S68°19'50"E         | 13.58  |
| L14  | N18°59'16"E         | 11.17  |

| LOT NUMBER | HOUSE NUMBER | AREA        |
|------------|--------------|-------------|
| 101        | 3288 WEST    | 0.229 acres |
| 102        | 681 SOUTH    | 0.229 acres |
| 103        | 697 SOUTH    | 0.229 acres |
| 104        | 655 SOUTH    | 0.229 acres |
| 105        | 623 SOUTH    | 0.229 acres |
| 106        | 613 SOUTH    | 0.229 acres |
| 107        | 603 SOUTH    | 0.229 acres |
| 108        | 593 SOUTH    | 0.229 acres |
| 109        | 583 SOUTH    | 0.229 acres |
| 110        | 573 SOUTH    | 0.229 acres |
| 111        | 563 SOUTH    | 0.229 acres |
| 112        | 553 SOUTH    | 0.229 acres |
| 113        | 543 SOUTH    | 0.229 acres |
| 114        | 533 SOUTH    | 0.229 acres |
| 115        | 523 SOUTH    | 0.229 acres |
| 116        | 513 SOUTH    | 0.229 acres |
| 117        | 503 SOUTH    | 0.229 acres |
| 118        | 493 SOUTH    | 0.229 acres |
| 119        | 483 SOUTH    | 0.229 acres |
| 120        | 473 SOUTH    | 0.229 acres |
| 121        | 463 SOUTH    | 0.229 acres |
| 122        | 453 SOUTH    | 0.229 acres |
| 123        | 443 SOUTH    | 0.229 acres |
| 124        | 433 SOUTH    | 0.229 acres |
| 125        | 423 SOUTH    | 0.229 acres |
| 126        | 413 SOUTH    | 0.229 acres |
| 127        | 403 SOUTH    | 0.229 acres |
| 128        | 393 SOUTH    | 0.229 acres |

### TRAIL'S EDGE SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRAIL'S EDGE SUBDIVISION PHASE 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Beginning at a point on the section line, said point being South 89°53'03" East 497.25 feet along the section line from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 0°26'22" East 590.01 feet;  
 Thence South 89°53'03" East 99.98 feet;  
 Thence North 0°05'53" East 41.53 feet;  
 Thence South 89°54'07" East 60.00 feet;  
 Thence South 0°05'53" West 3.23 feet;  
 Thence South 89°54'07" East 62.73 feet;  
 Thence North 47°39'32" East 340.00 feet;  
 Thence South 42°20'28" East 100.00 feet;  
 Thence North 47°39'32" East 42.93 feet;  
 Thence South 42°20'28" East 145.00 feet;  
 Thence South 83°52'22" East 38.93 feet;  
 Thence South 0°04'52" West 109.22 feet;  
 Thence southeasterly 27.93 feet along the arc of a 220.00 foot radius curve to the left, (center bears North 7°23'22" East and long chord bears South 86°14'51" East, with a central angle of 7°16'25");  
 Thence South 89°53'03" East 12.62 feet;  
 Thence South 0°06'57" West 142.99 feet;  
 Thence South 50°37'52" West 35.84 feet;  
 Thence South 7°45'21" West 57.73 feet;  
 Thence South 6°32'41" West 44.41 feet;  
 Thence South 0°04'52" West 189.86 feet;  
 Thence North 89°53'03" West 302.74 feet;  
 Thence South 0°06'57" West 134.00 feet to the section line;  
 Thence North 89°53'03" West 410.25 feet along the section line to the point of beginning.

Contains 472,579 square feet, 10.849 acres, 28 lots.

Date 10-02-14  
 Keith R. Russell  
 License No. 164386



**OWNER'S DEDICATION**  
 I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as:

**TRAIL'S EDGE SUBDIVISION PHASE 1**  
 do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public Use. We also separately convey by fee title to the Trail's Edge Home Owner's Association Parcel "K" shown hereon as an Open Space Parcel to be owned and maintained by the Trail's Edge Home Owner's Association with an easement in favor of Syracuse City Corporation over Parcel "K" for the storage and conveyance of storm water.

In Witness whereof I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

Trail's Edge, a Limited Liability Company  
 Gregory Higley  
 Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH \_\_\_\_\_ J.S.S.  
 County of Davis \_\_\_\_\_  
 On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

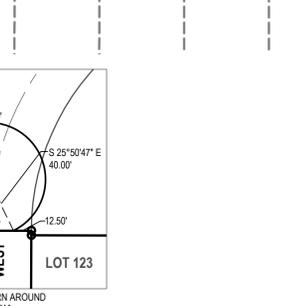
MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

**TRAIL'S EDGE SUBDIVISION PHASE 1**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
 PAGE \_\_\_\_\_  
 DAVIS COUNTY RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_ DEPUTY RECORDER

**GENERAL NOTES:**

- PROPERTY IS ZONED R-1 (LOTS 101-103, 127 AND 128). EXISTING HOMES ON LOTS 101 AND 128.
  - FRONT YARD SETBACK IS 40'
  - REAR YARD SETBACK IS 30'
  - SIDE YARD SETBACK IS 10'
  - CORNER LOT ROADSIDE SETBACK IS 20'
- PROPERTY IS ZONED R-3 (LOTS 104-127).
  - FRONT YARD SETBACK IS 25'
  - REAR YARD SETBACK IS 20'
  - SIDE YARD SETBACK IS 8'
  - CORNER LOT SIDE YARD SETBACK IS 20' ON ROAD SIDE.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4280.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).
- THE ARRANGEMENT OF RESIDENTIAL DRIVEWAYS ON PROPOSED SUBDIVISION LOTS FRONTING A COLLECTOR OR ARTERIAL STREET WILL BE DIRECTED BY THE CITY PLANNING COMMISSION. DRIVEWAYS FRONTING COLLECTOR OR ARTERIAL STREETS WILL BE CONSTRUCTED TO ALLOW SEMI-CIRCULAR, PULL-THROUGH OR HAMMERHEAD PULL-OUT RESIDENTIAL DRIVEWAYS. [ORD. 13-02 1 (EXHIBIT); ORD. 02-19, CODE 1911 8-2-20]



**UTILITY COMPANY APPROVAL**

|                      |      |
|----------------------|------|
| ROCKY MOUNTAIN POWER | DATE |
| QUESTAR GAS          | DATE |
| CENTURY LINK         | DATE |

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE SYRACUSE CITY ATTORNEY.

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE CITY PLANNING COMMISSION APPROVAL.

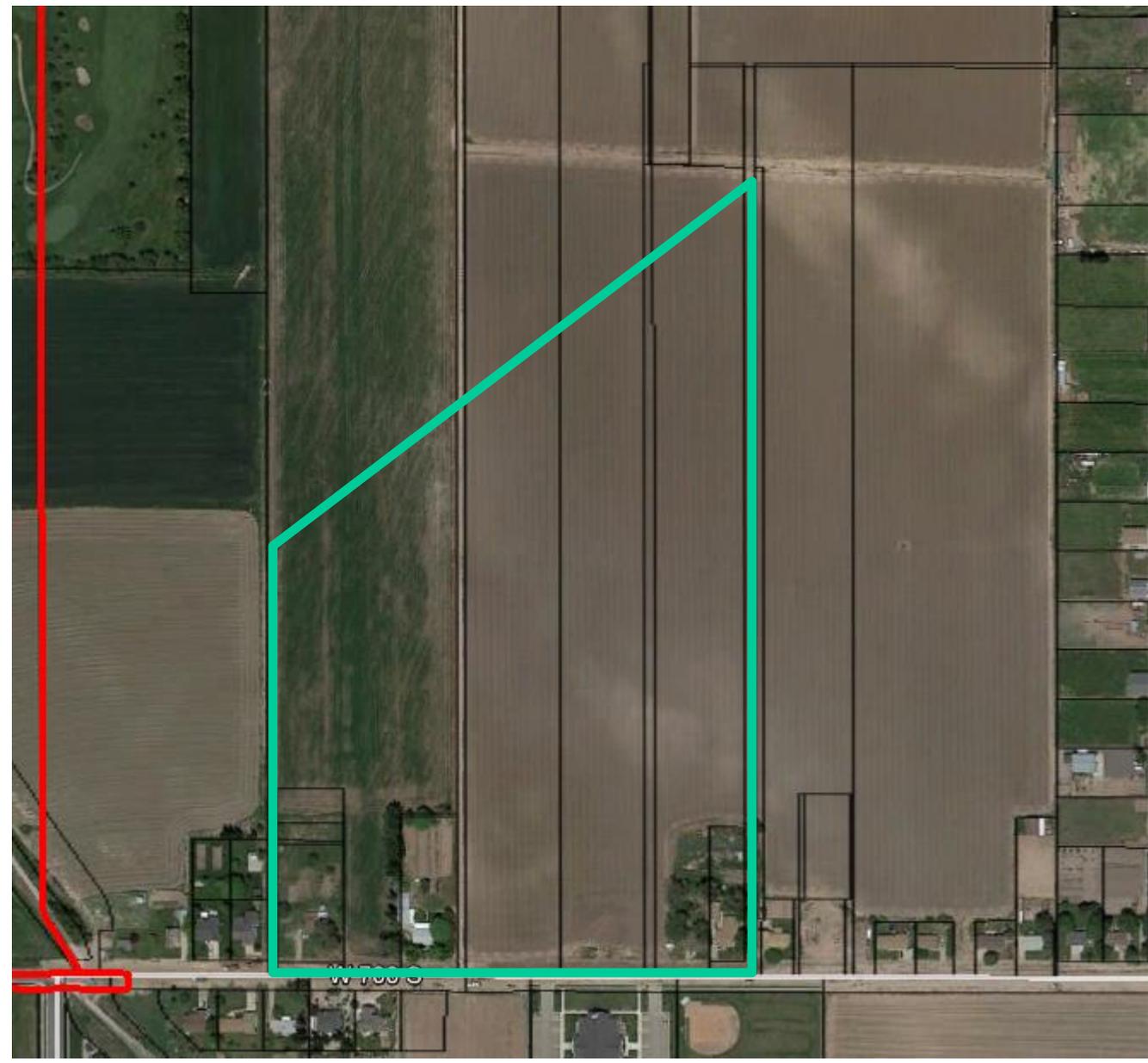
**CITY ENGINEER'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE SYRACUSE CITY ENGINEER.

**CITY COUNCIL APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE SYRACUSE CITY COUNCIL.

**SHEET 1 OF 1**  
 PROJECT NUMBER: L2138  
 MANAGER: K. RUSSELL  
 DRAWN BY: J. MOSS  
 CHECKED BY: K. RUSSELL  
 DATE: 9/16/14



# Trails Edge Subdivision 3250 W 700 S





# COUNCIL AGENDA

October 14, 2014

## Agenda Item e.iii

### **Final Plat-Cooks Quarters Subdivision 2600 West 700 South-Sarah & Steven Cook**

#### *Factual Summation*

Please see the attached:

- a. Aerial
- b. Plat

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

#### **Background**

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

Rezone Approval  
    Planning Commission August 16, 2014  
    City Council September 9, 2014  
Sketch Plan Approval  
    Planning Commission August 16, 2014  
Preliminary Plan Approval  
    Planning Commission October 7, 2014  
Final Plat  
    Planning Commission October 7, 2014

The development consists of 2 lots on 0.82 acres.

#### **Recommendation**

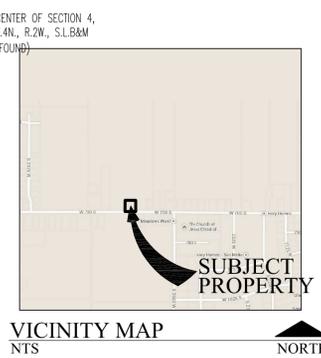
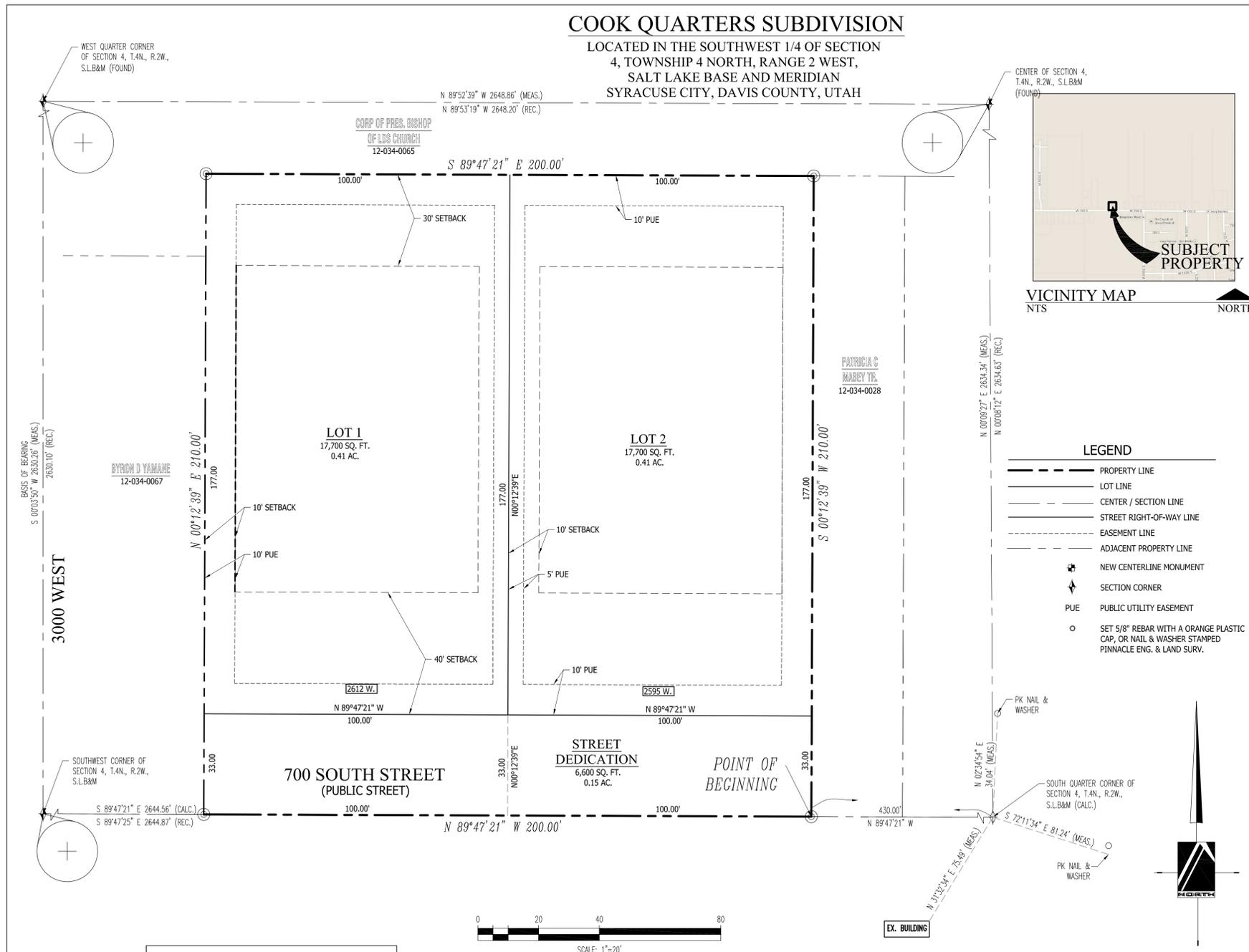
The Planning Commission recommends approval to the City Council for the Final Plat of Cooks Quarters Subdivision, request Sarah & Steven Cook, property located at approximately 2600 W 700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.

# Cooks Quarters 2600 W 700 S



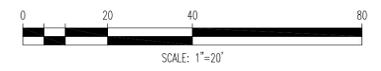
# COOK QUARTERS SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION  
4, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH



PATRICIA C. MAREY TR.  
12-034-0028

- ### LEGEND
- PROPERTY LINE
  - - - LOT LINE
  - - - CENTER / SECTION LINE
  - - - STREET RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - - - ADJACENT PROPERTY LINE
  - ⊕ NEW CENTERLINE MONUMENT
  - ⬠ SECTION CORNER
  - PUE PUBLIC UTILITY EASEMENT
  - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.



### UTILITY COMPANY APPROVAL

|                      |      |
|----------------------|------|
| ROCKY MOUNTAIN POWER | DATE |
| QUESTAR GAS          | DATE |
| CENTURYLINK          | DATE |

### CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY ATTORNEY.

\_\_\_\_\_  
SYRACUSE CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY PLANNING COMMISSION.

\_\_\_\_\_  
SYRACUSE CITY PLANNING COMMISSION

### CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY ENGINEER.

\_\_\_\_\_  
SYRACUSE CITY ENGINEER

### CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY COUNCIL.

ATTEST:  
\_\_\_\_\_  
SYRACUSE CITY RECORDER

\_\_\_\_\_  
SYRACUSE CITY MAYOR

### SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: COOK QUARTERS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SECTION LINE SAID POINT BEING LOCATED NORTH 89°47'21" WEST ALONG SECTION LINE 430.00 FEET (RECORD BEARING FOR SECTION LINE IS N 89°47'25" W - BASIS OF BEARING IS SOUTH 00°03'50" WEST BETWEEN THE WEST QUARTER CORNER AND SOUTH WEST CORNER OF SAID SECTION) FROM THE SOUTH QUARTER CORNER OF SAID SECTION AND RUNNING -

THENCE NORTH 89°47'21" WEST ALONG SAID SECTION LINE 200.00 FEET;

THENCE NORTH 00°12'39" EAST 210.00 FEET;

THENCE SOUTH 89°47'21" EAST 200.00 FEET;

THENCE SOUTH 00°12'39" WEST 210.00 FEET TO SAID SECTION LINE AND THE POINT OF BEGINNING.

CONTAINS: 42,000 SQ. FT. / 0.96 ACRES / 2 LOTS

DATE \_\_\_\_\_ STEPHEN J. FACKRELL  
LICENSE NO. 191517

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE \_\_\_\_\_ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER KNOWN AS COOK QUARTERS SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, TO SYRACUSE CITY.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF DAVIS )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

## COOK QUARTERS SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION  
4, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN



### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

\_\_\_\_\_  
DAVIS COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER



**SYRACUSE CITY**  
**Syracuse City Council Regular Meeting Agenda**  
**October 14, 2014 – 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. Presentation of the Syracuse City and Wendy's "Award for Excellence" to David Lanning and Sage Hopkins.
3. Approval of Minutes:
  - a. Work Session of August 26, 2014.
  - b. Work Session of September 9, 2014.
  - c. Regular Meeting of September 9, 2014.
  - d. Work Session of September 23, 2014.
  - e. Special Meeting of September 23, 2014.
4. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
5. Award planning services contract for the City Parks and Recreation Master Plan.
6. Proposed Resolution R14-36 permitting Davis County Animal Care and Control to conduct the Trap, Neuter, Return five-year pilot program in Syracuse City.
7. Final Plat Approval, Avery Gardens Subdivision, located at approximately 1525 W. 2700 S., applicant NS Group Holdings, LLC.
8. Final Plat Approval, Trails Edge Subdivision Phases 1 and 2, located at approximately 3250 W. 700 S., applicant Mark Sandberg.
9. Final Plat Approval, Cooks Quarters Subdivision, located at approximately 2600 W. 700 S., applicants Sarah and Steven Cook.
10. Proposed Ordinance 14-23 amending Title 8 of the Syracuse City Code pertaining to the subdivision process.
11. Proposed Resolution R14-37 authorizing the City Manager to adjust the salary for the Syracuse City Finance Director.
12. Councilmember Reports
13. Mayor Report
14. City Manager Report
15. Adjourn

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 9th day of October, 2014 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on September 4, 2014.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER



COUNCIL AGENDA

October 14, 2014

Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to David Lanning and Sage Hopkins.

Factual Summation

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

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence to David Lanning and Sage Hopkins.

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Mayor
Terry Palmer

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

Interim City Manager
Steve Marshall

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: October 14, 2014

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to David Lanning and Sage Hopkins

Background

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

"Syracuse City & Wendy's Award for Excellence"

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

David Lanning

David Lanning is a 9th grade student at West Point Jr. High School. He is an excellent student and maintains an A grade average. He has honors level classes in Math and Science. David is an outstanding Spanish student and is also in the highest level of Spanish that is offered. He excels in his computer technology class. He is an Eagle Scout and enjoys playing basketball. David has also offered to help work with special need students. We are proud to have David as a student at West Point Jr. High

Sage Hopkins

Sage Hopkins is an 8th grade student at West Point Jr. High. She is an excellent student and maintains a 4.0 grade point average. She accomplishes this while taking honor level classes in English and History. She is an excellent help at our school and contributes by working

with special needs children. She also excels in Spanish. Sage is an excellent soccer player and is in a comp league. West Point Jr. High is proud to have a student and person like her in our school.

- Nominated by Jed Johansen, Principal at West Point Jr. High School

Both students will:

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

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to David Lanning and Sage Hopkins.



COUNCIL AGENDA

October 14, 2014

Agenda Item #3

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
 - a. Work Session of August 26, 2014.
 - b. Work Session of September 9, 2014.
 - c. Regular Meeting of September 9, 2014.
 - d. Work Session of September 23, 2014.
 - e. Special Meeting of September 23, 2014.

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

Minutes of the Syracuse City Council Work Session Meeting, August 26, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on August 26, 2014, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

The purpose of the Work Session was to receive public comments; have a discussion with Davis County Animal Care and Control re: Trap Neuter Return program; review proposed City Property Lease Agreement with John Diamond; review draft revisions to Emergency Operations Plan; review draft Economic Development Policy; review draft scope of work for efficiency audit(s); discuss Roberts Rules of Order and City Council Rules of Order and Procedure; review special meeting agenda item 4 - General Plan Amendment and Rezone, Business Park to Commercial C-G & Residential R-3, Ninigret North, LC, Property located at approximately 1550 W. 200 S.; and discuss Council business.

[6:02:57 PM](#)

Public Comments

TJ Jensen stated he wanted to talk about the proposed rezone of a portion of the Ninigret property. He has reviewed West Point City's general plan about the concept as well as spoken to several people very involved in development in the area. He noted the Davis County Economic Development Department regularly refers potential tenants to Ninigret due to the business park concept for the property; they feel the property is ideal for a business park and job center. He noted the economy is beginning to improve and more people will be interested in locating their business to the area in the next couple of years. He stated West Point has a research/business park zoning designation and the property adjacent to State Road 193

1 in West Point has been assigned that zoning designation; they have obviously thought the area is right for a job center. He
2 concluded he feels changing the zoning for Ninigret at this time is premature.

3 [6:04:22 PM](#)

4 Pat Zaugg stated she has been concerned recently about on-street semitrailer parking. She stated there is a resident
5 living close to her that leaves his semitrailer parked on the street for up to a week at a time. She wondered if it is possible to
6 review City ordinances to address the issue or enforce on-street parking issues because she feels it is a hazard.

7 [6:05:30 PM](#)

8 Brian Degrange stated he is a Boardmember for the Syracuse Arts Academy School; he addressed the proposal to
9 rezone a portion of the Ninigret property and noted the Academy would like to purchase ground from Ninigret to facilitate
10 the construction of another school in the City in order to accommodate the waiting list of children whose parents want them
11 to attend the Academy. He stated the school is interested in offering additional amenities in the area, such as an
12 amphitheater. He concluded the Board would like to keep their school in Syracuse.

13 [6:06:31 PM](#)

14 Sheldon Kilpack stated that after the last meeting he considered the comments and recommendations that were made
15 and he met with Ninigret and his engineer to discuss concepts relative to the configuration of the site plan for the property
16 upon which Syracuse Arts Academy desires to build a school.

17

18 [6:07:57 PM](#)

19 **Review proposed City Property Lease Agreement with John Diamond**

20 A memo from City Attorney Clint Drake explained the City owns property in Clearfield City that abuts the Syracuse
21 City Cemetery. The City owns the property for the purpose of expanding the Cemetery at a future date. For years the
22 property has been leased and farmed by a local farmer. Recently the farmer decided he didn't want to farm the property
23 anymore. In an effort to make the best use of the property until the City expands the Cemetery, the City sent out a Request
24 for Proposals for agriculture on the property. John Diamond submitted the lowest responsible bid for the property. Staff has
25 negotiated a lease agreement with Mr. Diamond for the property until such time that he decides to no longer farm the
26 property or the City wishes to expand the Cemetery.

1 [6:08:13 PM](#)

2 Mr. Drake reviewed his memo. The Council indicated they were comfortable proceeding with approval of the lease
3 agreement during the special business meeting.

4
5 [6:09:36 PM](#)

6 **Review draft revisions to Emergency Operations Plan**

7 A memo from Fire Chief Froerer explained over the past several months the Department Heads, City Manager and
8 Mayor have been reviewing and revising our Emergency Operations Plan. The full plan in draft is very comprehensive, and is
9 ready for council review. The Elected Officials Guide is a summary of what is in the full EOP, with additional insight for you
10 as a council member.

11 [6:09:54 PM](#)

12 Chief Froerer summarized his staff memo.

13 [6:10:57 PM](#)

14 Mayor Palmer inquired as to the role of the Mayor and Council during a true emergency. Chief Froerer stated the
15 Mayor and Council will serve as liaisons to the community and will provide information to the public and City staff during
16 an emergency.

17 [6:13:25 PM](#)

18 The Council had a brief general discussion regarding the purpose of the EOP and provided feedback to Chief
19 Froerer regarding the amendments they would like to see before taking final action regarding the document. There was a
20 brief focus on the chain of command during an emergency situation, with the Council indicating they would like the Council
21 and Mayor to be part of the chain of command. Chief Froerer stated he is comfortable with that recommendation, but noted
22 he would prefer that the City Council and Mayor participate in National Incident Management System (NIMS) training to
23 assist them in assuming a leadership role during an emergency. The Council also discussed holding an event that would
24 allow elected officials and staff to practice emergency operations and response.

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26 [6:26:42 PM](#)

1 **Discussion with Davis County Animal Care & Control re: Trap Neuter Return program**

2 A staff memo explained Clint Thacker, Director of Davis County Animal Care and Control, made a request to be on
3 the agenda to discuss the Trap Neuter Return Program.

4 [6:27:47 PM](#)

5 Mr. Thacker introduced Allison Stapleton, Shelter Outreach Coordinator; they used a PowerPoint presentation to
6 provide an overview of the intent of the Trap Neuter Return (TNR) program. The City Council asked general questions
7 throughout the presentation regarding the practices used by Animal Care and Control to track an animal that has been picked
8 up as part of the TNR program. Councilmember Peterson clarified that there is no charge associated with the program for the
9 City and that all the Council needs to do is adopt an ordinance allowing the TNR program to be used by Davis County within
10 City boundaries. Mr. Thacker stated that is correct and noted the County will not be actively trapping cats in the City and the
11 only cats that will be subject to the program are community cats, not actual pets. The Mayor and Council offered their
12 support for the program and indicated they would take action on the proposal at a future business meeting.

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14 [6:46:51 PM](#)

15 **Review draft Economic Development Policy**

16 A memo from Community and Economic Development (CED) Director Christensen indicated proposed is a draft of
17 policies that are intended to be used as guidelines in seeking out new businesses, retaining existing businesses and what
18 policies and strategies will be used. Staff would like to present the draft policy to SBOSS at their fall summit and is looking
19 for guidance from the City Council on the proposal. Staff is requesting support from the Council to continue developing and
20 supporting an Economic Development Policy.

21 [6:47:02 PM](#)

22 Ms. Christensen summarized her staff memo and briefly reviewed the objectives of the Economic Development
23 Policy.

24 [6:50:19 PM](#)

25 Councilmember Duncan stated he is supportive of the concept of a free market and he has concerns that the policy
26 could be interpreted as the City becoming involved in marketing or running businesses. Ms. Christensen stated the City

1 would not be running businesses, but could foster the development of incubator spaces to provide work space or office space
2 for small businesses seeking to grow. Councilmember Johnson stated he views the document as the City’s way of helping
3 businesses to be more successful by removing ‘red tape’ that may have otherwise restricted them. Councilmember Gailey
4 agreed and stated he feels the proposed policy would help to reduce vacancy rates and improve the success of struggling
5 businesses.

6 [7:01:36 PM](#)

7 Mayor Palmer noted the City has recently taken a proactive approach in reaching out to businesses that may be
8 suited for space in the Town Center. He noted it is his belief that the proposed policy will help to further that kind of action,
9 but City Administration will consider the guidance of the Council relative to the City’s economic development approach.
10 Councilmember Peterson stated he feels the policy is general enough while providing sufficient guidance relative to
11 economic development. Councilmember Lisonbee agreed, but noted she has concerns about the communication that the City
12 may be able to offer incentives to businesses. Councilmember Duncan agreed. Ms. Christensen stated the language
13 regarding incentives is very general and no incentive would be offered to a business without prior approval from the Council.

14 [7:06:07 PM](#)

15 City Manager Bovero stated that the draft policy will be provided to the business community and SBOSS for
16 feedback before it is brought back to the Council for additional consideration.

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18 [7:06:31 PM](#)

19 **Review scope of work for efficiency audit (s)**

20 A memo from City Manager Bovero explained outlining the proper scope of work for an efficiency audit is
21 necessary to ensure that the City receives the analysis that it expects. Below is a list of items that we have discovered in our
22 research that I recommend for the efficiency audit. The items are placed into either “priority” or “secondary” categories to
23 show which items I think are needed most. This prioritization will become important if the price for the efficiency audit is
24 more than the Council is willing to spend at this time. The memo listed the following priority items:

- 25 **Organizational Structure:** Examination of system-wide organizational structure and expansion or consolidation of
26 services and/or departments

1 **Personnel:** Examination of staffing, payroll procedures, training programs, personnel policies.

2 **Customer Service:** Examine government services provided to the public, and evaluate performance of these
3 services.

4 **Fleet & Fuels Management:** Examine City-wide fleet management and fuel consumption and evaluate efficiency.

5 **System-wide Operational Policies:** Evaluate City's policies to determine effectiveness, adequacy, and
6 functionality.

7 **Information Technology Hardware & Software:** Determine adequacy and efficiency of existing assets, including
8 security analysis. Recommend operational software to improve efficiency of city-wide processes in all departments.

9 **Code Enforcement:** Examine code enforcement and zoning enforcements, evaluate criminal versus civil
10 enforcement alternatives and make recommendation for the City.

11 The memo also listed secondary items for consideration:

12 **Risk Management Analysis-** Conduct safety and financial risk analysis, make recommendations on areas to
13 improve.

14 **Procurement & Purchasing Practices:** Evaluate City's practices for purchasing and contracting.

15 **Licensing and Permit Processes:** Examine internal processes for licenses and permitting and make
16 recommendation on improvements.

17 **Records Management:** Evaluate and recommend most efficient methods to manage City's records.

18 **Utility Metering:** Examine efficiency of current procedures for utility metering and recommend improvements.

19 The memo indicated a contract for this service is estimated to be between \$30,000 and \$80,000. The variation in
20 costs depends on the consultant and the scope of work involved. Another effort toward greater efficiency can be pursued
21 through a more in-depth analysis and consulting for each department. Under this method, the City would contract with a
22 person or firm with expertise in managing specific municipal services (e.g. police patrol or investigations, water system
23 maintenance, recreation programs, etc.). The cost for this would likely exceed the comprehensive scope outlined above if all
24 departments were examined. The purpose of the discussion is to review the proposed scope of work with the Mayor and
25 Council to determine the desire work to be performed. Staff will then develop an RFP to select a consultant.

26 [7:06:47 PM](#)

1 Mr. Bovero reviewed his staff memo and indicated he would like feedback from the Council that will help him to
2 narrow the scope of an efficiency audit. He noted he has spoken with consultants regarding the draft scope of work and has
3 learned the City could expect to pay between \$30,000 and \$80,000 for an audit following the scope.

4 [7:09:01 PM](#)

5 The Council had a general discussion regarding the intent of the efficiency audit, ultimately concluding to move
6 purchasing and procurement practices to the priority category and move code enforcement to the secondary priority category.
7 Councilmember Gailey stated he would like the audit to focus on mitigating the burden placed upon someone seeking to
8 develop their property. Councilmember Lisonbee stated that could be part of the customer service focus of the audit. Mr.
9 Brody stated the auditor could be asked to focus on the development approval process. He noted that the Council will have
10 the opportunity to review the proposals submitted by various audit firms and determine which items should be included in the
11 audit scope and which should be removed.

12 [7:16:34 PM](#)

13 Councilmember Duncan concluded the City has a huge budget and he feels the City will get a great return on
14 investment from the audit; he is comfortable spending a significant amount of money on the audit. Mr. Bovero stated
15 \$30,000 was included in the budget for the audit, so anything exceeding that cost would need Council approval and a
16 subsequent budget opening.

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18 [7:18:02 PM](#)

19 **Discussion regarding Robert's Rules of Order**
20 **and City Council Rules of Order and Procedure.**

21 A staff memo indicated that in an effort to ensure that all Councilmembers are familiar with the City Council Rules
22 of Order and Procedure and to facilitate efficient City Council meetings, Mayor Palmer requested that this item be added to
23 the agenda. He also plans to review various sections of Robert's Rules of Order that are not included in the City Council's
24 Rules of Order and Procedure.

25 [7:18:50 PM](#)

1 Mayor Palmer stated that he would like to focus on the sections of Robert’s Rules that restrict members of the
2 Governing Body to discussing a topic more than once and no longer than 10 minutes per time. He stated he would like for the
3 City’s meetings to be more efficient and not as lengthy as they have been. Councilmember Lisonbee stated dialogue is very
4 important and she is not supportive of limiting debate. Councilmember Duncan agreed and noted it may be necessary to
5 reduce the number of items listed on a Council agenda in order to shorten meeting lengths. The Council ultimately
6 concluded they are not supportive of limiting debate, but offered Mayor Palmer suggestions for more effectively conducting
7 any given City Council meeting. Mayor Palmer concluded he would like the Council to make an effort to be cordial to
8 everyone appearing before them for any item listed on an agenda. Councilmember Lisonbee agreed and noted the City
9 Council’s rules of order and procedure references that same issue.

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11 [7:36:45 PM](#)

12 **Review special meeting agenda item 4 – General**
13 **Plan Amendment and Rezone, Business Park to**
14 **Commercial C-G & Residential R-3, Ninigret**
15 **North, LC, Property located at approximately**
16 **1550 W. 200 S.**

17 A staff memo from Community and Economic Development (CED) Director Christensen provided a brief background on
18 the item explaining the property is currently designated as BP Business Park on the General Plan. The developer is requesting a
19 residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area. The
20 property is currently designated as A-1 Agriculture on the Zoning Map. The developer is requesting a residential zoning in order to
21 facilitate a single family development, a charter school and a small retail commercial area. The Planning Commission held a public
22 hearing on August 5, 2014 and made a favorable recommendation for the General Plan & Zoning Map Amendments. This item
23 was continued from the August 12, 2014 agenda. Staff has met with the applicant to address the alternative layout as discussed
24 with the Council. Based upon that discussion alternate maps have been attached.

25 Relative to the General Plan Amendment, the Planning Commission recommends approval to the City Council for the
26 General Plan Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from

1 BP Business Park to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City’s municipal codes, with
2 the recommendation that the G-C Commercial Zone be extended to the East property line adjacent to the power corridor and along
3 the frontage of SR193 at an equivalent depth as proposed by the property owner.

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

8 [7:37:02 PM](#)

9 Ms. Christensen reviewed her staff memo and noted staff has worked with the applicant to address the concerns raised by
10 the Council during their last meeting. She reviewed a site plan created by Ninigret and the Syracuse Arts Academy and noted the
11 school site has been moved to the east side of 1550 West. There will still be business park zoning of 12.41 acres and the general
12 commercial area will be expanded to five acres; there will potentially be shared open space of 13.44 acres and the City will retain
13 access to the Rocky Mountain Power corridor. She concluded staff likes the amended proposal because it increased the
14 opportunity to maximize joint use of the area. There was a general discussion regarding straightening 1550 West rather than it
15 being a curved street, with Ms. Christensen noting it is her understanding there will be opportunities to straighten the road as
16 development of the subject property and adjacent parcels occurs.

17 [7:46:13 PM](#)

18 Mr. Kilpack stated since the last City Council meeting he has focused on amending the site plan to orient the school in a
19 manner that it will cause the least impact on nearby homes. It will be necessary to expand the parking are to accommodate traffic
20 associated with the school without allowing on-street parking. He then reviewed the process the school will follow to address
21 student transportation to the school. The Syracuse Arts Academy Board is anxious to have a resolution to the issue in order to
22 know if the satellite school will remain in Syracuse and if it is safe to reach out to those on the school’s waiting list to inform them
23 of the project. The location of the subject property will help alleviate the pressure on the Davis County School District as well.
24 Ms. Christensen added there may also be opportunities for shared parking depending on the use that occupies the commercial
25 property adjacent to the subject property.

26 [7:52:13 PM](#)

27 There was a brief discussion focused on the road layout and connectivity between the subject property and Monterey

1 Estates as well as the location of business park zoning in proximity to State Road (SR) 193. Ms. Christensen clarified that the plat
2 does not include upwards of 70 acres of property that could be used for business park development in the future. Councilmember
3 Lisonbee stated she appreciated that clarification when discussing the property with Ms. Christensen earlier today. She noted she
4 understands the subject property is prime property for development in the City and that many people feel it should be developed
5 for a business park use; however, the land owner would like to work on a development including more homes and a charter school
6 and she feels the City would be benefited by facilitating those development plans. She stated the likelihood of including an
7 amphitheater in the project would also greatly benefit the City and she would like to investigate the option of developing a joint
8 use agreement for that amenity. She concluded she is going to support the application because she thinks it is a good proposal for
9 the City and the property owner.

10 [7:57:09 PM](#)

11 Councilmember Duncan stated he feels the Council will shortchange the City by approving the application. The school
12 will generate no tax revenue for the City and there are no other parcels of prime real estate that will accommodate a business park.
13 He stated that the City may regret this decision in the next three to four years and it may even be necessary to increase property
14 taxes to compensate for the lost tax revenue opportunities associated with the property. Councilmember Gailey disagreed; he
15 noted the school will create 75 new jobs in the City and concluded he is supportive of the application. Councilmember Johnson
16 stated he has not made a final decision regarding the application, but feels the decision to change the business park zoning of the
17 property is somewhat premature. He acknowledged the school would benefit the City, but will not create an increase in tax
18 revenue. He agreed the real estate is prime for business park development so he is hesitant to move forward with the proposed
19 project. He stated the amphitheater would be good for the City, but he does not feel the City will have much control over its use.
20 Councilmember Peterson stated he agrees with many of the things said by Councilmembers Duncan and Johnson regarding the fact
21 that the property is prime real estate, but he reiterated there is a huge portion of land to the west that will still be available for
22 commercial or business park development. He stated the plan is not perfect, but he is impressed with the improvements that have
23 been made to the plan by the applicant and staff since it was originally discussed two weeks ago. Mayor Palmer added the City
24 would receive taxes for the property for some time. He added there is no reason to believe that SR193 will end at 2000 West and
25 there will be additional opportunities for commercial or business park development along the extension of the road.
26 Councilmember Duncan stated that development opportunities decrease further to the west. Mayor Palmer stated he does not
27 believe that will be the case when the West Davis Corridor is constructed. Councilmember Duncan disagreed and stated he

1 believes the West Davis Corridor will be a commuter road with no commercial draw.

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3 **Council business**

4 At each meeting the Councilmembers and Mayor provide reports regarding the meetings and events they have
5 participated in since the last City Council meeting. Councilmember Peterson's report began at [8:06:33 PM](#). He was
6 followed by Councilmembers Gailey, and Johnson.

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9 The meeting adjourned at [8:08:24 PM](#) p.m.

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13 _____
14 Terry Palmer
15 Mayor

Cassie Z. Brown, CMC
City Recorder

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17 Date approved: _____

Minutes of the Syracuse City Council Work Session Meeting, September 9, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on September 9, 2014, at 6:30 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

The City Council participated in a site visit prior to convening the Work Session meeting at 6:30 p.m. The site visit was held at the Syracuse Fire Station, 1869 S. 3000 W., at 6:00 p.m. The purpose of the site visit was to tour and receive information regarding the Fire Station operations.

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; and discuss Council business.

[6:36:39 PM](#)

Agenda review

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m. There was a brief general discussion regarding the agenda item dealing with amendments to Title Eight of the City Code, with the Council concluding to table the item during the regular meeting in order to review it in more depth during the September 23 work session meeting.

[6:05:47 PM](#)

1 **Review business meeting consent agenda: Arts**

2 **Council appointments and request to enter into**

3 **agreement for Engineering services.**

4 *Arts Council appointments:* A staff memo explained Arts Council leadership has requested that Taleen Erickson
5 and Trachelle Hilton-King be appointed to the board to replace Sam Porter and Becky Starr, respectively. Syracuse City Code
6 Title Three provides a process for appointing members of the Arts Council.

7 Councilmember Lisonbee provided a brief explanation regarding the makeup of the Arts Council and indicated the
8 Board has gone through a major overhaul lately. She indicated it is her feeling that the current members of the Board as well
9 as the prospective appointees are committed to serving in their capacity for a long period of time. There was a brief
10 discussion regarding the length of terms of office on the Arts Council, with Councilmember Lisonbee noting the Council is
11 working to update their bylaws and the issue of term lengths could be addressed in that process.

12 *Engineering Services agreement:* A staff memo from Public Works Director Whiteley explained Syracuse City has
13 \$3,144,150 grant available in UDOT's Transportation Investment Fund for the design and construction of 3000 West Street
14 Project (between 200 South and Bluff Road). A local match of 10% is required, which has already been programmed in the
15 current budget. Due to the magnitude of design required for this project, the city sent out a request for proposals for
16 engineering design. Three proposals were received and opened on August 25, 2014 for review and evaluation. Evaluation
17 factors included: price, quality, experience, schedule, and references. Highest ranking for the total of all evaluation factors is
18 JUB. The memo concluded staff recommends that JUB is awarded the contract for engineering design of 3000 West.

19 [6:43:58 PM](#)

20 There was a brief discussion regarding the ranking system used to evaluate the responses to the request for proposals
21 (RFP) for the project, with Mr. Whiteley noting that using two different ranking systems JUB was ranked highest.
22 Councilmember Duncan stated there is a big price difference in the bids submitted by Horrocks Engineers and JUB. Mr.
23 Whiteley stated he Horrocks' price is very low and he suspects they did not understand the full scope of the project when
24 preparing their bid. He added he knows JUB has performed similar work in Syracuse and neighboring cities and they have a
25 good track record. The Council indicated they were comfortable with the recommendation to authorize execution of the
26 agreement.

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General Plan Amendment, Requested by City Council to amend following location: Portions of Properties owned by GOR & CWR, LLC and Mark S. Johnson-Trustee, at approximately 2000 W. 2700 S., from PRD(Planned Residential Development) & PO (Professional Office) to R-1 Residential.

A memo from Community and Economic Development Director Christensen explained the current General Plan designates several areas throughout the City with a PRD designation. The City Council has requested the Planning Commission review the appropriateness of the locations of these currently designated PRD zones and consider amendment to the General Plan if the areas are deemed inappropriate. The Planning Commission recommends approval to the City Council for the General Plan Amendments for the following: portions of properties owned by GOR & CWR, LLC and Mark S. Johnson-Trustee, at approximately 2000 W. 2700 S., from PRD (Planned Residential Development) and PO (Professional Office) to R-1 Residential, subject to all applicable requirements of the City’s municipal codes.

Ms. Christensen reviewed her staff memo.

[6:51:00 PM](#)

Proposed Ordinance 14-21 Rezone from A-1 to R-1 Residential, Cook Quarters, Sarah & Steven Cook, property located at approximately 2600 W. 700 S.

A memo from Community and Economic Development Director Christensen explained this property is a one acre vacant lot on 700 S. Mr. & Mrs. Cook wish to rezone the property to conform with the General Plan and then subdivide the property into

1 two residential lots. City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is
2 harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to
3 serve the property. The Planning Commission held a public hearing on August 16, 2014 for rezone request on the above noted
4 property. The property is 0.96 acres in size and is currently zoned A-1 Agriculture with a General Plan designation of R-1
5 Residential. The proposed zone change is in accord with the General Plan as amended. The Syracuse City Planning Commission
6 hereby recommends that the City Council approve the rezone request; located at approx. 2600 W. 700 S., change from A-1
7 Agriculture to R-1 Residential.

8 Ms. Christensen reviewed her staff memo.

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10 [6:51:42 PM](#)

11 **Proposed Ordinance 14-22 Rezone from A-1 to R-**
12 **2 Residential, NS Group Holdings, LLC, property**
13 **located at approximately 1525 W. 2700 S.**

14 A memo from Community and Economic Development Director Christensen explained This property is a 2.92 acre lot
15 with a single family home on 2700 S. The property owner wishes to rezone the property to conform with the General Plan and then
16 subdivide the property into six residential lots, including the existing home. City staff has reviewed the application and finds that it
17 is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with
18 no adverse effects, and it has adequate facilities to serve the property. The Planning Commission held a public hearing on
19 September 2, 2014 for rezone request on the above noted property. The property is 0.96 acres in size and is currently zoned A-1
20 Agriculture with a General Plan designation of R-2 Residential. The proposed zone change is in accord with the General Plan as
21 amended. The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request; located
22 at approx. 1525 W 2700 S, change from A-1 Agriculture to R-2 Residential.

23 Ms. Christensen reviewed her staff memo.

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25 [6:52:44 PM](#)

1 **Proposed Ordinance 14-23 amending Title 8 of the**
2 **Syracuse City Code pertaining to the subdivision**
3 **process.**

4 The City Council tabled this item until the September 23, 2014 work session meeting.

5

6 [6:52:59 PM](#)

7 **Council business**

8 There was no Council business.

9

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

11

12

13

14

15 _____
16 Terry Palmer
17 Mayor

Cassie Z. Brown, CMC
City Recorder

18 Date approved: _____

Minutes of the Syracuse City Council Regular Meeting, September 9, 2014.

Minutes of the Regular meeting of the Syracuse City Council held on September 9, 2014, at 7:06 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

7:06:43 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:06 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. Councilmember Gailey provided an invocation. Councilmember Johnson then led all present in the Pledge of Allegiance.

7:15:54 PM

COUNCILMEMBER LISONBEE MOVED TO ADOPT THE AGENDA. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:09:52 PM

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

To Whitnee Ritter and Alex Christensen.

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

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

6 Mayor Palmer noted both teens receiving the award for September 2014 were nominated by Syracuse High School
7 staff.

8 Whitnee Ritter

9 Whitnee is a cheerleader at Syracuse High School. She is an outstanding student and individual. She was a big
10 support for her fellow students during their loss of friend and fellow cheerleader, Marli Hamblin. She helped with
11 the fundraiser "Miracle for Marli". They created wristbands and sold them to help raise money for her family. She
12 was chosen for her actions and service.

13
14 Alex Christensen

15 Whitnee is a cheerleader at Syracuse High School. She is an outstanding student and individual. She was a big
16 support for her fellow students during their loss of friend and fellow cheerleader, Marli Hamblin. She helped with
17 the fundraiser "Miracle for Marli". They created wristbands and sold them to help raise money for her family. She
18 was chosen for her actions and service.

19
20 [7:16:21 PM](#)

21 3. Approval of Minutes:

22 The following minutes were reviewed by the City Council: Regular Meeting of August 12, 2014 and Special
23 Meeting of August 26, 2014.

24 [7:16:34 PM](#)

25 COUNCILMEMBER LISONBEE MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE
26 AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

1 [7:16:58 PM](#)

2 4. Public Comments

3 There were no public comments.

4

5 [7:17:30 PM](#)

6 5a. Common Consent: Proposed Resolution R14-32 appointing

7 members to the Arts Council.

8 [7:18:03 PM](#)

9 A staff memo explained Arts Council leadership has requested that Taleen Erickson and Trachelle Hilton-King be
10 appointed to the board to replace Sam Porter and Becky Starr, respectively. Syracuse City Code Title Three provides a
11 process for appointing members of the Arts Council.

12 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-32
13 APPOINTING MEMBERS TO THE ARTS COUNCIL. COUNCILMEMBER GAILEY SECONDED THE MOTION;
14 ALL VOTED IN FAVOR.

15

16 [7:17:50 PM](#)

17 5b. Common Consent: Authorize Administration to execute

18 engineering services agreement for 3000 West Engineering

19 Design project.

20 A staff memo from Public Works Director Whiteley explained Syracuse City has \$3,144,150 grant available in
21 UDOT's Transportation Investment Fund for the design and construction of 3000 West Street Project (between 200 South
22 and Bluff Road). A local match of 10% is required, which has already been programmed in the current budget. Due to the
23 magnitude of design required for this project, the city sent out a request for proposals for engineering design. Three proposals
24 were received and opened on August 25, 2014 for review and evaluation. Evaluation factors included: price, quality,
25 experience, schedule, and references. Highest ranking for the total of all evaluation factors is JUB. The memo concluded staff
26 recommends that JUB is awarded the contract for engineering design of 3000 West.

1 [7:18:03 PM](#)

2 COUNCILMEMBER LISONBEE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE
3 ENGINEERING SERVICES AGREEMENT FOR 3000 WEST ENGINEERING DESIGN PROJECT.
4 COUNCILMEMBER GAILEY SECONDED THE MOTION.

5

6 [7:18:35 PM](#)

7 6. Proposed Resolution R14-34 adopting the Syracuse City
8 Emergency Operations Plan.

9 A memo from the Fire Chief explained over the past several months the Department Heads, City Manager and
10 Mayor have been reviewing and revising our Emergency Operations Plan. The full plan in draft is very comprehensive, and
11 has been reviewed by the City Council over the course of two work session meetings. Staff is ready to recommend final
12 approval of the plan via the adoption of Proposed Resolution R14-34.

13 [7:18:43 PM](#)

14 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-34 ADOPTING
15 THE SYRACUSE CITY EMERGENCY OPERATIONS PLAN. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

16 [7:19:01 PM](#)

17 Councilmember Lisonbee thanked Chief Froerer for listening to the feedback of the City Council and amending the EOP
18 accordingly. Councilmember Johnson added the plan is well thought out and needed in the community to ensure the City has the
19 ability to respond in emergency situations. Councilmember Gailey stated the EOP is a great improvement and Chief Froerer has
20 helped to elevate the standard of the Fire Department.

21 [7:20:15 PM](#)

22 Mayor Palmer added it has taken a significant amount of time for Chief Froerer to work on proposed modifications to the
23 plan and he thanked him for that work; he believes the City is far more prepared to respond to an emergency than at any time in the
24 past.

25 [7:20:38 PM](#)

26 Mayor Palmer stated there has been a motion and second regarding the EOP and he called for a vote; ALL VOTED IN

1 FAVOR.

2

3 [7:20:52 PM](#)

4 7. Proposed Resolution R14-33, General Plan Amendment,
5 Requested by City Council to amend following location: portions
6 of properties owned by GOR and CWR, LLC and Mark S.
7 Johnson – Trustee, at approximately 2000 West 2700 South,
8 from PRD (Planned Residential Development) and PO
9 (Professional Office) to R-1 Residential.

10 A memo from Community and Economic Development Director Christensen explained the current General Plan
11 designates several areas throughout the City with a PRD designation. The City Council has requested the Planning
12 Commission review the appropriateness of the locations of these currently designated PRD zones and consider amendment to
13 the General Plan if the areas are deemed inappropriate. The Planning Commission recommends approval to the City Council
14 for the General Plan Amendments for the following: portions of properties owned by GOR & CWR, LLC and Mark S.
15 Johnson-Trustee, at approximately 2000 W. 2700 S., from PRD (Planned Residential Development) and PO (Professional
16 Office) to R-1 Residential, subject to all applicable requirements of the City's municipal codes.

17 Ms. Christensen reviewed her staff memo.

18 [7:21:26 PM](#)

19 COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-33,
20 GENERAL PLAN AMENDMENT REQUESTED BY CITY COUNCIL TO AMEND FOLLOWING LOCATIONS:
21 PORTIONS OF PROPERTIES OWNED BY GOR AND CWR, LLC AND MARK S. JOHNSON TRUSTEE, AT
22 APPROXIMATELY 2000 WEST 2700 SOUTH, FROM PRD (PLANNED UNIT RESIDENTIAL DEVELOPMENT) AND
23 PO (PROFESSIONAL OFFICE) TO R-1 RESIDENTIAL. COUNCILMEMBER DUNCAN SECONDED THE MOTION.

24 [7:21:45 PM](#)

25 Councilmember Duncan stated he feels the proposed amendment is consistent with the overall theme of the General
26 Plan. Councilmembers Johnson and Lisonbee agreed. Councilmember Peterson stated he feels this item and the next two
27 have been properly vetted and are appropriate at this time.

1 [7:23:04 PM](#)

2 Mayor Palmer stated there has been a motion and second to approve the General Plan Amendment and he called for
3 a vote; ALL VOTED IN FAVOR.

4

5 [7:23:28 PM](#)

6 8. Proposed Ordinance 14-21, Rezone from A-1 to R-1
7 Residential, Cook Quarters, Sarah and Steven Cook, property
8 located at approximately 2600 West 700 South.

9 A memo from Community and Economic Development Director Christensen explained this property is a one acre vacant
10 lot on 700 S. Mr. & Mrs. Cook wish to rezone the property to conform with the General Plan and then subdivide the property into
11 two residential lots. City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is
12 harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to
13 serve the property. The Planning Commission held a public hearing on August 16, 2014 for rezone request on the above noted
14 property. The property is 0.96 acres in size and is currently zoned A-1 Agriculture with a General Plan designation of R-1
15 Residential. The proposed zone change is in accord with the General Plan as amended. The Syracuse City Planning Commission
16 hereby recommends that the City Council approve the rezone request; located at approx. 2600 W. 700 S., change from A-1
17 Agriculture to R-1 Residential.

18 [7:23:31 PM](#)

19 COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-21, REZONE FROM
20 A-1 TO R-1 RESIDENTIAL, COOK QUARTERS, SARAH AND STEVEN COOK, PROPERTY LOCATED AT
21 APPROXIMATELY 2600 W. 700 S. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN
22 FAVOR.

23

24 [7:23:56 PM](#)

1 9. Proposed Ordinance 14-22 Rezone from A-1 to R-2
2 Residential, NS Group Holdings, LLC, property located at
3 approximately 1525 West 2700 South.

4 A memo from Community and Economic Development Director Christensen explained This property is a 2.92 acre lot
5 with a single family home on 2700 S. The property owner wishes to rezone the property to conform with the General Plan and then
6 subdivide the property into six residential lots, including the existing home. City staff has reviewed the application and finds that it
7 is consistent with the City’s General plan and that it is harmonious with the overall character of the surrounding development with
8 no adverse effects, and it has adequate facilities to serve the property. The Planning Commission held a public hearing on
9 September 2, 2014 for rezone request on the above noted property. The property is 0.96 acres in size and is currently zoned A-1
10 Agriculture with a General Plan designation of R-2 Residential. The proposed zone change is in accord with the General Plan as
11 amended. The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request; located
12 at approx. 1525 W 2700 S, change from A-1 Agriculture to R-2 Residential.

13 [7:24:21 PM](#)

14 COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-22, REZONE
15 FROM A-1 TO R-2 RESIDENTIAL, NS GROUP HOLDINGS, LLC, PROPERTY LOCATED AT APPROXIMATELY
16 1525 W. 2700 S.. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

17

18 [7:25:28 PM](#)

19 10a. Public Hearing: Proposed Ordinance 14-18 amending an impact
20 fee facilities plan and an impact fee analysis for Public Safety; providing
21 for the calculation and collection of such fees; providing for appeal,
22 accounting, and severability of the same; and other related matters.

23 10b. Public Hearing: Proposed Ordinance 14-19 amending various
24 sections of Title Three of the Syracuse City Code pertaining to impact
25 fees.

26 10c. Public Hearing: Proposed Resolution R14-27 updating and amending
27 the Syracuse City Consolidated Fee Schedule by making adjustments to

1 the Public Safety Impact Fees.

2 A staff memo from the Finance Director explained the City is currently in the process of evaluating and updating our
3 impact fee plans for Syracuse City. This update is to our public safety impact fee plan.

4 Historically the City has charged a public safety impact fee. This update is a requirement of the impact fee law. The current
5 impact fee we charge is \$225 per residential home. The revised impact fee plan calculates a gross fee of \$563 per residential
6 home. The revised fee is offset with credits in order to avoid double payments given the outstanding debt for the fire and
7 police stations. The net fee charged to new homes would escalate each year as additional debt is paid off and excess capacity
8 is reduced. The impact fees for FY2015 would be \$141.80, FY2016 would be \$166.47, FY2017 would be \$191.92, and
9 FY2018 would be \$218.12 and would continue to escalate up to the maximum fee of \$563 in FY2029 when the debt for the
10 public safety buildings is paid off. Staff has provided an additional comparison of 17 other cities that charge a public safety
11 impact fee. All of these cities charge different fees and some only charge a police fee or a fire impact fee. I have color coded
12 and labeled those cities so you can make a fair comparison. Impact fees can be charged to new development to help pay a
13 proportionate share of the cost of planned facilities needed to serve the growth and development of the city. Impact fees are
14 allowed per Utah Code 11-36A. Under that code, there are two separate plans required in order to charge a public safety
15 impact fee. They are the Impact Fee Analysis and the Impact Fee Facilities Plan. An impact fee enactment ordinance is also
16 required.

17 According to Utah Code 11-36a-301:

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

21 According to Utah Code 11-36a-303:

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

24 According to Utah Code 11-36a-401. Impact fee enactment.

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

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

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

5 The impact fee enactment is attached as Ordinance 14-18 and is accompanied by, Exhibit A –impact fee facilities
6 plan, and Exhibit B – impact fee analysis. Staff has also included Ordinance 14-19 that amends sections of the Syracuse City
7 municipal code; specifically Title III. I have included a redline document that shows the proposed changes. These ordinances
8 can both be approved tonight along with the resolution for the consolidated fee schedule; however, there is a 90 day protest
9 period before the ordinances and fee schedule would take effect. This would mean an effective date of December 8, 2014.
10 The memo concluded by indicating staff recommends the City Council approve Ordinance 14-18 – impact fee enactment and
11 approve Ordinance 14-19 – updating Title III related to impact fees. I also recommend the City Council approve resolution
12 R14-27 updating the consolidated fee with the revised public safety impact fee amount. Staff also recommends that these
13 ordinances and the consolidated fee schedule have an effective date of December 8, 2014.

14 Mr. Marshall reviewed his staff memo.

15 [7:27:20 PM](#)

16 Mayor Palmer convened the public hearing. There were no persons appearing to be heard and the public hearing
17 was closed.

18 [7:27:46 PM](#)

19 Councilmember Lisonbee noted she is hesitant to change this impact fee at this time because she feels the change
20 would hinder business development in the City. Councilmember Duncan agreed and noted he feels the City would lose more
21 money because of lost development opportunities than would be gained by amending the impact fee. Councilmember
22 Johnson agreed and stated the impact fee increase may have a psychological effect on businesses and he does not feel it is
23 prudent at this time. He then referenced the proposed changes to the residential public safety impact fee and stated he is
24 hesitant to approve a decrease that will ultimately impact the City’s revenue stream. Councilmember Duncan agreed, but
25 wondered if the City could face a legal challenge by charging residential fees that are higher than the recommendation of the
26 impact fee study. Mr. Marshall stated he would recommend the Council adopt the resolution that adopts the impact fee

1 analysis and plan and the City should not be charging more than is specified in that plan; he added the commercial fee could
2 be set at a different rate as well as long as it is not higher than what is recommended in the impact fee study.

3 [7:32:01 PM](#)

4 Mayor Palmer asked how the City will make up the lost revenues associated with lowering the residential impact fee
5 and not accepting the proposed commercial impact fee. He asked if it will be necessary for the citizens to make up the
6 difference in property taxes. Mr. Marshall stated the proposed impact fees are based upon the impact to the City associated
7 with the construction of new homes and businesses; the number is not exact and is only an estimate. If the new homes and
8 businesses do not cover their impacts, it will fall to existing taxpayers to make up the difference. Councilmember Lisonbee
9 stated that an alternative view is that raising impact fees could hinder business development, which will impact the City's
10 sales tax revenue opportunities. Mr. Marshall agreed that both points of view can be correct.

11 [7:33:44 PM](#)

12 Councilmember Gailey referenced Mr. Marshall's compilation of the impact fees charged in other cities and stated
13 he noticed there are some that do not charge a public safety impact fee. He asked why that is. Mr. Marshall stated he cannot
14 answer that question.

15 [7:34:32 PM](#)

16 General discussion and debate of the impact fee proposal ensued, with Councilmember Peterson stating he is
17 comfortable accepting the recommended rate for commercial development because he feels there are other ways to
18 incentivize development that could compensate for the increased impact fee. Councilmember Duncan stated other cities are
19 geographically situated in a way that it is easier for them to attract businesses and Syracuse City needs to find another way to
20 compete with those cities. Councilmember Peterson agreed and reiterated he feels the City can find other ways to
21 incentivize. Councilmember Lisonbee stated that impact fees were the top issue during the 2011 election cycle and it was
22 because Clinton City had lower impact fees and was able to attract many businesses that were considering moving to
23 Syracuse. Councilmember Johnson agreed and stated Syracuse must have lower impact fees in order to attract businesses.
24 Mr. Marshall pointed out that the study recommends a minimum commercial impact fee of \$0.11 per square foot with a
25 maximum of \$0.38 per square foot.

26 [7:40:13 PM](#)

1 Councilmember Lisonbee stated she attended the SBOSS meeting today and there was much discussion regarding
2 why it is so difficult for businesses to be successful in Syracuse. She feels one of the main reasons is that lease and rent rates
3 for commercial space is so high; business owners will look at their bottom line when determining if they can locate in
4 Syracuse and impact fees are calculated into that bottom line. She stated she would recommend maintaining the current
5 commercial impact fee rate. Councilmember Peterson stated the proposed rate equates to only a couple hundred dollars for a
6 large commercial development. Councilmember Johnson stated the dollar amount may be low, but he reiterated he feels a
7 rate increase would have a psychological effect on developers and businesses. Councilmember Peterson stated he is
8 concerned about passing the impacts on to existing residents. Councilmember Lisonbee stated the impact could be spread
9 across many residents and should not be too impactful.

10 [7:44:07 PM](#)

11 Councilmember Gailey stated the idea is to charge for the true impact a business or residence will have on a
12 community and when the discussion shifts to sales or property tax revenues, the point of impact fees has been lost.
13 Councilmember Lisonbee agreed impact fees have been implemented to cover impacts, but they also give cities the ability to
14 earmark the money from impact fees for certain costs. She stated she understands both sides of the argument, but she is
15 hesitant to increase fees that could hinder commercial development, which is responsible for the majority of the revenue that
16 funds the City's budget. Discussion regarding the actions to be taken by the Council this evening then ensued.

17 [7:51:24 PM](#)

18 COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-18 AMENDING
19 AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE ANALYSIS FOR PUBLIC SAFETY; PROVIDING FOR
20 THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND
21 SEVERABILITY OF THE SAME; AND OTHER RELATED MATTERS. COUNCILMEMBER PETERSON SECONDED
22 THE MOTION; ALL VOTED IN FAVOR.

23 [7:52:11 PM](#)

24 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-19
25 AMENDING VARIOUS SECTIONS OF TITLE THREE OF THE SYRACUSE CITY CODE PERTAINING TO IMPACT
26 FEES. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

1 [7:52:33 PM](#)

2 COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-27
3 UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING
4 ADJUSTMENTS TO THE PUBILC SAFETY IMPACT FEES, WITH THE FOLLOWING AMENDMENT:

5 LEAVE THE COMMERCIAL IMPACT FEE AT THE CURRENT RATE.

6 COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE
7 EXCEPTION OF COUNCILMEMBER PETERSON, WHO VOTED IN OPPOSITION.

8
9 [7:53:38 PM](#)

10 11. Proposed Ordinance 14-23 amending Title 8 of the Syracuse
11 City Code pertaining to the subdivision process.

12 A staff memo from Community Development Director Christensen explained The Planning Commission has been
13 reviewing Title VII for the past few months regarding subdivision processes. The proposed amendments ensure that
14 subdivision applications are not vested until they are seen by the Council at Preliminary Plat Approval. The process is also
15 designed to be more efficient in the use of staff and Planning Commission time. The following reviews will take place:

16	Concept (sketch)	Development Review Committee
17	Preliminary	Planning Commission Recommendation (Public Hearing)
18	Preliminary	City Council Approval
19	Final	Planning Commission
20	Final	City Council

21 The proposed ordinance reflects the recommended changes from the Planning Commission with regard the process
22 and other minor amendments for clarity. The Planning Commission held public hearings on the proposed amendments on
23 June 17, 2014 and again on August 5, 2014. At a public meeting on August 19, 2014 the Planning Commission recommended
24 to the City Council the adoption of the proposed amendments.

25 Summary of Amendments

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27 Various Sections Change the term Subdivider to Developer

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Section 8.10.020 Clarify that the plats should be prepared by a civil engineer and not a surveyor.

Section 8.10.030 Bring the code into compliance with the State statute that does not allow bonding to 110%, only that a city may retain the last 10% of the bond for warranty.

Section 8.10.50 Amends the section on park impacts to be in conformance with the new single park impact fee.

Section 8.10.070 Provides a requirement for the number and spacing of stub roads required to adjacent undeveloped property

Section 8.10.190 Amends the process for subdivision approval as follows:

Concept (sketch)	Development Review Committee
Preliminary	PC Recommendation (Public Hearing)
Preliminary	City Council Approval
Final	Planning Commission
Final	City Council

Section 8.15.010 Clarifies when a temporary turn-around is required on a stub street, length greater than 150 feet.

Removes exceptions for dead-end street length over 500 feet

Section 8.15.030 Requires developer to work with not only ditch companies but individuals who have private service connection ditches

1 Section 8.20 Outlines procedures for Concept (sketch) review by the Development Review
2 Committee (DRC)

3
4 Section 8.25 Outlines procedures for Preliminary Plat Review & recommendation to Council

5 The memo conclude the Syracuse City Planning Commission hereby recommends that the City Council approve the
6 adoption of Ordinance 14-23, Amending Title X.

7 [7:53:48 PM](#)

8 COUNCILMEMBER LISONBEE MADE A MOTION TO TABLE CONSIDERATION OF PROPOSED
9 ORDINANCE 14-23 AMENDING TITLE 8 OF THE SYRACUSE CITY CODE PERTAINING TO THE SUBDIVISION
10 PROCESS. COUNCILMEMBER GAILEY SECONDED THE MOTION.

11 [7:54:03 PM](#)

12 The Council briefly reviewed the proposal to amend Title Eight, providing feedback to staff to consider prior to a
13 more in depth discussion on September 23. Ms. Christensen stated she will provide an updated staff memo reflecting the
14 amendments prior to the September 23 meeting.

15 [8:09:18 PM](#)

16 Mayor Palmer stated there has been a motion and second to table the proposed ordinance and he called for a vote;
17 ALL VOTED IN FAVOR.

18

19 [8:09:46 PM](#)

20 12. Councilmember reports.

21 At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in
22 since the last City Council meeting. Councilmember Duncan's report began at [8:09:46 PM](#). He was followed by
23 Councilmembers Lisonbee, Johnson, Gailey, and Peterson. Councilmembers indicated they had nothing to report.

24

25 [8:17:15 PM](#)

26 13. Mayor's Report.

1 At each meeting the Mayor provides a report regarding the meetings and events he has participated in since the last
2 City Council meeting. Mayor Palmer's report began at .

3

4 [8:19:24 PM](#)

5 14. City Manager report

6 City Manager Bovero's report began at [8:19:24 PM](#).

7

8

9

10 At [8:24:54 PM](#) p.m. COUNCILMEMBER DUNCAN MADE A MOTION TO ADJOURN. COUNCILMEMBER
11 LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

12

13

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15

16 _____
17 Terry Palmer
18 Mayor

Cassie Z. Brown, CMC
City Recorder

18

19 Date approved: September 9, 2014

Minutes of the Syracuse City Council Work Session Meeting, September 23, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on September 23, 2014, at 6:07 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

The purpose of the Work Session was to swear in Syracuse Youth Court members; receive public comments; hear a proposal to amend the newsletter delivery schedule; discuss energy efficiency options for secondary water system; discuss proposed ordinance 14-23 amending Title 8 of the Syracuse City Code pertaining to the subdivision process; and discuss Council business.

[6:08:10 PM](#)

Public Comments

There were no public comments.

[6:08:55 PM](#)

Proposal to amend newsletter delivery schedule

A staff memo from the Community Development Department explained currently the City sends a bi monthly, 12-page, one color newsletter to each household and business in the City. Costs for the newsletter include \$11,389 dollars a year for printing from Thrive Press in Kaysville and \$6,660 per year on postage costs; the City has a bulk mailing permit with the USPS. Approximately 30 hours of staff time is used to produce each issue of the newsletter. The City sells advertising in the newsletter and on average there is about \$400 worth of advertising in each issue. The total cost to produce the newsletter,

1 minus advertising revenue, is \$19,248 dollars per year. Staff’s proposal is to convert the newsletter to a monthly, 4 page one
2 color newsletter. The 4 pages would be printed front and back on one 11x17 piece of paper. The 11x17 paper is then folded
3 in half. Cost to print a 4 page monthly newsletter is \$7,560 a year. The city utility bill, for which the City already pays
4 postage, has a maximum weight of 2 oz. The 11x17 sheet of paper would be added to the same envelope as the utility bill
5 without additional postage cost. In fact, in addition to the newsletter and utility bill, there would still be excess capacity in the
6 same envelope to include local advertising or the yearly water quality report. For those citizens that do not receive a monthly
7 utility billed mailed to them and instead receive the bill electronically, they would be delivered an electronic pdf copy with
8 their utility bill email. The memo further explained many other local cities follow this strategy for their respective
9 newsletters. In addition to printing and postage cost savings, the 4 page newsletter would use less staff time for design and
10 mailing. Changing the newsletter to this new format would save the city approximately \$11,688 per year. A sample design
11 for the shorter newsletter is included for review. The text in the sample design is filler text for demonstration only. Also
12 included below is a cost estimate comparison table.

Newsletter Cost/Year				
	Now	Proposed	Difference	
Printing (one color)	\$ 11,388.66	\$ 7,560.00	-3,828.66	
Postage	\$ 6,659.64	\$ -	-6,659.64	
Staff Time	\$ 3,600.00	\$ 2,400.00	-1,200.00	
Subtotal	\$ 21,648.30	\$ 9,960.00	-11,688.30	
Advertising	-2,400.00	-2,400.00		
Total	\$ 19,248.30	\$ 7,560.00	-11,688.30	

13
14 (Sources: June/July newsletter printing and postage receipts. Price quote from Freedom Mailing for 4 page newsletter.)

15 The memo provided a list of benefits associated with the proposed four-page format:

- 16 • More concise
- 17 • Monthly edition more current
- 18 • Less cost
- 19 • Higher visibility because residents have to open their utility bill
- 20 • Design allows a larger font size (easier to read for seniors)
- 21 • Less paper waste

- 1 • Efficient use of postage
- 2 • Less staff time used

3 Staff is requesting support from the Council to convert the newsletter to the proposed format.

4 [6:09:13 PM](#)

5 Community and Economic Development Director Christensen and City Planner Steele summarized the staff memo
6 and addressed general questions regarding the proposal asked by the Council and Mayor. The Council and Mayor ultimately
7 offered their support for the proposal and Mr. Steele concluded he will begin working to convert to the new format for use in
8 the next newsletter mailing cycle.

9

10 [6:16:42 PM](#)

11 **Swear in Syracuse Youth Court Members**

12 City Recorder Brown administered the oath of office for newly selected Syracuse City Youth Court members.

13 Youth Court Advisor Lori Smith stated this is her second year as Advisor and she is very excited to work with such
14 a great group of kids.

15

16 [6:22:13 PM](#)

17 **Discussion regarding energy efficiency options** 18 **for secondary water system.**

19 A staff memo from City Manager Bovero explained on average, the City spends approximately \$130,000 per year
20 on electricity for the secondary water system. This charge is largely due to the cost to run the City's pumps, which pressurize
21 the secondary water system. As we have discussed with the Council in previous meetings, the City's Secondary Water Fund
22 is in a level of distress that needs to be addressed in order to ensure the Fund's solvency going into the future. In an effort to
23 realize savings, and therefore provide relief to the Secondary Water Fund, we reached out to Mark Cram with Siemens for
24 advice on ways the City could save energy. Mr. Cram has worked with the City before, including the recent switchover to
25 energy efficient street lighting, which is saving the City approximately \$65,000 per year in electrical charges; he will present,
26 in general terms, the various avenues the City can use to save energy on our secondary water system. The memo concluded

1 the staff proposal is for the Council to evaluate potential avenues for the City to reduce energy usage and thereby realize a
2 savings in the annual operations of the secondary water system and instruct the Administration on which avenues the Council
3 would like to explore.

4 [6:22:31 PM](#)

5 Mr. Bovero reviewed his staff memo and introduced Mr. Cram. Mr. Cram used the aid of a PowerPoint presentation
6 to review potential secondary water system enhancement opportunities that could aid the City in realizing a savings on the
7 operation of the system. He and Public Works Director Whiteley addressed general questions from the Council throughout
8 the presentation.

9 The Council discussed the opportunity to meter secondary water and Mayor Palmer indicated the City has promised
10 the City's residents that such metering would never be implemented. He stated he is not interested in considering the option.
11 Councilmembers Duncan, Johnson, and Lisonbee agreed.

12 Mr. Cram continued his review of his PowerPoint presentation, highlighting different secondary water energy
13 efficiency options. There was a focus on watering restrictions and requesting that residents only water at night to reduce the
14 energy costs associated with pumping water during the day. Councilmember Lisonbee stated she feels ongoing education of
15 the City's residents relative to the function of the City's secondary water system coupled with a recommended watering
16 schedule would be very valuable in lowering the usage of secondary water by the City's population. Mr. Whiteley stated that
17 would be ideal, but with no recourse for violating the water schedule there will always be residents that do not follow it.
18 Councilmember Duncan wondered if it would be beneficial to invest in additional water storage capacity to balance water
19 throughout the City and equalize pressure; this would reduce the wear and tear on the secondary water pumps. This led to
20 discussion about opportunities for securing property that would accommodate an additional secondary water pond.

21 Mr. Cram then concluded his presentation and Mr. Bovero noted that going forward staff will evaluate the efficiency
22 of secondary water pumps and determine whether there are alternative fuel sources that could be used to operate the pumps.
23 He stated staff will also look for ways to pressurize the various zones of the City as well as encouraging night time watering
24 to shut off the pumps during the day.

25

26 [7:04:38 PM](#)

27 **Discuss Proposed Ordinance 14-23 amending**

1 **Title 8 of the Syracuse City Code pertaining to**
2 **the subdivision process.**

3 A memo from the Community and Economic Development (CED) Director explained the Planning Commission has
4 been reviewing Title VII for the past few months regarding subdivision processes. The proposed amendments ensure that
5 subdivision applications are not vested until they are seen by the Council at Preliminary Plat Approval. The process is also
6 designed to be more efficient in the use of staff and Planning Commission time. The following reviews will take place:

7	Concept (sketch)	Development Review Committee
8	Preliminary	Planning Commission Recommendation (Public Hearing)
9	Preliminary	City Council Approval
10	Final	Planning Commission
11	Final	City Council

12 The memo further explained the proposed ordinance reflects the recommended changes from the Planning
13 Commission with regard the process and other minor amendments for clarity. The Planning Commission held public hearings
14 on the proposed amendments on June 17, 2014 and again on August 5, 2014. At a public meeting on August 19, 2014 the
15 Planning Commission recommended to the City Council the adoption of the proposed amendments.

16 The memo offered the following summary of proposed amendments:

18	Various Sections	Change the term Subdivider to Developer
20	Section 8.10.020	Clarify that the plats should be prepared by a civil engineer and not a surveyor.
22	Section 8.10.030	Bring the code into compliance with the State statute that does not allow bonding to 23 110%, only that a city may retain the last 10% of the bond for warranty.
25	Section 8.10.50	Amends the section on park impacts to be in conformance with the new single park 26 impact fee.

1 Ms. Christensen reviewed her staff memo and noted the Council provided her with some feedback regarding this
2 proposal at the last Council meeting and she has made some amendments to the recommendation from the Planning
3 Commission to recognize that feedback.

4 [7:11:30 PM](#)

5 Councilmember Peterson stated his concerns have been addressed by the changes that have been made by staff since
6 the last meeting. Councilmember Lisonbee stated she is not comfortable with the creation of a development review
7 committee and she would prefer that the first body reviewing a development application be an elected or appointed body.
8 She then asked if there is an opportunity to add language to Title Eight specifying when vesting of a project takes place. City
9 Attorney Drake stated vesting is established by law. Councilmember Lisonbee then wondered if the sketch approval process
10 is necessary; she stated the development review committee step could be skipped and an application could be forwarded
11 directly to the Planning Commission for preliminary and final approval. Ms. Christensen stated she feels a pre-application
12 meeting is needed and staff would work with the developer to ensure he has met all requirements before submitting his
13 application because the last thing staff wants to do is take an incomplete application to the Planning Commission as doing so
14 would be a waste of the staff, Planning Commission, and the developer's time. Councilmember Lisonbee stated she is
15 concerned about staff review taking place in a committee form because it implies that there is some authority of the body to
16 make a decision about an application and that an application could potentially be vested at that point in time. Ms.
17 Christensen stated the language in the proposal could be changed from development review committee to pre-development
18 review meeting with staff. Councilmember Lisonbee stated she would be more comfortable with that. Councilmember
19 Gailey inquired as to which staff members would participate in the pre-development review meeting. Ms. Christensen stated
20 it would be herself, the City Planner, Public Works Director, City Engineer, Fire Marshall, and representatives from other
21 pertinent entities. Mayor Palmer indicated his only concern regarding the development review committee is that it could be
22 considered a public body that would be required to adhere to the Open and Public Meetings Act; he would prefer to amend
23 the name of the group as well. He added that in his reading of the proposal, however, he does not believe the staff group has
24 been given the authority to make any decisions. Councilmember Lisonbee stated she feels it is implied. Ms. Christensen
25 reiterated she is comfortable with changing the proposal to indicate that a developer will meet with staff in a pre-application
26 meeting prior to their application being forwarded to the Planning Commission. Mr. Bovero added that most developers
27 want to meet with staff to understand the requirements that would be imposed upon them and their development.

1 Councilmember Lisonbee stated she is comfortable with that change and concluded she wants to the ordinance to clearly
2 specify that preliminary and final approval of any project must be granted by the City Council and no other body.
3 Councilmember Johnson agreed.

4 [7:20:46 PM](#)

5 Councilmember Duncan referred to 8.15.030 of the proposal and stated that he is not comfortable with forcing
6 developers to plant trees in their developments. Councilmember Lisonbee stated the City already requires plantings. Ms.
7 Christensen clarified that the section referred to by Councilmember Duncan simply requires developers to incorporate
8 existing trees into their development whenever possible. Councilmember Duncan then indicated he is comfortable with the
9 proposed changes.

10 [7:22:10 PM](#)

11 Councilmember Gailey stated his concerns have been addressed and he is comfortable proceeding with considering
12 final adoption of the ordinance.

13 [7:23:22 PM](#)

14 Councilmember Johnson asked if it would be possible for the findings of the staff group to forward their findings
15 from the pre-application meeting to the Planning Commission and City Council for review during a work session meeting.
16 The Council had a discussion regarding this idea and concluded they feel a staff report regarding the pre-application meeting
17 would be beneficial.

18 [7:26:20 PM](#)

19 Mayor Palmer referred to section 8.20.020 and stated the Council has recommended that cluster subdivisions be
20 prohibited in the R1, R2, and R3 zones. He asked if that request has been reflected. Ms. Christensen stated the PRD cluster
21 subdivision is referenced for the purpose of identifying density of a proposed development. Councilmember Lisonbee
22 recommended an independent PRD ordinance be adopted in order to avoid confusion regarding whether cluster subdivisions
23 are permitted in residential zones. Ms. Christensen stated she could work on such a recommendation.

24

25 [7:28:09 PM](#)

26 **Council business**

1 At each meeting the Councilmembers and Mayor provide reports regarding the meetings and events they have
2 participated in since the last City Council meeting. Councilmember Gailey's report began at [7:28:09 PM](#). He was
3 followed by Councilmembers Lisonbee, Peterson, and Johnson. Councilmember Duncan indicated he had nothing to report.

4 Mayor Palmer's report began at [7:38:00 PM](#).

5

6

7 The meeting adjourned at 7:44 p.m.

8

9

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11

12 _____
13 Terry Palmer
14 Mayor

15 _____
Cassie Z. Brown, CMC
City Recorder

14

15 Date approved: _____

Minutes of the Syracuse City Council Special Meeting, September 23, 2014.

Minutes of the Special meeting of the Syracuse City Council held on September 23, 2014, at 7:45 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

City Employees Present:
City Attorney Clint Drake

7:45:02 PM

1. Meeting Called to Order

Mayor Palmer called the meeting to order at 7:45 p.m.

7:45:47 PM

2. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Act for the purpose of discussing the character, professional competence, or physical or mental health of an individual or pending or reasonably imminent litigation;

COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN INTO CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS ACT FOR THE PURPOSE OF DISCUSSING THE CHARACTR, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER DUNCAN SECONDED THE MOTION. THE FOLLOWING ROLL CALL VOTE WAS TAKEN: VOTING "AYE" – COUNCILMEMBERS DUNCAN, GAILEY, JOHNSON, LISONBEE, AND PETERSON. VOTING "NO" – NONE.

The meeting adjourned at 7:46 p.m.

The meeting reconvened at 8:48 p.m.

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At 8:48 P.M. COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER
DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor
Date approved: _____

Cassie Z. Brown, CMC
City Recorder



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

October 8, 2014

Brody Bovero, City Manager
Syracuse City
1979 West 1900 South
Syracuse, UT 84075

RE: Scope and Fee for Syracuse City Parks and Recreation Master Plan

Dear Brody,

Per your request, I am submitting this revised scope of work and fees for generating a parks and recreation master plan for Syracuse City. Below is our detailed scope of work and associated fee based on the revisions you requested:

REVISED SCOPE OF WORK

- I. Meetings and Project Management** – We will organize and direct meetings as necessary to move the work forward and engage City staff (or Steering Committee as designated by the City), interested stakeholders, and end users in sharing ideas, information, and feedback, and establishing long-term goals and objectives leading to the development of supported plans. This includes:
- A. Initial Kick-Off Meeting (1)
 - B. Steering Committee Progress Meetings (3)
 - C. City Council Meeting (1)
 - D. Miscellaneous Project Management Tasks
- II. Inventory**
- A. Identify and analyze existing City growth – Using City zoning and land use maps, an analysis will be made of the growth potential, its location within the City, and future development opportunities. This tells us where growth will likely occur, how much growth to expect, and what ultimate demands on recreation will be at build-out.
 - B. Identify existing parks, recreation facilities, open space and trails - To accomplish this task, J-U-B GIS specialists will use available databases and maps currently produced by Syracuse City. This data will be used to quantify both need and demand for facilities, and evaluate distribution equity. Other tasks include:
 - 1. Inventory of existing condition of all City recreational amenities.
 - 2. Identify the City's park classification system.We expect that the City will conduct Task 1, the conditions assessment of all existing amenities and facilities within the City boundaries. We will limit Task 2 to a review with the City to reaffirm its park classification system.
 - C. Identify Design/Planning Challenge – With participation from the Steering Committee, key design and planning issues or challenges will be discussed, and plans developed for solving them. This step helps guide the questions to ask in the surveys, and influences how we view the opportunities and solutions developed during the analysis phase of the work.



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III. Analysis

- A. Park Classification System – Review and update (as necessary) the existing park classification system offered by the City to its citizens.
- B. Calculate Current Level of Service – Already done by the City.
- C. Identify Deficiencies and/or Surpluses – Identify and plot service areas of existing types of park, trail, and open space locations to evaluate where City recreation amenities are deficient and where they have been exceeded.
- D. Develop an Amenity Replacement Schedule – Analyze deficiencies and surpluses and, working together with City Staff, create a list of recommended replacements and realistic timelines of when these improvements should be completed.
- E. Analyze Demands on Existing Recreation Facilities by New Development – Partially done by the City.
- F. Identify Capital Improvement Projects (CIP) – Based on previous analysis, recommend improvements needed to accommodate projected growth.
- G. Strategic Funding Plan - Categorize the identified CIP into impact fee versus non-impact fee eligible projects, including a list of potential funding sources for each project. Other tasks include:
 1. Provide preliminary opinion of probable construction costs for each CIP, including land/easement acquisition, construction, and planning, surveying, and engineering costs.
 2. Recommend a construction schedule for each CIP based on a prioritization of CIPs.
 3. Identify and quantify possible revenue sources, including impact and user fees, available to finance proposed CIPs.
- H. Evaluate Stakeholder Input – Use input from surveys to identify patterns, themes and opportunities for recreational programs and related facilities.

IV. Master Plan

- A. Present to Steering Committee and City Council – Conduct a live GIS demonstration of the process used to create the recreation master plan. Show databases, key analysis techniques, and maps generated, along with explanations of analysis and key findings, including public feedback and sentiment.
- B. Report - Generate a brief report summarizing findings. The report includes illustrative maps of key information.
- C. Final Plan – Present final plan to the public at a City event (see above City Council meeting) and online.

V. Public Survey

- A. Prepare and Administer Recreation Survey – Gather citizen input regarding recreation preferences, values, and perceived needs and wants, strengths and weaknesses of existing

\\kays\public\Promo\Syracuse\2014 Syracuse Recreation Master Plan\Syracuse Rec Master Plan Psl_Revised4.doc



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Brody Bovero
October 8, 2014
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recreation programs and amenities. This data will be gathered in a format directly compatible with our GIS database, be directly input into the system, and immediately incorporated with all other data gathered. Once the data is in GIS, we will perform an analysis using 3P Visual. 3P Visual is a unique process where public feedback is plotted on a map so it can be visualized. Viewing information this way allows us to not only hear what the public is saying, but also to see where they are saying it. This process helps to identify trends, patterns, and vocal minorities that may not have been otherwise apparent. Survey methods may include online survey, phone survey, mailed survey, collaboration with other groups, etc. The Langdon Group facilitators will assist in developing and administering this survey.

VI. Stakeholder Survey

- A. Prepare and Administer Stakeholder Survey – Develop a second survey to administer to specific stakeholders and user groups within the City and in neighboring communities who might have interest in using Syracuse recreational space and facilities for league play, tournaments, special events, etc. With guidance from the Steering Committee, a list of these specific groups will be identified and engaged to determine their needs and preferences with respect to facilities and amenities. The Langdon Group facilitators will assist in developing and administering this survey as well.

ADDITIVE ALTERNATIVE TASK

VII. Public Involvement – Solicit and Document Input from Stakeholders and Citizens

- A. Key Stakeholder Interviews
 1. Identify the right people (stakeholders) to participate in a community group meeting.
 2. Conduct one-on-one and some group interviews for the identified participants to share their wants, desires, perceived needs for recreational opportunities and amenities within the City. This is essentially an inventory of the public mind with regard to recreation, and becomes part of the database used during analysis. This action helps in formulation of the survey format and questions to be asked.
- B. Community Workshop - Facilitate a community workshop to present the analysis using our GIS technology. We will solicit additional ideas, thoughts, concerns, questions and needs from attendees to incorporate into the general analysis and recreation plan creation.
- C. Website Material - Provide website material from the analysis work (maps, explanations, summaries of survey results, etc.) to be put on the City's webpage by the City to keep interested citizens apprised of the progress of this project.

DELIVERABLES

Final deliverable materials will include:

- Master Plan Document
- Maps and GIS data produced as part of the analysis and mapping
- Strategic Funding Plan

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SCHEDULE

With regard to the schedule, we propose that the process will take approximately 6 months to complete, from Kick-Off Meeting to Final Master Plan, with the report following shortly after that. Please note that meeting schedules and other timing conflicts not under J-U-B's control may influence this timeline and add some minor delays.

FEE

The fee for providing the above Base Scope of Work is a lump sum of **\$43,800.00**. This includes all reimbursable expenses, including travel, mileage, copying, printing, etc.

The fee for providing the additive alternative work of Public Involvement is a lump sum fee of \$6,150.00. For convenience, a breakdown of the fee is as follows:

I. Meetings & Project Management.....	\$9,750.00
II. Inventory	4,375.00
III. Analysis	13,300.00
IV. Final Master Plan	6,300.00
V. Public Survey	5,250.00
VI. Stakeholder Survey	<u>4,825.00</u>
TOTAL	\$43,800.00

ADDITIVE ALTERNATIVE TASK

VII. Public Involvement.....	<u>\$6,150.00</u>
GRAND TOTAL	\$49,950.00

By affixing signatures to this scope of work and associated fee, this document may serve as an amendment to the professional services agreement between Syracuse City and J-U-B ENGINEERS, Inc., adding the herein described tasks and fees to that agreement.

Sincerely,

J-U-B ENGINEERS, Inc.

Brian R. Deeter, P.E.
Area Manager

Syracuse City

Brody Bovero, MPA
City Manager



COUNCIL AGENDA

October 14, 2014

Agenda Item #6 Trap Neuter Return Program

Factual Summation

- Any question regarding this agenda item may be directed at Brody Bovero, City Manager.
- Please see attached Memorandum and Supporting documentation provided by Brody Bovero.

Davis County approached Syracuse City to allow the participation of a county-wide pilot program to better contain the population of feral cats. Below is a summary of the program:

Definitions:

Sterilized: General term for an animal that has been spayed or neutered.

Eligible: Any feral cat that is healthy and shows no signs of ownership.

Ear Tipped: Top ¼ of the ear is cut off as to identify the cat as one that has been sterilized.

All feral cats that are eligible will be sterilized (Spayed & Neutered), vaccinated and have their ear tipped.

- State law is 5 day stray holding period. Community cat act is an exception that feral cats don't have to wait the 5 days stray holding period.

After surgery, the cats will be released back to the area they were trapped in.

- No reproduction, but still managing rodent population
- Filling the space a non-sterilized/non vaccinated cat would take if the first cat was originally euthanized.
- Less stress on shelter staff
- In 5yr pilot program impounds should drop significantly. Less money charged to cities.
- Less money for operational budget.
- Third impound, cat will stay at shelter for 5 days stray hold, then euthanized.

Best Friends Animal Society will do:

- Take feral cats from Davis County Shelter and release them.
- Neighborhood education

- Door to door education
- Offer free and/or discounted feral cat deterrents
- Handle complaints

A cat that is trapped by a resident should contact County Animal Control. If the trap being used is from Best Friends, then Best Friends will respond to pick up the cat.

No additional funding is being requested.

RESOLUTION R14-36

A RESOLUTION PERMITTING DAVIS COUNTY ANIMAL CARE AND CONTROL TO CONDUCT THE TRAP, NEUTER, RETURN FIVE-YEAR PILOT PROGRAM IN SYRACUSE CITY.

WHEREAS, Davis County Animal Care & Control, in conjunction with Best Friends Animal Society, has requested permission from Syracuse City to establish a community cat program; and

WHEREAS, The primary focus of the program is to curtail the proliferation of feral cats through a Trap Neuter and Return philosophy, which aims to reduce the number of impounds and therefore reduce costs to cities and the county; and

WHEREAS, It is understood that no additional assessments or resources will be required of the City and the pilot program is intended to continue for five years.

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

SECTION 1: Authorization. Mayor Palmer is hereby authorized to sign the permission letter included as Exhibit A.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF OCTOBER, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Terry Palmer, Mayor

EXHIBIT A



Mayor
Terry Palmer

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

October 14, 2014

Clint Thacker
Director
Davis County Animal Care & Control
1422 E 600 N Fruit Heights, UT 84037

Dear Clint:

Thank you for your presentation regarding the 5yr pilot program known as Trap, Neuter, Return. This letter is to serve as official notification of the city's permission for Davis County Animal Care & Control, in conjunction with Best Friends Animal Society, to establish a community cat program in the City of Syracuse, Utah.

It is understood there will not be any additional assessments or resources required of Syracuse City for this service.

If you have any questions please feel free to give me a call.

Sincerely,

Terry Palmer
Mayor
Syracuse City



COUNCIL AGENDA

October 14, 2014

Agenda Item #7

Final Plat-Avery Gardens Subdivision 1525 West 2700 South-NS Group Holdings LLC

Factual Summation

Please see the attached:

- a. Aerial
- b. Plat

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

Background

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

- Rezoning Approval
 - Planning Commission September 2, 2014
 - City Council September 9, 2014
- Sketch Plan Approval
 - Planning Commission September 6, 2014
- Preliminary Plan Approval
 - Planning Commission October 7, 2014
- Final Plat
 - Planning Commission October 7, 2014

The development consists of 6 lots on 2.92 acres.

Recommendation

The Planning Commission recommends approval to the City Council for the Final Plat of Avery Gardens Subdivision, request NS Group Holdings LLC, property located at approximately 1525 W 2700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.

AVERY GARDENS SUBDIVISION

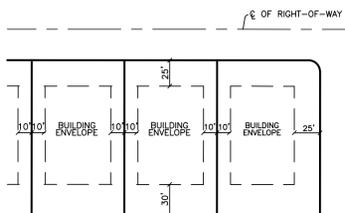
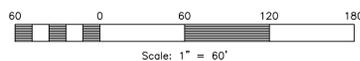
PART OF THE SOUTHWEST QUARTER OF SECTION 15, T.4N., R.2W., S.L.B.&M., U.S. SURVEY
 SYRACUSE CITY, DAVIS COUNTY, UTAH
 SEPTEMBER, 2014



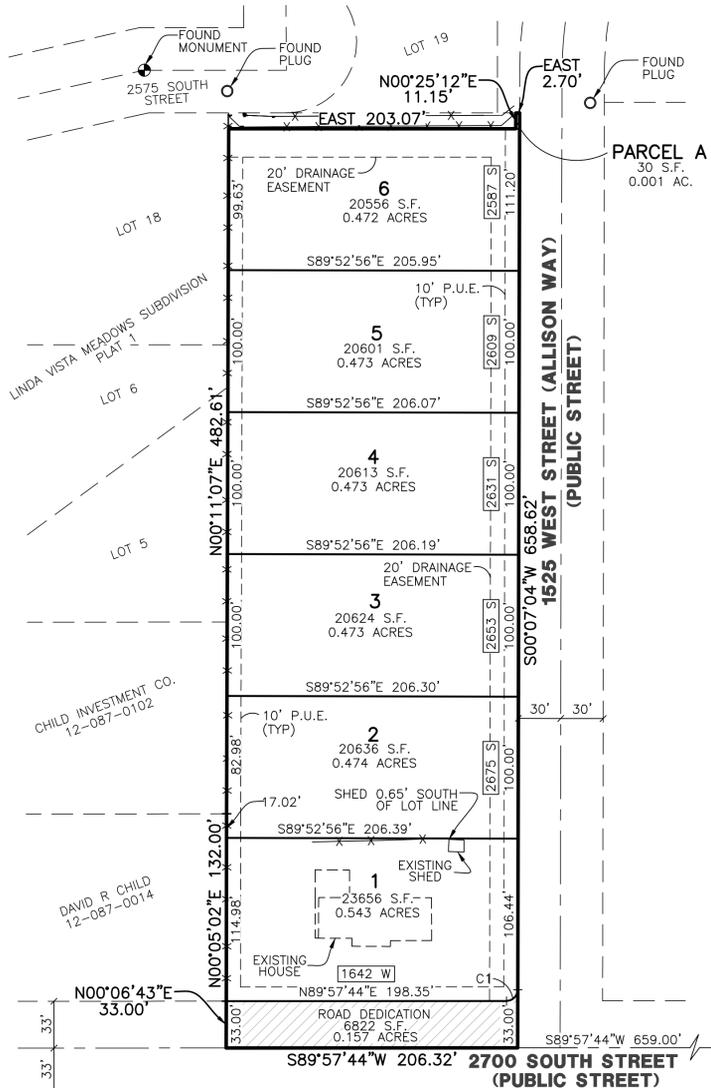
VICINITY MAP
 SCALE: NONE

LEGEND

- = FOUND SECTION CORNER
- = FOUND PLUG
- = FOUND STREET MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = EXISTING FENCELINE



SET-BACK DETAIL
 SCALE: NONE



CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. FOUND MONUMENT

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. FOUND MONUMENT

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE DESCRIBED PROPERTY. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG AT THE EXTENSION OF THE SIDE LOT LINES AT TOP BACK OF CURB.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°07'16"W.

DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN 2700 SOUTH STREET, SAID POINT BEING 659.00 FEET S89°57'44"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, (BASIS OF BEARING BEARING S00°07'16"W 2638.05 FEET MEASURED FROM THE CENTER QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 15); AND RUNNING THENCE S89°57'44"W 206.32 FEET; THENCE N00°06'43"E 33.00 FEET; THENCE N00°05'02"E 132.00 FEET TO AND ALONG THE EASTERLY BOUNDARY OF THE LINDA VISTA MEADOWS SUBDIVISION; THENCE EAST 203.07 FEET; THENCE N00°25'12"E 11.15 FEET; THENCE EAST 2.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE S00°07'04"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 658.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 133,539 SQUARE FEET OR 3.07 ACRES

CURVE DATA

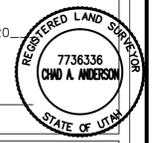
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.54'	8.00'	89°50'40"	N45°02'24"E	11.30'

SURVEYOR'S CERTIFICATE

I, **CHAD A. ANDERSON**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **AVERY GARDENS SUBDIVISION** IN **SYRACUSE CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SYRACUSE CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

7736336
 UTAH LICENSE NUMBER **CHAD A. ANDERSON**



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **AVERY GARDENS SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS, STRUCTURES OR TREES BEING ERRECTED OR PLANTED WITHIN SUCH EASEMENTS. AND ALSO GRANT PARCEL A TO SYRACUSE CITY FOR THE ACCESS AND MAINTENANCE OF THE CITY PATHWAY.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, 20____, BY ROCKY MOUNTAIN POWER.

 ROCKY MOUNTAIN POWER

QUESTAR
 APPROVED THIS _____ DAY OF _____, 20____, BY QUESTAR.

 QUESTAR

CENTURYLINK
 APPROVED THIS _____ DAY OF _____, 20____, BY CENTURYLINK.

 CENTURYLINK

SYRACUSE CITY ATTORNEY
 APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY.

 SYRACUSE CITY ATTORNEY

SYRACUSE CITY PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

 SYRACUSE CITY ENGINEER DATE

SYRACUSE CITY COUNCIL
 PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

 SYRACUSE CITY MAYOR ATTEST: _____ CITY RECORDER

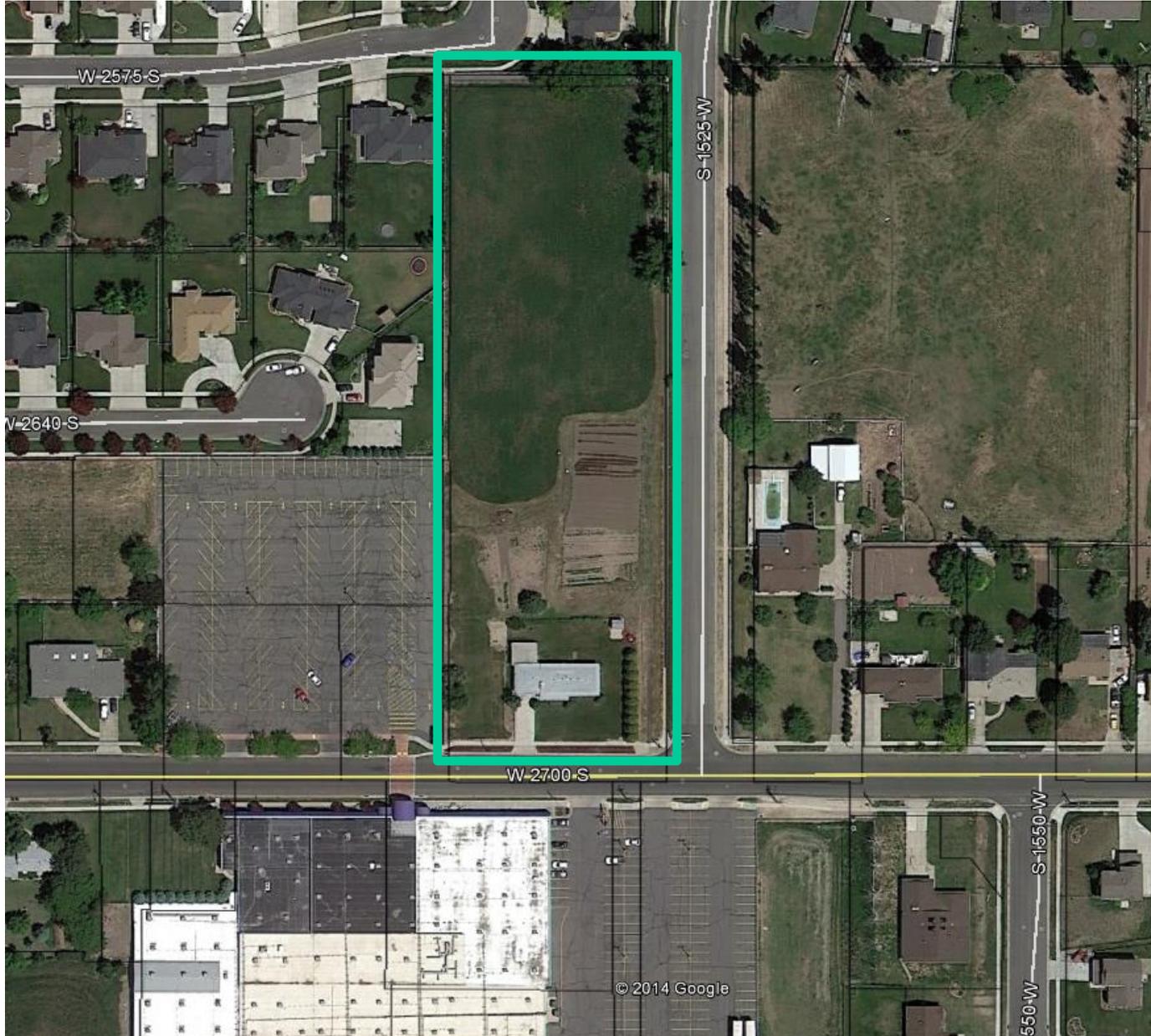
PROJECT INFORMATION
 Surveyor: **C. ANDERSON** Project Name: **AVERY GARDENS SUBDIVISION**
 Designer: **E. ROCHE** Number: **6133-03**
 Scale: **1"=60'**
 Begin Date: **09-17-14** Revision: _____
 Checked: _____

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR:

 DAVIS COUNTY RECORDER
 _____ DEPUTY.



Avery Gardens 1525 W 2700 S





COUNCIL AGENDA

October 14, 2014

Agenda Item # 8

Final Plat-Trails Edge Subdivision, Ph. 1 & 2 3250 West 700 South-Mark Sandberg

Factual Summation

Please see the attached:

- a. Aerial
- b. Phasing Plan
- c. Plat 1 & 2

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

Background

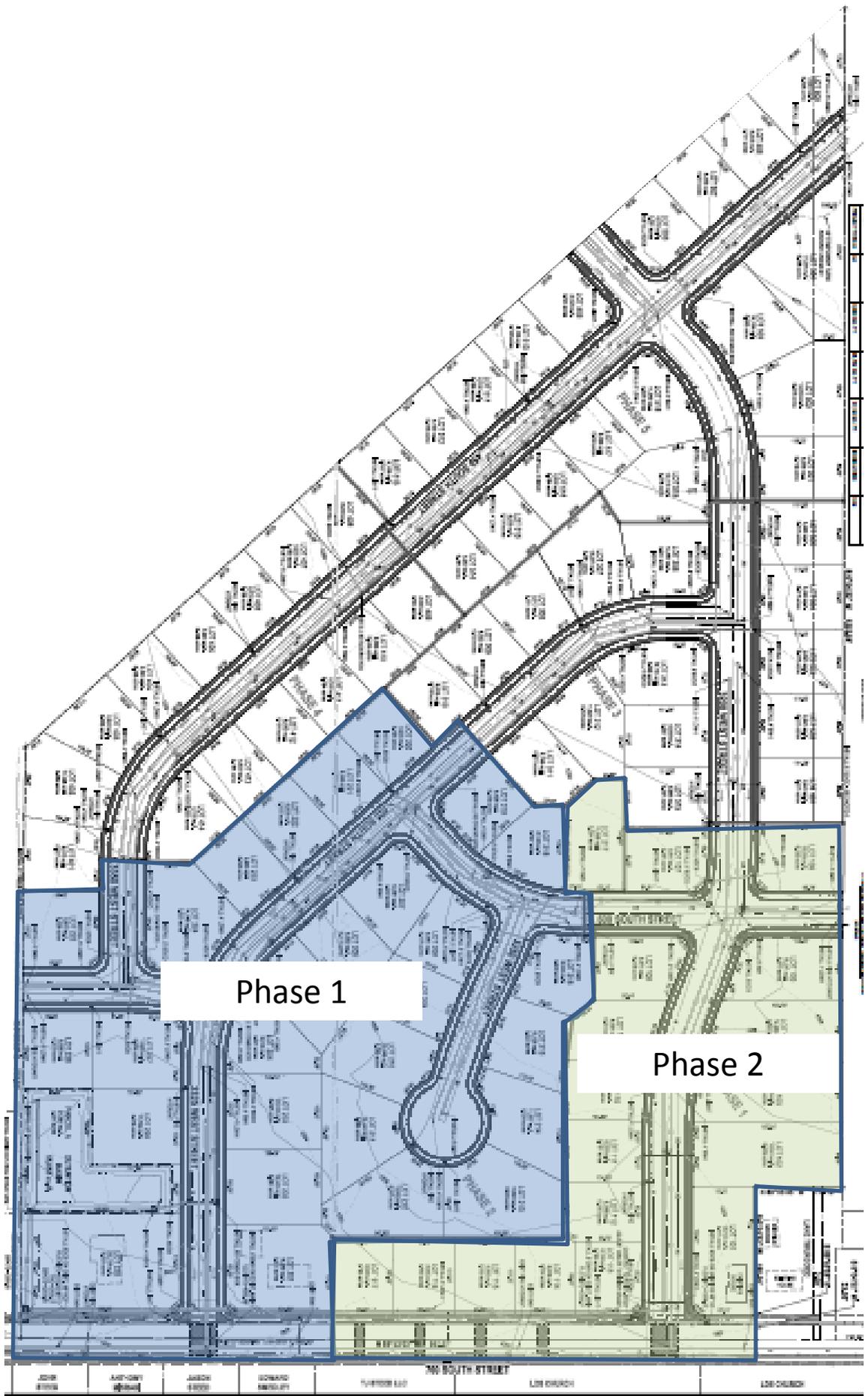
All requirements and standards of Subdivision have been meet. The project outline is as follows:

General Plan Approval	
Planning Commission	April 15, 2014
City Council	May 13, 2014
Rezone Approval R-3	
Planning Commission	June 3, 2014
Council Approval	June 10, 2014
Rezone Approval R-1	
Planning Commission	July 1, 2014
Council Approval	July 8, 2014
Sketch Plan Approval	
Planning Commission	June 17, 2014
Preliminary Plan Approval	
Planning Commission	August 19, 2014
Final Plat	
Planning Commission	October 7, 2014

The development consists of 2 phases consisting of 46 lots on 16.91 acres.

Recommendation

The Planning Commission recommends approval to the City Council for the Final Plat of Trails Edge Subdivision, Ph. 1 & 2, requested by Mark Sandberg, property located at approximately 3250 W 700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.



Phase 1

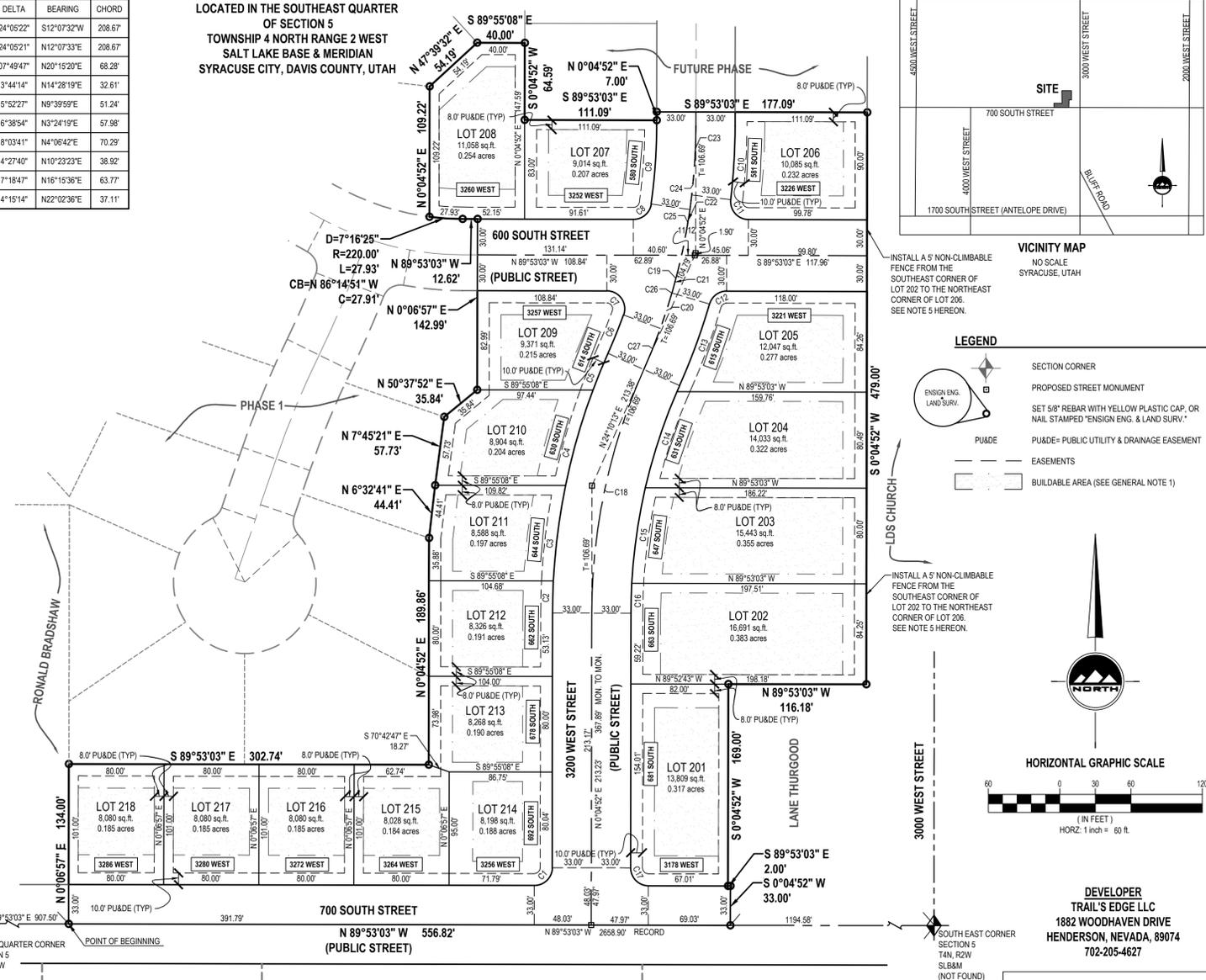
Phase 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.57'	90°02'05"	N45°05'54"E	21.22'
C2	533.00'	26.88'	2°53'22"	S1°31'33"W	26.88'
C3	533.00'	60.72'	6°40'37"	S7°18'32"W	80.64'
C4	533.00'	83.33'	8°57'27"	S16°07'34"W	83.24'
C5	533.00'	33.17'	3°33'56"	S22°23'16"W	33.16'
C6	467.00'	34.67'	4°15'14"	N22°02'36"E	34.66'
C7	15.00'	28.75'	109°48'02"	N34°59'02"W	24.54'
C8	15.00'	21.46'	81°58'24"	N49°07'45"E	19.68'
C9	467.00'	65.71'	8°03'41"	N4°06'42"E	65.65'
C10	533.00'	61.65'	6°38'54"	N3°24'19"E	61.81'
C11	15.00'	25.29'	96°36'49"	S41°34'39"E	22.40'
C12	15.00'	19.31'	73°46'31"	S53°13'42"W	18.01'
C13	533.00'	72.84'	7°49'47"	N20°15'20"E	72.78'
C14	467.00'	84.83'	10°24'28"	S18°16'51"W	84.71'
C15	467.00'	80.89'	9°55'25"	S8°08'53"W	80.79'
C16	467.00'	25.04'	3°04'19"	S1°37'01"W	25.03'
C17	15.00'	23.55'	89°57'55"	S44°54'06"E	21.21'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18 TOT.	500.00'	210.22'	24°05'22"	S12°07'32"W	208.67'
C19 TOT.	500.00'	210.22'	24°05'21"	N12°07'33"E	208.67'
C20	500.00'	68.33'	07°49'47"	N20°15'20"E	68.28'
C21	500.00'	32.61'	3°44'14"	N14°28'19"E	32.61'
C22	500.00'	51.26'	5°52'27"	N9°39'59"E	51.24'
C23	500.00'	58.02'	6°38'54"	N3°24'19"E	57.98'
C24	500.00'	70.35'	8°03'41"	N4°06'42"E	70.29'
C25	500.00'	38.93'	4°27'40"	N10°23'23"E	38.92'
C26	500.00'	63.82'	7°18'47"	N16°15'36"E	63.77'
C27	500.00'	37.12'	4°15'14"	N22°02'36"E	37.11'

TRAIL'S EDGE SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



- GENERAL NOTES:**
- PROPERTY IS ZONED R-3 (LOTS 202-214).
 - A. FRONT YARD SETBACK IS 25'
 - B. REAR YARD SETBACK IS 20'
 - C. SIDE YARD SETBACK IS 8'
 - D. CORNER LOT SIDE YARD SETBACK IS 20' ON STREET SIDE.
 - PROPERTY IS ZONED R-3 (LOTS 201, 214-218).
 - A. FRONT YARD SETBACK IS 40'
 - B. REAR YARD SETBACK IS 20'
 - C. SIDE YARD SETBACK IS 8'
 - D. SIDE YARD SETBACK ON 700 SOUTH STREET IS 30' (LOT 214)
 - E. SIDE YARD SETBACK ON 700 SOUTH STREET IS 30' (LOT 214)
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4260.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).
 - THE ARRANGEMENT OF RESIDENTIAL DRIVEWAYS LOTS 201, 214-218 FRONTING 700 SOUTH STREET WILL BE DIRECTED BY THE CITY PLANNING COMMISSION. DRIVEWAYS FRONTING 700 SOUTH STREET WILL BE CONSTRUCTED TO ALLOW SEMI-CIRCULAR, PULL-THROUGH, OR HAMMERHEAD PULL-OUT RESIDENTIAL DRIVEWAYS. [ORDINANCE 15-02 1 (EXHIBIT), ORDINANCE 02-19, CODE 1971 6-2-20]
 - THE DEVELOPER IS TO PROVIDE A LANDSCAPE CERTIFICATE FOR LOTS 202-206 TO ACCOMMODATE THE REQUIRED LANDSCAPE BUFFER ON SAID LOTS PER SYRACUSE CITY CODE 10.30.080.

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRAIL'S EDGE SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Trail's Edge Subdivision Phase 2
 Beginning at the Southeast Corner of Trail's Edge Subdivision Phase 1, said point also being on the section line South 89°53'03" East 907.50 feet along the section line from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:
 Thence North 0°06'57" East 134.00 feet along the east line of Trail's Edge Subdivision Phase 1;
 Thence South 89°53'03" East 302.74 feet along the south line of Trail's Edge Subdivision Phase 1;
 Thence North 0°04'52" East 189.86 feet along the east line of Trail's Edge Subdivision Phase 1;
 Thence North 6°32'41" East 44.41 feet along the east line of Trail's Edge Subdivision Phase 1;
 Thence North 7°45'21" East 57.73 feet along the east line of Trail's Edge Subdivision Phase 1;
 Thence North 50°37'52" East 35.84 feet along the east line of Trail's Edge Subdivision Phase 1;
 Thence North 0°06'57" East 142.99 feet along the north line of Trail's Edge Subdivision Phase 1;
 Thence North 89°53'03" West 12.62 feet along the north line of Trail's Edge Subdivision Phase 1;
 Thence northwesterly 27.33 feet along the arc of a 220.00 foot radius curve to the right, (center bears North 0°06'57" East and long chord bears North 88°14'51" West 27.91 feet, with a central angle of 7°16'25") along the north line of Trail's Edge Subdivision Phase 1;
 Thence North 0°04'52" East 109.22 feet along the east line to the Northeast Corner of Trail's Edge Subdivision Phase 1;
 Thence North 47°39'32" East 54.19 feet;
 Thence South 89°53'03" East 40.00 feet;
 Thence South 0°04'52" West 54.59 feet;
 Thence South 89°53'03" East 111.09 feet;
 Thence North 0°04'52" East 7.00 feet;
 Thence South 89°53'03" East 177.09 feet;
 Thence North 89°53'03" West 479.00 feet;
 Thence North 89°53'03" West 116.18 feet;
 Thence South 0°04'52" West 169.00 feet;
 Thence South 89°53'03" East 2.00 feet;
 Thence South 0°04'52" West 33.00 feet to the section line, said point being South 89°53'03" West 1194.58 feet along the section line from the Southeast Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian;
 Thence North 89°53'03" West 556.82 feet along the section line to the point of beginning.

Contains 263,978 square feet, 6.060 acres, 18 lots
 10-02-14
 Keith R. Russell
 License No. 164386

Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

TRAIL'S EDGE SUBDIVISION PHASE 2

do hereby dedicate for perpetual use of the public all streets shown on this plat as Public Streets intended for Public use. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20__

Trail's Edge, a Limited Liability Company
 Gregory Higley
 Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Davis
 On the _____ day of _____ A.D., 20__
 personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

TRAIL'S EDGE SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE _____
 PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 _____ DAVIS COUNTY RECORDER
 _____ DEPUTY RECORDER

UTILITY COMPANY APPROVAL	
ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS	DATE _____
CENTURY LINK	DATE _____

LAYTON
 1485 West Hillfield Rd.
 Suite 204
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 WWW.ENSIGNUTAH.COM



CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20__
 BY THE SYRACUSE CITY ATTORNEY.
 _____ SYRACUSE CITY ATTORNEY

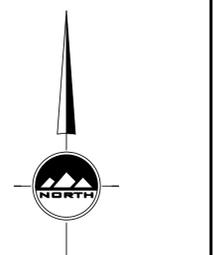
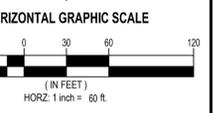
PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20__
 BY THE CITY PLANNING COMMISSION APPROVAL
 _____ CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20__
 BY THE SYRACUSE CITY ENGINEER
 _____ SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 20__
 BY THE SYRACUSE CITY COUNCIL
 _____ CITY RECORDER CITY MAYOR

SURVEY RECORDING DATA
 DATE: _____
 DRAWING NO. _____

DEVELOPER
 TRAIL'S EDGE LLC
 1882 WOODHAVEN DRIVE
 HENDERSON, NEVADA, 89074
 702-205-4627



- LEGEND**
- SECTION CORNER
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - EASEMENTS
 - BUILDABLE AREA (SEE GENERAL NOTE 1)

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	23.56	89°58'56"	S44°53'35"E	21.21'
C2	210.00	121.60	33°10'39"	S16°41'12"W	119.91'
C3	210.00	52.72	14°23'00"	S40°28'02"W	52.58'
C4	15.00	23.56	90°00'00"	N87°20'28"W	21.21'
C5	280.00	29.38	6°00'46"	S45°20'51"E	29.37'
C6	280.00	67.23	13°45'22"	S55°13'55"E	67.06'
C7	15.00	21.88	83°33'32"	N20°19'50"W	19.99'
C8	720.00	59.56	4°44'23"	N23°49'07"E	59.54'
C9	780.00	25.44	1°52'06"	S25°16'15"W	25.43'
C10	780.00	72.59	5°19'56"	S21°39'14"W	72.56'
C11	15.00	11.63	44°25'00"	N41°11'46"E	11.34'
C12	60.00	43.69	41°43'03"	S42°32'45"W	42.73'
C13	60.00	58.32	55°41'15"	S6°09'24"E	56.05'
C14	60.00	58.52	55°53'01"	S61°56'32"E	56.23'
C15	60.00	66.07	63°05'21"	N58°34'16"E	62.78'
C16	60.00	72.23	68°58'42"	N77°27'45"W	67.95'
C17	15.00	15.95	60°56'22"	S11°28'58"E	15.21'
C18	720.00	79.45	6°19'20"	S22°08'56"W	79.41'
C19	720.00	11.04	0°52'43"	S25°44'57"W	11.04'
C20	780.00	68.13	5°00'17"	N23°41'10"E	68.11'
C21	15.00	20.72	79°08'40"	S80°45'22"W	19.11'
C22	280.00	49.91	10°12'45"	S84°46'41"E	49.84'
C24	220.00	122.07	31°47'27"	S66°42'54"E	120.51'
C25	220.00	32.56	8°28'43"	S46°34'49"E	32.53'
C26	15.00	23.56	90°00'00"	S2°39'32"W	21.21'
C27	270.00	5.88	1°14'55"	S47°02'04"W	5.88'
C28	270.00	86.03	18°15'23"	S37°16'56"W	85.67'
C29	15.00	20.88	79°44'56"	N68°11'42"E	19.23'
C30	230.00	48.27	12°01'29"	N78°06'34"W	48.18'
C31	15.00	22.05	84°13'11"	S42°00'43"E	20.12'
C32	15.00	23.57	90°01'04"	N45°06'25"E	21.22'
C33	170.00	50.77	17°06'41"	N81°19'42"W	50.58'
C34	15.00	21.66	82°45'04"	N31°23'49"W	19.83'
C35	270.00	46.56	9°52'50"	S5°02'18"W	46.50'
C36	15.00	23.57	90°01'04"	N45°06'25"E	21.22'
C37	200.00	20.11	5°45'45"	N87°00'11"W	20.11'
C38	200.00	41.97	12°01'29"	N78°06'34"W	41.90'
C39	200.00	13.38	3°50'00"	N70°10'50"W	13.38'

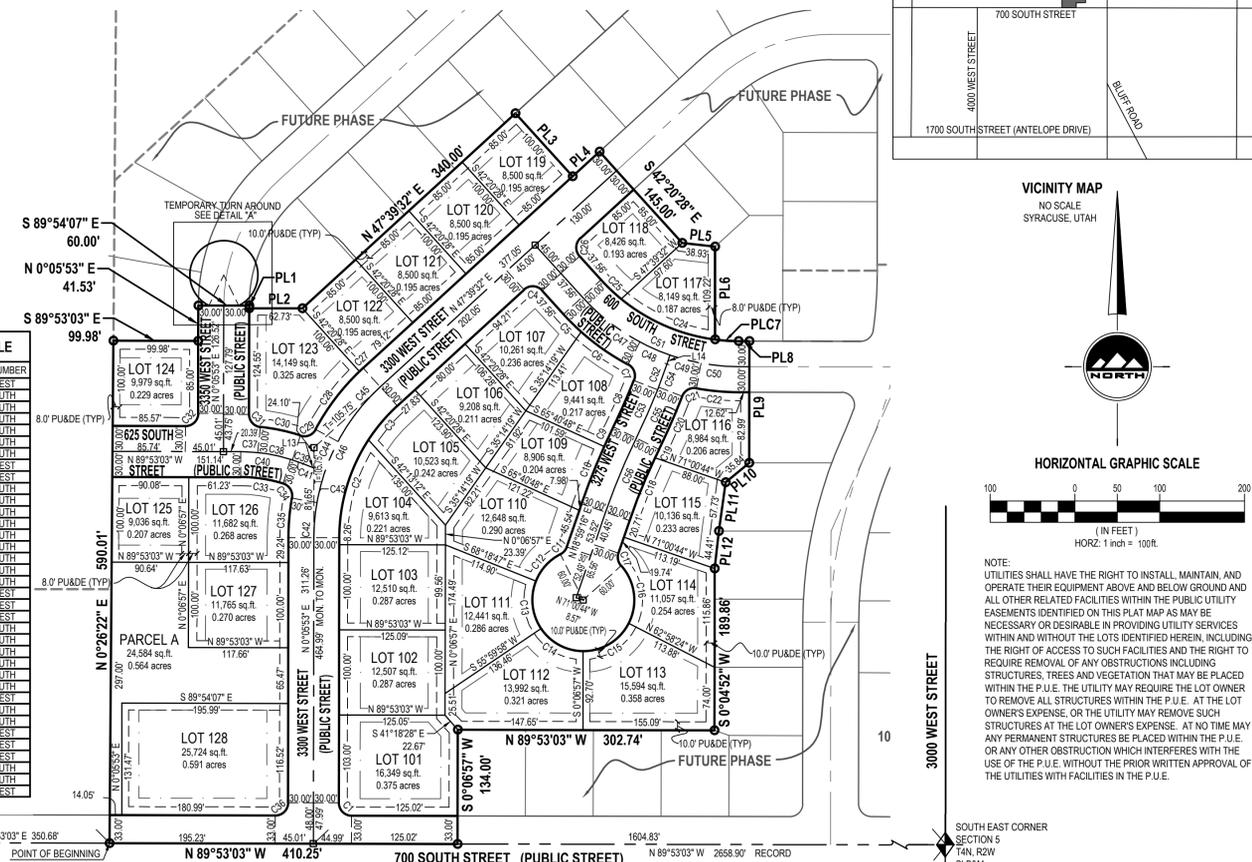
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C40	200.00	59.73	17°06'41"	N81°19'42"W	59.51'
C41	200.00	15.74	4°30'32"	N70°31'06"W	15.73'
C42	240.00	41.39	9°52'50"	S5°02'18"W	41.34'
C43	240.00	36.65	8°44'58"	S14°21'11"W	36.61'
C44	240.00	39.48	9°25'34"	S23°26'27"W	39.44'
C45	240.00	81.70	19°30'18"	S37°54'23"W	81.31'
C46	240.00	199.22	47°33'39"	S23°52'42"W	193.55'
C47	250.00	86.26	19°46'08"	S52°13'32"E	85.83'
C48	250.00	38.84	8°54'08"	S66°33'40"E	38.80'
C49	250.00	37.78	8°39'34"	S75°20'31"E	37.75'
C50	250.00	44.56	10°12'45"	S84°46'41"E	44.50'
C51	250.00	207.45	47°32'35"	S66°06'46"E	201.55'
C52	750.00	32.17	2°27'27"	N20°12'59"E	32.16'
C53	750.00	62.09	4°44'36"	N23°49'01"E	62.07'
C54	750.00	28.75	2°11'46"	N20°05'09"E	28.74'
C55	750.00	65.51	5°00'17"	N23°41'10"E	65.49'
C56	750.00	94.26	7°12'02"	S22°35'17"W	94.19'

LINE	BEARING	LENGTH
PL1	S0°05'53"W	3.23
PL2	S89°54'07"E	62.73
PL3	S42°20'28"E	100.00
PL4	N47°39'32"E	42.93
PL5	S83°52'22"E	38.93
PL6	S0°04'52"W	109.22
PLC7	SEE PLC TABLE BELOW	
PL8	N89°53'03"W	12.62
PL9	S0°06'57"W	142.99
PL10	S50°37'52"W	35.84
PL11	S7°45'21"W	57.73
PL12	S6°32'41"W	44.41
L13	S68°19'50"E	13.58
L14	N18°59'16"E	11.17

LOT NUMBER	HOUSE NUMBER	AREA
101	3288 WEST	0.229 acres
102	681 SOUTH	0.229 acres
103	697 SOUTH	0.229 acres
104	655 SOUTH	0.229 acres
105	623 SOUTH	0.229 acres
106	613 SOUTH	0.229 acres
107	603 SOUTH	0.229 acres
108	3281 WEST	0.229 acres
109	626 SOUTH	0.229 acres
110	642 SOUTH	0.229 acres
111	658 SOUTH	0.229 acres
112	676 SOUTH	0.229 acres
113	675 SOUTH	0.229 acres
114	691 SOUTH	0.229 acres
115	628 SOUTH	0.229 acres
116	613 SOUTH	0.229 acres
117	3283 WEST	0.229 acres
118	3278 WEST	0.229 acres
119	3280 WEST	0.229 acres
120	3282 WEST	0.229 acres
121	698 SOUTH	0.229 acres
122	612 SOUTH	0.229 acres
123	624 SOUTH	0.229 acres
124	622 SOUTH	0.229 acres
125	3383 WEST	0.229 acres
126	3382 WEST	0.229 acres
127	3381 WEST	0.229 acres
128	3348 WEST	0.229 acres

TRAIL'S EDGE SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRAIL'S EDGE SUBDIVISION PHASE 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Beginning at a point on the section line, said point being South 89°53'03" East 497.25 feet along the section line from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 0°26'22" East 590.01 feet;
 Thence South 89°53'03" East 99.98 feet;
 Thence North 0°05'53" East 41.53 feet;
 Thence South 89°54'07" East 60.00 feet;
 Thence South 0°05'53" West 3.23 feet;
 Thence South 89°54'07" East 62.73 feet;
 Thence North 47°39'32" East 340.00 feet;
 Thence South 42°20'28" East 100.00 feet;
 Thence North 47°39'32" East 42.93 feet;
 Thence South 42°20'28" East 145.00 feet;
 Thence South 83°52'22" East 38.93 feet;
 Thence South 0°04'52" West 109.22 feet;
 Thence southeasterly 27.93 feet along the arc of a 220.00 foot radius curve to the left, (center bears North 7°23'22" East and long chord bears South 86°14'51" East, with a central angle of 7°16'25");
 Thence South 89°53'03" East 12.62 feet;
 Thence South 0°06'57" West 142.99 feet;
 Thence South 50°37'52" West 35.84 feet;
 Thence South 7°45'21" West 57.73 feet;
 Thence South 6°32'41" West 44.41 feet;
 Thence South 0°04'52" West 189.98 feet;
 Thence North 89°53'03" West 302.74 feet;
 Thence South 0°06'57" West 134.00 feet to the section line;
 Thence North 89°53'03" West 410.25 feet along the section line to the point of beginning.

Contains 472,579 square feet, 10.849 acres, 28 lots.

Date 10-02-14
 Keith R. Russell
 License No. 164386



OWNER'S DEDICATION
 I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as:

TRAIL'S EDGE SUBDIVISION PHASE 1
 do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public Use. We also separately convey by fee title to the Trail's Edge Home Owner's Association Parcel "K" shown hereon as an Open Space Parcel to be owned and maintained by the Trail's Edge Home Owner's Association with an easement in favor of Syracuse City Corporation over Parcel "K" for the storage and conveyance of storm water.

In Witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____.

Trail's Edge, a Limited Liability Company
 Gregory Higley
 Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Davis _____
 On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

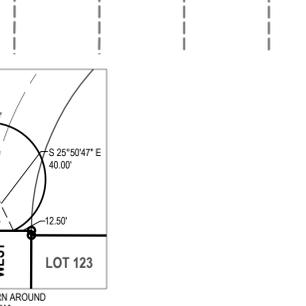
MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

TRAIL'S EDGE SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE _____
 PAID _____ FILED FOR RECORD AND
 RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 PAGE _____
 DAVIS COUNTY RECORDER _____
 BY _____ DEPUTY RECORDER

GENERAL NOTES:

- PROPERTY IS ZONED R-1 (LOTS 101-103, 127 AND 128). EXISTING HOMES ON LOTS 101 AND 128.
 - FRONT YARD SETBACK IS 40'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10'
 - CORNER LOT ROADSIDE SETBACK IS 20'
- PROPERTY IS ZONED R-3 (LOTS 104-127).
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8'
 - CORNER LOT SIDE YARD SETBACK IS 20' ON ROAD SIDE.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4280.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).
- THE ARRANGEMENT OF RESIDENTIAL DRIVEWAYS ON PROPOSED SUBDIVISION LOTS FRONTING A COLLECTOR OR ARTERIAL STREET WILL BE DIRECTED BY THE CITY PLANNING COMMISSION. DRIVEWAYS FRONTING COLLECTOR OR ARTERIAL STREETS WILL BE CONSTRUCTED TO ALLOW SEMI-CIRCULAR, PULL-THROUGH OR HAMMERHEAD PULL-OUT RESIDENTIAL DRIVEWAYS. [ORD. 13-02 1 (EXHIBIT); ORD. 02-19, CODE 1911 8-2-20]



UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
CENTURY LINK	DATE

CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY ATTORNEY.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE CITY PLANNING COMMISSION APPROVAL.

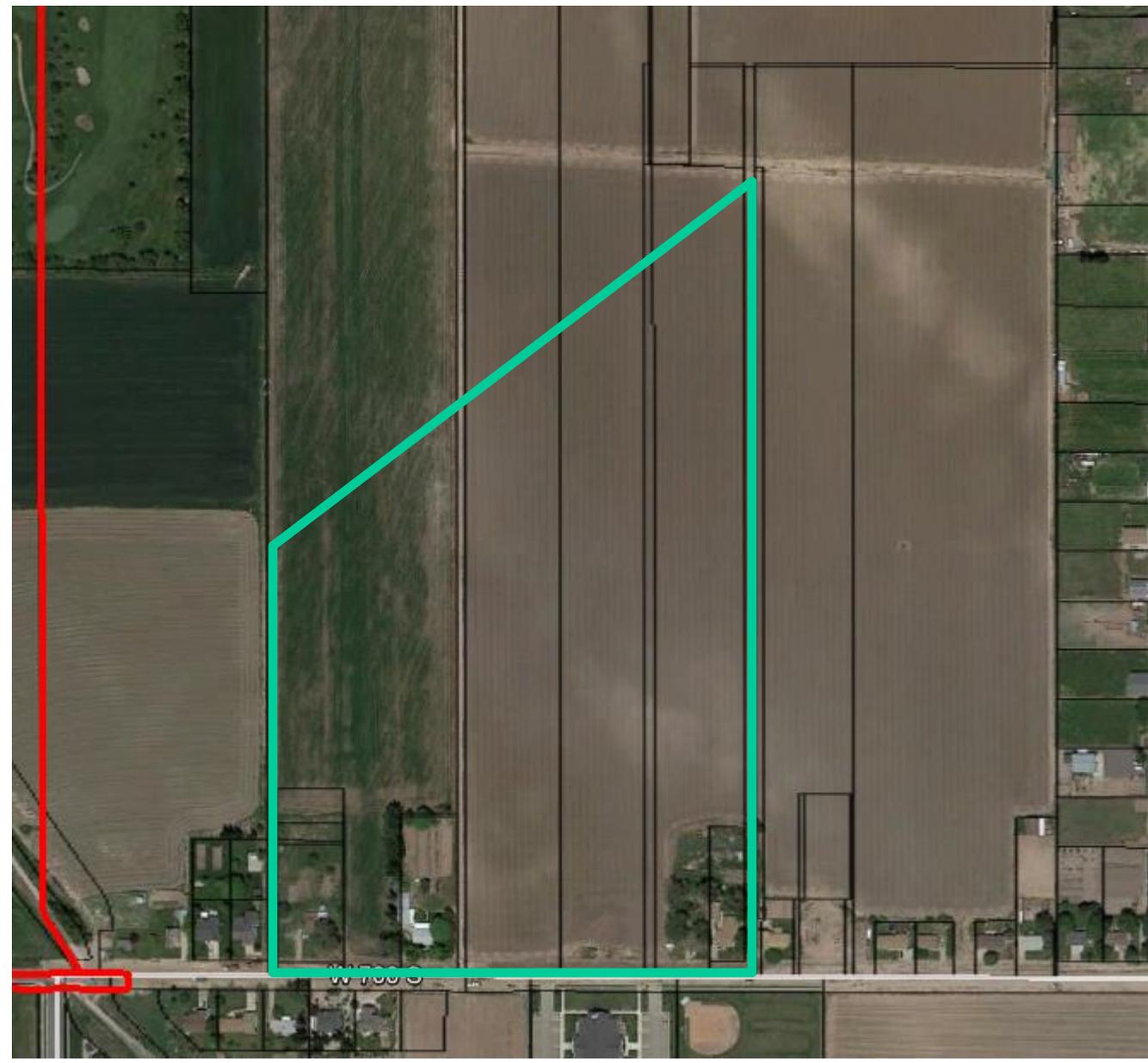
CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY ENGINEER.

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY COUNCIL.

SHEET 1 OF 1
 PROJECT NUMBER: L2138
 MANAGER: K. RUSSELL
 DRAWN BY: J. MOSS
 CHECKED BY: K. RUSSELL
 DATE: 9/16/14



Trails Edge Subdivision 3250 W 700 S





COUNCIL AGENDA

October 14, 2014

Agenda Item # 9

Final Plat-Cooks Quarters Subdivision 2600 West 700 South-Sarah & Steven Cook

Factual Summation

Please see the attached:

- a. Aerial
- b. Plat

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

Background

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

Rezoning Approval
 Planning Commission August 16, 2014
 City Council September 9, 2014
Sketch Plan Approval
 Planning Commission August 16, 2014
Preliminary Plan Approval
 Planning Commission October 7, 2014
Final Plat
 Planning Commission October 7, 2014

The development consists of 2 lots on 0.82 acres.

Recommendation

The Planning Commission recommends approval to the City Council for the Final Plat of Cooks Quarters Subdivision, request Sarah & Steven Cook, property located at approximately 2600 W 700 S, subject to all applicable requirements of the City's municipal codes and city staff reviews.

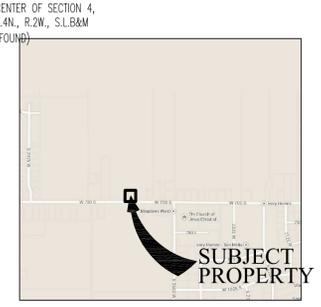
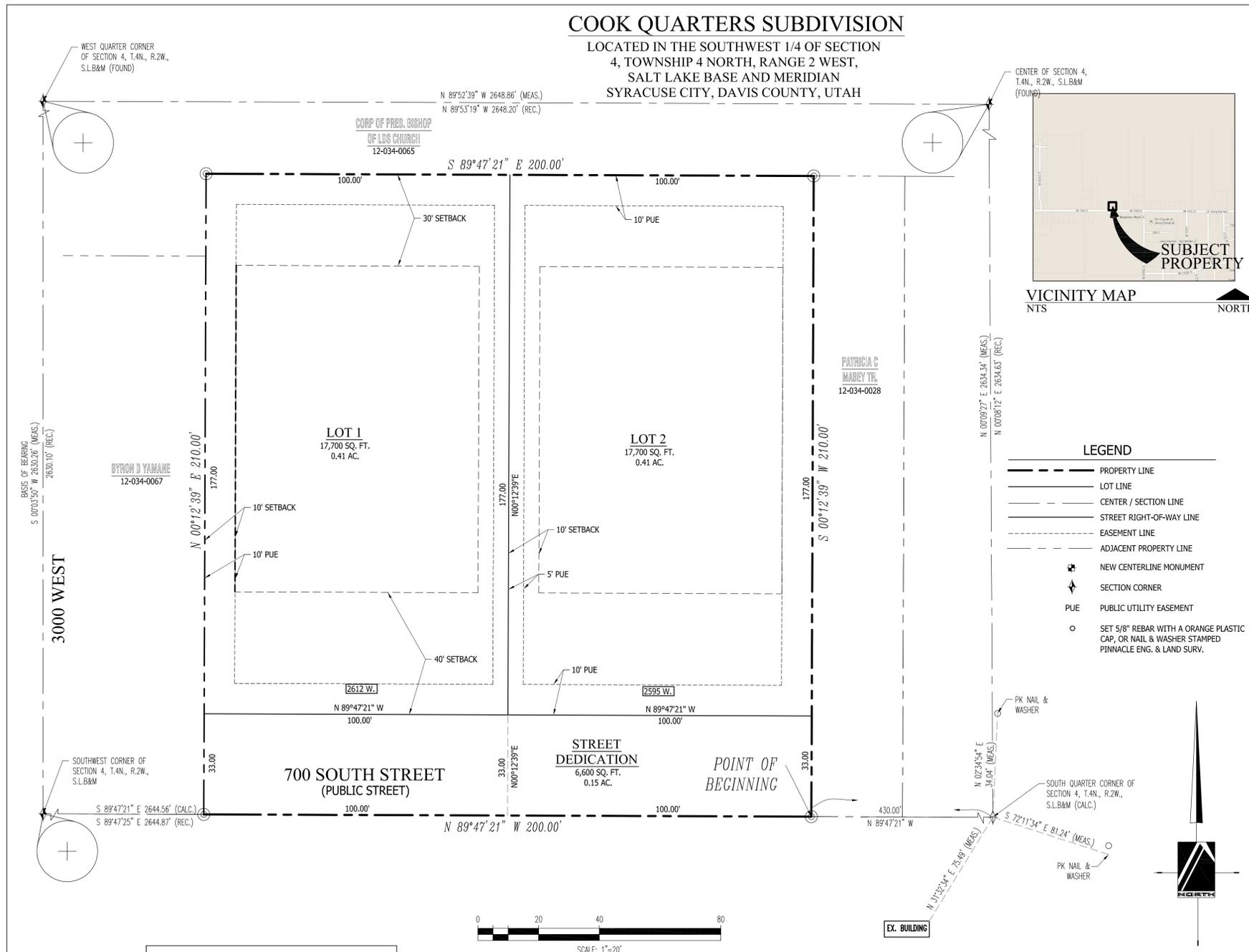
Cooks Quarters

2600 W 700 S



COOK QUARTERS SUBDIVISION

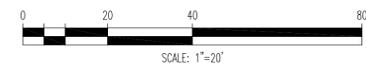
LOCATED IN THE SOUTHWEST 1/4 OF SECTION
4, TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NTS NORTH

PATRICIA C. MAREY, P.L.S.
12-034-0028

- ### LEGEND
- PROPERTY LINE
 - - - LOT LINE
 - - - CENTER / SECTION LINE
 - - - STREET RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - ADJACENT PROPERTY LINE
 - ⊕ NEW CENTERLINE MONUMENT
 - ⬠ SECTION CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: COOK QUARTERS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON SECTION LINE SAID POINT BEING LOCATED NORTH 89°47'21" WEST ALONG SECTION LINE 430.00 FEET (RECORD BEARING FOR SECTION LINE IS N 89°47'25" W - BASIS OF BEARING IS SOUTH 00°03'50" WEST BETWEEN THE WEST QUARTER CORNER AND SOUTH WEST CORNER OF SAID SECTION) FROM THE SOUTH QUARTER CORNER OF SAID SECTION AND RUNNING -
THENCE NORTH 89°47'21" WEST ALONG SAID SECTION LINE 200.00 FEET;
THENCE NORTH 00°12'39" EAST 210.00 FEET;
THENCE SOUTH 89°47'21" EAST 200.00 FEET;
THENCE SOUTH 00°12'39" WEST 210.00 FEET TO SAID SECTION LINE AND THE POINT OF BEGINNING.

CONTAINS: 42,000 SQ. FT. / 0.96 ACRES / 2 LOTS

DATE _____ STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER KNOWN AS COOK QUARTERS SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, TO SYRACUSE CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

COOK QUARTERS SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION
4, TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____
DAY OF _____, 20____ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
CENTURYLINK	DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY COUNCIL.
ATTEST:

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR



COUNCIL AGENDA

October 14, 2014

Agenda Item # 10 Title VIII Amendments-Subdivision Ordinances

Factual Summation

Please see the attached:

- a. Proposed Ordinance 14-23, amendment to Title VIII
- b. Redline Title VIII

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

Background

The Planning Commission has been reviewing Title VII for the past few months regarding subdivision processes. The proposed amendments ensure that subdivision applications are not vested until they are seen by the Council at Preliminary Plat Approval. The process is also designed to be more efficient in the use of staff and Planning Commission time. The following reviews will take place:

Concept (sketch)	Development Review Committee
Preliminary	Planning Commission Recommendation (Public Hearing)
Preliminary	City Council Approval
Final	Planning Commission
Final	City Council

The proposed ordinance reflects the recommended changes from the Planning Commission with regard the process and other minor amendments for clarity.

The Planning Commission held public hearings on the proposed amendments on June 17, 2014 and again on August 5, 2014. At a public meeting on August 19, 2014 the Planning Commission recommended to the City Council the adoption of the proposed amendments.

Summary of Amendments

Various Sections Change the term Subdivider to Developer

Section 8.10.020	Clarify that the plats should be prepared by a civil engineer and not a surveyor.										
Section 8.10.030	Bring the code into compliance with the State statute that does not allow bonding to 110%, only that a city may retain the last 10% of the bond for warranty.										
Section 8.10.50	Amends the section on park impacts to be in conformance with the new single park impact fee.										
Section 8.10.070	Provides a requirement for the number and spacing of stub roads required to adjacent undeveloped property										
Section 8.10.190	Amends the process for subdivision approval as follows: <table> <tr> <td>Concept (sketch)</td> <td>Development Review Committee</td> </tr> <tr> <td>Preliminary</td> <td>PC Recommendation (Public Hearing)</td> </tr> <tr> <td>Preliminary</td> <td>City Council Approval</td> </tr> <tr> <td>Final</td> <td>Planning Commission</td> </tr> <tr> <td>Final</td> <td>City Council</td> </tr> </table>	Concept (sketch)	Development Review Committee	Preliminary	PC Recommendation (Public Hearing)	Preliminary	City Council Approval	Final	Planning Commission	Final	City Council
Concept (sketch)	Development Review Committee										
Preliminary	PC Recommendation (Public Hearing)										
Preliminary	City Council Approval										
Final	Planning Commission										
Final	City Council										
Section 8.15.010	Clarifies when a temporary turn-around is required on a stub street, length greater than 150 feet. Removes exceptions for dead-end street length over 500 feet										
Section 8.15.030	Requires developer to work with not only ditch companies but individuals who have private service connection ditches										
Section 8.20	Outlines procedures for Concept (sketch) review by the Development Review Committee (DRC)										
Section 8.25	Outlines procedures for Preliminary Plat Review & recommendation to Council										

Recommendation for City Council Approval of Ordinance 14-23, Various Sections, Title VIII

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-23, Amending Title X.

ORDINANCE NO. 14-23

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE VIII 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 to address such proposed changes.

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

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

Exhibit A

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF OCTOBER, 2014.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	_____	_____
Councilmember Lisonbee	_____	_____
Councilmember Duncan	_____	_____
Councilmember Johnson	_____	_____
Councilmember Gailey	_____	_____

Proposed Title VIII-Subdivision Amendments

Chapter 8.05

PURPOSE

Sections:

- 8.05.010 General purpose.
- 8.05.020 Public interest.
- 8.05.030 Variations – Exception.
- 8.05.040 Building Official – Appointment.
- 8.05.050 Severability.

8.05.010 General purpose.

The purpose and intent of this title is to promote the public health, safety, convenience and general welfare of the inhabitants of the incorporated territory of Syracuse City in the matter of subdivision or matters affected by subdivisions through provisions designed to:

- (A) Provide for the harmonious and coordinated development of the City, and to assure sites suitable for subdivision development and human habitation.
- (B) Ensure adequate open space for traffic, recreation, light and air.
- (C) Facilitate the conservation or production of adequate transportation, water, sanitation, drainage and energy resources.
- (D) Avoid scattered and premature subdivision that would cause insufficient public services and facilities, or necessitate an excessive expenditure of public funds for the supply of such services and facilities.
- (E) Ensure utilization of the land in the best interest of the public welfare and the neighborhood deployment of the area concerned.
- (F) Preserve outstanding natural, cultural or historic features.

This chapter is designed to inform the subdividerdeveloper and public of the requirements and conditions necessary to obtain approval of a subdivision. To this end, all requirements, where possible, are expressly delineated in this title or other applicable ordinances. However, since it is impossible to cover every possibility, and there are some aspects which do not lend themselves to being easily articulated, this title allows the Planning Commission and City Council to impose reasonable conditions upon a subdividerdeveloper in addition to those expressly required, so long as such conditions do not conflict with any requirements set forth in this chapter or other applicable ordinances. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-1.]

8.05.020 Public interest.

Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and the neighborhood development of the area concerned. The subdividerdeveloper shall present evidence to this effect when requested to do so by the Planning Commission. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-2.]

8.05.030 Variations – Exception.

55
56 In cases where unusual topographical or other exceptional conditions exist, variation and exception from
57 this title may be made by the City Council after recommendation by the Planning Commission. [Ord. 13-
58 02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-3.]
59

60 **8.05.040 Building Official – Appointment.**

61
62 There is hereby created the position of Building Official who shall be appointed by the City Manager.
63

64 (A) Duties. It shall be the duty of the Building Inspector to see to the enforcement of all ordinance
65 provisions relating to buildings or zoning, and to inspect all buildings or structures being erected or
66 altered, as frequently as may be necessary to ensure compliance with the City ordinances. The Building
67 Inspector shall also act as plumbing inspector and electrical inspector and shall have all the powers and
68 perform all the duties connected therewith.
69

70 (B) Permits. The Building Inspector shall issue permits for the construction, alteration or repair of
71 structures or parts thereof and for the repair or installation of plumbing and electrical facilities or fixtures
72 within any structure; but no permit shall be issued unless the plans of and for the proposed construction,
73 alteration, repair, installation or use fully conform to all City regulations then in effect.
74

75 (C) Stop Order. The Building Inspector shall have the power to order all work stopped on construction or
76 alteration or repair of building in the City when such work is being done in violation of any provision of any
77 ordinance relating thereto. Work shall not be resumed after the issuance of such an order except on the
78 written permission of the Inspector; provided, that if the stop order is an oral one, it shall be followed by a
79 written stop order within an hour.
80

81 (D) Entry Powers. The Building Inspector shall have the power to make or cause to be made an entry into
82 any building or premises where the work of altering, repairing or constructing any building or structures is
83 going on, for the purpose of making inspections, at any reasonable hour.
84

85 (E) Additional Duties. The City Building Official shall perform such other and further duties as the City
86 Council may provide by ordinance, resolution, or regulation. [Ord. 13-02 § 1 (Exhibit); Ord. 11-12 § 2;
87 Ord. 09-11 § 2; Code 1971 § 8-1-4.]
88

89 **8.05.050 Severability.**

90
91 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
92 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
93 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
94 [Ord. 13-02 § 1 (Exhibit).]
95

96 **Chapter 8.10**
97 **GENERAL PROVISIONS**
98

- 99 Sections:
- 100 8.10.010 Definitions.
 - 101 8.10.020 General requirements.
 - 102 8.10.030 Security of performance.
 - 103 8.10.040 Fee payment.
 - 104 8.10.050 Parks, open space, and other public spaces.
 - 105 8.10.060 Adjacent streets.
 - 106 8.10.070 Relation to adjoining street systems.
 - 107 8.10.080 Street lights.
 - 108 8.10.090 Irrigation water.

- 109 8.10.100 Extension of public work facilities.
- 110 8.10.110 Second access required.
- 111 8.10.120 Mandatory use of City water, secondary water and sewer systems.
- 112 8.10.130 Appeals.
- 113 8.10.140 Written agreements.
- 114 8.10.150 Guidelines and checklists.
- 115 8.10.160 Fees and recording.
- 116 8.10.170 Issuance of building permit.
- 117 8.10.180 Occupancy of a dwelling.
- 118 8.10.190 Subdivision phases.
- 119 8.10.200 Residential driveways.
- 120 8.10.210 Severability.

121
122 **8.10.010 Definitions.**

123
124 The following terms used in this title shall have the respective meanings hereinafter set forth:

125
126 “Alley” means any public way or thoroughfare less than 16 feet but not less than 10 feet in width, which
127 has been dedicated or deeded to the public for public use.

128
129 “Bench mark” means a mark affixed to a permanent or semi-permanent object along a line of survey to
130 furnish a datum level.

131
132 “Block” means a piece of land bordered by streets or other rights-of-way, and/or which is designated as a
133 block on any recorded subdivision plat.

134
135 “Building Official” means the officer or other designated authority charged with the administration and
136 enforcement of uniform codes, and the inspection of all subdivision improvements, or the Building
137 Official’s duly appointed representative.

138
139 “City” refers to Syracuse City.

140
141 “City Council” means the City Council of Syracuse.

142
143 “City Engineer” means any registered civil engineer hired by the City Council to accomplish the objectives
144 of this title; provided, that no such person may serve the City and a subdividerdeveloper simultaneously
145 where he would have to check his own work or the work of a member of his firm in connection with any
146 subdivision in the City.

147
148 “Condominium” means the ownership of a single unit in a multi-unit project together with undivided
149 interest in common in the common areas and facilities of a property as provided by state law.

150
151 “Construction” means any work or product which will become the property of the City; i.e., roads, curb and
152 gutter, sidewalks, water works, sewer works, culverts, bridges, fencing, etc.

153
154 “Contractor” means the person in charge of construction. He could also be the subdividerdeveloper.

155
156 “Cul-de-sac” means a minor street having only one outlet being terminated at the other end by a vehicular
157 turnaround.

158
159 “Developer” means an individual, group, partnership, corporation, association or any other enterprise that
160 subdivides a parcel(s) of land.

162 “Driveway” means a private roadway, the use of which is limited to persons residing, employed or
163 otherwise using or visiting the lot on which the roadway is located.
164
165 “Easement” means the quantity of land set aside or over which a liberty, privilege or advantage in land
166 without profit, existing distinct from the ownership of the land, is granted to the public or some particular
167 person or part of the public.
168
169 “Final plat” means a subdivision map prepared in accordance with the provisions of this title that is
170 accurately surveyed and such survey marked on the ground so that the streets, alleys, blocks, lots and
171 other divisions thereof can be identified and which is designated to be placed on record in the office of the
172 county recorder.
173
174 “Improvement district” is as defined by Utah State law.
175
176 “Improvements” means work objectives, devices, facilities, or utilities required to be constructed or
177 installed in a subdivision. Such improvements may include but are not limited to water facilities, sewer
178 facilities, sidewalks, curbs and gutters, drainage facilities, streets, trees, street signs, street lights, traffic
179 control or safety devices, fire hydrants and such other facilities or construction required by the subdivision
180 ordinance.
181
182 “Inspector” means the authorized inspector or representative of the City Council.
183
184 “Lot” means a portion of the subdivision or parcel of land intended for building development or transfer of
185 ownership.
186
187 “Master plan” means a long-range general plan that identifies present and future needs of Syracuse City,
188 which outlines growth and development of land within the City and provides for health, general welfare,
189 and safety as outlined in Section 10-9-301 et seq., Utah Code Annotated 1953, as amended.
190
191 “May” is permissive.
192
193 “Open space” shall mean any area within the subdivision that has been designated as open to meet the
194 requirements of development.
195
196 “Owner” shall mean and refer to the person, corporation, partnership or other entity in which is vested the
197 fee simple title of the property to be subdivided, unless otherwise clearly indicated, or the owner’s
198 designee.
199
200 “Person” means any individual, firm, partnership, associate, entity, institution, or corporation and their
201 heirs, assigns, or agents.
202
203 “Planning Commission” shall mean the Syracuse City Planning Commission unless another planning
204 commission is specifically named.
205
206 “Preliminary plat” means a map or plan of a proposed land division or subdivision prepared in accordance
207 with the requirements of this title.
208
209 “Shall” is mandatory.
210
211 “Sketch plan” means a conceptual drawing of the proposed development prepared in accordance with the
212 requirements of this title.
213

214 “Small subdivision” means the division of a tract or lot or parcel of land into two, but not more than nine,
215 lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of
216 building development, wherein all such divisions front on an existing street.

217
218 “Specifications” is to be interpreted as rules and regulations.

219
220 “Street, arterial” means a street existing or proposed, which serves or is intended to serve as a major
221 traffic way, as a controlled access highway, major street parkway or other equivalent term to identify
222 those streets comprising the basic structure of the street plan.

223
224 “Street, local” means a street existing or proposed which is supplementary to a collector street and of
225 limited continuity which serves or is intended to serve the local need of a neighborhood.

226
227 “Street, major collector” shall mean a street with a right-of-way of 72 feet, designated in the general plan
228 to carry larger volumes of traffic to arterial streets.

229
230 “Street, minor collector” means a street existing or proposed with a 66-foot right-of-way, which carries
231 traffic from local subdivision streets to the major collectors.

232
233 “Street, private” means a street or an alley whose ownership has been retained privately.

234
235 “Subdivision” means any land that is divided, resubdivided or proposed to be divided into two or more
236 lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for
237 offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms,
238 and conditions. “Subdivision” includes:

239
240 (1) The division or development of land whether by deed, metes and bounds description, devices and
241 testacy, lease, map, plat, or other recorded instrument; and

242
243 (2) Divisions of land for all residential and nonresidential uses, including land used or to be used for
244 commercial, agricultural, and industrial purposes.

245
246 “Subdivision requirements” are those that are adopted by the various governing bodies in the City for the
247 necessary, proper development of a proposed subdivision.

248
249 “Subdivide” and any derivative thereof shall have reference to the term “subdivision” as herein defined.

250
251 | ~~“Subdivider” means one who subdivides a parcel of land and may also be referred to as a “developer.”~~

252
253 “Walkway” means a right-of-way designed for use by pedestrians and not intended for use by motor
254 vehicles of any kind.

255
256 “Wetlands” means any area that has the potential to support wildlife and the capability of natural water
257 filtration, whether natural or manmade.

258
259 “Zoning” means the most recent zoning ordinances adopted by Syracuse City. [Ord. 13-02 § 1 (Exhibit);
260 amended 1997; Code 1971 § 8-2-1.]

261
262 **8.10.020 General requirements.**

263
264 (A) Scope. This section defines the general requirements for improvements to be built by the
265 | ~~subdivider~~developer.

266

267 The improvements shall include all street improvements in front of all lots and along all dedicated streets
268 to the connection with existing improvements of the same kind or to the boundary of the subdivision
269 nearest existing improvements. Layout must provide for future extension to adjacent development and be
270 compatible with the contour of the ground for proper drainage. All water lines, sewer lines, and any other
271 buried conduit shall be installed to the boundary lines of the subdivision.
272

273 (B) Standards for Construction Drawings. The following instructions are for the purpose of standardizing
274 the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. All drawings and/or
275 prints shall be clear and legible and conform to good engineering and drafting room practice and shall be
276 prepared by a civil engineer licensed to practice in the State of Utah. Size of drawings shall be 22 inches
277 by 34 inches (trim line) with one-half inch border on top, bottom and right sides. Left side shall be one and
278 one-half inches.
279

280 (1) In general the following shall be included on drawings:

281 (a) North arrow (plan).

282 (b) Scale and elevations referenced to City datum.

283 (c) Stationing and elevations for profiles.

284 (d) Title block, located in lower right corner of sheet, to include: name of City, project title (subdivision,
285 etc.) and specific type and location of work.

286 (e) Space for approval signature of City Engineer and date.

287 (f) Name of engineer or firm preparing drawings with license number, stamp and signature.

288 (2) Curb and gutter, drains and drainage structures, signing, lighting sidewalks, and street surfacing shall
289 show:
290

291 (a) Scale: one inch equals 20 feet or 50 feet horizontal; one inch equals two feet or five feet vertical.

292 (b) Both plan view and profile. Street centerline.

293 (c) Stationing and top of curb elevations with curve data must be shown for all curb returns. Show top of
294 curb elevation on both sides on even stations (50 feet station maximum).

295 (d) Flow direction and type of cross drainage structures at intersections with adequate flow line
296 elevations.

297 (e) Bench mark location and elevation (use City datum).

298 (f) Bedding details.

299 (3) Sewer drawings shall show:

300 (a) Scale: one inch equals 20 feet or 50 feet horizontal; one inch equals two feet or five feet vertical.

301 (b) Location, size, and grade of all lines except individual services.

302 (c) Manhole details, size, location, and flow line elevation.

303 (d) Type of pipe.
304
305
306
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320

321
322 (e) Bench mark location and elevation (use City datum).
323
324 (f) Bedding details.
325
326 (4) Culinary and secondary water drawings shall show:
327
328 (a) Size and location of water mains, valves, hydrants, tees, etc.
329
330 (b) Type of pipe.
331
332 (c) Minimum cover.
333
334 (d) Bedding details.
335
336 (5) Each set of plans shall be accompanied by a separate sheet of details for structures which are to be
337 constructed. All structures shall be designed in accordance with minimum requirements established by
338 the Syracuse City subdivision standards.
339
340 (a) Drawing size: 22 inches by 34 inches (trim line).
341
342 (b) Scale of each detail.
343
344 (c) Title block, lower right-hand corner (same format on all sheets), including the name of the subdivision.
345
346 (d) Completely dimensioned and described.
347
348 (C) Construction and Inspection. No construction of public improvements shall proceed until the final plat
349 has been approved by the City Council and filed for record in the office of the county recorder, except that
350 the City Engineer may conditionally approve the installation of off-site improvements as described in SCC
351 8.30.030(D). All public improvements shall commence within six months and be completed within one
352 year of the date the final plat was approved, and the City Engineer, or designee, shall inspect the
353 construction as it proceeds. A construction punch list shall be made up by the City Engineer or designee
354 indicating the items missed or needing correction prior to acceptance of the improvements by the City,
355 and all required replacements or repairs shall be completed by the subdivider/developer, at his expense,
356 prior to acceptance by the City.
357
358 (D) As-Built Drawings. At the completion of construction, or at the end of one year, whichever comes first,
359 the City Engineer, or designee, shall make an inspection of all improvements and inform the
360 subdivider/developer and City Administrator of the results of the inspection. At the completion of
361 construction, the subdivider/developer shall call for inspection by the City Engineer or designee and said
362 inspection shall be made within 10 days of the request thereof. The subdivider/developer shall provide the
363 City with record drawings accurately defining for permanent record the surface improvements and
364 underground utilities as they were actually constructed and shall provide one Mylar paper copy and one
365 CAD file, which indicates any changes from the original approved final drawings. All sewer and land drain
366 manhole flow lines shall be verified.
367
368 (E) Inspection. All construction work involving the installation of improvements in subdivisions shall be
369 subject to inspection by the City Engineer or designee. Certain types of construction shall have
370 continuous inspection, while others shall have periodic inspections. The City may request the services of
371 the Special Inspectors or testing firms to assist in inspection if it is deemed necessary.
372
373 (1) To cover the cost of inspection and management of off-site improvements, the subdivider/developer
374 shall pay a fee to the City based on the linear feet of improvements installed, the number of building lots

375 in the subdivision, and the average number of hours spent inspecting off-site improvements. Said fee
376 shall be established by resolution of the City Council. Said fee shall be paid prior to recordation of the
377 subdivision plat.

378
379 (2) The Community Development Director or his designee shall ensure that all off-site inspections are
380 installed in accordance with approved subdivision standards prior to acceptance by the City.

381
382 (3) On construction requiring continuous inspection, no work shall be done except in the presence of the
383 City Inspector. Continuous inspection may occur on the following types of work:

384
385 (a) Preparation of street subgrade and compacted fill.

386
387 (b) Laying of street surfacing.

388
389 (c) Pouring of concrete for curb and gutter, sidewalks, and other structures.

390
391 (d) Laying of sewer pipe, drainage pipe, water pipe, valves, hydrants, and testing.

392
393 (4) Periodic inspections shall be required on the following:

394
395 (a) Street grading and gravel base.

396
397 (b) Excavations for curb and gutter and sidewalks.

398
399 (c) Excavations for structures.

400
401 (d) Trenches for laying pipe.

402
403 (e) Forms for curb and gutter, sidewalks, and structures.

404
405 (F) Requests for Inspection. Requests for inspections shall be made to the City by the person responsible
406 for construction. Requests for inspection on work requiring continuous inspection shall be made three
407 days prior to the commencing of the work. Notice shall be given one day in advance of the starting of
408 work requiring periodic inspection.

409
410 (G) Construction Completion Inspection. An inspection shall be made by the City Inspector after receiving
411 a written document from the subdivider/developer that all work is completed. Attached to this document
412 the subdivider/developer's engineer shall prepare a statement that all sanitary sewers have been tested
413 for exfiltration/infiltration and they have passed the requirements herein.

414
415 (H) Guarantee of Work. The subdivider/developer shall warrant and guarantee (and post bond or other
416 security) that the improvements provided for hereunder, and every part thereof, will remain in good
417 condition for a period of one year after the date of the construction completion inspection report by the
418 City Inspector and shall agree to make all repairs to and maintain the improvements and every part
419 thereof in good condition during that time with no cost to the City.

420
421 It is further agreed and understood that the determination for necessity of repairs and maintenance of the
422 work rests with the City Inspector. His decision upon the matter shall be final and binding upon the
423 subdivider/developer, and the guarantee hereby stipulated shall extend to and include, but shall not be
424 limited to, the entire street base and all pipes, joints, valves, backfill and compaction, as well as the
425 working surface, curbs, gutters, sidewalks, and other accessories that are or may be affected by the
426 construction operations, and whenever, in the judgment of the City Inspector, said work shall be in need
427 of repairs, maintenance, or rebuilding, he shall cause a written notice to be served to the
428 subdivider/developer, and thereupon the subdivider/developer shall undertake and complete such repairs,

429 | maintenance, or rebuilding. If the subdividerdeveloper fails to do so within 10 days from the date of
430 | service of such notice, the City Inspector shall have such repairs made, and the cost of such repairs shall
431 | be paid by the subdividerdeveloper, together with 15 percent in addition thereto as and for stipulated
432 | damages for such failure on the part of the subdividerdeveloper to make the repairs.
433

434 (I) Acceptance of Materials. Material such as, but not limited to, bituminous products, Portland cement,
435 | steel, pipe gaskets, joints filler, fire hydrants and other similar commercially produced products will be
436 | accepted by the City upon submission by the subdividerdeveloper of a supplier certification that the
437 | material meets specifications. These materials shall not be incorporated into the project until such
438 | certification has been received and approved in writing by the City Inspector.
439

440 (J) Samples and Tests. Materials, equipment, and workmanship shall be subject to sampling or testing by
441 | the City. At the option of the Inspector, materials shall be subject to tests and inspection before such
442 | materials are used in the work. Representative preliminary samples of the character and quality
443 | prescribed shall be submitted without charge by the contractor or producer of materials to be used in the
444 | work in sufficient quantities or amounts for testing.
445

446 All tests of materials furnished by the contractor shall be made in accordance with the commonly
447 | recognized standards of national technical organizations and such special methods and tests as are
448 | prescribed herein.
449

450 (K) General.

451
452 (1) Approval of plans and specifications by the City Engineer on a submitted project will extend for a
453 | period of six months. If no work has been performed on such project within a period of six months
454 | following initial approval, the plans must be resubmitted and become subject to reapproval under the
455 | latest City standards and specifications.
456

457 (2) Final acceptance of any or all work is contingent upon (a) an on-the-site inspection as the work
458 | progresses, (b) a reproducible "as-built" plan having been submitted, and (c) a final inspection of the site.
459

460 (3) All utilities, private or publicly owned, shall be placed underground unless otherwise approved or
461 | specified by the City. This will include, but not be limited to, telephone, gas, electric power, water, sewer,
462 | storm drains, etc. These underground utilities shall be installed before the surfacing of the streets and
463 | installation of road base, curb and gutter, sidewalks, etc.
464

465 (4) It is the sole responsibility of the contractor to:

466 (a) Secure any and all permits required for completion of the project.

467 (b) Provide for the safety and protection of all those engaged in the project, not allowing any unsafe
468 | conditions to exist.
469

470 (c) Acquire materials and produce workmanship which conforms to the City standards and specifications.
471 | Substandard installations and materials are subject to removal and replacement at the contractor's
472 | expense.
473

474 (d) Have all work performed in a manner acceptable by the City Inspector.
475

476 (5) No project can receive final approval until the workmanship and materials are in compliance with City
477 | standards and specifications. This includes accurate and proper placement of survey monuments and
478 | acceptable clean-up of area.
479
480
481

482 (6) All items not mentioned within these standards and specifications related to road work will be
483 performed in accordance with the most recent edition of "State of Utah Standard Specifications for Road
484 and Bridge Construction" by the State Road Commission.
485

486 (7) The burden of proof to justify any variance to the standards and specifications contained herein shall
487 be at the expense of the petitioner. Final acceptance will be by the City Engineer.
488

489 (8) Adoption of these standards and specifications in no way alleviates the responsibility of the
490 subdivider/developer to practice good sound engineering and construction practices in all phases of his
491 work. It is the intent of these standards and specifications to provide uniformity, continuity and eventual
492 lessening of unnecessary maintenance expenses to the City.
493

494 (9) Where these standards and specifications are in conflict with adopted City ordinances, the most
495 restrictive will apply.
496

497 (10) These standards and specifications are subject to revision, modification, additions or changes
498 without notice, by reference to the subdivision ordinance and approval by the majority of the City Council.
499 [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); Ord. 09-11 § 2; Ord. 08-02 § 31; Ord. 05-12; amended 1997;
500 Code 1971 § 8-2-2.]
501

502 **8.10.030 Security of performance.** 503

504 (A) A subdivision plat shall not be recorded until the subdivider/developer shall have furnished to the City
505 a security of performance, acceptable to the City and as set forth below, in an amount set by the City
506 Engineer and equal to ~~at least 1.1 times~~ the reasonable value of unfinished improvements required
507 herein. The security of performance required by this section, and at the City's discretion, may be
508 furnished by any of the following methods:
509

510 (1) By providing a surety or cash bond in the amount specified herein and conditioned upon payment by
511 the subdivider/developer of all expenses incurred for labor or material used in the construction of required
512 improvements.
513

514 (2) By depositing the specified amount of cash in a bank account to which the City alone has access, but
515 only in the event it becomes necessary, in order to complete, repair or replace the improvements as set
516 forth below.
517

518 (3) By depositing the specified amount of cash in a supervised bank account to which the
519 subdivider/developer has access, with the approval and signature of the City, which funds shall be used to
520 pay for the subdivision improvements as construction is completed and evidence that no liens have been
521 placed on the construction project. In the event it becomes necessary for the City to foreclose on the
522 security of performance and move to complete, repair or replace the improvements as set forth below,
523 then the City shall have access to said supervised bank account for the purpose of completing, repairing,
524 or replacing improvements without the necessity of obtaining the approval of the subdivider/developer.
525

526 (4) By any other method that is acceptable to the City, provided that the City's interests in assuring that
527 the work required herein is paid for, inspected and completed in conformance with City standards are
528 protected.
529

530 (B) The security of performance required by this section is to assure the City that all improvements are
531 constructed in conformance with all relevant City ordinances, regulations, and standards, and to assure
532 the City that all expenses incurred for labor or material used in the construction of the same are paid for
533 by the subdivider/developer. Further, the City ~~may shall~~ retain 10 percent of the security of performance
534 guarantee provided by the subdivider/developer until one year following the final inspection by the Building
535 Official/City Engineer.

536
537 (C) In the event construction of the public improvements is not completed or is not completed in a
538 satisfactory manner one year from the date the final plat was approved by the City Council, the City may
539 proceed to install the improvements in a satisfactory manner at the subdivider/developer's expense by
540 foreclosing on the subdivider/developer's security of performance held by the City.

541
542 In the event the public improvements fail to meet the standards as set forth in the subdivider/developer's
543 written guarantee, the City shall so notify the subdivider/developer who shall be given a reasonable time to
544 repair or otherwise correct as requested. The City may proceed to repair or replace the unsatisfactory
545 improvements at the subdivider/developer's expense by foreclosing on any security of performance still
546 held by the City; and, in addition, the City may avail itself of any other remedy provided to it under the
547 laws of the state of Utah and of the City of Syracuse. In addition to any other remedies stated herein, the
548 city shall not approve additional phases for development if the subdivider/developer has not completed
549 improvements in a satisfactory manner within one year from the date of final plat approval. [Ord. 13-02 §
550 1 (Exhibit); Ord. 05-12; Code 1971 § 8-2-3.]

551
552 **8.10.040 Fee payment.**

553
554 All fee schedules shall be established by the City Council by means of a resolution. Such fee schedules
555 and the periodic adjustments thereof shall be a part of this title by reference (see Resolution R97-3). [Ord.
556 13-02 § 1 (Exhibit); Ord. 08-02 § 32; amended 1997; Code 1971 § 8-2-4.]

557
558 **8.10.050 Parks, open space, and other public spaces.**

559
560 ~~(A) Location of Parks and Other Public Spaces. The City shall require-maintain a level of service for~~
561 ~~community parks a minimum of 4.95 acres of property for parks or other public spaces for every 1,000~~
562 ~~population throughout the city in accordance with the adopted Syracuse City, Parks, Trails & Recreation~~
563 ~~Impact Fee Analysis. The location of parks shall be determined by the City as identified in the Syracuse~~
564 ~~City gGeneral pPlan and Park Improvement Plan, as adopted. Subdivider/Developers will be required to~~
565 ~~work with the City to obtain park property within the development where placement of parks have been~~
566 ~~identified within the subject development property or area.~~

567
568 ~~(B) Park Purchase Fee. In order for the City to obtain property for parks and other public spaces, the~~
569 ~~subdivider shall contribute to the City 6.6 percent of the appraised value of land being developed, which~~
570 ~~shall be used to purchase property for parks and other public spaces in the City. This assessment shall~~
571 ~~be made on each phase of development. The City may require the subdivider to donate 6.6 percent of the~~
572 ~~property being developed should the City desire a park or other public space in that location. The amount~~
573 ~~of the park purchase fee shall be determined from a third party MAI (Member of the Appraisal Institute)~~
574 ~~designated appraisal requisitioned yearly by the City. The subdivider shall pay a nominal fee as~~
575 ~~determined by the City Council to defray the cost of the appraisal. The subdivider may accept the City's~~
576 ~~MAI appraisal or may procure and submit to the City an MAI appraisal of the subdivision property. [Ord.~~
577 ~~13-18 § 1; Ord. 13-02 § 1 (Exhibit); Ord. 11-10 § 1; Ord. 08-02 § 33; Ord. 02-19; Code 1971 § 8-2-5.]~~

578
579 **8.10.060 Adjacent streets.**

580
581 It shall become the responsibility of the subdivider/developer to complete all of the necessary public
582 improvements on streets adjacent to his proposed development. This shall include reasonable
583 landscaping of park strips, as approved by the city, when a new street placed is adjacent to an existing
584 lot, which becomes a corner lot because of placement of the road. This shall be done at the
585 subdivider/developer's sole expense. [Ord. 13-02 § 1 (Exhibit); Ord. 03-25; Code 1971 § 8-2-6.]

586
587 **8.10.070 Relation to adjoining street systems.**

589 The arrangement of streets in new subdivisions shall make provision for the continuation of the existing
590 streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same
591 or greater width (but in no case less than the required minimum width) unless the variations are deemed
592 necessary by the Planning Commission for public requirements. Stub streets shall be provided in
593 accordance with the Master Street Plan. The developer shall provide stub streets at a minimum of one
594 access every 1,320 feet, or as otherwise necessary for the alignment with existing streets in other
595 developments.

596
597 Street access for new subdivisions shall be established by using the AASHTO Traffic Design Manual
598 calculation of 7.5 seconds of travel time between street accesses onto existing roadways (which
599 calculated would be 385 feet at 35 mph) unless otherwise recommended by the Planning Commission.
600 The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining
601 property when they plat their land and seek to provide for convenient access to it. Where, in the opinion of
602 the Planning Commission, it is desirable to provide for street access to adjoining property, proposed
603 streets shall be extended by dedication to the boundary of such property. Half streets along the boundary
604 of land proposed for subdivision will not be permitted. [Ord. 13-02 § 1 (Exhibit); amended 1999; Code
605 1971 § 8-2-7.]

606 607 **8.10.080 Street lights.**

608
609 The placement of streetlights shall be included as part of the subdivision development.
610 SubdividerDevelopers shall be responsible to install, or have installed, streetlights in accordance with
611 adopted construction specifications.

612
613 Placement of streetlights shall be at each intersection within the development and at the end of each cul-
614 de-sac, providing that the end of the cul-de-sac is at least 400 feet from the entrance thereof. For cul-de-
615 sac lengths in excess of 400 feet with a dogleg street bend of 45 degrees or greater, the
616 subdividerdeveloper shall be responsible to install a streetlight at the dogleg of the cul-de-sac in addition
617 to the streetlight at the end of the cul-de-sac. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-8.]

618 619 **8.10.090 Irrigation water.**

620
621 In the City, each acre of irrigable property requires roughly four acre feet (four a.f.) of water annually
622 during normal water years.

623
624 (A) Residential Subdivisions. A subdividerdeveloper shall convey to the City water rights that have been
625 customarily used on the property to be developed that are usable by and acceptable to the City to provide
626 three a.f. for each acre or part thereof within a residential subdivision. In the event there are no owner
627 water rights on property to be developed, the subdividerdeveloper shall obtain and convey water rights
628 acceptable and usable by the City.

629
630 (B) Nonresidential Subdivisions. A subdividerdeveloper shall convey to the City water rights that have
631 been customarily used on the property to be developed that are usable by and acceptable to the City to
632 provide four a.f. for each irrigable acre or part thereof within a nonresidential subdivision. In the event
633 there are no owner water rights on property to be developed, the subdividerdeveloper shall obtain and
634 convey water rights acceptable and usable by Syracuse City. The developer is not required to convey
635 water rights for acreage of asphalt or other nonpermeable surfaces.

636
637 (C) Exceptions for Redevelopment of Property. Notwithstanding subsections (A) and (B) of this section, if
638 the proposed subdivision is on one or more currently landscaped lots, the City Council will waive
639 conveyance of water rights if the subdividerdeveloper establishes by clear and convincing evidence that:

640
641 (1) Water rights acceptable and usable by the City were previously conveyed as a condition of a prior
642 subdivision approval which included that property; or

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(2) The City's secondary water system is already serving the currently landscaped lot(s), and the proposed subdivision will decrease the current burden on the City's secondary water system.

(D) Exceptions for Residential Subdivisions. The City Engineer may accept reduced water rights for residential subdivisions in consideration of manmade lakes and ponds to be constructed as part of the subdivision under the following conditions:

(1) Lake(s) or pond(s) must be one acre in size or greater measured at the design water surface elevation;

(2) Lake(s) or pond(s) shall be designated as open space and shall be preserved and maintained by a homeowners' association in compliance with City code;

(3) City culinary and secondary irrigation water systems shall not be used to fill or maintain water level of lake(s) or pond(s);

(4) Developer shall provide proof of construction approval from applicable agencies and water rights sufficient to maintain designed mean water elevation;

(5) In the event that the homeowners' association seeks to convert the lake(s) or pond(s) to an alternate use, sufficient water shares shall be submitted to the City prior to any approval of conversion.

(E) Conveyances to Cease Upon Excess Supply. Every five years the Public Works Director shall determine whether the City's existing available water interests exceed the water interests needed to meet the amount of water needed in the next 40 years by the persons within the City's projected service area based on projected population growth and other water use demand ("reasonable future water requirements"). Should the Director conclude that available water interests exceed the reasonable future water requirements of the public, the Public Works Director shall notify the City Council and the City Council shall act to cease conveyance of water shares according to this section until existing available water interests no longer exceed the reasonable future water requirements. [Ord. 13-07 § 1; Ord. 13-02 § 1 (Exhibit); Ord. 12-25 § 1; Ord. 04-23; Code 1971 § 8-2-9.]

8.10.100 Extension of public work facilities.

The extensions of any City public works facilities, including but not limited to roads, bridges, storm drains, water mains, sewer lines, and secondary water systems, shall be installed by the subdivider/developer of any subdivision. There shall be no consideration or return to the subdivider/developer within this area. The City, however, will consider cost sharing on any water or sewer lines in excess of eight inches in diameter in the event the City desires to participate for future planning purposes. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-10.]

8.10.110 Second access required.

Providing for emergency response, all subdivisions having more than 35 homes shall have a minimum of two ingress/egress roads, except that other acceptable alternatives for emergency accesses can be made and approved by both the Planning Commission and City Council. [Ord. 13-02 § 1 (Exhibit); Ord. 05-12; Code 1971 § 8-2-11.]

8.10.120 Mandatory use of City water, secondary water and sewer systems.

All subdivisions located within the corporate boundaries of the City of Syracuse shall be required to connect to the water and sewer systems of the City, any ordinance or resolution to the contrary notwithstanding. The City Council hereby expressly finds the requirements of this section and SCC

697 8.10.090 to be in the best interests of the City and to promote the public health, safety, and general
698 welfare of the residents thereof. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-12.]
699

700 **8.10.130 Appeals.**

701
702 Any applicant, member of the Planning Commission and/or property owner within 1,000 feet of proposed
703 subdivision property shall have the right to appeal the action of the Planning Commission to the City
704 within five days of the date of such action. Any action taken and not appealed within said five days shall
705 be final. When a written appeal is received by the City within five days of the time the action was taken,
706 the City will publish notice of an appeal hearing 15 days prior to the scheduled date by posting the notice
707 thereof at three public places within the City. Action by the City Council will be final. [Ord. 13-02 § 1
708 (Exhibit); Ord. 02-19; Code 1971 § 8-2-13.]
709

710 **8.10.140 Written agreements.**

711
712 When and as written agreements are deemed to be necessary for the protection and understanding of all
713 parties concerned, then they shall be entered into by all parties concerned, i.e., to cover areas of concern
714 not specifically addressed by the subdivision ordinance or other requirements of the City, and shall be
715 submitted with the final plats to the Planning Commission and the City Council.
716

717 (A) Payback Agreement.

718
719 | (1) The City may enter into a payback agreement with a subdividerdeveloper who installs improvements
720 or facilities for water, secondary water, land drains, storm sewer, roads, or parks, where the
721 improvements installed extend, expand, or improve the City's water, secondary water, land drains, sewer,
722 storm sewer, roads, or parks, beyond the improvements required to service or benefit the subdivision or
723 development proposed by the subdividerdeveloper or where a subdividerdeveloper installs improvements
724 due to the layout or ownership of the land that benefit another landowner or subdividerdeveloper who
725 would or should in equity normally pay a portion of the improvements. The payback agreement is not
726 mandatory, but may be used at the option of the City upon approval of the payback agreement by the City
727 Council.
728

729 | (2) The dollar amount of the payback to the subdividerdeveloper shall be solely determined by the City
730 under the direction of the City Engineer after consideration of the portion of the improvements or facilities
731 installed that benefit the subdividerdeveloper's development, and the portion of the improvements or
732 facilities that are specifically oversized or installed to provide for future development or benefit other
733 landowners or future subdividerdevelopers.
734

735 | (3) The City shall, in all cases, be immune and not liable for any payments to the subdividerdeveloper if
736 the payback agreement is determined to be unenforceable or if the City is not able to collect from future
737 subdividerdevelopers. At the time a payback agreement is entered into with a subdividerdeveloper, the
738 City shall record a notice against the benefited property with the county recorder's office, which notice
739 shall inform the benefited landowners that at such time as they develop the benefited property they will be
740 required to pay for a portion of the improvements previously installed.
741

742 (4) The payback agreement shall not confer a benefit upon any third party and shall be in a form
743 approved by the City Administrator or his designee. The responsibility for payment of the required
744 improvements or facilities shall rest entirely with the subdividerdeveloper.
745

746 (5) The payback agreement shall expire 10 years from the date of the payback agreement or at such time
747 as the subdividerdeveloper has recovered the costs specified in the payback agreement, whichever
748 comes first.
749

750 (6) If any part of this title is found to be invalid by a court of competent jurisdiction, or if the Legislature of
751 the state of Utah should pass a law which would invalidate any portion of this title, all parties to the
752 payback agreement shall be released from further responsibility thereunder and shall be relieved from
753 any and all responsibility thereunder. [Ord. 13-02 § 1 (Exhibit); Ord. 09-11 § 2; Code 1971 § 8-2-14.]
754

755 **8.10.150 Guidelines and checklists.**
756

757 The City is hereby authorized and empowered to promulgate by way of resolution certain guidelines
758 and/or checklists relative to this title. These materials shall be provided to any interested person upon
759 request and upon payment of a fee specified by the City. These materials shall be for instructional
760 purposes only and represent an attempt to aid those seeking to comply with this title. In the event any
761 conflict arises between such guidelines and this title or other regulations, resolutions or policies of the
762 City, then said ordinances, resolutions, regulations, or policies shall be deemed controlling and all
763 questions shall be resolved in their favor. [Ord. 13-02 § 1 (Exhibit); Ord. 08-02 § 34; amended 1997;
764 Code 1971 § 8-2-15.]
765

766 **8.10.160 Fees and recording.**
767

768 (A) Utility connection fees and service assessments will be the established rate at the time application is
769 made.
770

771 (B) Recording fees will be the established rate at the time recording is made. [Ord. 13-02 § 1 (Exhibit);
772 Ord. 02-19; Code 1971 § 8-2-16.]
773

774 **8.10.170 Issuance of building permit.**
775

776 (A) The following requirements shall be met prior to issuance of any building permit within a subdivision:
777

778 (1) All required fencing installed as a condition of subdivision approval in compliance with Syracuse City
779 zoning ordinance;
780

781 (2) All water and sewer and drainage systems installed, inspected and tested;
782

783 (3) All curb and gutter installed;
784

785 (4) A minimum of eight inches of road base in place and graded;
786

787 (5) All lots within the subdivision rough graded so that weeds and other vegetation can be maintained by
788 the contractor.
789

790 (B) Contractors will be responsible to see that all construction materials and/or debris are continuously
791 secured or removed from construction site in accordance with Chapter 6.10 SCC, Property Maintenance
792 Regulations. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-17.]
793

794 **8.10.180 Occupancy of a dwelling.**
795

796 All structures used for the purpose of residential dwelling shall meet the following guidelines prior to
797 occupancy:
798

799 (A) All underground off-site improvements properly installed and operational as approved by Syracuse
800 City.
801

802 (B) All required asphalt or concrete hard surface roadway installed and completed throughout the entire
803 phase in which the dwelling is located in accordance with Syracuse City design standards. In the event

804 that hard surface paving cannot be properly installed due to weather related circumstances, the
805 subdivider/developer may petition the City Council for conditional occupancy providing the following
806 guidelines are met:

- 807
- 808 (1) Roadbase installed in accordance with Syracuse City design standards.
809
- 810 (2) Subdivider/Developer must maintain all roadbase surfaces providing for adequate vehicular
811 accessibility. The subdivider/developer shall provide for services which will not be available due to the
812 absence of paving.
813
- 814 (3) Required asphalt or concrete hard surface roadway shall be installed and completed as soon as
815 weather related circumstances change or as directed by Syracuse City. [Ord. 13-02 § 1 (Exhibit); Ord. 02-
816 19; Code 1971 § 8-2-18.]
817

818 **8.10.190 Subdivision phases.**

819 A subdivision containing more than 36 lots shall be planned in subsequent phases and must follow the
820 following requirements:
821

- 822
- 823 (A) The sketch-preliminary plan must show the placement, numbering and boundaries of the phases
824 within the subdivision.
825
- 826 (B) Any future alteration or deviation from the original sketch-preliminary plan will require the submittal of
827 an amended sketch-preliminary plan.
828
- 829 (C) Design of each phase must be consistent with the Syracuse City's general plan and this title.
830
- 831 (D) Phases must be completed in such a manner as to provide sufficient services to existing and future
832 development.
833
- 834 (E) Phase and lot numbering must be sequential and consistent to that approved in the sketch-preliminary
835 plan. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-19.]
836

837 **8.10.200 Residential driveways.**

838

839 The arrangement of residential driveways on proposed subdivision lots fronting a collector or arterial
840 street will be directed by the City Planning Commission. Driveways fronting collector or arterial streets will
841 be constructed to allow semi-circular, pull-through, or hammerhead pull-out residential driveways. [Ord.
842 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-20.]
843

844 **8.10.210 Severability.**

845

846 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
847 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
848 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
849 [Ord. 13-02 § 1 (Exhibit).]
850

851 **Chapter 8.15**

852 **PUBLIC IMPROVEMENTS**

853

854 Sections:

- 855 8.15.010 Design standards.
856 8.15.020 Local minimum standards and specifications.
857 8.15.030 Other general standards.

858 8.15.040 Severability.
859 8.15.010 Design standards.
860 The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design
861 factors shall be in harmony with design standards recommended by the Planning Commission and by
862 other departments and agencies of City government. Design standards shall be approved by the City
863 Council and shall include provisions as follows which are hereby approved by the City Council:
864
865 (A) Blocks shall not exceed 1,320 feet in length.
866
867 | (B) Dead-end streets, which exceed one ~~hundred fifty (150) feet lot depth~~ in length, shall have a 40-foot
868 radius temporary turnaround area at the end. The turnaround shall have an all-weather surface
869 acceptable to the City.
870
871 (C) Blocks shall be wide enough to adequately accommodate a minimum of two lots.
872
873 (D) Dedicated walkways through the block may be required where access is necessary to a point
874 designated by the Planning Commission. Such walkways shall be a minimum of six feet in width, but may
875 be required to be wider where determined necessary by the Planning Commission. The
876 | ~~subdivider/developer~~ shall surface the full width of the walkway with a concrete surface, install a chain link
877 fence or its equal at least four feet high on each side and the full length of each walkway and provide, in
878 accordance with the standards, rules, and regulations, barriers at each walkway entrance to prevent the
879 use of the walkway by any motor vehicle or by any nonmotorized vehicle wider than four feet.
880
881 (E) Blocks intended for business or industrial use shall be designated specifically for such purposes with
882 adequate space set aside for off-street parking and delivery facilities.
883
884 (F) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for
885 buildings, and be properly related to topography, to the character of surrounding development and to
886 existing requirements.
887
888 (G) All lots shown on the preliminary and final plats must conform to the minimum requirements of the
889 zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum
890 requirements of the county board of health for water supply and sewage disposal.
891
892 (H) Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated
893 street. Double frontage lots shall be prohibited except where unusual conditions make other designs
894 undesirable.
895
896 (I) Side lines of lots shall be approximately at right angles, or radial to the street lines.
897
898 (J) In general, all remnants of lots below minimum size must be added to adjacent lots, rather than
899 allowed to remain as unusable parcels.
900
901 (K) Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All
902 improvements shall be installed to the boundary of the subdivision.
903
904 (L) Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround)
905 shall be no longer than 500 feet from the centerline of the adjoining street to the center of the turnaround.
906 Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter, measured to
907 | the property lines.
908
909 | ~~Exceptions to the maximum length of a cul-de-sac may only be granted by the City Council, after~~
910 ~~receiving a positive or negative recommendation from the Planning Commission for an exception. In order~~
911 ~~to recommend an exception, the Planning Commission must conclude that:~~

912
913 ~~(1) An exception is necessary to maximize the approved uses for the property allowed by zoning and the~~
914 ~~general plan; and~~
915
916 ~~(2) Existing geographic barriers or existing developments prevent a subdivider from creating a street with~~
917 ~~more than one outlet; and~~
918
919 ~~(3) Failure to create a cul-de-sac longer than 500 feet will result in islands of undevelopable property~~
920 ~~surrounded by developed property.~~
921
922 ~~In cases where an exception to the 500-foot maximum cul-de-sac length is warranted, the subdivider shall~~
923 ~~provide the following prior to approval:~~
924
925 ~~(1) Written approval from Syracuse Police, Fire, and Public Works Departments.~~
926
927 ~~(2) Looped water main providing a two-way feed.~~
928
929 ~~(3) "Dead End" signage.~~
930
931 ~~(4) Street light at the end of the cul-de-sac.~~
932
933 ~~(5) Secondary emergency access and/or road width as required by the Fire Department.~~
934
935 ~~(6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities,~~
936 ~~mailboxes, trees, structures, parking lots, etc.~~
937
938 (M) When a dead-end street reaches its maximum block length of 1,320 feet, it shall not be extended
939 except to connect to another street which provides a second point of independent access.
940
941 (N) Private streets shall only be permitted in PRD and cluster subdivisions. Private streets shall meet the
942 minimum construction standards established for publicly dedicated streets with the standard right-of-way
943 requirement. Pavement widths less than 35 feet may be permitted, when the private street ties into a
944 minor collector street or greater, and does not terminate in a cul-de-sac. Private streets shall be
945 perpetually maintained by a professionally managed homeowners' association as established within an
946 approved development agreement. The purpose of a private street is not to provide a street which is
947 substandard in construction to public streets, but one that allows for private gated access and
948 maintenance for the exclusive use and benefit of the residents residing on said private street. [Ord. 13-02
949 § 1 (Exhibit); Ord. 12-10 § 1; Ord. 03-10; Code 1971 § 8-3-1.]
950
951 8.15.020 Local minimum standards and specifications.
952 Standards for design, construction specifications, and inspection of street improvements, curbs, gutters,
953 sidewalks, storm drainage and flood control facilities shall be prepared by the City Engineer; standards for
954 water distribution and sewage disposal facilities by the Board of Health; and similar standards for fire
955 protection by Insurance Services Office. All subdividers-developers shall comply with the standards
956 established by such departments and agencies. These standards in addition to the general standards
957 listed below shall be used by all subdivider-developers. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code
958 1971 § 8-3-2.]
959
960 8.15.030 Other general standards.
961 (A) Irrigation Ditches and Canals. Open ditches or canals shall not be allowed within a subdivision or
962 within an existing street right-of-way adjacent to a subdivision. The subdivider-developer shall work with
963 the irrigation, drainage or ditch companies, or other private ditch owner to determine:
964
965 (1) Methods of covering, realigning or eliminating ditches or canals.

966
967 (2) The size of pipe and culverts required.
968
969 (3) The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and
970 culverts.
971
972 In any case where canals or ditches are within public or proposed public rights-of-way, specifications and
973 grades for pipe or culvert must be approved by the City Engineer.
974

975 | When an irrigation ditch or canal is adjacent to subdivision development the subdivider/developer must
976 construct a continuous chain link fence on the property line of at least five feet in height.
977

978 | (B) Buffering. In addition to fencing ditches and canals the subdivider/developer shall be required to
979 provide adequate buffering as outlined in the City's zoning ordinance. [Ord. 13-02 § 1 (Exhibit); amended
980 1997; Code 1971 § 8-3-3.]
981

982 | (C) Trees. Wherever feasible and practical and upon recommendation of the City Forester, the developer
983 shall incorporate existing landscape features, especially established trees, into the design of the
984 subdivision.
985

986 8.15.040 Severability.

987 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
988 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
989 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
990 [Ord. 13-02 § 1 (Exhibit).]
991

992 **Chapter 8.20**

993 | **SUBDIVISION ~~SKETCH (CONCEPT)~~ PLAN**

994
995 Sections:

996 8.20.010 Procedures and requirements for submission.

997 8.20.020 Feasibility report.

998 8.20.030 Sketch plan approval.

999 8.20.040 Severability.

1000

1001 **8.20.010 Procedures and requirements for submission.**

1002

1003 Submit four standard 22-inch by 34-inch copies, one reduced to 11-inch by 17-inch (one-half scale) copy
1004 plus one PDF copy of a sketch-concept plan to the Planning Commission/Development Review
1005 Committee for review and discussion of plan and general scope and conditions. The plan must be
1006 submitted at least two weeks prior to the next regularly scheduled meeting of the Planning
1007 Commission/Development Review Committee and shall include the following items:
1008

1009

(A) The proposed name of the subdivision.

1010

1011 | (B) The adjacent property boundaries under the control of the subdivider/developer together with the
1012 boundaries of the proposed subdivision, showing all streets serving property proposed for subdividing.
1013

1014

(C) Approximate number of lots proposed and street layout indicating general scale dimensions of lots.
1015 The scale shall not be less than one inch equals 100 feet.

1016

(D) Approximate total acreage of the development as well as size of the individual lots.

1017

1018

- 1019 (E) Location of all irrigation, waste water drain channels, and all existing utilities within or adjoining the
 1020 proposed subdivision.
 1021
 1022 (F) Location of all subsurface or land drains within the boundaries of the proposed subdivision.
 1023
 1024 (G) Location and approximate acres of open space or parks within the subdivision.
 1025
 1026 (H) Vicinity map.
 1027
 1028 (I) Current zoning. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-4-1.]
 1029

1030 **8.20.020 Feasibility report.**
 1031

1032 | The ~~subdivider~~developer shall prepare and submit a development feasibility report that addresses the
 1033 following:
 1034

- 1035 (A) Proposed method of connecting to city utilities including, but not limited to, water, secondary water,
 1036 storm drain, sanitary sewer land drains, etc.
 1037
 1038 (B) Irrigation water rights to be conveyed to the city to meet the irrigation water requirements.
 1039
 1040 | (C) Method and calculations for meeting the density requirements outlined in the City’s zoning ordinance.
 1041 ~~for the zone where subdivision is located.~~
 1042
 1043 (D) Method of meeting the open space requirements outlined in SCC 8.10.050.
 1044
 1045 (E) Identification of any potential wetland areas within the subdivision and proposed method of dealing
 1046 with them.
 1047
 1048 (F) Estimated number of phases and the number of lots in each phase of the development.
 1049
 1050 (G) Method of meeting requirements for secondary access required by SCC 8.10.110. [Ord. 13-02 § 1
 1051 (Exhibit); amended 1997; Code 1971 § 8-4-2.]
 1052

1053 | **~~8.20.030 Sketch plan approval~~ Pre-Application Review.**
 1054

1055 ~~The Planning Commission, City Engineer and representatives of other City departments, as deemed~~
 1056 ~~necessary by the Zoning Administrator, shall review the sketch plan of the proposed subdivision. The~~
 1057 ~~developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application~~
 1058 ~~meeting shall be attended by staff from applicable city departments, special service districts, county~~
 1059 ~~agency and others as deemed necessary by the Community Development Director.~~
 1060

1061 The Community Development Director shall report to the Planning Commission and City Council of pre-
 1062 application meetings during regular work sessions.
 1063

1064 The purpose of this meeting is to inform the developer of various city ordinances, standards, special
 1065 requirements and any other matters of concern to be considered in the preparation for the preliminary
 1066 plat. No binding commitments shall be made and no formal action by the Planning Commission or City
 1067 Council is required at this time. The intent of this concept review meeting is to provide a mutual exchange
 1068 of information, in an effort to avoid future problems and misunderstandings
 1069

1070 Preliminary Plat must be submitted within six (6) months of pre-application review.
 1071

1072 ~~The Planning Commission shall either approve, deny, or conditionally approve the plans or table action~~
1073 ~~for the next regular meeting; provided, however, that the Planning Commission will serve notice of and~~
1074 ~~hold a public hearing concerning the proposed subdivision before taking any action with respect thereto~~
1075 ~~upon a determination that it is reasonably necessary and would be conducive to a correct and proper~~
1076 ~~decision in the best interests of the City. Such notice shall be given at least 10 days before the proposed~~
1077 ~~public hearing and shall be given by publishing it at least once in a newspaper having a general~~
1078 ~~circulation within the City and by posting notice thereof in at least three public places within the City.~~

1080 ~~If the Planning Commission denies a sketch plan, the Planning Commission shall indicate its disapproval~~
1081 ~~by written notice stating the reasons, in which case the applicant may appeal the decision to the City~~
1082 ~~Council. Approval of sketch plans by the Planning Commission will extend for a period of one year. If~~
1083 ~~work or subsequent action by the subdivider to proceed to preliminary plan review does not occur within~~
1084 ~~the year following initial approval, the subdivider must resubmit the plans for reapproval under the latest~~
1085 ~~City ordinances and specifications. [Ord. 13-02 § 1 (Exhibit); Ord. 11-02 § 1 (Exh. A); amended 1999;~~
1086 ~~Code 1971 § 8-4-3.]~~

1087 **8.20.040 Severability.**

1088 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
1089 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
1090 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
1091 [Ord. 13-02 § 1 (Exhibit).]

1092 **Chapter 8.25**

1093 **PRELIMINARY SUBDIVISION REVIEW**

1094 Sections:

- 1095 8.25.010 Preliminary plat.
- 1096 8.25.020 Approval of preliminary plat.
- 1097 8.25.030 Severability.

1098 **8.25.010 Preliminary plat.**

1099 The preliminary plat shall comply with the following requirements:

1100 (A) Submission Requirement. Submit four standard 22-inch by 34-inch copies (see standard drawing No.
1101 1), one reduced to 11-inch by 17-inch (one-half scale) copy, plus one PDF copy of the preliminary plat,
1102 ~~plan and profile sheets to the Planning Commission~~ for review at least two weeks prior to the next
1103 regularly scheduled meeting of the Planning Commission, in accordance with the Community
1104 Development submittal policy. Once a complete application has been received, the Community
1105 Development Department shall schedule a public hearing within a reasonable time in light of the
1106 complexity of the application, the number of other applications received, available staff resources, and
1107 applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050.
1108 ~~The Planning Commission~~Community Development Director may shall, if ~~said copies a complete~~
1109 application is are not so submitted ~~beforehand in a timely manner~~, postpone ~~its scheduling a public~~
1110 hearing for consideration thereof until complete its next regularly scheduled meeting.

1111 (B) General Information Required.

- 1112 (1) The proposed name of the subdivision.
- 1113 (2) The location of the subdivision, including the address of the section, township and range.
- 1114 (3) Date of preparation.

- 1126
1127 (4) The location of the nearest bench mark and monument.
1128
1129 (5) The boundary of the proposed subdivision.
1130
1131 (6) Legal description of the subdivision and acreage included.
1132
1133 (7) Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted
1134 streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces,
1135 permanent buildings and structures, houses or permanent easements, and section and corporate lines
1136 within and adjacent to the tract.
1137
1138 (8) Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.
1139
1140 (9) The layout, number, area, and typical dimensions of lots, streets, and utilities.
1141
1142 (10) Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of
1143 property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks,
1144 playgrounds, schools or other public uses.
1145
1146 (11) Current inset City map showing location of subdivision.
1147
1148 (12) Boundary lines of adjacent tracts of undivided land showing ownership.
1149
1150 (13) Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a
1151 distance of at least 100 feet beyond the tract boundaries.
1152
1153 (14) Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and
1154 to a distance of at least 100 feet beyond the tract boundaries, indicating pipe size, grades, manholes and
1155 exact location.
1156
1157 (15) Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments
1158 within the tract and to a distance of at least 100 feet beyond the tract boundaries.
1159
1160 (16) Contours at two-foot intervals for predominate ground slopes within the subdivision between level
1161 and ten percent, and five-foot contours for predominate ground slopes within the subdivision greater than
1162 10 percent.
1163
1164 (17) The plat shall be drawn to a scale of not less than one inch equals 100 feet and shall indicate the
1165 base of bearing true north.
1166
1167 | (18) The subdivider/developer's detailed plan for protecting future residents of his development from such
1168 hazards as open ditches, canals or waterways, nonaccess streets, open reservoirs or bodies of water,
1169 railroad rights-of-way and other such features of a potentially hazardous nature located on, crossing,
1170 | contiguous or near to the property being subdivided, with the exception that the subdivider/developer's
1171 plan need not cover those features which the Planning Commission determines would not be a hazard to
1172 life and/or where the conforming structure designed to protect the future residents would itself create a
1173 | hazard to the safety of the public. The foregoing does not relieve the subdivider/developer of the duty to
1174 investigate all possible means of protecting future residents from a potential hazard before a
1175 determination is made that the only conceivable means of protection is potentially more hazardous than
1176 the hazard itself.
1177
1178 (19) Location of existing and proposed land drains. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended
1179 1997; Code 1971 § 8-5-1.]

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8.25.020 Approval of preliminary plat.

~~The Planning Commission, City Engineer and representatives of other interested City departments, as deemed necessary by the Zoning Administrator, shall review the preliminary plat and visit the site of the proposed subdivision. Following this investigation, and after receipt of the City Engineer's written comments and recommendations, the Planning Commission shall either approve, reject, conditionally approve or table action for the next regular meeting.~~

Members of the Development Review Committee shall prepare reports of compliance with City ordinance for the Planning Commission. Following this investigation and after the holding a duly noticed public hearing, the Planning Commission shall recommend approval of the preliminary plat as submitted or modified, or recommend disapproval by indicating findings for the disapproval. The Planning Commission may also table recommendation of the Preliminary Plat for the purpose of obtaining additional information, or to allow the developer to modify the plat submittal.

~~If the preliminary plat is disapproved, the Planning Commission shall indicate its disapproval by written notice stating the reasons for disapproval.~~

Upon receipt of the Planning Commission recommendation on the Preliminary Plat, the City Council shall hold a public meeting to review the Preliminary Plat. The City Council shall approve the preliminary plat as submitted or modified, or deny the preliminary plat by indicating findings for disapproval. The City Council may also remand the preliminary plat to the Planning Commission for further review.

~~Planning Commission~~City Council approval of the preliminary plat shall authorize the ~~subdivider~~developer to proceed with preparation of the final plat. Approval of preliminary plats by the ~~Planning Commission~~City Council will extend for a period of one year. If work or subsequent action by the ~~subdivider~~developer to proceed to final plan review does not occur within the year following initial approval, the plan must be resubmitted and become subject to reapproval under the latest City ordinances and specifications. [Ord. 13-02 § 1 (Exhibit); amended 1999; Code 1971 § 8-5-2.]

8.25.030 Severability.

If any provision of this chapter or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, the invalidity does not affect other provisions or applications of this chapter which can be given independent effect. To this end, the provisions of this chapter are severable. [Ord. 13-02 § 1 (Exhibit).]

**Chapter 8.30
FINAL SUBDIVISION REVIEW**

- Sections:
- 8.30.010 Final plat.
 - 8.30.020 Final plan and profile.
 - 8.30.030 Final approval.
 - 8.30.040 Severability.

8.30.010 Final plat.

1234 The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing with
1235 permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall
1236 be 19-inch by 30-inch and shall have a one-and-one-half-inch border on the left and a one-half-inch
1237 border on the three remaining sides. The top of the plat shall be either north or east, whichever
1238 accommodates the drawing best.

1239
1240 The plat shall show:

1241
1242 (A) The name of the subdivision, which name must be approved by the Planning Commission and county
1243 recorder.

1244
1245 (B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries,
1246 streets, alleys, easements, areas to be reserved for public use and other important features.

1247
1248 (C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in
1249 feet and hundredths.

1250
1251 (D) The street address for each lot. Each street address shall be assigned by the City to be consistent
1252 with the current numbering scheme.

1253
1254 (E) True angles and distances to the nearest established street lines or official monuments which shall be
1255 accurately described in the plat and shown by appropriate symbol.

1256
1257 (F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

1258
1259 (G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United
1260 States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to
1261 the property shall be preserved in precise position.

1262
1263 (H) The dedication to the City of all streets, highways and other public uses and easements included in
1264 the proposed subdivision.

1265
1266 (I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard
1267 precast monuments will be furnished by the subdivider/developer and placed as approved.

1268
1269 (J) Pipes or other such iron markers shall be shown on the plat.

1270
1271 (K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the
1272 purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all
1273 property owners.

1274
1275 (L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to
1276 an accuracy of not less than one part in 5,000.

1277
1278 (M) Location, function, ownership and manner of maintenance of common open space not otherwise
1279 reserved or dedicated for public use.

1280
1281 (N) Boundary descriptions of the subdivision.

1282
1283 (O) Current inset City map showing location of subdivision.

1284
1285 (P) Standard forms for the following:

1286
1287 (1) A registered land surveyor's certificate of survey as applicable under state Law.

- 1288
1289 (2) Owner's dedication which shall "warrant and defend and save the City harmless against any
1290 easements or other encumbrances on the dedicated streets which will interfere with the City's use,
1291 maintenance and operation of the streets."
1292
1293 (3) A notary public's acknowledgment.
1294
1295 (4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the
1296 City Municipal Code) certificate of approval.
1297
1298 (5) The City Engineer's certificate of approval.
1299
1300 (6) The county recorder's certificate of attest.
1301
1302 (7) The City Attorney's certificate of approval.
1303
1304 (8) Public Utilities approval and acceptance of public utility easements.
1305
1306 (9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording
1307 information. [Ord. 13-02 § 1 (Exhibit); Code 1971 § 8-6-1.]
1308
- 1309 **8.30.020 Final plan and profile.**
1310
1311 Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title.
1312 Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will
1313 be required for review by the City. General information required:
1314
1315 (A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and
1316 service connections to all lots within the proposed subdivision and connections to existing water mains.
1317
1318 (B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and
1319 service connections to all lots within the proposed subdivision and connections to existing secondary
1320 water lines.
1321
1322 (C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes
1323 and depths within the proposed subdivision. Also show location of service laterals to each lot within the
1324 subdivision.
1325
1326 (D) Land Drain. Show method of dealing with land drains and subsurface water drains within the
1327 proposed development. If applicable, indicate location of any service connections and service manholes
1328 within the subdivision.
1329
1330 (E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes
1331 within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to
1332 accompany drawings for engineer review.
1333
1334 (F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and
1335 gutter improvements as compared with existing ground slopes and center line offsets of all proposed
1336 utilities.
1337
1338 (G) Stationing. Stationing callouts should conform with acceptable engineering practices.
1339

1340 (H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to
1341 the proposed subdivision shall be presented to the Planning Commission. [Ord. 13-02 § 1 (Exhibit);
1342 amended 1997; Code 1971 § 8-6-2.]
1343

1344 **8.30.030 Final approval.**
1345

1346 (A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one
1347 copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with
1348 a cost estimate of off-site improvements and storm drain calculations.
1349

1350 (B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and
1351 recommendations to the Planning Commission, including cost estimate for off-site improvements required
1352 by City ordinance.
1353

1354 (C) Approval. ~~Upon receipt of the approved plans from the City Engineer the Planning Commission shall~~
1355 ~~forward to the City Council their recommendation to either approve or reject the final plat or shall table~~
1356 ~~action for the next regular meeting or until the specified deficiency has been corrected.~~
1357 Upon receipt of the Planning Commission recommendation on the Final Plat, the City Council shall hold a
1358 public meeting to review the Final Plat. The City Council shall approve the final plat as submitted or
1359 modified, or deny the final plat by indicating findings for disapproval. The City Council may also remand
1360 the final plat to the Planning Commission for further review.
1361

1362 ~~If the Planning Commission does not approve the final plat, disapproval shall be indicated by written~~
1363 ~~notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council,~~
1364 ~~whose decision will be final.~~
1365

1366 Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent
1367 action by the subdivider/developer to proceed with off-site construction does not occur within the 12-month
1368 period following initial approval, the plat and construction drawings must be resubmitted and become
1369 subject to reapproval under the latest City ordinances and specifications.
1370

1371 (D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until
1372 the subdivider/developer has completed a preconstruction meeting with the City Planning, Engineering,
1373 and Public Works Departments, at which time a review of construction project and expectations of the
1374 City will be discussed. Such conference shall be scheduled with the City and all affected utility companies
1375 will be invited to attend.
1376

1377 (E) Approval to Record Subdivision. Before any subdivision plat will be recorded, the subdivider/developer
1378 shall furnish a corporate surety bond or cash escrow in amount as finally determined by the City Engineer
1379 to secure the performance of the public improvements in a workmanlike manner and according to
1380 specifications established by the Syracuse City subdivision standards (See SCC 8.10.020). Some of the
1381 public improvements are as follows:
1382

1383 (1) Paving of streets.

1384 (2) Curb, gutter and sidewalks.

1385 (3) Sewer and water lines, including irrigation lines.

1386 (4) Storm and subsurface drainage.

1387 (5) Street signs, monuments, lighting, fences and street trees.

1388 (6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
1389
1390
1391
1392
1393

1394
1395 (7) Utility development connection fees.
1396
1397 (F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-
1398 inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in
1399 order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal
1400 shall include the following:
1401
1402 (1) Development agreements.
1403
1404 (2) Escrow agreement.
1405
1406 (3) Title report.
1407
1408 (4) Street light agreement.
1409
1410 (5) Off-site improvement agreement.
1411
1412 (6) Water share certificate.
1413
1414 (7) Storm water activity permit.
1415
1416 (8) Storm water maintenance agreement.
1417
1418 (9) Payment of all required development and inspection fees.
1419
1420 (10) Approved construction drawings or as-built drawings.
1421
1422 (11) Surety and improvement guarantee.
1423
1424 (12) Easements and any other documents deemed necessary by the City Engineer or conditioned for
1425 approval by the Planning Commission or City Council.
1426
1427 After approval and signature of the final plat, the City Engineer shall submit the plat to the Community
1428 Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning
1429 Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be
1430 deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the
1431 county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and
1432 void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed.
1433 Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange
1434 any such lots unless and until the plat is recorded. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended
1435 1999, 1997; Code 1971 § 8-6-3.]
1436
1437 **8.30.040 Severability.**
1438
1439 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
1440 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
1441 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
1442 [Ord. 13-02 § 1 (Exhibit).]
1443
1444
1445
1446 8.45.080(A) Culinary Water

1447 (13) Replacement of Damaged Material. Any material that becomes damaged shall be replaced by the
1448 subdivider-developer at his own expense.

1449 (14) Responsibility for Safe Storage. The subdivider-developer shall be responsible for the safe storage
1450 of material furnished by or to him, and accepted by him, and intended for the work, until it has been
1451 incorporated in the completed project.

1452

1453 8.45.080(C)

1454 (10) Anchorage of Toes, Tees, and Plugs. Reaction or thrust blocking shall be applied on all pipelines
1455 four inches in diameter or larger at all tees, plugs, caps and at bends deflecting 22.5 degrees or more, or
1456 movement shall be prevented by attaching suitable metal rods or straps as directed by the Engineer.
1457 Thrust block size shall be determined by the subdivider's-developer's engineer and shall be shown on
1458 the plans.

1459

1460 8.45.120Secondary Water

1461 (A)(7) Replacement of Damaged Material. Any material that becomes damaged shall be replaced by the
1462 subdivider-developer at his own expense.

1463 (A)(8) Responsibility for Safe Storage. The subdivider-developer shall be responsible for the safe
1464 storage of material furnished by or to him, and accepted by him, and intended for the work, until it has
1465 been incorporated in the completed project.

1466 (C)(4) Anchorage of Toes, Tees, and Plugs. Reaction or thrust blocking shall be applied on all pipelines
1467 four inches in diameter or larger at all tees, plugs, caps and at bends deflecting 22.5 degrees or more, or
1468 movement shall be prevented by attaching suitable metal rods or straps as directed by the Engineer.
1469 Thrust block size shall be determined by the subdivider's-developer's engineer and shall be shown on
1470 the plans.

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EXHIBIT A

Proposed Title VIII-Subdivision Amendments

Chapter 8.05

PURPOSE

Sections:

- 8.05.010 General purpose.
- 8.05.020 Public interest.
- 8.05.030 Variations – Exception.
- 8.05.040 Building Official – Appointment.
- 8.05.050 Severability.

8.05.010 General purpose.

The purpose and intent of this title is to promote the public health, safety, convenience and general welfare of the inhabitants of the incorporated territory of Syracuse City in the matter of subdivision or matters affected by subdivisions through provisions designed to:

- (A) Provide for the harmonious and coordinated development of the City, and to assure sites suitable for subdivision development and human habitation.
- (B) Ensure adequate open space for traffic, recreation, light and air.
- (C) Facilitate the conservation or production of adequate transportation, water, sanitation, drainage and energy resources.
- (D) Avoid scattered and premature subdivision that would cause insufficient public services and facilities, or necessitate an excessive expenditure of public funds for the supply of such services and facilities.
- (E) Ensure utilization of the land in the best interest of the public welfare and the neighborhood deployment of the area concerned.
- (F) Preserve outstanding natural, cultural or historic features.

This chapter is designed to inform the developer and public of the requirements and conditions necessary to obtain approval of a subdivision. To this end, all requirements, where possible, are expressly delineated in this title or other applicable ordinances. However, since it is impossible to cover every possibility, and there are some aspects which do not lend themselves to being easily articulated, this title allows the Planning Commission and City Council to impose reasonable conditions upon a developer in addition to those expressly required, so long as such conditions do not conflict with any requirements set forth in this chapter or other applicable ordinances. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-1.]

8.05.020 Public interest.

Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and the neighborhood development of the area concerned. The developer shall present evidence to this effect when requested to do so by the Planning Commission. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-2.]

8.05.030 Variations – Exception.

55
56 In cases where unusual topographical or other exceptional conditions exist, variation and exception from
57 this title may be made by the City Council after recommendation by the Planning Commission. [Ord. 13-
58 02 § 1 (Exhibit); amended 1997; Code 1971 § 8-1-3.]
59

60 **8.05.040 Building Official – Appointment.**

61
62 There is hereby created the position of Building Official who shall be appointed by the City Manager.
63

64 (A) Duties. It shall be the duty of the Building Inspector to see to the enforcement of all ordinance
65 provisions relating to buildings or zoning, and to inspect all buildings or structures being erected or
66 altered, as frequently as may be necessary to ensure compliance with the City ordinances. The Building
67 Inspector shall also act as plumbing inspector and electrical inspector and shall have all the powers and
68 perform all the duties connected therewith.
69

70 (B) Permits. The Building Inspector shall issue permits for the construction, alteration or repair of
71 structures or parts thereof and for the repair or installation of plumbing and electrical facilities or fixtures
72 within any structure; but no permit shall be issued unless the plans of and for the proposed construction,
73 alteration, repair, installation or use fully conform to all City regulations then in effect.
74

75 (C) Stop Order. The Building Inspector shall have the power to order all work stopped on construction or
76 alteration or repair of building in the City when such work is being done in violation of any provision of any
77 ordinance relating thereto. Work shall not be resumed after the issuance of such an order except on the
78 written permission of the Inspector; provided, that if the stop order is an oral one, it shall be followed by a
79 written stop order within an hour.
80

81 (D) Entry Powers. The Building Inspector shall have the power to make or cause to be made an entry into
82 any building or premises where the work of altering, repairing or constructing any building or structures is
83 going on, for the purpose of making inspections, at any reasonable hour.
84

85 (E) Additional Duties. The City Building Official shall perform such other and further duties as the City
86 Council may provide by ordinance, resolution, or regulation. [Ord. 13-02 § 1 (Exhibit); Ord. 11-12 § 2;
87 Ord. 09-11 § 2; Code 1971 § 8-1-4.]
88

89 **8.05.050 Severability.**

90
91 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
92 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
93 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
94 [Ord. 13-02 § 1 (Exhibit).]
95

96 **Chapter 8.10**
97 **GENERAL PROVISIONS**
98

99 Sections:

- 100 8.10.010 Definitions.
- 101 8.10.020 General requirements.
- 102 8.10.030 Security of performance.
- 103 8.10.040 Fee payment.
- 104 8.10.050 Parks, open space, and other public spaces.
- 105 8.10.060 Adjacent streets.
- 106 8.10.070 Relation to adjoining street systems.
- 107 8.10.080 Street lights.
- 108 8.10.090 Irrigation water.

- 109 8.10.100 Extension of public work facilities.
- 110 8.10.110 Second access required.
- 111 8.10.120 Mandatory use of City water, secondary water and sewer systems.
- 112 8.10.130 Appeals.
- 113 8.10.140 Written agreements.
- 114 8.10.150 Guidelines and checklists.
- 115 8.10.160 Fees and recording.
- 116 8.10.170 Issuance of building permit.
- 117 8.10.180 Occupancy of a dwelling.
- 118 8.10.190 Subdivision phases.
- 119 8.10.200 Residential driveways.
- 120 8.10.210 Severability.

121
122 **8.10.010 Definitions.**

123
124 The following terms used in this title shall have the respective meanings hereinafter set forth:

125
126 “Alley” means any public way or thoroughfare less than 16 feet but not less than 10 feet in width, which
127 has been dedicated or deeded to the public for public use.

128
129 “Bench mark” means a mark affixed to a permanent or semi-permanent object along a line of survey to
130 furnish a datum level.

131
132 “Block” means a piece of land bordered by streets or other rights-of-way, and/or which is designated as a
133 block on any recorded subdivision plat.

134
135 “Building Official” means the officer or other designated authority charged with the administration and
136 enforcement of uniform codes, and the inspection of all subdivision improvements, or the Building
137 Official’s duly appointed representative.

138
139 “City” refers to Syracuse City.

140
141 “City Council” means the City Council of Syracuse.

142
143 “City Engineer” means any registered civil engineer hired by the City Council to accomplish the objectives
144 of this title; provided, that no such person may serve the City and a developer simultaneously where he
145 would have to check his own work or the work of a member of his firm in connection with any subdivision
146 in the City.

147
148 “Condominium” means the ownership of a single unit in a multi-unit project together with undivided
149 interest in common in the common areas and facilities of a property as provided by state law.

150
151 “Construction” means any work or product which will become the property of the City; i.e., roads, curb and
152 gutter, sidewalks, water works, sewer works, culverts, bridges, fencing, etc.

153
154 “Contractor” means the person in charge of construction. He could also be the developer.

155
156 “Cul-de-sac” means a minor street having only one outlet being terminated at the other end by a vehicular
157 turnaround.

158
159 “Developer” means an individual, group, partnership, corporation, association or any other enterprise that
160 subdivides a parcel(s) of land.

161

162 “Driveway” means a private roadway, the use of which is limited to persons residing, employed or
163 otherwise using or visiting the lot on which the roadway is located.
164
165 “Easement” means the quantity of land set aside or over which a liberty, privilege or advantage in land
166 without profit, existing distinct from the ownership of the land, is granted to the public or some particular
167 person or part of the public.
168
169 “Final plat” means a subdivision map prepared in accordance with the provisions of this title that is
170 accurately surveyed and such survey marked on the ground so that the streets, alleys, blocks, lots and
171 other divisions thereof can be identified and which is designated to be placed on record in the office of the
172 county recorder.
173
174 “Improvement district” is as defined by Utah State law.
175
176 “Improvements” means work objectives, devices, facilities, or utilities required to be constructed or
177 installed in a subdivision. Such improvements may include but are not limited to water facilities, sewer
178 facilities, sidewalks, curbs and gutters, drainage facilities, streets, trees, street signs, street lights, traffic
179 control or safety devices, fire hydrants and such other facilities or construction required by the subdivision
180 ordinance.
181
182 “Inspector” means the authorized inspector or representative of the City Council.
183
184 “Lot” means a portion of the subdivision or parcel of land intended for building development or transfer of
185 ownership.
186
187 “Master plan” means a long-range general plan that identifies present and future needs of Syracuse City,
188 which outlines growth and development of land within the City and provides for health, general welfare,
189 and safety as outlined in Section 10-9-301 et seq., Utah Code Annotated 1953, as amended.
190
191 “May” is permissive.
192
193 “Open space” shall mean any area within the subdivision that has been designated as open to meet the
194 requirements of development.
195
196 “Owner” shall mean and refer to the person, corporation, partnership or other entity in which is vested the
197 fee simple title of the property to be subdivided, unless otherwise clearly indicated, or the owner’s
198 designee.
199
200 “Person” means any individual, firm, partnership, associate, entity, institution, or corporation and their
201 heirs, assigns, or agents.
202
203 “Planning Commission” shall mean the Syracuse City Planning Commission unless another planning
204 commission is specifically named.
205
206 “Preliminary plat” means a map or plan of a proposed land division or subdivision prepared in accordance
207 with the requirements of this title.
208
209 “Shall” is mandatory.
210
211 “Sketch plan” means a conceptual drawing of the proposed development prepared in accordance with the
212 requirements of this title.
213

214 “Small subdivision” means the division of a tract or lot or parcel of land into two, but not more than nine,
215 lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of
216 building development, wherein all such divisions front on an existing street.

217
218 “Specifications” is to be interpreted as rules and regulations.

219
220 “Street, arterial” means a street existing or proposed, which serves or is intended to serve as a major
221 traffic way, as a controlled access highway, major street parkway or other equivalent term to identify
222 those streets comprising the basic structure of the street plan.

223
224 “Street, local” means a street existing or proposed which is supplementary to a collector street and of
225 limited continuity which serves or is intended to serve the local need of a neighborhood.

226
227 “Street, major collector” shall mean a street with a right-of-way of 72 feet, designated in the general plan
228 to carry larger volumes of traffic to arterial streets.

229
230 “Street, minor collector” means a street existing or proposed with a 66-foot right-of-way, which carries
231 traffic from local subdivision streets to the major collectors.

232
233 “Street, private” means a street or an alley whose ownership has been retained privately.

234
235 “Subdivision” means any land that is divided, resubdivided or proposed to be divided into two or more
236 lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for
237 offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms,
238 and conditions. “Subdivision” includes:

239
240 (1) The division or development of land whether by deed, metes and bounds description, devices and
241 testacy, lease, map, plat, or other recorded instrument; and

242
243 (2) Divisions of land for all residential and nonresidential uses, including land used or to be used for
244 commercial, agricultural, and industrial purposes.

245
246 “Subdivision requirements” are those that are adopted by the various governing bodies in the City for the
247 necessary, proper development of a proposed subdivision.

248
249 “Subdivide” and any derivative thereof shall have reference to the term “subdivision” as herein defined.

250
251
252 “Walkway” means a right-of-way designed for use by pedestrians and not intended for use by motor
253 vehicles of any kind.

254
255 “Wetlands” means any area that has the potential to support wildlife and the capability of natural water
256 filtration, whether natural or manmade.

257
258 “Zoning” means the most recent zoning ordinances adopted by Syracuse City. [Ord. 13-02 § 1 (Exhibit);
259 amended 1997; Code 1971 § 8-2-1.]

260
261 **8.10.020 General requirements.**

262
263 (A) Scope. This section defines the general requirements for improvements to be built by the developer.

264
265 The improvements shall include all street improvements in front of all lots and along all dedicated streets
266 to the connection with existing improvements of the same kind or to the boundary of the subdivision
267 nearest existing improvements. Layout must provide for future extension to adjacent development and be

268 compatible with the contour of the ground for proper drainage. All water lines, sewer lines, and any other
269 buried conduit shall be installed to the boundary lines of the subdivision.
270
271 (B) Standards for Construction Drawings. The following instructions are for the purpose of standardizing
272 the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. All drawings and/or
273 prints shall be clear and legible and conform to good engineering and drafting room practice and shall be
274 prepared by a civil engineer licensed to practice in the State of Utah. Size of drawings shall be 22 inches
275 by 34 inches (trim line) with one-half inch border on top, bottom and right sides. Left side shall be one and
276 one-half inches.
277
278 (1) In general the following shall be included on drawings:
279
280 (a) North arrow (plan).
281
282 (b) Scale and elevations referenced to City datum.
283
284 (c) Stationing and elevations for profiles.
285
286 (d) Title block, located in lower right corner of sheet, to include: name of City, project title (subdivision,
287 etc.) and specific type and location of work.
288
289 (e) Space for approval signature of City Engineer and date.
290
291 (f) Name of engineer or firm preparing drawings with license number, stamp and signature.
292
293 (2) Curb and gutter, drains and drainage structures, signing, lighting sidewalks, and street surfacing shall
294 show:
295
296 (a) Scale: one inch equals 20 feet or 50 feet horizontal; one inch equals two feet or five feet vertical.
297
298 (b) Both plan view and profile. Street centerline.
299
300 (c) Stationing and top of curb elevations with curve data must be shown for all curb returns. Show top of
301 curb elevation on both sides on even stations (50 feet station maximum).
302
303 (d) Flow direction and type of cross drainage structures at intersections with adequate flow line
304 elevations.
305
306 (e) Bench mark location and elevation (use City datum).
307
308 (f) Bedding details.
309
310 (3) Sewer drawings shall show:
311
312 (a) Scale: one inch equals 20 feet or 50 feet horizontal; one inch equals two feet or five feet vertical.
313
314 (b) Location, size, and grade of all lines except individual services.
315
316 (c) Manhole details, size, location, and flow line elevation.
317
318 (d) Type of pipe.
319
320 (e) Bench mark location and elevation (use City datum).
321

322 (f) Bedding details.
323
324 (4) Culinary and secondary water drawings shall show:
325
326 (a) Size and location of water mains, valves, hydrants, tees, etc.
327
328 (b) Type of pipe.
329
330 (c) Minimum cover.
331
332 (d) Bedding details.
333
334 (5) Each set of plans shall be accompanied by a separate sheet of details for structures which are to be
335 constructed. All structures shall be designed in accordance with minimum requirements established by
336 the Syracuse City subdivision standards.
337
338 (a) Drawing size: 22 inches by 34 inches (trim line).
339
340 (b) Scale of each detail.
341
342 (c) Title block, lower right-hand corner (same format on all sheets), including the name of the subdivision.
343
344 (d) Completely dimensioned and described.
345
346 (C) Construction and Inspection. No construction of public improvements shall proceed until the final plat
347 has been approved by the City Council and filed for record in the office of the county recorder, except that
348 the City Engineer may conditionally approve the installation of off-site improvements as described in SCC
349 8.30.030(D). All public improvements shall commence within six months and be completed within one
350 year of the date the final plat was approved, and the City Engineer, or designee, shall inspect the
351 construction as it proceeds. A construction punch list shall be made up by the City Engineer or designee
352 indicating the items missed or needing correction prior to acceptance of the improvements by the City,
353 and all required replacements or repairs shall be completed by the developer, at his expense, prior to
354 acceptance by the City.
355
356 (D) As-Built Drawings. At the completion of construction, or at the end of one year, whichever comes first,
357 the City Engineer, or designee, shall make an inspection of all improvements and inform the developer
358 and City Administrator of the results of the inspection. At the completion of construction, the developer
359 shall call for inspection by the City Engineer or designee and said inspection shall be made within 10
360 days of the request thereof. The developer shall provide the City with record drawings accurately defining
361 for permanent record the surface improvements and underground utilities as they were actually
362 constructed and shall provide one paper copy and one CAD file, which indicates any changes from the
363 original approved final drawings. All sewer and land drain manhole flow lines shall be verified.
364
365 (E) Inspection. All construction work involving the installation of improvements in subdivisions shall be
366 subject to inspection by the City Engineer or designee. Certain types of construction shall have
367 continuous inspection, while others shall have periodic inspections. The City may request the services of
368 the Special Inspectors or testing firms to assist in inspection if it is deemed necessary.
369
370 (1) To cover the cost of inspection and management of off-site improvements, the developer shall pay a
371 fee to the City based on the linear feet of improvements installed, the number of building lots in the
372 subdivision, and the average number of hours spent inspecting off-site improvements. Said fee shall be
373 established by resolution of the City Council. Said fee shall be paid prior to recordation of the subdivision
374 plat.
375

376 (2) The Community Development Director or his designee shall ensure that all off-site inspections are
377 installed in accordance with approved subdivision standards prior to acceptance by the City.
378

379 (3) On construction requiring continuous inspection, no work shall be done except in the presence of the
380 City Inspector. Continuous inspection may occur on the following types of work:
381

382 (a) Preparation of street subgrade and compacted fill.
383

384 (b) Laying of street surfacing.
385

386 (c) Pouring of concrete for curb and gutter, sidewalks, and other structures.
387

388 (d) Laying of sewer pipe, drainage pipe, water pipe, valves, hydrants, and testing.
389

390 (4) Periodic inspections shall be required on the following:
391

392 (a) Street grading and gravel base.
393

394 (b) Excavations for curb and gutter and sidewalks.
395

396 (c) Excavations for structures.
397

398 (d) Trenches for laying pipe.
399

400 (e) Forms for curb and gutter, sidewalks, and structures.
401

402 (F) Requests for Inspection. Requests for inspections shall be made to the City by the person responsible
403 for construction. Requests for inspection on work requiring continuous inspection shall be made three
404 days prior to the commencing of the work. Notice shall be given one day in advance of the starting of
405 work requiring periodic inspection.
406

407 (G) Construction Completion Inspection. An inspection shall be made by the City Inspector after receiving
408 a written document from the developer that all work is completed. Attached to this document the
409 developer's engineer shall prepare a statement that all sanitary sewers have been tested for
410 exfiltration/infiltration and they have passed the requirements herein.
411

412 (H) Guarantee of Work. The developer shall warrant and guarantee (and post bond or other security) that
413 the improvements provided for hereunder, and every part thereof, will remain in good condition for a
414 period of one year after the date of the construction completion inspection report by the City Inspector
415 and shall agree to make all repairs to and maintain the improvements and every part thereof in good
416 condition during that time with no cost to the City.
417

418 It is further agreed and understood that the determination for necessity of repairs and maintenance of the
419 work rests with the City Inspector. His decision upon the matter shall be final and binding upon the
420 developer, and the guarantee hereby stipulated shall extend to and include, but shall not be limited to, the
421 entire street base and all pipes, joints, valves, backfill and compaction, as well as the working surface,
422 curbs, gutters, sidewalks, and other accessories that are or may be affected by the construction
423 operations, and whenever, in the judgment of the City Inspector, said work shall be in need of repairs,
424 maintenance, or rebuilding, he shall cause a written notice to be served to the developer, and thereupon
425 the developer shall undertake and complete such repairs, maintenance, or rebuilding. If the developer
426 fails to do so within 10 days from the date of service of such notice, the City Inspector shall have such
427 repairs made, and the cost of such repairs shall be paid by the developer, together with 15 percent in
428 addition thereto as and for stipulated damages for such failure on the part of the developer to make the
429 repairs.

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(I) Acceptance of Materials. Material such as, but not limited to, bituminous products, Portland cement, steel, pipe gaskets, joints filler, fire hydrants and other similar commercially produced products will be accepted by the City upon submission by the developer of a supplier certification that the material meets specifications. These materials shall not be incorporated into the project until such certification has been received and approved in writing by the City Inspector.

(J) Samples and Tests. Materials, equipment, and workmanship shall be subject to sampling or testing by the City. At the option of the Inspector, materials shall be subject to tests and inspection before such materials are used in the work. Representative preliminary samples of the character and quality prescribed shall be submitted without charge by the contractor or producer of materials to be used in the work in sufficient quantities or amounts for testing.

All tests of materials furnished by the contractor shall be made in accordance with the commonly recognized standards of national technical organizations and such special methods and tests as are prescribed herein.

(K) General.

(1) Approval of plans and specifications by the City Engineer on a submitted project will extend for a period of six months. If no work has been performed on such project within a period of six months following initial approval, the plans must be resubmitted and become subject to reapproval under the latest City standards and specifications.

(2) Final acceptance of any or all work is contingent upon (a) an on-the-site inspection as the work progresses, (b) a reproducible "as-built" plan having been submitted, and (c) a final inspection of the site.

(3) All utilities, private or publicly owned, shall be placed underground unless otherwise approved or specified by the City. This will include, but not be limited to, telephone, gas, electric power, water, sewer, storm drains, etc. These underground utilities shall be installed before the surfacing of the streets and installation of road base, curb and gutter, sidewalks, etc.

(4) It is the sole responsibility of the contractor to:

(a) Secure any and all permits required for completion of the project.

(b) Provide for the safety and protection of all those engaged in the project, not allowing any unsafe conditions to exist.

(c) Acquire materials and produce workmanship which conforms to the City standards and specifications. Substandard installations and materials are subject to removal and replacement at the contractor's expense.

(d) Have all work performed in a manner acceptable by the City Inspector.

(5) No project can receive final approval until the workmanship and materials are in compliance with City standards and specifications. This includes accurate and proper placement of survey monuments and acceptable clean-up of area.

(6) All items not mentioned within these standards and specifications related to road work will be performed in accordance with the most recent edition of "State of Utah Standard Specifications for Road and Bridge Construction" by the State Road Commission.

483 (7) The burden of proof to justify any variance to the standards and specifications contained herein shall
484 be at the expense of the petitioner. Final acceptance will be by the City Engineer.
485

486 (8) Adoption of these standards and specifications in no way alleviates the responsibility of the developer
487 to practice good sound engineering and construction practices in all phases of his work. It is the intent of
488 these standards and specifications to provide uniformity, continuity and eventual lessening of
489 unnecessary maintenance expenses to the City.
490

491 (9) Where these standards and specifications are in conflict with adopted City ordinances, the most
492 restrictive will apply.
493

494 (10) These standards and specifications are subject to revision, modification, additions or changes
495 without notice, by reference to the subdivision ordinance and approval by the majority of the City Council.
496 [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); Ord. 09-11 § 2; Ord. 08-02 § 31; Ord. 05-12; amended 1997;
497 Code 1971 § 8-2-2.]
498

499 **8.10.030 Security of performance.**
500

501 (A) A subdivision plat shall not be recorded until the developer shall have furnished to the City a security
502 of performance, acceptable to the City and as set forth below, in an amount set by the City Engineer and
503 equal to the reasonable value of unfinished improvements required herein. The security of performance
504 required by this section, and at the City's discretion, may be furnished by any of the following methods:
505

506 (1) By providing a surety or cash bond in the amount specified herein and conditioned upon payment by
507 the developer of all expenses incurred for labor or material used in the construction of required
508 improvements.
509

510 (2) By depositing the specified amount of cash in a bank account to which the City alone has access, but
511 only in the event it becomes necessary, in order to complete, repair or replace the improvements as set
512 forth below.
513

514 (3) By depositing the specified amount of cash in a supervised bank account to which the developer has
515 access, with the approval and signature of the City, which funds shall be used to pay for the subdivision
516 improvements as construction is completed and evidence that no liens have been placed on the
517 construction project. In the event it becomes necessary for the City to foreclose on the security of
518 performance and move to complete, repair or replace the improvements as set forth below, then the City
519 shall have access to said supervised bank account for the purpose of completing, repairing, or replacing
520 improvements without the necessity of obtaining the approval of the developer.
521

522 (4) By any other method that is acceptable to the City, provided that the City's interests in assuring that
523 the work required herein is paid for, inspected and completed in conformance with City standards are
524 protected.
525

526 (B) The security of performance required by this section is to assure the City that all improvements are
527 constructed in conformance with all relevant City ordinances, regulations, and standards, and to assure
528 the City that all expenses incurred for labor or material used in the construction of the same are paid for
529 by the developer. Further, the City shall retain 10 percent of the security of performance guarantee
530 provided by the developer until one year following the final inspection by the City Engineer.
531

532 (C) In the event construction of the public improvements is not completed or is not completed in a
533 satisfactory manner one year from the date the final plat was approved by the City Council, the City may
534 proceed to install the improvements in a satisfactory manner at the developer's expense by foreclosing on
535 the developer's security of performance held by the City.
536

537 In the event the public improvements fail to meet the standards as set forth in the developer's written
538 guarantee, the City shall so notify the developer who shall be given a reasonable time to repair or
539 otherwise correct as requested. The City may proceed to repair or replace the unsatisfactory
540 improvements at the developer's expense by foreclosing on any security of performance still held by the
541 City; and, in addition, the City may avail itself of any other remedy provided to it under the laws of the
542 state of Utah and of the City of Syracuse. In addition to any other remedies stated herein, the city shall
543 not approve additional phases for development if the developer has not completed improvements in a
544 satisfactory manner within one year from the date of final plat approval. [Ord. 13-02 § 1 (Exhibit); Ord. 05-
545 12; Code 1971 § 8-2-3.]

546
547 **8.10.040 Fee payment.**

548
549 All fee schedules shall be established by the City Council by means of a resolution. Such fee schedules
550 and the periodic adjustments thereof shall be a part of this title by reference (see Resolution R97-3). [Ord.
551 13-02 § 1 (Exhibit); Ord. 08-02 § 32; amended 1997; Code 1971 § 8-2-4.]

552
553 **8.10.050 Parks, open space, and other public spaces.**

554
555 Location of Parks and Other Public Spaces. The City shall maintain a level of service for community parks
556 of 4.95 acres for every 1,000 population throughout the city in accordance with the adopted Syracuse
557 City, Parks, Trails & Recreation Impact Fee Analysis. The location of parks shall be determined by the
558 City as identified in the Syracuse City General Plan and Park Improvement Plan, as adopted. Developers
559 will be required to work with the City to obtain park property within the development where placement of
560 parks have been identified within the subject development property or area.

561
562
563
564 **8.10.060 Adjacent streets.**

565
566 It shall become the responsibility of the developer to complete all of the necessary public improvements
567 on streets adjacent to his proposed development. This shall include reasonable landscaping of park
568 strips, as approved by the city, when a new street placed is adjacent to an existing lot, which becomes a
569 corner lot because of placement of the road. This shall be done at the developer's sole expense. [Ord.
570 13-02 § 1 (Exhibit); Ord. 03-25; Code 1971 § 8-2-6.]

571
572 **8.10.070 Relation to adjoining street systems.**

573
574 The arrangement of streets in new subdivisions shall make provision for the continuation of the existing
575 streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same
576 or greater width (but in no case less than the required minimum width) unless the variations are deemed
577 necessary by the Planning Commission for public requirements. Stub streets shall be provided in
578 accordance with the Master Street Plan. The developer shall provide stub streets at a minimum of one
579 access every 1,320 feet, or as otherwise necessary for the alignment with existing streets in other
580 developments.

581
582 Street access for new subdivisions shall be established by using the AASHTO Traffic Design Manual
583 calculation of 7.5 seconds of travel time between street accesses onto existing roadways (which
584 calculated would be 385 feet at 35 mph) unless otherwise recommended by the Planning Commission.
585 The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining
586 property when they plat their land and seek to provide for convenient access to it. Where, in the opinion of
587 the Planning Commission, it is desirable to provide for street access to adjoining property, proposed
588 streets shall be extended by dedication to the boundary of such property. Half streets along the boundary
589 of land proposed for subdivision will not be permitted. [Ord. 13-02 § 1 (Exhibit); amended 1999; Code
590 1971 § 8-2-7.]

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8.10.080 Street lights.

The placement of streetlights shall be included as part of the subdivision development. Developers shall be responsible to install, or have installed, streetlights in accordance with adopted construction specifications.

Placement of streetlights shall be at each intersection within the development and at the end of each cul-de-sac, providing that the end of the cul-de-sac is at least 400 feet from the entrance thereof. For cul-de-sac lengths in excess of 400 feet with a dogleg street bend of 45 degrees or greater, the developer shall be responsible to install a streetlight at the dogleg of the cul-de-sac in addition to the streetlight at the end of the cul-de-sac. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-8.]

8.10.090 Irrigation water.

In the City, each acre of irrigable property requires roughly four acre feet (four a.f.) of water annually during normal water years.

(A) Residential Subdivisions. A developer shall convey to the City water rights that have been customarily used on the property to be developed that are usable by and acceptable to the City to provide three a.f. for each acre or part thereof within a residential subdivision. In the event there are no owner water rights on property to be developed, the developer shall obtain and convey water rights acceptable and usable by the City.

(B) Nonresidential Subdivisions. A developer shall convey to the City water rights that have been customarily used on the property to be developed that are usable by and acceptable to the City to provide four a.f. for each irrigable acre or part thereof within a nonresidential subdivision. In the event there are no owner water rights on property to be developed, the developer shall obtain and convey water rights acceptable and usable by Syracuse City. The developer is not required to convey water rights for acreage of asphalt or other nonpermeable surfaces.

(C) Exceptions for Redevelopment of Property. Notwithstanding subsections (A) and (B) of this section, if the proposed subdivision is on one or more currently landscaped lots, the City Council will waive conveyance of water rights if the developer establishes by clear and convincing evidence that:

(1) Water rights acceptable and usable by the City were previously conveyed as a condition of a prior subdivision approval which included that property; or

(2) The City's secondary water system is already serving the currently landscaped lot(s), and the proposed subdivision will decrease the current burden on the City's secondary water system.

(D) Exceptions for Residential Subdivisions. The City Engineer may accept reduced water rights for residential subdivisions in consideration of manmade lakes and ponds to be constructed as part of the subdivision under the following conditions:

(1) Lake(s) or pond(s) must be one acre in size or greater measured at the design water surface elevation;

(2) Lake(s) or pond(s) shall be designated as open space and shall be preserved and maintained by a homeowners' association in compliance with City code;

(3) City culinary and secondary irrigation water systems shall not be used to fill or maintain water level of lake(s) or pond(s);

645 (4) Developer shall provide proof of construction approval from applicable agencies and water rights
646 sufficient to maintain designed mean water elevation;
647

648 (5) In the event that the homeowners' association seeks to convert the lake(s) or pond(s) to an alternate
649 use, sufficient water shares shall be submitted to the City prior to any approval of conversion.
650

651 (E) Conveyances to Cease Upon Excess Supply. Every five years the Public Works Director shall
652 determine whether the City's existing available water interests exceed the water interests needed to meet
653 the amount of water needed in the next 40 years by the persons within the City's projected service area
654 based on projected population growth and other water use demand ("reasonable future water
655 requirements"). Should the Director conclude that available water interests exceed the reasonable future
656 water requirements of the public, the Public Works Director shall notify the City Council and the City
657 Council shall act to cease conveyance of water shares according to this section until existing available
658 water interests no longer exceed the reasonable future water requirements. [Ord. 13-07 § 1; Ord. 13-02 §
659 1 (Exhibit); Ord. 12-25 § 1; Ord. 04-23; Code 1971 § 8-2-9.]
660

661 **8.10.100 Extension of public work facilities.** 662

663 The extensions of any City public works facilities, including but not limited to roads, bridges, storm drains,
664 water mains, sewer lines, and secondary water systems, shall be installed by the developer of any
665 subdivision. There shall be no consideration or return to the developer within this area. The City,
666 however, will consider cost sharing on any water or sewer lines in excess of eight inches in diameter in
667 the event the City desires to participate for future planning purposes. [Ord. 13-02 § 1 (Exhibit); Ord. 02-
668 19; Code 1971 § 8-2-10.]
669

670 **8.10.110 Second access required.** 671

672 Providing for emergency response, all subdivisions having more than 35 homes shall have a minimum of
673 two ingress/egress roads, except that other acceptable alternatives for emergency accesses can be
674 made and approved by both the Planning Commission and City Council. [Ord. 13-02 § 1 (Exhibit); Ord.
675 05-12; Code 1971 § 8-2-11.]
676

677 **8.10.120 Mandatory use of City water, secondary water and sewer systems.** 678

679 All subdivisions located within the corporate boundaries of the City of Syracuse shall be required to
680 connect to the water and sewer systems of the City, any ordinance or resolution to the contrary
681 notwithstanding. The City Council hereby expressly finds the requirements of this section and SCC
682 8.10.090 to be in the best interests of the City and to promote the public health, safety, and general
683 welfare of the residents thereof. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-12.]
684

685 **8.10.130 Appeals.** 686

687 Any applicant, member of the Planning Commission and/or property owner within 1,000 feet of proposed
688 subdivision property shall have the right to appeal the action of the Planning Commission to the City
689 within five days of the date of such action. Any action taken and not appealed within said five days shall
690 be final. When a written appeal is received by the City within five days of the time the action was taken,
691 the City will publish notice of an appeal hearing 15 days prior to the scheduled date by posting the notice
692 thereof at three public places within the City. Action by the City Council will be final. [Ord. 13-02 § 1
693 (Exhibit); Ord. 02-19; Code 1971 § 8-2-13.]
694

695 **8.10.140 Written agreements.** 696

697 When and as written agreements are deemed to be necessary for the protection and understanding of all
698 parties concerned, then they shall be entered into by all parties concerned, i.e., to cover areas of concern

699 not specifically addressed by the subdivision ordinance or other requirements of the City, and shall be
700 submitted with the final plats to the Planning Commission and the City Council.

701
702 (A) Payback Agreement.

703
704 (1) The City may enter into a payback agreement with a developer who installs improvements or facilities
705 for water, secondary water, land drains, storm sewer, roads, or parks, where the improvements installed
706 extend, expand, or improve the City's water, secondary water, land drains, sewer, storm sewer, roads, or
707 parks, beyond the improvements required to service or benefit the subdivision or development proposed
708 by the developer or where a developer installs improvements due to the layout or ownership of the land
709 that benefit another landowner or developer who would or should in equity normally pay a portion of the
710 improvements. The payback agreement is not mandatory, but may be used at the option of the City upon
711 approval of the payback agreement by the City Council.

712
713 (2) The dollar amount of the payback to the developer shall be solely determined by the City under the
714 direction of the City Engineer after consideration of the portion of the improvements or facilities installed
715 that benefit the developer's development, and the portion of the improvements or facilities that are
716 specifically oversized or installed to provide for future development or benefit other landowners or future
717 developers.

718
719 (3) The City shall, in all cases, be immune and not liable for any payments to the developer if the payback
720 agreement is determined to be unenforceable or if the City is not able to collect from future developers. At
721 the time a payback agreement is entered into with a developer, the City shall record a notice against the
722 benefited property with the county recorder's office, which notice shall inform the benefited landowners
723 that at such time as they develop the benefited property they will be required to pay for a portion of the
724 improvements previously installed.

725
726 (4) The payback agreement shall not confer a benefit upon any third party and shall be in a form
727 approved by the City Administrator or his designee. The responsibility for payment of the required
728 improvements or facilities shall rest entirely with the developer.

729
730 (5) The payback agreement shall expire 10 years from the date of the payback agreement or at such time
731 as the developer has recovered the costs specified in the payback agreement, whichever comes first.

732
733 (6) If any part of this title is found to be invalid by a court of competent jurisdiction, or if the Legislature of
734 the state of Utah should pass a law which would invalidate any portion of this title, all parties to the
735 payback agreement shall be released from further responsibility thereunder and shall be relieved from
736 any and all responsibility thereunder. [Ord. 13-02 § 1 (Exhibit); Ord. 09-11 § 2; Code 1971 § 8-2-14.]

737
738 **8.10.150 Guidelines and checklists.**

739
740 The City is hereby authorized and empowered to promulgate by way of resolution certain guidelines
741 and/or checklists relative to this title. These materials shall be provided to any interested person upon
742 request and upon payment of a fee specified by the City. These materials shall be for instructional
743 purposes only and represent an attempt to aid those seeking to comply with this title. In the event any
744 conflict arises between such guidelines and this title or other regulations, resolutions or policies of the
745 City, then said ordinances, resolutions, regulations, or policies shall be deemed controlling and all
746 questions shall be resolved in their favor. [Ord. 13-02 § 1 (Exhibit); Ord. 08-02 § 34; amended 1997;
747 Code 1971 § 8-2-15.]

748
749 **8.10.160 Fees and recording.**

750
751 (A) Utility connection fees and service assessments will be the established rate at the time application is
752 made.

753
754 (B) Recording fees will be the established rate at the time recording is made. [Ord. 13-02 § 1 (Exhibit);
755 Ord. 02-19; Code 1971 § 8-2-16.]
756

757 **8.10.170 Issuance of building permit.**
758

759 (A) The following requirements shall be met prior to issuance of any building permit within a subdivision:
760

761 (1) All required fencing installed as a condition of subdivision approval in compliance with Syracuse City
762 zoning ordinance;
763

764 (2) All water and sewer and drainage systems installed, inspected and tested;
765

766 (3) All curb and gutter installed;
767

768 (4) A minimum of eight inches of road base in place and graded;
769

770 (5) All lots within the subdivision rough graded so that weeds and other vegetation can be maintained by
771 the contractor.
772

773 (B) Contractors will be responsible to see that all construction materials and/or debris are continuously
774 secured or removed from construction site in accordance with Chapter 6.10 SCC, Property Maintenance
775 Regulations. [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-17.]
776

777 **8.10.180 Occupancy of a dwelling.**
778

779 All structures used for the purpose of residential dwelling shall meet the following guidelines prior to
780 occupancy:
781

782 (A) All underground off-site improvements properly installed and operational as approved by Syracuse
783 City.
784

785 (B) All required asphalt or concrete hard surface roadway installed and completed throughout the entire
786 phase in which the dwelling is located in accordance with Syracuse City design standards. In the event
787 that hard surface paving cannot be properly installed due to weather related circumstances, the developer
788 may petition the City Council for conditional occupancy providing the following guidelines are met:
789

790 (1) Roadbase installed in accordance with Syracuse City design standards.
791

792 (2) Developer must maintain all roadbase surfaces providing for adequate vehicular accessibility. The
793 developer shall provide for services which will not be available due to the absence of paving.
794

795 (3) Required asphalt or concrete hard surface roadway shall be installed and completed as soon as
796 weather related circumstances change or as directed by Syracuse City. [Ord. 13-02 § 1 (Exhibit); Ord. 02-
797 19; Code 1971 § 8-2-18.]
798

799 **8.10.190 Subdivision phases.**
800

801 A subdivision containing more than 36 lots shall be planned in subsequent phases and must follow the
802 following requirements:
803

804 (A) The preliminary plan must show the placement, numbering and boundaries of the phases within the
805 subdivision.
806

807 (B) Any future alteration or deviation from the original preliminary plan will require the submittal of an
808 amended preliminary plan.

809
810 (C) Design of each phase must be consistent with the Syracuse City's general plan and this title.
811

812 (D) Phases must be completed in such a manner as to provide sufficient services to existing and future
813 development.
814

815 (E) Phase and lot numbering must be sequential and consistent to that approved in the preliminary plan.
816 [Ord. 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-19.]
817

818 **8.10.200 Residential driveways.**
819

820 The arrangement of residential driveways on proposed subdivision lots fronting a collector or arterial
821 street will be directed by the City Planning Commission. Driveways fronting collector or arterial streets will
822 be constructed to allow semi-circular, pull-through, or hammerhead pull-out residential driveways. [Ord.
823 13-02 § 1 (Exhibit); Ord. 02-19; Code 1971 § 8-2-20.]
824

825 **8.10.210 Severability.**
826

827 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
828 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
829 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
830 [Ord. 13-02 § 1 (Exhibit).]
831

832 **Chapter 8.15**
833 **PUBLIC IMPROVEMENTS**
834

- 835 Sections:
836 8.15.010 Design standards.
837 8.15.020 Local minimum standards and specifications.
838 8.15.030 Other general standards.
839 8.15.040 Severability.

840 8.15.010 Design standards.
841 The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design
842 factors shall be in harmony with design standards recommended by the Planning Commission and by
843 other departments and agencies of City government. Design standards shall be approved by the City
844 Council and shall include provisions as follows which are hereby approved by the City Council:
845

846 (A) Blocks shall not exceed 1,320 feet in length.
847

848 (B) Dead-end streets, which exceed one hundred fifty (150) feet in length, shall have a 40-foot radius
849 temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to
850 the City.
851

852 (C) Blocks shall be wide enough to adequately accommodate a minimum of two lots.
853

854 (D) Dedicated walkways through the block may be required where access is necessary to a point
855 designated by the Planning Commission. Such walkways shall be a minimum of six feet in width, but may
856 be required to be wider where determined necessary by the Planning Commission. The developer shall
857 surface the full width of the walkway with a concrete surface, install a chain link fence or its equal at least
858 four feet high on each side and the full length of each walkway and provide, in accordance with the
859 standards, rules, and regulations, barriers at each walkway entrance to prevent the use of the walkway by
860 any motor vehicle or by any nonmotorized vehicle wider than four feet.

- 861
862 (E) Blocks intended for business or industrial use shall be designated specifically for such purposes with
863 adequate space set aside for off-street parking and delivery facilities.
864
- 865 (F) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for
866 buildings, and be properly related to topography, to the character of surrounding development and to
867 existing requirements.
868
- 869 (G) All lots shown on the preliminary and final plats must conform to the minimum requirements of the
870 zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum
871 requirements of the county board of health for water supply and sewage disposal.
872
- 873 (H) Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated
874 street. Double frontage lots shall be prohibited except where unusual conditions make other designs
875 undesirable.
876
- 877 (I) Side lines of lots shall be approximately at right angles, or radial to the street lines.
878
- 879 (J) In general, all remnants of lots below minimum size must be added to adjacent lots, rather than
880 allowed to remain as unusable parcels.
881
- 882 (K) Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All
883 improvements shall be installed to the boundary of the subdivision.
884
- 885 (L) Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround)
886 shall be no longer than 500 feet from the centerline of the adjoining street to the center of the turnaround.
887 Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter, measured to
888 the property lines.
889
890
- 891 (M) When a dead-end street reaches its maximum block length of 1,320 feet, it shall not be extended
892 except to connect to another street which provides a second point of independent access.
893
- 894 (N) Private streets shall only be permitted in PRD and cluster subdivisions. Private streets shall meet the
895 minimum construction standards established for publicly dedicated streets with the standard right-of-way
896 requirement. Pavement widths less than 35 feet may be permitted, when the private street ties into a
897 minor collector street or greater, and does not terminate in a cul-de-sac. Private streets shall be
898 perpetually maintained by a professionally managed homeowners' association as established within an
899 approved development agreement. The purpose of a private street is not to provide a street which is
900 substandard in construction to public streets, but one that allows for private gated access and
901 maintenance for the exclusive use and benefit of the residents residing on said private street. [Ord. 13-02
902 § 1 (Exhibit); Ord. 12-10 § 1; Ord. 03-10; Code 1971 § 8-3-1.]
903
- 904 8.15.020 Local minimum standards and specifications.
905 Standards for design, construction specifications, and inspection of street improvements, curbs, gutters,
906 sidewalks, storm drainage and flood control facilities shall be prepared by the City Engineer; standards for
907 water distribution and sewage disposal facilities by the Board of Health; and similar standards for fire
908 protection by Insurance Services Office. All developers shall comply with the standards established by
909 such departments and agencies. These standards in addition to the general standards listed below shall
910 be used by all developers. [Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-3-2.]
911
- 912 8.15.030 Other general standards.

913 (A) Irrigation Ditches and Canals. Open ditches or canals shall not be allowed within a subdivision or
914 within an existing street right-of-way adjacent to a subdivision. The developer shall work with the
915 irrigation, drainage or ditch companies, or other private ditch owner to determine:

916
917 (1) Methods of covering, realigning or eliminating ditches or canals.

918
919 (2) The size of pipe and culverts required.

920
921 (3) The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and
922 culverts.

923
924 In any case where canals or ditches are within public or proposed public rights-of-way, specifications and
925 grades for pipe or culvert must be approved by the City Engineer.

926
927 When an irrigation ditch or canal is adjacent to subdivision development the developer must construct a
928 continuous chain link fence on the property line of at least five feet in height.

929
930 (B) Buffering. In addition to fencing ditches and canals the developer shall be required to provide
931 adequate buffering as outlined in the City's zoning ordinance. [Ord. 13-02 § 1 (Exhibit); amended 1997;
932 Code 1971 § 8-3-3.]

933
934 (C) Trees. Wherever feasible and practical and upon recommendation of the City Forester, the developer
935 shall incorporate existing landscape features, especially established trees, into the design of the
936 subdivision.

937
938 8.15.040 Severability.

939 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
940 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
941 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
942 [Ord. 13-02 § 1 (Exhibit).]

943
944 **Chapter 8.20**

945 **SUBDIVISION CONCEPTPLAN**

946
947 Sections:

948 8.20.010 Procedures and requirements for submission.

949 8.20.020 Feasibility report.

950 8.20.030 Sketch plan approval.

951 8.20.040 Severability.

952
953 **8.20.010 Procedures and requirements for submission.**

954
955 Submit four standard 22-inch by 34-inch copies, one reduced to 11-inch by 17-inch (one-half scale) copy
956 plus one PDF copy of a concept plan to the Development Review Committee for review and discussion of
957 plan and general scope and conditions. The plan must be submitted at least two weeks prior to the next
958 regularly scheduled meeting of the Development Review Committee and shall include the following items:

959
960 (A) The proposed name of the subdivision.

961
962 (B) The adjacent property boundaries under the control of the developer together with the boundaries of
963 the proposed subdivision, showing all streets serving property proposed for subdividing.

964
965 (C) Approximate number of lots proposed and street layout indicating general scale dimensions of lots.
966 The scale shall not be less than one inch equals 100 feet.

- 967
968 (D) Approximate total acreage of the development as well as size of the individual lots.
969
970 (E) Location of all irrigation, waste water drain channels, and all existing utilities within or adjoining the
971 proposed subdivision.
972
973 (F) Location of all subsurface or land drains within the boundaries of the proposed subdivision.
974
975 (G) Location and approximate acres of open space or parks within the subdivision.
976
977 (H) Vicinity map.
978
979 (I) Current zoning. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-4-1.]
980

981 **8.20.020 Feasibility report.**

982 The developer shall prepare and submit a development feasibility report that addresses the following:
983

- 984 (A) Proposed method of connecting to city utilities including, but not limited to, water, secondary water,
985 storm drain, sanitary sewer land drains, etc.
986
987 (B) Irrigation water rights to be conveyed to the city to meet the irrigation water requirements.
988
989 (C) Method and calculations for meeting the density requirements outlined in the City's zoning ordinance.
990
991 .
992
993 (D) Method of meeting the open space requirements outlined in SCC 8.10.050.
994
995 (E) Identification of any potential wetland areas within the subdivision and proposed method of dealing
996 with them.
997
998 (F) Estimated number of phases and the number of lots in each phase of the development.
999
1000 (G) Method of meeting requirements for secondary access required by SCC 8.10.110. [Ord. 13-02 § 1
1001 (Exhibit); amended 1997; Code 1971 § 8-4-2.]
1002

1003 **8.20.030 Pre-Application Review.**

1004
1005 The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-
1006 application meeting shall be attended by staff from applicable city departments, special service districts,
1007 county agency and others as deemed necessary by the Community Development Director.
1008

1009 The Community Development Director shall report to the Planning Commission and City Council of pre-
1010 application meetings during regular work sessions.
1011

1012 The purpose of this meeting is to inform the developer of various city ordinances, standards, special
1013 requirements and any other matters of concern to be considered in the preparation for the preliminary
1014 plat. No binding commitments shall be made and no formal action by the Planning Commission or City
1015 Council is required at this time. The intent of this concept review meeting is to provide a mutual exchange
1016 of information, in an effort to avoid future problems and misunderstandings
1017

1018 Preliminary Plat must be submitted within six (6) months of pre-application review.
1019
1020

1021
1022 **8.20.040 Severability.**
1023
1024 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
1025 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
1026 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
1027 [Ord. 13-02 § 1 (Exhibit).]
1028

1029
1030 **Chapter 8.25**
1031 **PRELIMINARY SUBDIVISION REVIEW**
1032

- 1033 Sections:
1034 8.25.010 Preliminary plat.
1035 8.25.020 Approval of preliminary plat.
1036 8.25.030 Severability.
1037

1038 **8.25.010 Preliminary plat.**

1039 The preliminary plat shall comply with the following requirements:
1040

1041 (A) Submission Requirement. Submit four standard 22-inch by 34-inch copies (see standard drawing No.
1042 1), one reduced to 11-inch by 17-inch (one-half scale) copy, plus one PDF copy of the preliminary plat,
1043 for review at least two weeks prior to the next regularly scheduled meeting of the Planning Commission,
1044 in accordance with the Community Development submittal policy. Once a complete application has been
1045 received, the Community Development Department shall schedule a public hearing within a reasonable
1046 time in light of the complexity of the application, the number of other applications received, available staff
1047 resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC
1048 10.20.050.. The Community Development Director shall, if a complete application is not so submitted in a
1049 timely manner, postpone scheduling a public hearing for consideration thereof until complete..
1050

1051 (B) General Information Required.

- 1052
1053 (1) The proposed name of the subdivision.
1054
1055 (2) The location of the subdivision, including the address of the section, township and range.
1056
1057 (3) Date of preparation.
1058
1059 (4) The location of the nearest bench mark and monument.
1060
1061 (5) The boundary of the proposed subdivision.
1062
1063 (6) Legal description of the subdivision and acreage included.
1064
1065 (7) Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted
1066 streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces,
1067 permanent buildings and structures, houses or permanent easements, and section and corporate lines
1068 within and adjacent to the tract.
1069
1070 (8) Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.
1071
1072 (9) The layout, number, area, and typical dimensions of lots, streets, and utilities.
1073

- 1074 (10) Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of
 1075 property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks,
 1076 playgrounds, schools or other public uses.
 1077
 1078 (11) Current inset City map showing location of subdivision.
 1079
 1080 (12) Boundary lines of adjacent tracts of undivided land showing ownership.
 1081
 1082 (13) Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a
 1083 distance of at least 100 feet beyond the tract boundaries.
 1084
 1085 (14) Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and
 1086 to a distance of at least 100 feet beyond the tract boundaries, indicating pipe size, grades, manholes and
 1087 exact location.
 1088
 1089 (15) Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments
 1090 within the tract and to a distance of at least 100 feet beyond the tract boundaries.
 1091
 1092 (16) Contours at two-foot intervals for predominate ground slopes within the subdivision between level
 1093 and ten percent, and five-foot contours for predominate ground slopes within the subdivision greater than
 1094 10 percent.
 1095
 1096 (17) The plat shall be drawn to a scale of not less than one inch equals 100 feet and shall indicate the
 1097 base of bearing true north.
 1098
 1099 (18) The developer's detailed plan for protecting future residents of his development from such hazards
 1100 as open ditches, canals or waterways, nonaccess streets, open reservoirs or bodies of water, railroad
 1101 rights-of-way and other such features of a potentially hazardous nature located on, crossing, contiguous
 1102 or near to the property being subdivided, with the exception that the developer's plan need not cover
 1103 those features which the Planning Commission determines would not be a hazard to life and/or where the
 1104 conforming structure designed to protect the future residents would itself create a hazard to the safety of
 1105 the public. The foregoing does not relieve the developer of the duty to investigate all possible means of
 1106 protecting future residents from a potential hazard before a determination is made that the only
 1107 conceivable means of protection is potentially more hazardous than the hazard itself.
 1108
 1109 (19) Location of existing and proposed land drains. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended
 1110 1997; Code 1971 § 8-5-1.]
 1111

1112 **8.25.020 Approval of preliminary plat.**
 1113
 1114

1115 Members of the Development Review Committee shall prepare reports of compliance with City ordinance
 1116 for the Planning Commission. Following this investigation and after the holding a duly noticed public
 1117 hearing, the Planning Commission shall recommend approval of the preliminary plat as submitted or
 1118 modified, or recommend disapproval by indicating findings for the disapproval. The Planning Commission
 1119 may also table recommendation of the Preliminary Plat for the purpose of obtaining additional information,
 1120 or to allow the developer to modify the plat submittal.
 1121

1122
 1123 Upon receipt of the Planning Commission recommendation on the Preliminary Plat, the City Council shall
 1124 hold a public meeting to review the Preliminary Plat. The City Council shall approve the preliminary plat
 1125 as submitted or modified, or deny the preliminary plat by indicating findings for disapproval. The City
 1126 Council may also remand the preliminary plat to the Planning Commission for further review.
 1127

1128 City Council approval of the preliminary plat shall authorize the developer to proceed with preparation of
1129 the final plat. Approval of preliminary plats by the City Council will extend for a period of one year. If work
1130 or subsequent action by the developer to proceed to final plan review does not occur within the year
1131 following initial approval, the plan must be resubmitted and become subject to reapproval under the latest
1132 City ordinances and specifications. [Ord. 13-02 § 1 (Exhibit); amended 1999; Code 1971 § 8-5-2.]
1133

1134 **8.25.030 Severability.**
1135

1136 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
1137 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
1138 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
1139 [Ord. 13-02 § 1 (Exhibit).]
1140

1141
1142
1143
1144
1145
1146 **Chapter 8.30**

1147 **FINAL SUBDIVISION REVIEW**
1148

1149 Sections:

- 1150 8.30.010 Final plat.
- 1151 8.30.020 Final plan and profile.
- 1152 8.30.030 Final approval.
- 1153 8.30.040 Severability.

1154
1155 **8.30.010 Final plat.**
1156

1157 The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing with
1158 permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall
1159 be 19-inch by 30-inch and shall have a one-and-one-half-inch border on the left and a one-half-inch
1160 border on the three remaining sides. The top of the plat shall be either north or east, whichever
1161 accommodates the drawing best.
1162

1163 The plat shall show:

- 1164 (A) The name of the subdivision, which name must be approved by the Planning Commission and county
1165 recorder.
1166
- 1167 (B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries,
1168 streets, alleys, easements, areas to be reserved for public use and other important features.
1169
- 1170 (C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in
1171 feet and hundredths.
1172
- 1173 (D) The street address for each lot. Each street address shall be assigned by the City to be consistent
1174 with the current numbering scheme.
1175
- 1176 (E) True angles and distances to the nearest established street lines or official monuments which shall be
1177 accurately described in the plat and shown by appropriate symbol.
1178
- 1179 (F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
1180
1181

- 1182 (G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United
1183 States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to
1184 the property shall be preserved in precise position.
1185
- 1186 (H) The dedication to the City of all streets, highways and other public uses and easements included in
1187 the proposed subdivision.
1188
- 1189 (I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard
1190 precast monuments will be furnished by the developer and placed as approved.
1191
- 1192 (J) Pipes or other such iron markers shall be shown on the plat.
1193
- 1194 (K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the
1195 purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all
1196 property owners.
1197
- 1198 (L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to
1199 an accuracy of not less than one part in 5,000.
1200
- 1201 (M) Location, function, ownership and manner of maintenance of common open space not otherwise
1202 reserved or dedicated for public use.
1203
- 1204 (N) Boundary descriptions of the subdivision.
1205
- 1206 (O) Current inset City map showing location of subdivision.
1207
- 1208 (P) Standard forms for the following:
1209
- 1210 (1) A registered land surveyor's certificate of survey as applicable under state Law.
1211
- 1212 (2) Owner's dedication which shall "warrant and defend and save the City harmless against any
1213 easements or other encumbrances on the dedicated streets which will interfere with the City's use,
1214 maintenance and operation of the streets."
1215
- 1216 (3) A notary public's acknowledgment.
1217
- 1218 (4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the
1219 City Municipal Code) certificate of approval.
1220
- 1221 (5) The City Engineer's certificate of approval.
1222
- 1223 (6) The county recorder's certificate of attest.
1224
- 1225 (7) The City Attorney's certificate of approval.
1226
- 1227 (8) Public Utilities approval and acceptance of public utility easements.
1228
- 1229 (9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording
1230 information. [Ord. 13-02 § 1 (Exhibit); Code 1971 § 8-6-1.]
1231

1232 **8.30.020 Final plan and profile.**
1233

1234 Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title.
1235 Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will
1236 be required for review by the City. General information required:

1237
1238 (A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and
1239 service connections to all lots within the proposed subdivision and connections to existing water mains.

1240
1241 (B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and
1242 service connections to all lots within the proposed subdivision and connections to existing secondary
1243 water lines.

1244
1245 (C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes
1246 and depths within the proposed subdivision. Also show location of service laterals to each lot within the
1247 subdivision.

1248
1249 (D) Land Drain. Show method of dealing with land drains and subsurface water drains within the
1250 proposed development. If applicable, indicate location of any service connections and service manholes
1251 within the subdivision.

1252
1253 (E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes
1254 within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to
1255 accompany drawings for engineer review.

1256
1257 (F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and
1258 gutter improvements as compared with existing ground slopes and center line offsets of all proposed
1259 utilities.

1260
1261 (G) Stationing. Stationing callouts should conform with acceptable engineering practices.

1262
1263 (H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to
1264 the proposed subdivision shall be presented to the Planning Commission. [Ord. 13-02 § 1 (Exhibit);
1265 amended 1997; Code 1971 § 8-6-2.]

1266
1267 **8.30.030 Final approval.**

1268
1269 (A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one
1270 copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with
1271 a cost estimate of off-site improvements and storm drain calculations.

1272
1273 (B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and
1274 recommendations to the Planning Commission, including cost estimate for off-site improvements required
1275 by City ordinance.

1276
1277 (C) Approval. Upon receipt of the Planning Commission recommendation on the Final Plat, the City
1278 Council shall hold a public meeting to review the Final Plat. The City Council shall approve the final plat
1279 as submitted or modified, or deny the final plat by indicating findings for disapproval. The City Council
1280 may also remand the final plat to the Planning Commission for further review.

1281
1282
1283 Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent
1284 action by the developer to proceed with off-site construction does not occur within the 12-month period
1285 following initial approval, the plat and construction drawings must be resubmitted and become subject to
1286 reapproval under the latest City ordinances and specifications.

1287

1288 (D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until
1289 the developer has completed a preconstruction meeting with the City Planning, Engineering, and Public
1290 Works Departments, at which time a review of construction project and expectations of the City will be
1291 discussed. Such conference shall be scheduled with the City and all affected utility companies will be
1292 invited to attend.
1293

1294 (E) Approval to Record Subdivision. Before any subdivision plat will be recorded, the developer shall
1295 furnish a corporate surety bond or cash escrow in amount as finally determined by the City Engineer to
1296 secure the performance of the public improvements in a workmanlike manner and according to
1297 specifications established by the Syracuse City subdivision standards (See SCC 8.10.020). Some of the
1298 public improvements are as follows:
1299

- 1300 (1) Paving of streets.
- 1301
- 1302 (2) Curb, gutter and sidewalks.
- 1303
- 1304 (3) Sewer and water lines, including irrigation lines.
- 1305
- 1306 (4) Storm and subsurface drainage.
- 1307
- 1308 (5) Street signs, monuments, lighting, fences and street trees.
- 1309
- 1310 (6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
- 1311
- 1312 (7) Utility development connection fees.
- 1313

1314 (F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-
1315 inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in
1316 order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal
1317 shall include the following:
1318

- 1319 (1) Development agreements.
- 1320
- 1321 (2) Escrow agreement.
- 1322
- 1323 (3) Title report.
- 1324
- 1325 (4) Street light agreement.
- 1326
- 1327 (5) Off-site improvement agreement.
- 1328
- 1329 (6) Water share certificate.
- 1330
- 1331 (7) Storm water activity permit.
- 1332
- 1333 (8) Storm water maintenance agreement.
- 1334
- 1335 (9) Payment of all required development and inspection fees.
- 1336
- 1337 (10) Approved construction drawings or as-built drawings.
- 1338
- 1339 (11) Surety and improvement guarantee.
- 1340

1341 (12) Easements and any other documents deemed necessary by the City Engineer or conditioned for
1342 approval by the Planning Commission or City Council.

1343
1344 After approval and signature of the final plat, the City Engineer shall submit the plat to the Community
1345 Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning
1346 Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be
1347 deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the
1348 county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and
1349 void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed.
1350 Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange
1351 any such lots unless and until the plat is recorded. [Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended
1352 1999, 1997; Code 1971 § 8-6-3.]

1353
1354 **8.30.040 Severability.**

1355
1356 If any provision of this chapter or its application to any person or circumstance is held to be invalid by a
1357 court of competent jurisdiction, the invalidity does not affect other provisions or applications of this
1358 chapter which can be given independent effect. To this end, the provisions of this chapter are severable.
1359 [Ord. 13-02 § 1 (Exhibit).]

1360
1361
1362
1363 8.45.080(A) Culinary Water

1364 (13) Replacement of Damaged Material. Any material that becomes damaged shall be replaced by the
1365 developer at his own expense.

1366 (14) Responsibility for Safe Storage. The developer shall be responsible for the safe storage of material
1367 furnished by or to him, and accepted by him, and intended for the work, until it has been incorporated in
1368 the completed project.

1369

1370 8.45.080(C)

1371 (10) Anchorage of Toes, Tees, and Plugs. Reaction or thrust blocking shall be applied on all pipelines
1372 four inches in diameter or larger at all tees, plugs, caps and at bends deflecting 22.5 degrees or more, or
1373 movement shall be prevented by attaching suitable metal rods or straps as directed by the Engineer.
1374 Thrust block size shall be determined by the developer's engineer and shall be shown on the plans.

1375

1376 8.45.120 Secondary Water

1377 (A)(7) Replacement of Damaged Material. Any material that becomes damaged shall be replaced by the
1378 developer at his own expense.

1379 (A)(8) Responsibility for Safe Storage. The developer shall be responsible for the safe storage of
1380 material furnished by or to him, and accepted by him, and intended for the work, until it has been
1381 incorporated in the completed project.

1382 (C)(4) Anchorage of Toes, Tees, and Plugs. Reaction or thrust blocking shall be applied on all pipelines
1383 four inches in diameter or larger at all tees, plugs, caps and at bends deflecting 22.5 degrees or more, or
1384 movement shall be prevented by attaching suitable metal rods or straps as directed by the Engineer.
1385 Thrust block size shall be determined by the developer's engineer and shall be shown on the plans.
1386



COUNCIL AGENDA

October 14, 2014

Agenda Item #11

Resolution R14-37 authorizing the City Manager to adjust the salary of Syracuse City Finance Director.

Factual Summation

- Please see the attached draft resolution R14-37. Any questions regarding this agenda item may be directed at City Manager Brody Bovero.

RESOLUTION R14-37

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO ADJUST
COMPENSATION FOR THE CITY FINANCE DIRECTOR.**

WHEREAS, Stephen Marshall is currently employed as the Syracuse City Finance Director; and

WHEREAS, the City wishes to adjust the Syracuse City Finance Director's compensation by increasing his current salary by more than five percent (5%); and

WHEREAS, pursuant to Syracuse City Policy, a salary or wage increase above five percent (5%) may not be approved by the City Manager without the review and consent of the City Council; and

WHEREAS, the City Council has reviewed the current compensation and salary for the Syracuse City Finance Director and consents and authorizes the City Manager to adjust his compensation by increasing his salary more than 5 percent (5%).

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

Section 1. That the City Council of Syracuse affirms that it has reviewed the current compensation and salary of the Syracuse City Finance Director, and consents and authorizes the City Manager to adjust the compensation for the Syracuse City Finance Director by increasing his salary to ninety thousand dollars (\$90,000) annually.

Section 2. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 14th DAY OF October, 2014.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Terry Palmer, Mayor