



## SYRACUSE CITY

### Syracuse City Council Special Meeting Agenda

**April 26, 2013 – immediately following the Council/Administration Budget Retreat Meeting, which is scheduled to adjourn at 4:30 p.m.**

Syracuse Fire Department Training Room  
1869 S. 3000 W., Syracuse, UT 84075

1. Meeting called to order
2. Approval of Minutes:
  - a. Work Session of April 9, 2013
  - b. Regular Meeting of April 9, 2013
3. Recommendation of Award of Contract for 2400 West Road Improvement Project.
4. Final approval, Gateway Subdivision Phase 5, located at approximately 530 West 2010 South.
5. Final approval, G&N Hansen Subdivision, located at approximately 2416 South 2000 West.
6. 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 22<sup>nd</sup> day of April, 2013 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on April 22, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER

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



# COUNCIL AGENDA

April 26, 2013

Agenda Item #2

Approval of Minutes.

***Factual Summation***

Please see the draft minutes of the following meetings:

- a. Work Session Meeting of April 9, 2013
- b. Regular Meeting of April 9, 2013

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

Minutes of the Syracuse City Council Work Session Meeting, April 9, 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on April 9, 2013, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton  
  
Mayor Jamie Nagle  
City Manager Robert Rice  
City Recorder Cassie Z. Brown

City Employees Present:  
City Attorney Will Carlson  
Finance Director Steve Marshall  
Public Works Director Robert Whiteley  
Parks and Recreation Director Kresta Robinson  
Fire Chief Eric Froerer  
Police Chief Garrett Atkin  
Planner Sherrie Christensen  
Utility Billing Manager Holly Craythorn

The purpose of the Work Session was for the Governing Body to review the agenda for the regular meeting scheduled to begin at 7:00 p.m.; hear a request to be on the agenda from Jeff Ross re: use of City Park facilities for his Lacrosse club; receive a presentation regarding watershed analysis and outlook; review agenda item four – appointment of Community Development Director; and discuss Council business.

[6:01:57 PM](#)

**Agenda review**

Mayor Nagle noted the business meeting agenda is lacking an item to allow for public comments. She suggested the Council make a motion to add a public comment agenda item to the agenda before adopting it.

[6:02:22 PM](#)

**Request to be on the agenda: Jeff Ross re:  
Syracuse Lacrosse Club use of City Park facilities.**

1 A memo from the City Recorder explained Jeff Ross would like to talk to the Council about amending fees for park  
2 reservations or entering into a contract to specify an amount to be paid for his Lacrosse club to use the City facilities for their  
3 games.

4 [6:02:50 PM](#)

5 Mr. Johnson approached the City Council and provided the details of his request to be on the agenda, stating he  
6 would like to work with the City to find a City park to use for home Lacrosse games at a reduced park rental rate. He stated  
7 that according to the current park rental policy he would be required to pay over \$250 and he is recommending the City  
8 charge him \$10 per hour for a total of \$140.

9 [6:07:07 PM](#)

10 Council discussion regarding Mr. Ross's request commenced. At the conclusion of the discussion staff was directed  
11 to poll Recreation Departments in other cities to determine how they handle these types of issues and report any information  
12 received back to the City Council via email for further direction or a decision.

13

14 [6:17:04 PM](#)

15 **Presentation regarding watershed analysis and**  
16 **outlook**

17 A staff memo from the Public Works Director explained Tage Flint and Scott Paxman, representing Weber Basin  
18 Water Conservancy District, have been invited to the Council work session to provide a summary of the discussions that took  
19 place in a meeting between the District and the City on March 27, 2013. Information to be presented will include, but is not  
20 limited to, precipitation data, projected forecasting, water conservation practices, landscape techniques, and resources for  
21 smart watering and healthy gardening.

22 [6:17:24 PM](#)

23 Mr. Flint and Mr. Paxman approached the Council and provided a PowerPoint presentation covering local water  
24 issues. Questions from the Council and staff were answered throughout the presentation.

25

26 [6:55:18 PM](#)

1 **Discuss regular meeting agenda item four –**  
2 **Proposed Resolution appointing Sherrie Christensen**  
3 **as the Syracuse City Community Development Director.**

4 Mayor Nagle reported former Community Development Director Eggett left employment with the City and she and  
5 City Manager Rice have recommended that City Planner Sherrie Christensen be appointed to fill the vacancy left by Mr.  
6 Eggett. She stated she provided a copy of Ms. Christensen’s resume to the entire Governing Body and this is an opportunity  
7 for the Council to address any questions they may have to Ms. Christensen.

8 [6:55:49 PM](#)

9 The Council then asked various questions of Ms. Christensen.

10

11

12 The meeting adjourned at [6:59:46 PM](#).

13

14

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16

17 \_\_\_\_\_  
18 Jamie Nagle  
19 Mayor

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

20 Date approved: \_\_\_\_\_

Minutes of the Syracuse City Council Regular Meeting, April 9, 2013.

Minutes of the Special meeting of the Syracuse City Council held on April 9, 2013, at 7:07:19 PM p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

Mayor Jamie Nagle  
City Manager Robert Rice  
City Recorder Cassie Z. Brown

City Employees Present:  
City Attorney Will Carlson  
Finance Director Steve Marshall  
Public Works Director Robert Whiteley  
Parks and Recreation Director Kresta Robinson  
Fire Chief Eric Froerer  
Police Chief Garret Atkin  
Planner Sherrie Christensen  
Utility Billing Manager Holly Craythorn

Visitors Present: Terry Palmer                      Matt Gertge                      Juston Baer  
Bruce Hassard                      Vicki Hassard                      Brian Hassard

1. Meeting Called to Order/Adopt Agenda

7:07:28 PM

Mayor Nagle called the meeting to order at 7:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. She asked all visitors present if any wished to provide an invocation or thought; Councilmember Peterson provided an invocation. Councilmember Shingleton then led all present in the Pledge of Allegiance.

7:08:41 PM

COUNCILMEMBER SHNGLETON MADE A MOTION TO ADD PUBILC COMMENTS TO THE AGENDA AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:09:03 PM

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

1 to Brian Hassard and Kim Grice.

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

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

12 Brian Hassard

13           Brian Hassard is in 9<sup>th</sup> grade at Syracuse Junior High. He demonstrates a high level of academic performance  
14 having achieved a 4.0 GPA. He is enrolled in MYP/Honors classes, participates in Orchestra, speaks Spanish and  
15 competes with the National Academic League. While participating on NAL he helped his team take 2<sup>nd</sup> place in the  
16 National finals. He is a model student in mind, body and character; showing respect and responsibility in all that he  
17 does.

18

19 Kim Grice

20           Kim Grice is one of our outstanding artists at Syracuse Junior High. She has taken three Art classes at our school,  
21 Art 1, Art 2, and Commercial Art. She is very dedicated to her art, performing at the highest level among our  
22 students. One thing that sets her apart is her willingness to work on art projects that are not class assignments. She  
23 comes up with art projects on her own, and spends a ton of time at home making them of the highest quality. She is  
24 admired and respected by her fellow art students, and she is always complimentary towards their work as well. She  
25 has been willing to help both Mr. Calvin and Mr. Nielsen with various errands and projects, and shows gratitude to  
26 both of them through word and deed. She is dedicated to learning and exceeds academically in honors courses.

27           Kim is dependable, self-motivated and a hard worker. In addition to being a high achiever Kim consistently

1 demonstrates great citizenship by maintaining a positive attitude and is always kind to others. We are lucky that  
2 Kim is a student at Syracuse Jr. High!

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

6

7 3. Public comments

8 [7:14:06 PM](#)

9 TJ Jensen stated he will be addressing the Council as the Vice Chair of the Planning Commission. He stated he  
10 wanted to thank former Community Development Director Michael Eggett for his term of service with the City; he did a lot  
11 of great things and was great to work with. He stated approximately nine months ago the City lost Planner Kent Andersen to  
12 Layton City and that is their gain and Syracuse's loss. He stated Planner Sherrie Christensen was chosen to replace Mr.  
13 Andersen and since that time she has been nothing less than impressive in pursuit of her duties. He noted Ms. Christensen  
14 came from Morgan County, so she has experience at a higher level, and her skill set and the amount of knowledge she has is  
15 very good. He stated Ms. Christensen is very sharp and quick on her feet and she does a great job of staying on top of things.  
16 He stated he does not think the Planning Department of the City has run so smoothly in decades. He stated he wanted to  
17 commend the Mayor for selecting Ms. Christensen for appointment to the position because he thinks she is the best applicant  
18 the City would be able to find.

19

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

21 4. Approval of Minutes.

22 The minutes of the following meetings were reviewed: special meeting of August 28, 2012; work session of  
23 September 25, 2012; and work session and regular meeting of March 26, 2013.

24 [7:15:26 PM](#)

25 COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL  
26 MEETING OF AUGUST 28, 2012; WORK SESSION OF SEPTEMBER 25, 2012; AND WORK SESSION AND

1 REGULAR MEETING OF MARCH 26, 2013 AS PRESENTED. COUNCILMEMBER SHINGLETON SECONDED THE  
2 MOTION; ALL VOTED IN FAVOR.

3

4 [7:15:51 PM](#)

5 5. Proposed Resolution R13-09, appointing Sherrie Christensen  
6 as the Syracuse City Community and Economic Development Director.

7 [7:15:57 PM](#)

8 COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R13-09  
9 APPOINTING SHERRIE CHRISTENSEN AS THE SYRACUSE CITY COMMUNITY AND ECONOMIC  
10 DEVELOPMENT DIRECTOR. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN  
11 FAVOR.

12 [7:16:23 PM](#)

13 Mayor Nagle stated she is excited about this appointment; Ms. Christensen has been a delight to work with and the  
14 Mayor noted she admires her knowledge and professionalism. She stated she feels Ms. Christensen will bring a lot to the  
15 City team. She stated she also wanted to comment about Mr. Eggett; he did do a lot for the Community and Economic  
16 Development Department and the monthly report of increased sales tax revenue speaks volumes to that. She stated it takes a  
17 team to get everything done, but it also takes strong leadership.

18

19 [7:17:05 PM](#)

20 6. Proclamation declaring April 26, 2013, as Arbor Day in Syracuse City

21 [7:17:10 PM](#)

22 COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROCLAMATION DECLARING APRIL 26,  
23 2013 AS ARBOR DAY IN SYRACUSE CITY. COUNCILMEMBER LISONBEE SECONDED THE MOTION.

24 [7:17:21 PM](#)

25 Councilmember Lisonbee stated the resolution mentions the City Council, but the proclamation is simply a  
26 proclamation from the Mayor. She asked if the Council is passing a resolution and proclamation. City Recorder Brown

1 stated that the document is only a proclamation and there is no accompanying resolution. She stated the Arbor Day  
2 Foundation requires Council vote on a proclamation of the Mayor. She stated this proclamation is required in order for the  
3 City to receive grant funding associated with Arbor Day.

4 [7:18:18 PM](#)

5 Councilmember Duncan noted there is a typographical error in the “now therefore” clause of the proclamation; the  
6 word project should be changed to protect.

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

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

10

11 7. Councilmember Reports

12 Councilmember Peterson’s report began at [7:18:54 PM](#). He was followed by Councilmembers Lisonbee, Duncan,  
13 Johnson, and Shingleton.

14

15 8. Mayor’s report.

16 Mayor Nagle’s report began at [7:21:46 PM](#) .

17

18 9. City Manager’s Report.

19 City Manager Rice’s report began at [7:22:22 PM](#).

20

21 At [7:23:21 PM](#) COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN.

22 COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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27 \_\_\_\_\_  
28 Jamie Nagle  
29 Mayor

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

1 Date approved: \_\_\_\_\_



# COUNCIL AGENDA

April 26, 2013

Agenda Item #3

Recommendation for Award of Contract for 2400 West Road Improvement Project.

*Factual Summation*

- Please see the attached memo from the Public Works Department. Any questions regarding this item can be directed at Public Works Director Robert Whiteley.



March 20, 2013

Mr. Robert Rice, City Manager  
Syracuse City Corporation  
1979 West 1900 South  
Syracuse, Utah 84075

Re: Recommendation for Award of Contract  
2400 West Road Improvement Project

Dear Bob:

Enclosed is the bid tabulation graph for the bids opened March 13, 2013 for the above referenced project. This project includes a complete reconstruction of 2400 West from 2700 South to 2877 South and pulverizing the existing asphalt and installing new asphalt on 2700 South Street from 2750 West to 3000 West,

The low bidder and bid amount are as follows:

Low Bidder: Staker Parson Companies  
P.O. Box 3429  
Ogden, UT 84409  
Telephone: (801)-514-1103  
Bid Amount: \$218,004.00  
Engineer's Opinion of Probable Cost for the project: \$260,000.00

We have reviewed the submitted bid from all bidders and recommend awarding the contract to Staker Parson.

Sincerely,

Brian Bloemen  
City Engineer



## MEMORANDUM

**To:** Mayor and City Council  
**From:** Public Works Department  
**Date:** March 20, 2013  
**Subject:** Bid Award for 2400 West Road Improvement Project

**Background:**

This project is one that was identified in our list as a high priority due to extremely poor existing asphalt conditions and subgrade failure. This will involve a complete rebuilt of 2400 West from 2700 South to the south lot of the Fox Haven Development. In addition, this project will also pulverize the existing asphalt and install new asphalt on 2700 South from 2750 West to 3000 West.

The improvements on 2400 West were previously brought to Council with the Fox Haven Development where Clint Sherman agreed to cost share the asphalt replacement in exchange for the City owned property adjacent to the Fox Haven Development.

**Schedule:**

The construction will begin as soon as contract documents are in place and be by June 2013.

**Cost:**

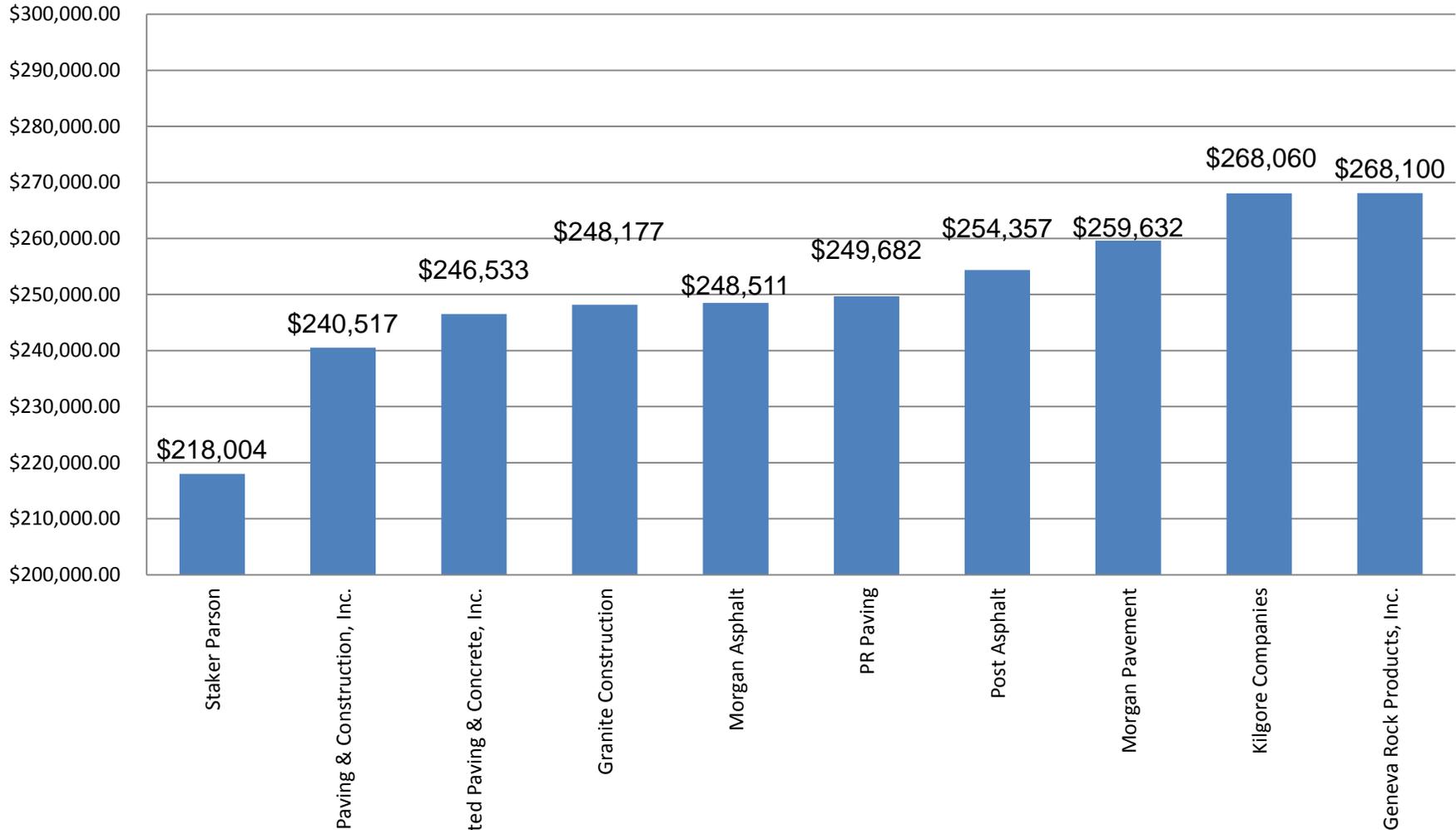
The total bid amount on this project is \$218,004.00 which came in about \$42,000 less than the budgeted amount. Clint Sherman will reimburse the City \$20,250.00 of the total bid amount. The funding for this project will come from the Class C fund.

**Recommendation:**

We recommend that the bid be awarded to Staker Parson.

# Bid Tabulation

## 2400 West Road Improvement Project



# SYRACUSE CITY CORPORATION 2400 WEST STREET ROAD IMPROVEMENT PROJECT

LAST UPDATED:  
FEBRUARY 9, 2013

DRAWN BY: BB



3000 West Street

Bluff Road

2000 West Street

Project Limits

2700 South Street

2400 West Street

Project Limits

2400 WEST STREET ROAD  
IMPROVEMENT PROJECT

COVER SHEET



FEBRUARY 2013



WO 2013-04

SHEET:  
1 OF 14



# COUNCIL AGENDA

April 26, 2013

**Agenda Item #4**

Final approval, Gateway Subdivision Phase 5, located at approximately 530 West 2010 South.

***Factual Summation***

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at CED Director Sherrie Christensen.



**Mayor**  
Jamie Nagle

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

**City Manager**  
Robert D. Rice

### ***Factual Summation***

- Any questions regarding this items may be directed at CED Director, Sherrie Christensen and representative Planning Commissioners
- See the attached Gateway Subdivision (Phase 5) Packet

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** April 26, 2013

**Subject:** City Council RE-Approval of the Gateway Subdivision (Phase 5): Jeff Taylor (Perry Homes) request for Final Subdivision Re-approval located at approximately 530 West 2010 South, 28 lots, 7.419 Acres, Residential 3 (R-3) Zone

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### **Background**

This is the final phase of the Gateway Subdivision. This phase was given final approval in 2007 but due to the economic recession the plat was never recorded. Re-approval of the Final Plat will complete this subdivision and construction of the final connection of internal roads and to 500 West can be initiated.

The Planning Commission held a public meeting on April 2, 2013 for Final Plan Re-approval of Gateway Subdivision, Phase 5. All items noted in staff reports have been addressed by the Planning Commission.

### **Consideration of Recommendation for City Council Re-Approval of the Gateway Subdivision, Phase 5, (Final Plans Review)**

On April 2, 2013, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Gateway Subdivision, Phase 5, subject to the City staff reviews dated March 22, 2013.

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

- Final plat drawings
- City Engineer's review
- Planning Department's review
- Fire Department's review

### **Recommendation**

The Syracuse City Planning Commission recommends that the City Council approve the final plans for the Gateway Subdivision, Phase 5, located at approximately 530 West 2010 South, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated March 22, 2013.



# COUNCIL AGENDA

April 26, 2013

Agenda Item #5

Final approval, G&N Hansen Subdivision, located at approximately 2416 South 2000 West.

***Factual Summation***

- Please see the attached memo from the Community and Economic Development Department. Any questions regarding this item can be directed at CED Director Sherrie Christensen.



**Mayor**  
Jamie Nagle

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

**City Manager**  
Robert D. Rice

### ***Factual Summation***

- Any questions regarding this items may be directed at CED Director, [Sherrie Christensen](#) and representative [Planning Commissioners](#)
- See the attached G&N Hansen Subdivision Packet

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** April 26, 2013

**Subject:** City Council Approval of the G&N Hansen Subdivision: Craig Hansen request for Final Subdivision approval located at approximately 2416 South 2000 W. 3 lots, 1.05 Acres, Residential 1 (R-1) Zone

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### **Background**

The Planning Commission held a public meeting on April 16, 2013 for Final Plan approval of G&N Hansen Subdivision. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

The Planning Commission had a discussion with the applicant and City Attorney regarding the transfer of required water shares for secondary water service. It was noted that two of the three lots already have existing homes and the entire property has been serviced by secondary water. It is presumed that the required water shares for the service have previously been obtained by the City. However the ordinance does not create a mechanism for the development of such parcels already receiving secondary water service to waive the transfer of additional water shares. The required water shares for the one new lot would be 0.84 acre feet. (rounded to 1 acre foot) It was determined that the applicant would pay park improvement fees for only the new lot being created, and appropriate impact fees at the time of issuance of building permit.

**Consideration of Recommendation for City Council Approval of the G&N Hansen Subdivision, (Final Plans Review)**

On April 16, 2013, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the G&N Hansen Subdivision, subject to the City staff reviews dated April 11, 2013.

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

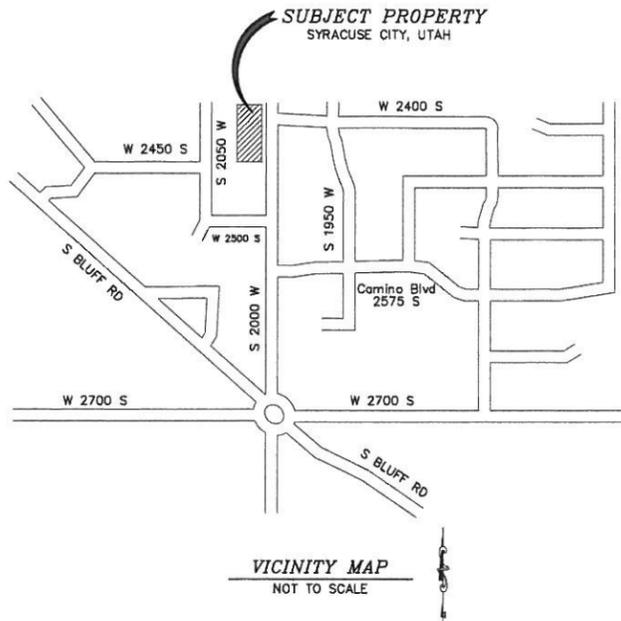
- Final plat drawing
- City Engineer's review
- Planning Department's review
- Fire Department's review

### **Recommendation**

The Syracuse City Planning Commission hereby recommends that the City Council approve the final plans for the G&N Hansen Subdivision, located at approximately 2416 South 2000 West, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated April 11, 2013.

# G & N HANSEN SUBDIVISION

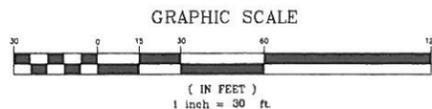
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH



### LEGEND:

- SURVEY MONUMENT
- REBAR & CAP
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- EX. FENCE LINE
- EX. TELEPHONE PEDESTAL
- 10' P.U.&D.E.

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.  
 \_\_\_\_\_  
 ROCKY MOUNTAIN POWER REPRESENTATIVE



**CENTURY LINK**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY A REPRESENTATIVE OF OF QUEST COMMUNICATIONS.  
 \_\_\_\_\_  
 CENTURY LINK COMMUNICATIONS REPRESENTATIVE

**QUESTAR GAS COMPANY**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY A REPRESENTATIVE OF OF QUESTAR GAS COMPANY.  
 \_\_\_\_\_  
 QUESTAR GAS COMPANY REPRESENTATIVE

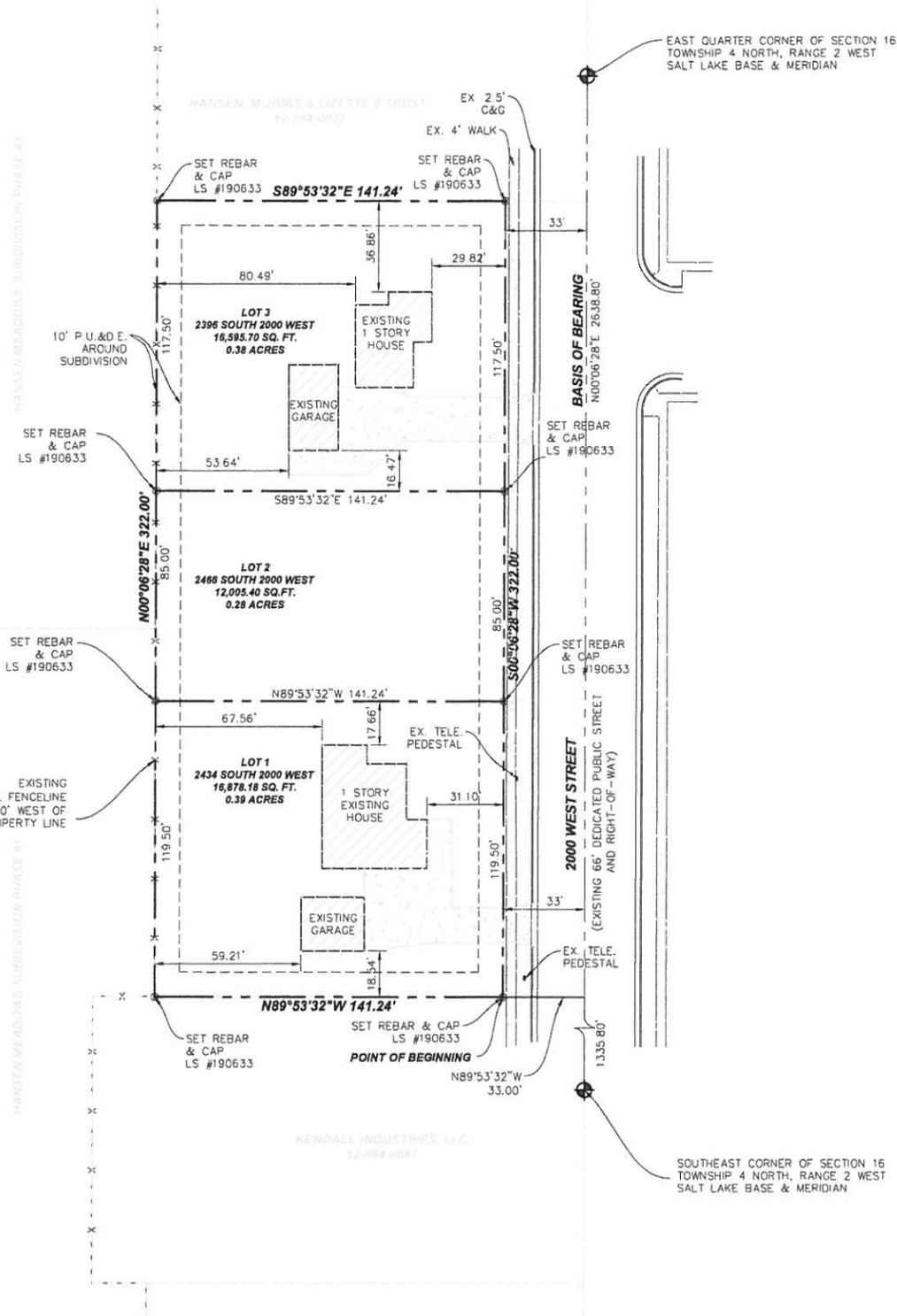
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY THE SYRACUSE CITY PLANNING COMMISSION.  
 \_\_\_\_\_  
 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY THE SYRACUSE CITY ATTORNEY.  
 \_\_\_\_\_  
 SYRACUSE CITY ATTORNEY

**CITY ENGINEERING APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY THE SYRACUSE CITY ENGINEER.  
 \_\_\_\_\_  
 CHAIRMAN, SYRACUSE CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 BY THE SYRACUSE CITY COUNCIL.  
 ATTEST:  
 \_\_\_\_\_  
 SYRACUSE CITY RECORDER  
 \_\_\_\_\_  
 SYRACUSE CITY MAYOR

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 AT \_\_\_\_\_ IN  
 BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
 \_\_\_\_\_  
 DAVIS COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY RECORDER



### SURVEYOR'S CERTIFICATE

I, KEVIN P. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 190633 AS PRESCRIBED UNDER THE 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

### G & N 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

BEGINNING AT A POINT N00°06'28"E 1335.80 FEET AND N89°53'32"W 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°53'32"W 141.24 FEET; THENCE N00°06'28"E 322.00 FEET; THENCE S89°53'32"E 141.24 FEET; THENCE S00°06'28"W 322.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 45,479.28 SQ. FT OR 1.04 ACRES, 3 LOTS



DATE

KEVIN P. LONG  
 LICENSE NO. 190633

### OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract,

### G & N SUBDIVISION

and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements, 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 whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

and also grant and dedicate unto all owners of lots upon which private utility easements as shown hereon, for the purpose of perpetual maintenance and operation.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2013.

### ACKNOWLEDGMENT

STATE OF UTAH )  
 County of Davis )

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2013, 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

### G & N SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
 TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 SYRACUSE CITY, DAVIS COUNTY, UTAH

## LAYTON SURVEYS

Professional Land Surveying

(801) 698-5997 www.gpsdatacapture@aol.com

1795 South 2500 West

Syracuse, UT 84075

## Sherrie Christensen

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**From:** Brian Bloemen  
**Sent:** Thursday, April 11, 2013 12:46 PM  
**To:** Sherrie Christensen  
**Cc:** Jenny Schow  
**Subject:** RE: G&N Hansen Final

The latest plat they submitted had all the corrections in it so I have no further comments.

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**From:** Sherrie Christensen  
**Sent:** Thursday, April 11, 2013 12:40 PM  
**To:** Brian Bloemen  
**Subject:** G&N Hansen Final

We have G&N Hansen on for Final Approval next Tuesday. Can you send your review to both me and Jenny as I will be out tomorrow. They have not submitted any changes based upon Preliminary approval.

Thanks,  
Sherrie





## Subdivision Final Plan Review – G& N Hansen

*Completed by Sherrie Christensen, Planner on 04/11/2013*

**Recommendation:** City staff recommends that the Planning Commission examine the G&N Hansen Subdivision Final plan review as outlined below. Please pay specific attention to the items highlighted in yellow. City Staff hereafter recommends that the Planning Commission forward the G&N Hansen Subdivision Final plat to the City Council with a recommendation for approval, subject to all requirements of the City's municipal code and staff reviews.

| <b>8-6-1/8-6-2: Final Plat/Final Plan and Profile:</b>                                                                              | <b>Planning Staff Review:</b> |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1. Proposed name of subdivision (to be approved by Planning Commission and County Recorder).                                        | 1. G&N Hansen                 |
| 2. Accurate angular and linear dimensions to describe boundaries, streets, easements, areas reserved for public use, etc.           | 2. Yes                        |
| 3. Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.                  | 3. Yes                        |
| 4. Street address shown for each lot.                                                                                               | 4. Yes                        |
| 5. True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol. | 5. Yes                        |
| 6. Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.                                      | 6. Yes                        |
| 7. Accurate location of all monuments to be installed shown by appropriate symbol.                                                  | 7. Yes                        |
| 8. Dedication to City of all streets and other                                                                                      | 8. Yes                        |

|                                                                                                                              |                                         |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| public uses and easements.                                                                                                   |                                         |
| 9. Street monuments shown on Final Plat.                                                                                     | 9. Yes                                  |
| 10. Pipes or other iron markers shown on the plat.                                                                           | 10. Yes                                 |
| 11. Outlines and dimensions of public use areas or areas reserved for common use of all property owners showing on plat.     | 11. N/A                                 |
| 12. Boundary, lot and other geometrics on Final Plat accurate to not less than one part in five thousand.                    | 12. Yes, refer to Engineer for further. |
| 13. Location, function, ownership and manner of maintenance of remaining common open space showing on plat or in submission. | 13. N/A                                 |
| 14. Legal boundary description of the subdivision and acreage included.                                                      | 14. Yes, 1.04 Acres                     |
| 15. Current inset City map showing location of subdivision.                                                                  | 15. Yes                                 |
| 16. Standard signatures forms/boxes reflected on the Final Plat.                                                             | 16. Yes                                 |
| <b>Final Plan and Profile</b>                                                                                                |                                         |
| 17. Plan for culinary water improvements.                                                                                    | 17. NA                                  |
| 18. Plan for secondary water improvements.                                                                                   | 18. NA                                  |
| 19. Plan for sanitary sewer.                                                                                                 | 19. NA                                  |
| 20. Land drain.                                                                                                              | 20. NA                                  |
| 21. Storm water.                                                                                                             | 21. NA                                  |
| 22. Streets.                                                                                                                 | 22. NA                                  |
| 23. Stationing.                                                                                                              | 23. NA                                  |
| 24. Agreements.                                                                                                              | 24. NA                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Conditional Items for Final Plan Approval</b></p> <ul style="list-style-type: none"> <li>25. Park-purchase impact fee accord in the zoning and gross acreage in development as outlined in the City's fee schedule</li> <li>26. Irrigation water rights per Subdivision Ordinance Section 8-2-9</li> <li>27. An executed Escrow Agreement, provided by City staff, for improvement costs and bonding</li> <li>28. An executed Improvement Agreement with Syracuse City, as provided by staff</li> <li>29. An executed Streetlight Agreement, regarding installation of required lamps, as provided by City staff</li> <li>30. Payment of final off-site inspection fees as outlined in City's fee schedule</li> <li>31. Payment of County recording fees of \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two</li> </ul> | <ul style="list-style-type: none"> <li>25. Determination necessary.</li> <li>26. Determination necessary</li> <li>27. NA</li> <li>28. NA</li> <li>29. NA</li> <li>30. NA</li> <li>31. Required before mylar recordings \$40</li> </ul> |
| <p><b>Other Issues:</b></p> <ul style="list-style-type: none"> <li>1. Title Report-Required</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Planning Staff Review:</b></p> <ul style="list-style-type: none"> <li>1. Submit title report prepared within the previous 30 days</li> </ul>                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        |

March 25, 2012

Syracuse City Planning Commission  
c/o Syracuse Community Development  
1979 W 1900 S  
Syracuse, UT 84075

Dear Members of the Planning Commission,

Regarding, G&N Hansen Subdivision. After review of the subdivision the Fire Department has no concerns regarding fire protection or access.

Respectfully,

Jo Hamblin, Deputy Chief  
Syracuse City Fire Department  
1869 South 3000 West, Syracuse, UT 84075  
Phone 801-614-9614

