



SYRACUSE CITY

Syracuse City Council Work Session Notice

September 10, 2013 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, September 10, 2013, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (5 min.)
- b. Discuss agenda item 7, Authorize Mayor to sign/execute a memorandum of understanding between Syracuse City and the Scott Living Trust. (20 min.)
- c. RDA discussion (20 min):
 1. Cost of parking lot improvements
 2. Storm drain request from Letrono Cross Fit
 3. Road improvements for 500 West
- d. Discuss agenda items 8, 9, 10 and 11 (10 min):
 1. Proposed Ordinance No. 13-13, amending Title X Land Use Ordinance concerning C-2 Commercial Zone.
 2. Final Plat approval, Trailside Park Phase 6 & 7, Ovation Homes, located at approx. 1800 West 2900 South, R-1 Cluster Residential Zone.
 3. Proposed Resolution R12-23 appointing Matt Blackburn to the Architectural Review Committee
 4. Proposed Resolution R12-24 appointing Ralph Vaughan to the Architectural Review Committee
- e. Council business. (5 min.)

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

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 9<sup>th</sup> day of September, 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 September 9, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

September 10, 2013

Agenda Item #b Request for transfer of Secondary Water Agreement.

## *Factual Summation*

Please see the following attachment(s):

- a. Burton Easement Agreement
- b. Aerial Map
- c. Memorandum of Understanding between Syracuse City and The Scott Living Trust

Any question regarding this agenda item may be directed at Robert Whitely, Public Works Director, Clint Drake, City Attorney and Sherrie Christensen, Community & Economic Development Director.

## *Background*

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

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

Staff reviewed the Easement and found that it executed on November 1, 1993 but was not recorded until June 27, 2006. It is unclear why there was a delay in recording the Easement. The Easement was signed by Wayne and Ila Burton but was never signed or accepted by Syracuse City and is not binding upon the City. Wayne and Ila have since passed away and the property is currently owned by their son Dwayne Burton. This means that even if the Easement were binding on the City at one time, the water arrangement would no longer be in effect because Wayne and Ila Burton no longer own the property. It should also be noted that Staff has been unable to locate any evidence of the \$100 annual payment being received. Although the Easement is not binding, it appears that the City did install a secondary water pipe on the property which limited the Burton’s access to secondary water on the property. The City

confirmed through the West Branch Irrigation Company that a pipe was installed on the property. The fact that the City installed a secondary pipe on the property suggests that there was an agreement between the City and the Burtons. If a new owner is not allowed to use secondary water to irrigate the property it will not be able to be farmed. Because the Easement is not binding on the City any grant of rights can only be bestowed by the Council. Under the facts and circumstances, it is within the Council's authority and discretion to allow continued access to secondary water on the property should the Council find it is in the best interests of the City.

The City Ordinance relating to secondary water reads:

*4-05-010. SCHEDULE OF RATES AND CHARGES. The City Council shall, by Resolution establish such rates for the provision of pressure irrigation services as appropriate and necessary.*

*The pressure irrigation water service shall not be used to irrigate any area exceeding 1.0 acre or for any lot on which the principle building has not been constructed. (Ord. 02-15)*

### *Update*

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

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

### *Recommendation*

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



**MEMORANDUM OF UNDERSTANDING  
BETWEEN SYRACUSE CITY  
AND THE SCOTT LIVING TRUST**

**To:** David Scott, Trustee of The Scott Living Trust

**From:** Jamie Nagle, Syracuse City Mayor

**Date:** 9/10/2013

**Re:** Secondary Water Access on

This Memorandum of Understanding relates to secondary water access on real property located at approximately 1504 West 2700 South in Syracuse, Utah (the "Property"). In November of 1993, the then owners of the Property, Wayne and Ila Burton, granted an Easement to Syracuse City for a water line. The City's research suggests that a water line was installed by the City on the Property sometime after 1993. The Easement also contained language regarding certain responsibilities or obligations of the City to provide access to secondary water on the Property but the Easement was never signed or accepted by the City and it was not recorded until 2006. As you are aware, it is the City's position that the Easement is not a binding document and has no legal effect upon the City.

It is the City's understanding that you are now interested in purchasing the Property and requesting the City grant you secondary water access to the Property for the purpose of irrigating and farming. You have indicated that the water line installed by the City has limited secondary water access to the Property and without being granted access to secondary water by the City you will not be able to irrigate or farm the Property. Due to history of secondary water access to the Property and the rare circumstances that currently exist on the Property, it is the City's desire to continue to provide secondary water access to the Property and to you as a subsequent owner subject to the following respective terms and conditions:

Scott Living Trust-

1. The Scott Living Trust will transfer two (2) water shares to the City. Secondary water access and usage on the property shall continue so long as the property is farmed and is not subdivided.
2. The Scott Living Trust will consolidate the rear portion of the Bair and Kuck properties with the Property into one parcel as indicated in Exhibit "A" which is attached hereto and incorporated by this reference.
3. The Scott Living Trust will pay for, install and donate to the City a water meter for the Property before the April 1, 2014. The meter will monitor water usage on the Property.

4. The Scott Living Trust will voluntary meter its secondary water use to ensure that the allotted water being delivered does not exceed the two (2) transferred water shares. If the usage on the property exceeds the agreed upon amount the water will be shut off.
5. The Scott Living Trust will ensure that the connection serving the agricultural area of the property may be upsized in accordance with the adopted fee schedule in order to deliver the allotted water. All applicable connection fees, if any, will be paid by the Scott Living Trust.
6. The Scott Living Trust will work with the City to verify all connections are being properly billed.

Syracuse City-

1. Syracuse City will, upon successful completion of and subject to all the above terms and conditions, permit access to secondary water on the above noted property.
2. Syracuse City will be credit to two (2) transferred water shares toward any future requirement for water shares as required by City Code upon future subdivision of the Property. If the proposed future subdivision requires more than two (2) water shares, the property owner/developer will be required to transfer the remainder to the City before subdivision approval.

The rights and obligations set forth in this Memorandum shall only be binding upon the Parties should Scott purchase the above noted property. The City is not obligated to provide secondary water access to the above noted property unless and until all terms and conditions contained herein are successfully completed and approved by the City. This is a legally binding document. If you do not understand any portion of this Memorandum you should seek competent legal advice of your choosing.

SIGNED:

Syracuse City

The Scott Living Trust

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Jamie Nagle  
Syracuse City Mayor

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David Scott  
Trustee of The Scott Family Trust

SW-15-4N-2W

06-18

perm

RETURNED  
JUL 27 2006

EASEMENT

Davis County

E 2187409 B 4084 P 445-447  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/27/2006 10:01 AM  
FEE \$0.00 Pgs: 3  
DEP RTT REC'D FOR SYRACUSE CITY

WAYNE L. & ILA S. BURTON of Davis County, State of Utah, hereby GRANTS AND CONVEYS to the CITY OF SYRACUSE, a Municipal Corporation, at 1751 South 2000 West, Syracuse City, Utah, 84075, Grantee, for the sum of one dollar and other good and valuable considerations, a perpetual easement upon part of an entire tract of property situated in the southwest quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Meridian, in Davis County, Utah for the purpose of constructing thereon a storm drain pipeline and appurtenant parts thereof, a 30-foot storm drain easement in and across the following described property.

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF 2700 SOUTH STREET, WHICH POINT IS 33.00 FEET N. 0°07'16" E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND 61.60 FEET S. 89°57'44" W. ALONG SAID NORTHERLY RIGHT OF WAY LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE S. 89°57'44" W. 30.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID PIPELINE; THENCE N. 0°07'16" E. 307.40 FEET ALONG A LINE PARALLEL TO SAID PIPELINE; THENCE N. 45°07'16" E. 129.55 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S. 0°07'16" W. 42.43 FEET ALONG SAID EAST LINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PIPELINE; THENCE S. 45°07'16" W. 87.12 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID PIPELINE; THENCE S. 0°07'16" W. 294.89 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 12,284 SQUARE FEET IN AREA OR 0.282 ACRE MORE OR LESS.

12-087-0056

Also a 20.00 foot temporary construction easement, being 20.00 feet perpendicularly distant easterly from the above described portion of said property.

Grantor hereby agrees that SYRACUSE CITY, its officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities as may be required from time to time by Grantee. During construction periods, Grantee and its agents and representatives may use the temporary construction easement described above along and adjacent to the permanent easement as needed in connection with the construction or repair of said facilities.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easement, which may interfere with the use of the easements by the Grantee.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said right-of-way or lower the contour thereof greater than two feet without the prior written consent of Grantee. This easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

In consideration of the impact of the installation of the storm drain system to said property, the Grantee agrees to install at is own expense a 3-inch secondary water line from 2700 South to the northeast corner of property currently owned by Grantor and further agrees to supply pressurized secondary water for the annual fee of \$100.00 as long as property is owned and being farmed by the Grantor.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate construction of future roads by Grantors over said easement. The Grantee further agrees to allow the Grantor to discharge irrigation water into said storm drain pipe line as mutually agreed upon between the Grantor and the Grantee.

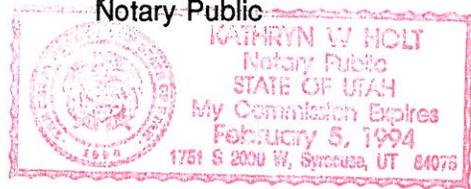
IN WITNESS WHEREOF, the said Grantor has hereto subscribed his/her name this 1<sup>st</sup> day of Nov., A.D. 1993.

Wayne Burton  
X W. S. Burton  
Grantor

STATE OF UTAH )  
                          ) ss.  
COUNTY OF DAVIS)

On the date first above written personally appeared before me Wayne & W. S. Burton, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same.

Kathryn W. Holt  
Notary Public



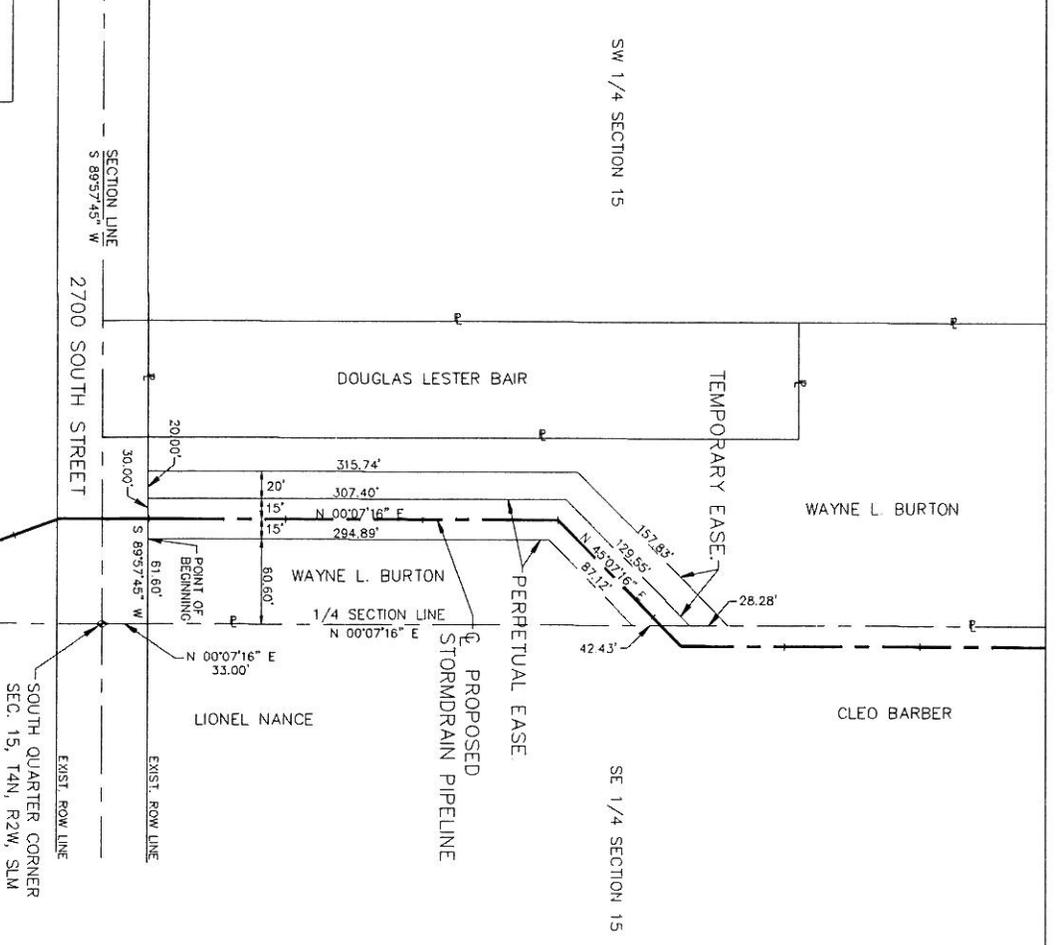


144 WEST 214<sup>TH</sup> SOUTH  
 SUITE 300, SYRACUSE, NY 13208  
 (315) 487-7800

WAYNE L. BURTON  
 EASEMENTS

SYRACUSE CITY  
 1500 WEST STORM DRAIN

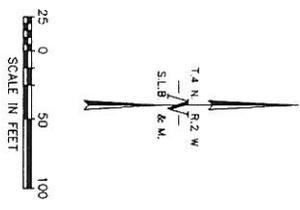
| REV. | DATE   | BY | CHK. | DESCRIPTION |
|------|--------|----|------|-------------|
| 1    | 3/23   |    |      | DESIGNED    |
| 2    | 6/1/23 |    |      | PERMITTED   |



DESCRIPTION

Beginning at a point in the northerly right of way line of 2700 South Street, which point is 33.00 feet N. 00°07'16" E. along the east line of the Southwest Quarter and 15.00 feet N. 00°07'16" E. along the east line of the Southeast Quarter, thence S. 89°37'45" W. 30.00 feet to a point 15.00 feet perpendicular distant westerly from said right of way line to a point 15.00 feet perpendicular distant westerly from said pipeline; thence N. 00°07'16" E. 307.40 feet along a line parallel to said pipeline; thence N. 45°07'16" E. 126.55 feet along a line parallel to said pipeline to the east line of said Southwest Quarter; thence S. 00°07'16" W. 42.43 feet along said east line to a point 15.00 feet perpendicular distant southeasterly from said pipeline; thence S. 45°07'16" W. 87.12 feet along a line parallel to said pipeline perpendicular distant southeasterly from said pipeline; thence S. 00°07'16" W. 294.89 feet perpendicular distant southeasterly from said pipeline to said beginning. The above described part of an entire tract of land contains 12.284 square feet in area or 0.282 acre more or less.

ALSO, a 20.00 foot temporary construction easement, being 20.00 feet perpendicular distant westerly from the easterly line of the above described perpetual easement containing 9105 square feet in area or 0.209 acre more or less.



# Burton Property





# COUNCIL AGENDA

September 10, 2013

Agenda Item #c                      RDA Update and Discussion.

## *Factual Summation*

Please see the following attachments:

- a. Town Center Parking Lot Diagram
- b. Bluff Ridge Drive Storm Drain Diagram
- c. Bluff Ridge Drive Cost Estimate
- d. 500 West Aerial

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director; Robert Whiteley, Public Works Director; and Steve Marshall, Finance Director/Interim City Manager.

## *Town Center Parking Lot*

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

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

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

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

1. Removal of the “canoes” in front of the Orangeman building (Imperial, Sally’s, etc.) and having a more open parking lot configuration.

2. Remodel of the parking area in front of the Papa Murphy's building and creating it one directional traffic flow.
3. Widening the curve radius entering the Wendy's parking lot.
4. Holding future events in the center that will draw traffic into the area, such as craft fairs, farmer's market, carnival attractions, sidewalk sales, etc.

*Engineering staff will provide information to discuss the specifics of cost associated with these options.*

### ***Bluff Ridge Drive Storm Sewer***

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

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

### ***500 West Improvement***

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

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

# Parking Concept

Existing Spaces: 109

Host events

Remove  
"canoes"



# Parking Concept

Total Spaces: 108



# Parking Concept





Removing curb and some of the island to open turn radius

Proposed Storm Drain Extension

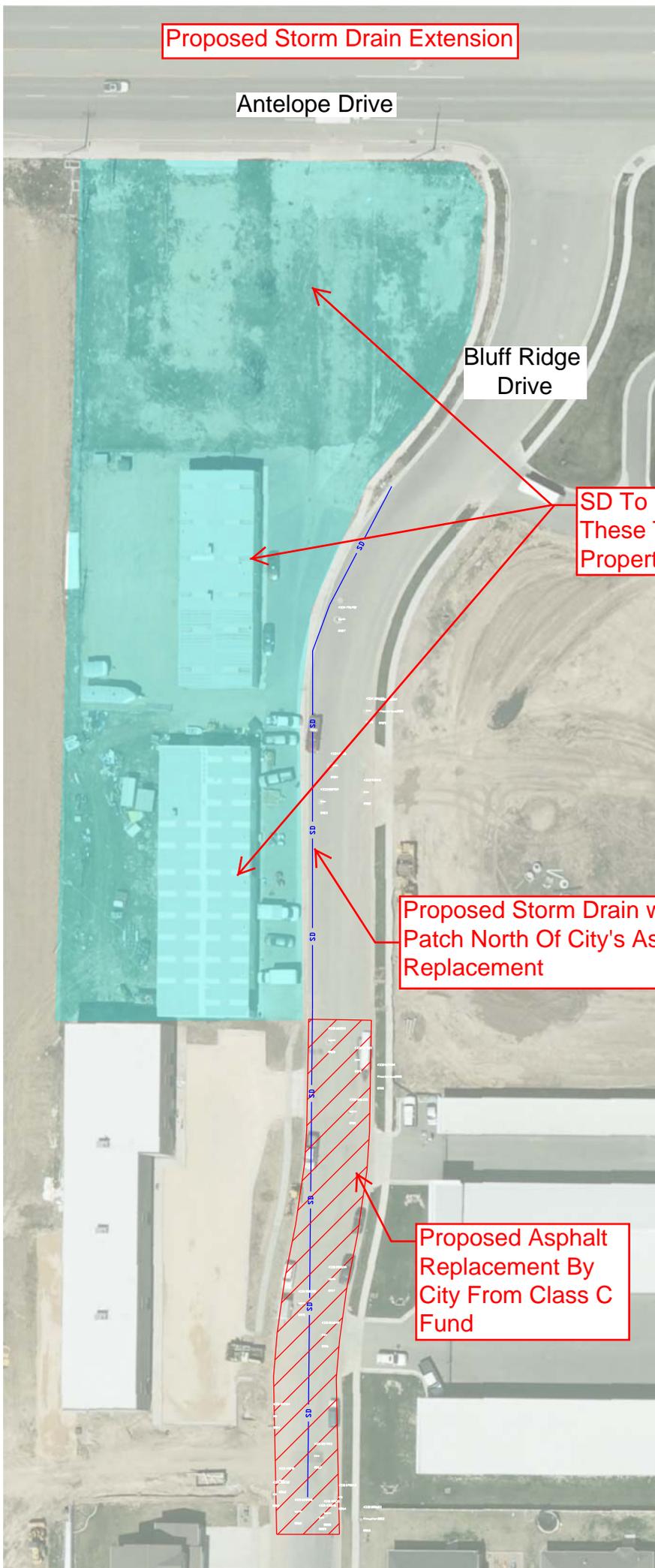
Antelope Drive

Bluff Ridge Drive

SD To Serve These Three Properties

Proposed Storm Drain w/ Asphalt Patch North Of City's Asphalt Replacement

Proposed Asphalt Replacement By City From Class C Fund

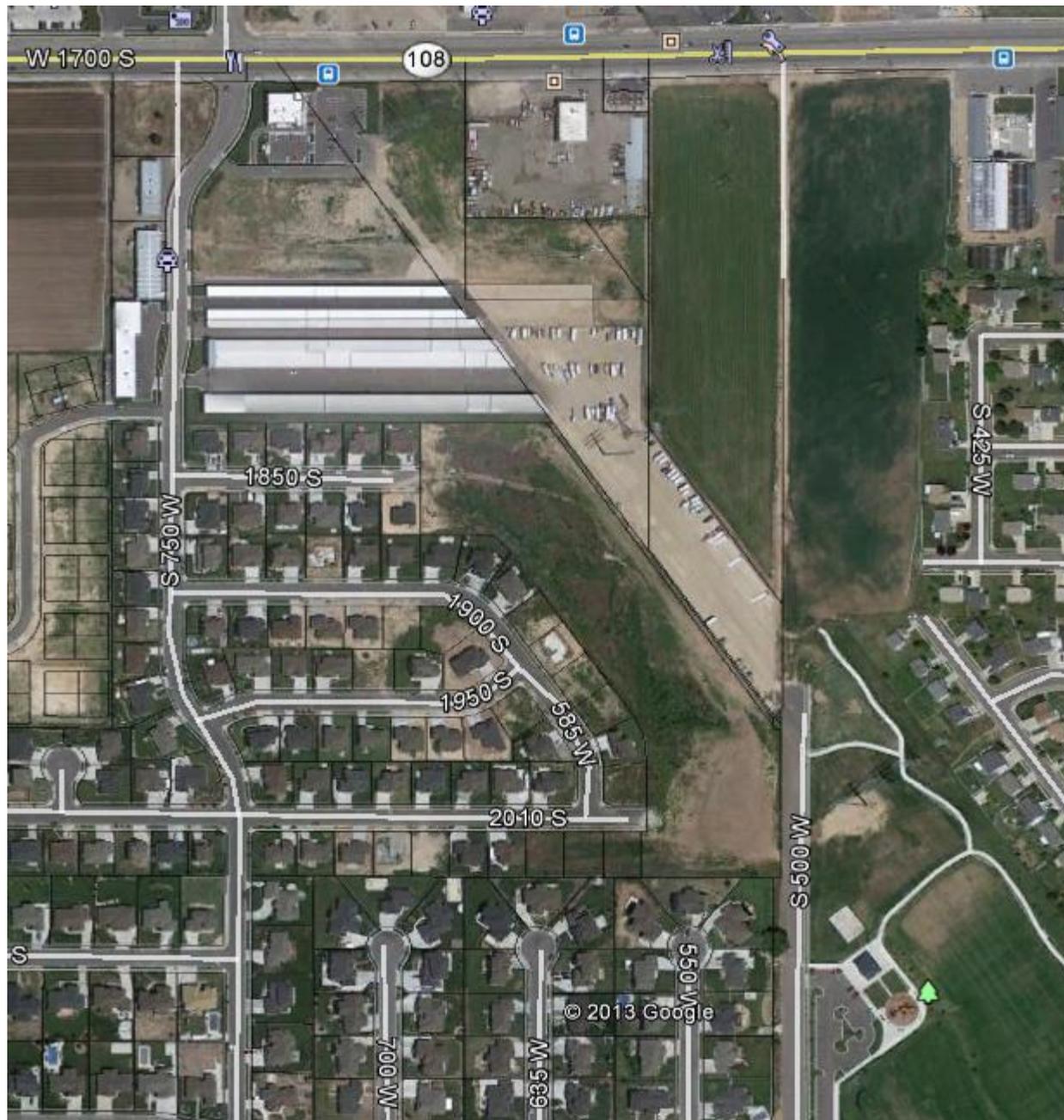


**Proposed Bluff Ridge Drive Storm Drain Extension**

| Probable Cost Opinion                         |      |          |            |                    |
|-----------------------------------------------|------|----------|------------|--------------------|
| Letrono Crossfit/RDA Storm Drain Extension    |      |          |            |                    |
| Proposed Funding Through RDA/Letrono Crossfit |      |          |            |                    |
| Bid Item                                      | Unit | Quantity | Cost       | Extended Cost      |
| Mobilization/Traffic Control                  | LS   | 1        | \$2,000.00 | \$2,000.00         |
| 15" RCP                                       | LF   | 472      | \$45.00    | \$21,240.00        |
| Mahole/Catch Basin                            | EA   | 5        | \$2,000.00 | \$10,000.00        |
| Rock                                          | TON  | 198.24   | \$15.00    | \$2,973.60         |
| Sand                                          | TON  | 297.36   | \$15.00    | \$4,460.40         |
| Asphalt Trench Patch                          | SF   | 1750     | \$2.50     | \$4,375.00         |
| Survey/Staking                                | LS   | 1        | \$5,000.00 | \$5,000.00         |
| Grand Total For RDA/Letrono                   |      |          |            | <b>\$50,049.00</b> |

| Probable Cost Opinion                        |      |          |            |                    |
|----------------------------------------------|------|----------|------------|--------------------|
| Bluff Ridge Drive Road Replacement           |      |          |            |                    |
| Proposed Funding Through City's Class C Fund |      |          |            |                    |
| Bid Item                                     | Unit | Quantity | Cost       | Extended Cost      |
| Mobilization/Traffic Control                 | LS   | 1        | \$2,000.00 | \$2,000.00         |
| 3" Asphalt                                   | SF   | 10500    | \$2.50     | \$26,250.00        |
| Collars                                      | EA   | 10       | \$500.00   | \$5,000.00         |
| Type A2 Base                                 | TON  | 200      | \$15.00    | \$3,000.00         |
| Grand Total For City                         |      |          |            | <b>\$36,250.00</b> |

# 500 West Extension



## 750 West RDA

| Tax Year                          | FINAL<br>FY2012      | FINAL<br>FY2013      | Budgeted<br>FY2014   | Projected<br>FY2015  | Projected<br>FY2016  | Projected<br>FY2017  | Projected<br>FY2018  |
|-----------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>Tax Increment Calculation</b>  |                      |                      |                      |                      |                      |                      |                      |
| RDA Area Tax Rate                 | 0.014706             | 0.01459              | 0.01459              | 0.01459              | 0.01459              | 0.01459              | 0.01459              |
| Est. Tax Incremental Value        | \$ 5,632,834         | \$ 6,417,761         | \$ 6,119,146.00      | \$ 5,935,571.62      | \$ 5,757,504.47      | \$ 5,584,779.34      | \$ 5,417,235.96      |
| Percentage of Tax Incr.           | 100%                 | 80%                  | 80%                  | 80%                  | 80%                  | 80%                  | 75%                  |
| Est. Tax Increment                | \$ 82,836.46         | \$ 74,908.00         | \$ 71,422.67         | \$ 69,279.99         | \$ 67,201.59         | \$ 65,185.54         | \$ 59,278.10         |
| <b>Revenues</b>                   |                      |                      |                      |                      |                      |                      |                      |
| Tax Increment                     | \$ 82,836.00         | \$ 74,908.00         | \$ 71,422.67         | \$ 69,279.99         | \$ 67,201.59         | \$ 65,185.54         | \$ 59,278.10         |
| Interest                          | \$ 623.74            | \$ 865.27            | \$ 750.00            | \$ 500.00            | \$ 500.00            | \$ 500.00            | \$ 500.00            |
| <b>Total Revenues</b>             | <u>\$ 83,459.74</u>  | <u>\$ 75,773.27</u>  | <u>\$ 72,172.67</u>  | <u>\$ 69,779.99</u>  | <u>\$ 67,701.59</u>  | <u>\$ 65,685.54</u>  | <u>\$ 59,778.10</u>  |
| <b>Expenses</b>                   |                      |                      |                      |                      |                      |                      |                      |
| Infrastructure Impr.              | \$ -                 |                      | \$ 250,000.00        | \$ 100,000.00        | \$ 100,000.00        | \$ 100,000.00        | \$ 100,000.00        |
| Beautification & Tentant Outreach |                      |                      |                      |                      |                      |                      |                      |
| Repayment to Financers            | \$ -                 |                      |                      |                      |                      |                      |                      |
| Loan to EDA for startup costs     |                      | \$ 70,000.00         |                      | \$ (70,000.00)       |                      |                      |                      |
| Interest Expense                  | \$ -                 |                      |                      |                      |                      |                      |                      |
| Office Supplies                   |                      |                      |                      |                      |                      |                      |                      |
| RDA Management Fee                | \$ 12,425.40         | \$ 11,236.20         | \$ 3,571.13          | \$ 3,464.00          | \$ 3,360.08          | \$ 3,259.28          | \$ 2,963.91          |
| <b>Total Expenses</b>             | <u>\$ 12,425.40</u>  | <u>\$ 81,236.20</u>  | <u>\$ 253,571.13</u> | <u>\$ 33,464.00</u>  | <u>\$ 103,360.08</u> | <u>\$ 103,259.28</u> | <u>\$ 102,963.91</u> |
| Net increase (decrease)           | \$ 71,034.34         | \$ (5,462.93)        | \$ (181,398.46)      | \$ 36,315.99         | \$ (35,658.49)       | \$ (37,573.73)       | \$ (43,185.80)       |
| Beginning Fund Balance            | \$ 230,488.81        | \$ 301,523.15        | \$ 296,060.22        | \$ 114,661.76        | \$ 150,977.75        | \$ 115,319.26        | \$ 77,745.53         |
| Change in Fund Balance            | \$ 71,034.34         | \$ (5,462.93)        | \$ (181,398.46)      | \$ 36,315.99         | \$ (35,658.49)       | \$ (37,573.73)       | \$ (43,185.80)       |
| <b>Ending Fund Balance</b>        | <u>\$ 301,523.15</u> | <u>\$ 296,060.22</u> | <u>\$ 114,661.76</u> | <u>\$ 150,977.75</u> | <u>\$ 115,319.26</u> | <u>\$ 77,745.53</u>  | <u>\$ 34,559.73</u>  |

## 750 West RDA

| Projected<br><u>FY2019</u>        | Projected<br><u>FY2020</u>        | Projected<br><u>FY2021</u>        | Projected<br><u>FY2022</u>        | Projected<br><u>FY2023</u>        | Projected<br><u>FY2024</u>        | Projected<br><u>FY2025</u>        | Projected<br><u>FY2026</u>        |
|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 0.01459<br>\$ 5,254,718.88<br>75% | 0.01459<br>\$ 5,097,077.31<br>75% | 0.01459<br>\$ 4,944,164.99<br>75% | 0.01459<br>\$ 4,795,840.04<br>75% | 0.01459<br>\$ 4,651,964.84<br>70% | 0.01459<br>\$ 4,512,405.90<br>70% | 0.01459<br>\$ 4,377,033.72<br>70% | 0.01459<br>\$ 4,245,722.71<br>70% |
| \$ 57,499.76                      | \$ 55,774.77                      | \$ 54,101.53                      | \$ 52,478.48                      | \$ 47,510.52                      | \$ 46,085.20                      | \$ 44,702.65                      | \$ 43,361.57                      |
| \$ 57,499.76                      | \$ 55,774.77                      | \$ 54,101.53                      | \$ 52,478.48                      | \$ 47,510.52                      | \$ 46,085.20                      | \$ 44,702.65                      | \$ 43,361.57                      |
| \$ 500.00                         | \$ 500.00                         | \$ 500.00                         | \$ -                              | \$ -                              | \$ -                              | \$ -                              | \$ -                              |
| <u>\$ 57,999.76</u>               | <u>\$ 56,274.77</u>               | <u>\$ 54,601.53</u>               | <u>\$ 52,478.48</u>               | <u>\$ 47,510.52</u>               | <u>\$ 46,085.20</u>               | <u>\$ 44,702.65</u>               | <u>\$ 43,361.57</u>               |
| \$ 80,000.00                      | \$ 60,000.00                      | \$ 50,000.00                      | \$ 50,000.00                      | \$ 50,000.00                      | \$ 40,000.00                      | \$ 40,000.00                      | \$ 40,000.00                      |
| \$ 2,874.99                       | \$ 2,788.74                       | \$ 2,705.08                       | \$ 2,623.92                       | \$ 2,375.53                       | \$ 2,304.26                       | \$ 2,235.13                       | \$ 2,168.08                       |
| <u>\$ 82,874.99</u>               | <u>\$ 62,788.74</u>               | <u>\$ 52,705.08</u>               | <u>\$ 52,623.92</u>               | <u>\$ 52,375.53</u>               | <u>\$ 42,304.26</u>               | <u>\$ 42,235.13</u>               | <u>\$ 42,168.08</u>               |
| \$ (24,875.23)                    | \$ (6,513.97)                     | \$ 1,896.45                       | \$ (145.44)                       | \$ (4,865.01)                     | \$ 3,780.94                       | \$ 2,467.51                       | \$ 1,193.49                       |
| \$ 34,559.73                      | \$ 9,684.50                       | \$ 3,170.53                       | \$ 5,066.98                       | \$ 4,921.53                       | \$ 56.53                          | \$ 3,837.47                       | \$ 6,304.98                       |
| \$ (24,875.23)                    | \$ (6,513.97)                     | \$ 1,896.45                       | \$ (145.44)                       | \$ (4,865.01)                     | \$ 3,780.94                       | \$ 2,467.51                       | \$ 1,193.49                       |
| <u>\$ 9,684.50</u>                | <u>\$ 3,170.53</u>                | <u>\$ 5,066.98</u>                | <u>\$ 4,921.53</u>                | <u>\$ 56.53</u>                   | <u>\$ 3,837.47</u>                | <u>\$ 6,304.98</u>                | <u>\$ 7,498.47</u>                |

## 750 West RDA

| Projected<br><u>FY2027</u>        | Projected<br><u>FY2028</u>        | Projected<br><u>FY2029</u>        | Projected<br><u>FY2030</u>        | Projected<br><u>FY2031</u>        | Projected<br><u>FY2032</u>        |
|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 0.01459<br>\$ 4,118,351.03<br>70% | 0.01459<br>\$ 3,994,800.50<br>60% | 0.01459<br>\$ 3,874,956.48<br>60% | 0.01459<br>\$ 3,758,707.79<br>60% | 0.01459<br>\$ 3,645,946.55<br>60% | 0.01459<br>\$ 3,536,568.16<br>60% |
| \$ 42,060.72                      | \$ 34,970.48                      | \$ 33,921.37                      | \$ 32,903.73                      | \$ 31,916.62                      | \$ 30,959.12                      |
| \$ 42,060.72                      | \$ 34,970.48                      | \$ 33,921.37                      | \$ 32,903.73                      | \$ 31,916.62                      | \$ 30,959.12                      |
| \$ -                              | \$ -                              | \$ -                              | \$ -                              | \$ -                              | \$ -                              |
| <u>\$ 42,060.72</u>               | <u>\$ 34,970.48</u>               | <u>\$ 33,921.37</u>               | <u>\$ 32,903.73</u>               | <u>\$ 31,916.62</u>               | <u>\$ 30,959.12</u>               |
| \$ 40,000.00                      | \$ 40,000.00                      | \$ 30,000.00                      | \$ 30,000.00                      | \$ 30,000.00                      | \$ 33,893.90                      |
| \$ 2,103.04                       | \$ 1,748.52                       | \$ 1,696.07                       | \$ 1,645.19                       | \$ 1,595.83                       | \$ 1,547.96                       |
| <u>\$ 42,103.04</u>               | <u>\$ 41,748.52</u>               | <u>\$ 31,696.07</u>               | <u>\$ 31,645.19</u>               | <u>\$ 31,595.83</u>               | <u>\$ 35,441.86</u>               |
| \$ (42.32)                        | \$ (6,778.04)                     | \$ 2,225.30                       | \$ 1,258.54                       | \$ 320.79                         | \$ (4,482.74)                     |
| \$ 7,498.47                       | \$ 7,456.15                       | \$ 678.11                         | \$ 2,903.41                       | \$ 4,161.95                       | \$ 4,482.74                       |
| \$ (42.32)                        | \$ (6,778.04)                     | \$ 2,225.30                       | \$ 1,258.54                       | \$ 320.79                         | \$ (4,482.74)                     |
| <u>\$ 7,456.15</u>                | <u>\$ 678.11</u>                  | <u>\$ 2,903.41</u>                | <u>\$ 4,161.95</u>                | <u>\$ 4,482.74</u>                | <u>\$ (0.00)</u>                  |

## 1700 South RDA

|                                   | <b>FINAL<br/>FY2012</b> | <b>FINAL<br/>FY2013</b> | <b>Budgeted<br/>FY2014</b> | <b>Projected<br/>FY2015</b> | <b>Projected<br/>FY2016</b> | <b>Projected<br/>FY2017</b> | <b>Projected<br/>FY2018</b> |
|-----------------------------------|-------------------------|-------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Tax Increment Calculation</b>  |                         |                         |                            |                             |                             |                             |                             |
| RDA Area Tax Rate                 | 0.014706                | 0.01459                 | 0.01459                    | 0.01459                     | 0.01459                     | 0.01459                     | 0.01459                     |
| Est. Tax Incremental Value        | \$ 24,653,960           | \$ 22,828,519           | \$ 22,803,311.00           | \$ 28,119,211.67            | \$ 27,275,635.32            | \$ 26,457,366.26            | \$ 25,663,645.27            |
| Percentage of Tax Incr.           | 100%                    | 80%                     | 80%                        | 80%                         | 80%                         | 80%                         | 75%                         |
| <b>Est. Tax Increment</b>         | <b>\$ 362,561.14</b>    | <b>\$ 266,454.00</b>    | <b>\$ 266,160.25</b>       | <b>\$ 328,207.44</b>        | <b>\$ 318,361.22</b>        | <b>\$ 308,810.38</b>        | <b>\$ 280,824.44</b>        |
| <b>Fun Center Value Added</b>     | <b>\$ 112,805.69</b>    | <b>\$ 83,933.01</b>     | <b>\$ 83,840.48</b>        | <b>\$ 153,929.29</b>        | <b>\$ 149,311.41</b>        | <b>\$ 144,832.07</b>        | <b>\$ 131,706.66</b>        |
| <b>Revenues</b>                   |                         |                         |                            |                             |                             |                             |                             |
| Tax Increment                     | \$ 362,561.14           | \$ 266,454.00           | \$ 266,160.25              | \$ 328,207.44               | \$ 318,361.22               | \$ 308,810.38               | \$ 280,824.44               |
| Interest                          | \$ 2,730.04             | \$ 3,077.84             | \$ 750.00                  | \$ 500.00                   | \$ 500.00                   | \$ 500.00                   | \$ 500.00                   |
| <b>Total Revenues</b>             | <b>\$ 365,291.18</b>    | <b>\$ 269,531.84</b>    | <b>\$ 266,910.25</b>       | <b>\$ 328,707.44</b>        | <b>\$ 318,861.22</b>        | <b>\$ 309,310.38</b>        | <b>\$ 281,324.44</b>        |
| <b>Expenses</b>                   |                         |                         |                            |                             |                             |                             |                             |
| Infrastructure Impr.              | \$ -                    | \$ 56,922.07            | \$ 100,000.00              | \$ 100,000.00               | \$ 100,000.00               | \$ 100,000.00               | \$ 50,000.00                |
| Beautification & Tentant Outreach | \$ -                    |                         |                            |                             |                             |                             |                             |
| Repayment to Holrob               | \$ 79,392.00            | \$ 63,514.00            | \$ 63,515.00               | \$ 63,515.00                | \$ 63,515.00                | \$ 63,515.00                | \$ 59,544.00                |
| Repayment to City                 | \$ 40,173.00            | \$ 7,930.00             | \$ 7,930.00                | \$ 7,930.00                 | \$ 7,930.00                 | \$ 7,930.00                 | \$ 7,435.00                 |
| Repayment to Fun Center           |                         | \$ 100,000.00           | \$ 296,000.00              | \$ 168,000.00               | \$ 168,000.00               | \$ 168,000.00               | \$ 168,000.00               |
| Interest Expense                  |                         |                         |                            |                             |                             |                             |                             |
| Office Supplies/Prof Tech         |                         | \$ -                    | \$ 5,000.00                | \$ 2,000.00                 | \$ 2,000.00                 | \$ 2,000.00                 | \$ 2,000.00                 |
| RDA Management Fee                | \$ 54,384.17            | \$ 39,968.10            | \$ 13,308.01               | \$ 16,410.37                | \$ 15,918.06                | \$ 15,440.52                | \$ 14,041.22                |
| <b>Total Expenses</b>             | <b>\$ 173,949.17</b>    | <b>\$ 268,334.17</b>    | <b>\$ 485,753.01</b>       | <b>\$ 357,855.37</b>        | <b>\$ 357,363.06</b>        | <b>\$ 356,885.52</b>        | <b>\$ 301,020.22</b>        |
| Net increase (decrease)           | \$ 191,342.01           | \$ 1,197.67             | \$ (218,842.77)            | \$ (29,147.93)              | \$ (38,501.85)              | \$ (47,575.14)              | \$ (19,695.78)              |
| Beginning Fund Balance            | \$ 197,643.13           | \$ 388,985.14           | \$ 390,182.81              | \$ 171,340.04               | \$ 142,192.11               | \$ 103,690.26               | \$ 56,115.12                |
| Change in Fund Balance            | \$ 191,342.01           | \$ 1,197.67             | \$ (218,842.77)            | \$ (29,147.93)              | \$ (38,501.85)              | \$ (47,575.14)              | \$ (19,695.78)              |
| <b>Ending Fund Balance</b>        | <b>\$ 388,985.14</b>    | <b>\$ 390,182.81</b>    | <b>\$ 171,340.04</b>       | <b>\$ 142,192.11</b>        | <b>\$ 103,690.26</b>        | <b>\$ 56,115.12</b>         | <b>\$ 36,419.34</b>         |

## 1700 South RDA

| Projected<br><u>FY2019</u>         | Projected<br><u>FY2020</u>         | Projected<br><u>FY2021</u>         | Projected<br><u>FY2022</u>         | Projected<br><u>FY2023</u>         | Projected<br><u>FY2024</u>         | Projected<br><u>FY2025</u>         | Projected<br><u>FY2026</u>         |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| 0.01459<br>\$ 24,893,735.91<br>75% | 0.01459<br>\$ 24,146,923.84<br>75% | 0.01459<br>\$ 23,422,516.12<br>75% | 0.01459<br>\$ 22,719,840.64<br>75% | 0.01459<br>\$ 22,038,245.42<br>70% | 0.01459<br>\$ 21,377,098.06<br>70% | 0.01459<br>\$ 20,735,785.11<br>70% | 0.01459<br>\$ 20,113,711.56<br>70% |
| \$ 272,399.71                      | \$ 264,227.71                      | \$ 256,300.88                      | \$ 248,611.86                      | \$ 225,076.60                      | \$ 218,324.30                      | \$ 211,774.57                      | \$ 205,421.34                      |
| \$ 127,755.46                      | \$ 123,922.80                      | \$ 120,205.11                      | \$ 116,598.96                      | \$ 105,560.93                      | \$ 102,394.10                      | \$ 99,322.27                       | \$ 96,342.61                       |
| \$ 272,399.71                      | \$ 264,227.71                      | \$ 256,300.88                      | \$ 248,611.86                      | \$ 225,076.60                      | \$ 218,324.30                      | \$ 211,774.57                      | \$ 205,421.34                      |
| \$ 500.00                          | \$ 500.00                          | \$ 500.00                          | \$ 500.00                          | \$ 500.00                          | \$ 500.00                          | \$ 500.00                          | \$ 500.00                          |
| <u>\$ 272,899.71</u>               | <u>\$ 264,727.71</u>               | <u>\$ 256,800.88</u>               | <u>\$ 249,111.86</u>               | <u>\$ 225,576.60</u>               | <u>\$ 218,824.30</u>               | <u>\$ 212,274.57</u>               | <u>\$ 205,921.34</u>               |
| \$ 50,000.00                       | \$ 75,000.00                       | \$ 100,000.00                      | \$ 75,000.00                       | \$ 70,000.00                       | \$ 70,000.00                       | \$ 60,000.00                       | \$ 60,000.00                       |
| \$ 59,544.00                       | \$ 59,544.00                       | \$ 59,544.00                       | \$ 59,544.00                       | \$ 55,575.00                       | \$ 45,550.00                       | \$ -                               | \$ -                               |
| \$ 7,435.00                        | \$ 7,435.00                        | \$ 7,435.00                        | \$ 7,435.00                        | \$ 6,939.00                        | \$ 10,025.00                       | \$ 62,514.00                       | \$ 62,514.00                       |
| \$ 168,000.00                      | \$ 96,000.00                       | \$ 90,000.00                       | \$ 90,000.00                       | \$ 84,000.00                       | \$ 84,000.00                       | \$ 72,000.00                       | \$ 72,000.00                       |
| \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        | \$ 2,000.00                        |
| \$ 13,619.99                       | \$ 13,211.39                       | \$ 12,815.04                       | \$ 12,430.59                       | \$ 11,253.83                       | \$ 10,916.22                       | \$ 10,588.73                       | \$ 10,271.07                       |
| <u>\$ 300,598.99</u>               | <u>\$ 253,190.39</u>               | <u>\$ 271,794.04</u>               | <u>\$ 246,409.59</u>               | <u>\$ 229,767.83</u>               | <u>\$ 222,491.22</u>               | <u>\$ 207,102.73</u>               | <u>\$ 206,785.07</u>               |
| \$ (27,699.28)                     | \$ 11,537.33                       | \$ (14,993.16)                     | \$ 2,702.26                        | \$ (4,191.23)                      | \$ (3,666.91)                      | \$ 5,171.84                        | \$ (863.73)                        |
| \$ 36,419.34                       | \$ 8,720.06                        | \$ 20,257.39                       | \$ 5,264.23                        | \$ 7,966.49                        | \$ 3,775.26                        | \$ 108.35                          | \$ 5,280.19                        |
| \$ (27,699.28)                     | \$ 11,537.33                       | \$ (14,993.16)                     | \$ 2,702.26                        | \$ (4,191.23)                      | \$ (3,666.91)                      | \$ 5,171.84                        | \$ (863.73)                        |
| <u>\$ 8,720.06</u>                 | <u>\$ 20,257.39</u>                | <u>\$ 5,264.23</u>                 | <u>\$ 7,966.49</u>                 | <u>\$ 3,775.26</u>                 | <u>\$ 108.35</u>                   | <u>\$ 5,280.19</u>                 | <u>\$ 4,416.46</u>                 |

## 1700 South RDA

| Projected<br><u>FY2027</u> | Projected<br><u>FY2028</u> | Projected<br><u>FY2029</u> | Projected<br><u>FY2030</u> | Projected<br><u>FY2031</u> | Projected<br><u>FY2032</u> |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| 0.01459                    | 0.01459                    | 0.01459                    | 0.01459                    | 0.01459                    | 0.01459                    |
| \$ 19,510,300.21<br>70%    | \$ 18,924,991.21<br>60%    | \$ 18,357,241.47<br>60%    | \$ 17,806,524.23<br>60%    | \$ 17,272,328.50<br>60%    | \$ 16,754,158.65<br>60%    |
| <b>\$ 199,258.70</b>       | <b>\$ 165,669.37</b>       | <b>\$ 160,699.29</b>       | <b>\$ 155,878.31</b>       | <b>\$ 151,201.96</b>       | <b>\$ 146,665.90</b>       |
| <b>\$ 93,452.33</b>        | <b>\$ 77,698.94</b>        | <b>\$ 75,367.97</b>        | <b>\$ 73,106.93</b>        | <b>\$ 70,913.72</b>        | <b>\$ 68,786.31</b>        |
| \$ 199,258.70              | \$ 165,669.37              | \$ 160,699.29              | \$ 155,878.31              | \$ 151,201.96              | \$ 146,665.90              |
| \$ 500.00                  | \$ 500.00                  | \$ 500.00                  | \$ 500.00                  | \$ 500.00                  | \$ 500.00                  |
| <u>\$ 199,758.70</u>       | <u>\$ 166,169.37</u>       | <u>\$ 161,199.29</u>       | <u>\$ 156,378.31</u>       | <u>\$ 151,701.96</u>       | <u>\$ 147,165.90</u>       |
| <b>\$ 60,000.00</b>        | <b>\$ 60,000.00</b>        | <b>\$ 35,000.00</b>        | <b>\$ 45,000.00</b>        | <b>\$ 40,000.00</b>        | <b>\$ 58,322.33</b>        |
| \$ -                       | \$ -                       | \$ -                       | \$ -                       | \$ -                       | \$ -                       |
| \$ 62,514.00               | \$ 44,653.00               | \$ 53,583.00               | \$ 53,583.00               | \$ 53,583.00               | \$ 53,583.00               |
| <b>\$ 60,000.00</b>        | <b>\$ 60,000.00</b>        | <b>\$ 60,000.00</b>        | <b>\$ 48,000.00</b>        | <b>\$ 48,000.00</b>        | <b>\$ 30,000.00</b>        |
| \$ 2,000.00                | \$ 2,000.00                | \$ 2,000.00                | \$ 2,000.00                | \$ 2,000.00                | \$ 2,000.00                |
| \$ 9,962.93                | \$ 8,283.47                | \$ 8,034.96                | \$ 7,793.92                | \$ 7,560.10                | \$ 7,333.30                |
| <u>\$ 194,476.93</u>       | <u>\$ 174,936.47</u>       | <u>\$ 158,617.96</u>       | <u>\$ 156,376.92</u>       | <u>\$ 151,143.10</u>       | <u>\$ 151,238.63</u>       |
| \$ 5,281.76                | \$ (8,767.10)              | \$ 2,581.33                | \$ 1.40                    | \$ 558.87                  | \$ (4,072.72)              |
| \$ 4,416.46                | \$ 9,698.22                | \$ 931.13                  | \$ 3,512.46                | \$ 3,513.85                | \$ 4,072.72                |
| \$ 5,281.76                | \$ (8,767.10)              | \$ 2,581.33                | \$ 1.40                    | \$ 558.87                  | \$ (4,072.72)              |
| <b>\$ 9,698.22</b>         | <b>\$ 931.13</b>           | <b>\$ 3,512.46</b>         | <b>\$ 3,513.85</b>         | <b>\$ 4,072.72</b>         | <b>\$ (0.00)</b>           |



# COUNCIL AGENDA

September 10, 2013

Agenda Item #d                      Discuss agenda items 8, 9, 10, and 11 (10 min.)

***Factual Summation***

- Any question regarding this agenda item may be directed at Sherrie Christensen, Community and Economic Development Director
- Please see the attached agenda items:
  8. Proposed Ordinance No. 13-13, amending Title X Land Use Ordinance concerning C-2 Commercial Zone.
  9. Final Plat approval, Trailside Park Phase 6 & 7, Ovation Homes, located at approx. 1800 West 2900 South, R-1 Cluster Residential Zone.
  10. Proposed Resolution R12-23 appointing Matt Blackburn to the Architectural Review Committee
  11. Proposed Resolution R12-24 appointing Ralph Vaughan to the Architectural Review Committee



# COUNCIL AGENDA

September 10, 2013

Agenda Item # 8

Title X Amendment-C-2 Commercial Zone

### *Factual Summation*

Please see the attached:

- a. Proposed Ordinance 13-13, amendment to Title X, C-2 Commercial Zone

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

### **Background**

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

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

### **Recommendation for City Council Approval of Ordinance 13-13, Architecture Review Committee and Design Guidelines**

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

**ORDINANCE NO. 13-13**

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

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

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

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

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

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

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

**Section 1. Amendment.** The Syracuse City Municipal Code is hereby amended as follows:

10-19-050: RESIDENTIAL DWELLINGS. Development of Single and Two- (2) Family Dwellings shall conform to the provisions of the area’s “Master Plan” and ensure compatibility with the overall theme of the development. In no case shall residential dwellings occupy more than twenty (20) percent of the total land developed. To determine the total number of allowable residential dwelling units, deduct twenty (20) percent from the gross acreage allocated to residential, for roads and other public spaces, and multiply the sum by nine and one-tenths (9.1). The Architecture Review Committee shall approve the site plan prior to its submittal to the Planning Commission for consideration. Residential development shall also be part of the twenty (20) percent permitted in conjunction with commercial structures allowed in the zone. (Ord. 08-07)

**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 10<sup>th</sup> DAY OF September, 2013.**

**SYRACUSE CITY**

ATTEST:

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

\_\_\_\_\_  
Mayor Jamie Nagle

Voting by the City Council:

|                          | "AYE" | "NAY" |
|--------------------------|-------|-------|
| Councilmember Peterson   | _____ | _____ |
| Councilmember Lisonbee   | _____ | _____ |
| Councilmember Duncan     | _____ | _____ |
| Councilmember Johnson    | _____ | _____ |
| Councilmember Shingleton | _____ | _____ |



# COUNCIL AGENDA

September 10, 2013

Agenda Item #9                      Final Plat-Trailside Park Subdivision-Phase 6 & 7.

## *Factual Summation*

Please see the following attachments:

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

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

**Item:** City Council Approval of the Trailside Park Subdivision, Phase 6 & 7: Ovation Homes LLC request for Final Subdivision approval located at approximately 3000 South 2000 West, 27 lots, 7 Acres, Residential 1 Cluster (R-1) Zone

## **Background**

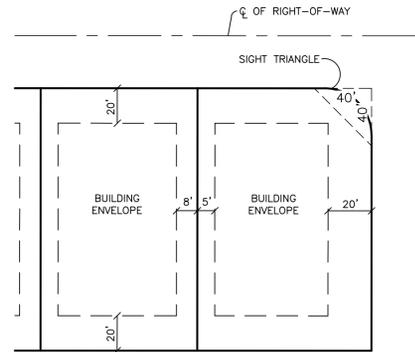
The Planning Commission held a public meeting on September 3, 2013 for Final Plan approval of Trailside Park Subdivision, Phase 6 & 7 All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

## **Recommendation for City Council Approval of the Trailside Park Subdivision, Phase 6 & 7**

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

# TRAILSIDE PARK SUBDIVISION PHASE 6

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 SYRACUSE CITY, DAVIS COUNTY, UTAH  
 AUGUST, 2013



## SET-BACK DETAIL

SCALE: NONE

## ACREAGE

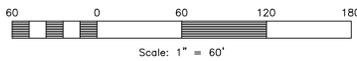
|                |              |             |
|----------------|--------------|-------------|
| TOTAL BOUNDARY | 175,281 S.F. | 4.024 ACRES |
| LOTS           | 56,973 S.F.  | 1.308 ACRES |
| STREETS        | 73,054 S.F.  | 1.677 ACRES |

## CURVE TABLE

| #   | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|-----|--------|------------|------------|---------|-------------|-----------|
| C1  | 8.00'  | 12.54'     | 11.29'     | 7.97'   | N44°54'12"W | 89°48'24" |
| C2  | 8.00'  | 12.59'     | 11.33'     | 8.03'   | N45°05'48"E | 90°11'36" |
| C3  | 20.00' | 15.50'     | 15.12'     | 8.16'   | N22°12'28"W | 44°24'55" |
| C4  | 50.00' | 22.64'     | 22.45'     | 11.52'  | S31°26'33"E | 25°56'45" |
| C5  | 50.00' | 55.67'     | 52.84'     | 31.12'  | S13°25'30"W | 63°47'20" |
| C6  | 50.00' | 36.44'     | 35.64'     | 19.07'  | S66°12'01"W | 41°45'42" |
| C7  | 50.00' | 47.00'     | 45.29'     | 25.40'  | N65°59'17"W | 53°51'41" |
| C8  | 50.00' | 50.54'     | 48.42'     | 27.67'  | N10°08'02"W | 57°54'49" |
| C9  | 50.00' | 22.30'     | 22.12'     | 11.34'  | N31°38'09"E | 25°33'33" |
| C10 | 20.00' | 15.50'     | 15.12'     | 8.16'   | S22°12'28"W | 44°24'55" |
| C11 | 8.00'  | 12.54'     | 11.29'     | 7.97'   | S44°54'12"E | 89°48'24" |
| C12 | 8.00'  | 12.59'     | 11.33'     | 8.03'   | N45°05'48"E | 90°11'36" |
| C13 | 8.00'  | 12.54'     | 11.29'     | 7.97'   | S44°54'12"E | 89°48'24" |
| C14 | 8.00'  | 12.59'     | 11.33'     | 8.03'   | S45°05'48"W | 90°11'36" |

## LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = POINT OF BEGINNING
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN DAVIS COUNTY BRASS CAP MONUMENTS FOUND AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS 500°11'36"W.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE BELOW 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.

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

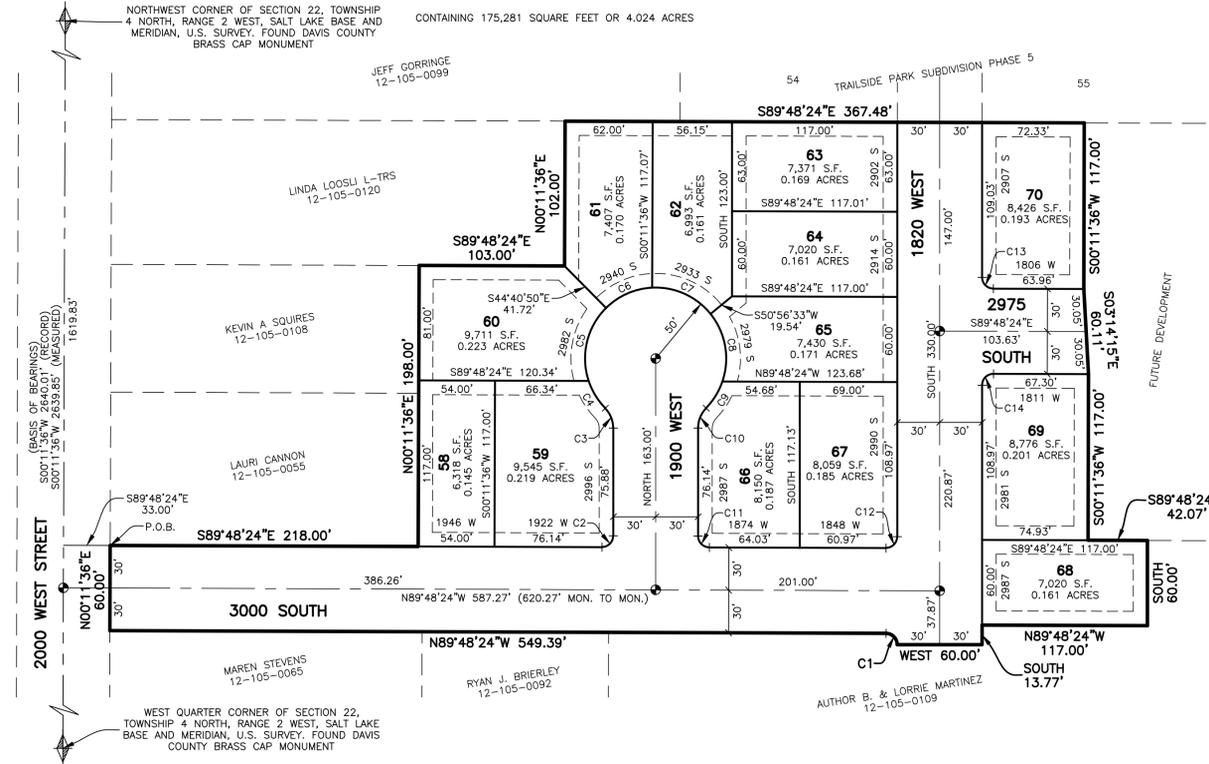
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET, WHICH POINT LIES 500°11'36"W 1619.83 FEET AND S89°48'24"E 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 22; THENCE S89°48'24"E 218.00 FEET; THENCE S00°11'36"W 198.00 FEET; THENCE S89°48'24"E 103.00 FEET; THENCE S00°11'36"E 102.00 FEET; THENCE S89°48'24"E 367.48 FEET; THENCE S00°11'36"W 117.00 FEET; THENCE S03°14'15"E 60.11 FEET; THENCE S00°11'36"W 117.00 FEET; THENCE S89°48'24"E 42.07 FEET; THENCE S00°00'00"E 60.00 FEET; THENCE N89°48'24"W 117.00 FEET; THENCE S00°00'00"W 13.77 FEET; THENCE S90°00'00"W 60.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.54 FEET, A RADIUS OF 8.00 FEET, A CHORD BEARING OF N44°54'12"W, AND A CHORD LENGTH OF 11.29 FEET; THENCE N89°48'24"W 549.39 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N00°11'36"E ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 175,281 SQUARE FEET OR 4.024 ACRES



## VICINITY MAP

NOT TO SCALE



## SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 **TRAILSIDE PARK SUBDIVISION PHASE 6** 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\_\_\_\_.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



## 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 **TRAILSIDE PARK SUBDIVISION PHASE 6**, 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 AND 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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

## ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ )  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORP. AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORP. 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

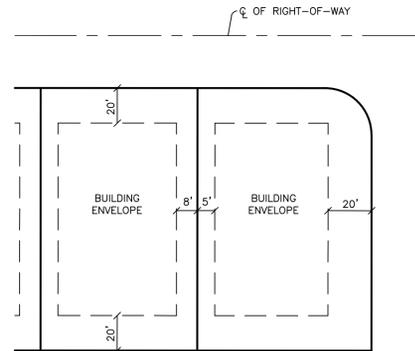
**PROJECT INFORMATION**  
 Surveyor: **R. KUNZ**  
 Designer: **N. ANDERSON**  
 Begin Date: **07-16-13**  
 Project Name: **TRAILSIDE PARK PHASE 6**  
 Number: **5061-47**  
 Scale: **1"=60'**  
 Revision: \_\_\_\_\_  
 Page: **1 OF 1**

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



# TRAILSIDE PARK SUBDIVISION PHASE 7

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 SYRACUSE CITY, DAVIS COUNTY, UTAH  
 JULY, 2013



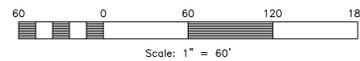
**SET-BACK DETAIL**  
 SCALE: NONE

**ACREAGE**

|                |              |             |
|----------------|--------------|-------------|
| TOTAL BOUNDARY | 129,646 S.F. | 2.976 ACRES |
| LOTS           | 104446 S.F.  | 2.398 ACRES |
| STREETS        | 26,200 S.F.  | 0.578 ACRES |

**LEGEND**

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = POINT OF BEGINNING
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN DAVIS COUNTY BRASS CAP MONUMENTS FOUND AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S00°11'36"W.

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE BELOW 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.

**BOUNDARY DESCRIPTION**

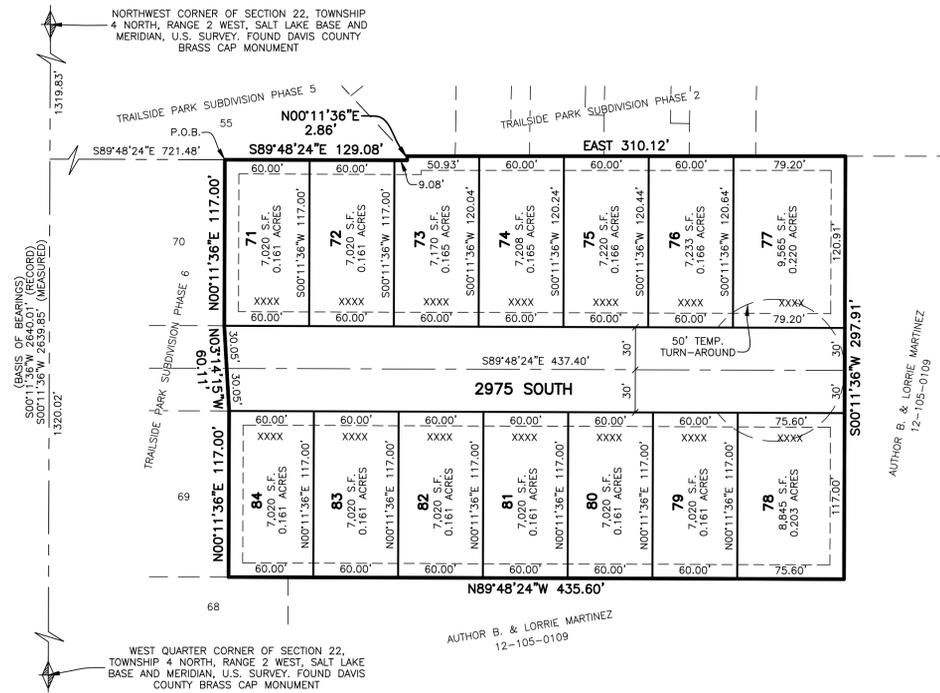
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRAILSIDE PARK SUBDIVISION PHASE 6, WHICH POINT LIES S00°11'36"W 1319.83 FEET AND S89°48'24"E 721.48 FEET FROM THE NORTHWEST CORNER OF SECTION 22; THENCE S89°48'24"E 129.08 FEET; THENCE N00°11'36"E 2.86 FEET; THENCE N90°00'00"E 310.12 FEET; THENCE S00°11'36"W 297.91 FEET; THENCE N89°48'24"W 435.60 FEET TO THE SOUTHEAST CORNER OF TRAILSIDE PARK SUBDIVISION PHASE 6; THENCE ALONG THE EAST LINE OF SAID TRAILSIDE PARK SUBDIVISION PHASE 6 THE FOLLOWING THREE (3) COURSES: (1) N00°11'36"E 117.00 FEET; (2) N03°14'15"W 60.11 FEET; AND (3) N00°11'36"E 117.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 129,646 SQUARE FEET OR 2.976 ACRES



**VICINITY MAP**  
 NOT TO SCALE



**SURVEYOR'S CERTIFICATE**

I, **ROBERT D. KUNZ**, 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 TRAILSIDE PARK SUBDIVISION PHASE 7 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\_\_\_\_.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



**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 TRAILSIDE PARK SUBDIVISION PHASE 7, 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 AND 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO GRANT AND DEDICATE TO THE HOMEOWNERS ASSOCIATION ALL LAND DESIGNATED AS PARCEL A.

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, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORP. AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORP. 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: **R. KUNZ**  
 Designer: **N. ANDERSON**  
 Begin Date: **07-16-13**  
 Project Name: **TRAILSIDE PARK PHASE 7**  
 Number: **5061-47**  
 Scale: **1"=60'**  
 Revision: \_\_\_\_\_  
 Page: **1 OF 1**

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:

DAVIS COUNTY RECORDER

\_\_\_\_\_, DEPUTY.





## Engineer Final Plan Review – Trailside Park Subdivision Phase 6 & 7

### 2950 South Street & Trailside Drive

*Completed by Brian Bloemen on August 30, 2013*

Below are the engineering comments for the final plan review of Trailside Park Subdivision Phases 6 and 7. Public works recommends approval of the subdivision with the following modifications:

Plat:

1. Verify the call 1619.83' and 1319.83' to the point of beginning is correct on both plats.
2. The bearing N00°11'36"E 198.00' does not agree with the boundary description on the Phase 6 plat.

Plan Sheets:

1. The storm water detention basin is not within the subdivision, therefore an easement will be required for access to the basin. A private detention basin maintenance agreement will be required.
2. A substantial amount of fill will need to be brought in for the subdivision. Given the high water table this is not necessarily a bad idea; however, the following concerns will need to be addressed:
  - a. The west end of 2950 South, along the existing houses, shows  $\pm 1'$  of fill being installed. This will impact the existing properties including a fence. Consider adjusting the grades to eliminate the fill in front of the existing properties; otherwise the property owners will need to submit a letter to the City accepting the impacts on their property.
  - b. The east end of 2950 South has  $\pm 3.5'$  of fill being installed. This will require fill to be installed outside the subdivision boundary which will require approval from the adjacent landowner.
3. Some of the utilities will be installed above the existing ground. Add a general note stating the following:
 

All the existing topsoil shall be removed and structural fill (ie. Rock for all gravity mains) shall be placed below all utilities to avoid settlement.
4. The locations of the new culinary and secondary water mains are reversed. The secondary is next to the curb and gutter and the culinary is in the middle of the street.
5. General note 17, the minimum cover for culinary mains is 48" and the minimum cover for secondary mains is 24".
6. Add fire hydrants on 2000 West at the following locations:
  - a. On the property line at station 26+26
  - b. At station 23+50 (The existing hydrant at 23+75 will be abandoned)

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

Sincerely,

Robert Whiteley  
Public Works Director



SYRACUSE  
EST. CITY 1935

## Subdivision Final Plan Review – Trailside 6 & 7

Completed by Jenny Schow, Planner, 8-29-13

**Recommendation:** City staff recommends that the Planning Commission examine the final plan review as outlined below. Please pay specific attention to the items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Trailside Park Phase 6 & 7 Final plat and plan for City Council approval, subject to all previous conditions of approval and executed development agreement.

| 8-6-010: Final Plat: |                                                                                                                                                                                                                        | Planning Staff Review:        |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1.                   | Proposed name of subdivision (to be approved by Planning Commission and County Recorder).                                                                                                                              | Trailside Park Phase 6 & 7    |
| 2.                   | Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.                                                           | Yes- shown in set-back detail |
| 3.                   | Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.                                                                                                        | Yes                           |
| 4.                   | Street addresses shown for each lot as assigned by the City.                                                                                                                                                           | No Addresses on Phase 7       |
| 5.                   | True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.                                                                                       | Yes                           |
| 6.                   | Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.                                                                                                                            | Yes                           |
| 7.                   | Accurate location of all monuments to be Installed, shown by appropriate symbol.                                                                                                                                       | Yes                           |
| 8.                   | Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.                                                                                                  | Yes                           |
| 9.                   | Street monuments shown on Final Plat as approved by City Engineer.                                                                                                                                                     | Yes                           |
| 10.                  | Pipes or other iron markers shown on the plat.                                                                                                                                                                         | Yes                           |
| 11.                  | Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common sue of all property owners. | N/A                           |
| 12.                  | All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).                                                              | Refer to City Engineer        |
| 13.                  | Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.                                                                                                 | N/A                           |
| 14.                  | Legal boundary description of the subdivision and acreage included.                                                                                                                                                    | Yes                           |
| 15.                  | Current inset City map showing location of subdivision.                                                                                                                                                                | Yes                           |
| 16.                  | Standard signatures forms/boxes reflected on the Final Plat as designated by City Code                                                                                                                                 | Yes                           |

| <b>8-6-020: Final Plan and Profile</b> |                                       | <b>Planning Staff Review:</b> |
|----------------------------------------|---------------------------------------|-------------------------------|
| <b>1.</b>                              | Plan for culinary water improvements  | See Engineer review           |
| <b>2.</b>                              | Plan for secondary water improvements | See Engineer review           |
| <b>3.</b>                              | Plan for sanitary sewer               | See Engineer review           |
| <b>4.</b>                              | Land drain                            | See Engineer review           |
| <b>5.</b>                              | Storm water                           | See Engineer review           |
| <b>6.</b>                              | Streets                               | See Engineer review           |
| <b>7.</b>                              | Stationing                            | See Engineer review           |
| <b>8.</b>                              | Agreements                            | See Engineer review           |

| <b>Conditional Items of Final Plan Approval for Recording</b> |                                                                                                           |  |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--|
| 1.                                                            | Bond Estimate                                                                                             |  |
| 2.                                                            | Escrow Agreement provided by City staff, for improvement costs and bonding                                |  |
| 3.                                                            | Streetlight Agreement regarding installation of required lamps, as provided by City staff                 |  |
| 4.                                                            | Irrigation Water rights per Subdivision Ordinance Section 8-2-9, 0.75*4 a.f. for each acre irrigable acre |  |
| 5.                                                            | Park Purchase Fee: 6.6 % of the appraised land value as outlined in City Ordinances                       |  |
| 6.                                                            | Final Inspection Fees: Per                                                                                |  |
| 7.                                                            | Mylar                                                                                                     |  |
| 8.                                                            | Recording fees: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two     |  |
| 9.                                                            | Construction Drawings & pdf files                                                                         |  |

# MEMORANDUM

TO: Community Development, Attention: Jenny Schow  
FROM: Jo Hamblin, Fire Marshal  
RE: Trail Side Subdivision Phases 6 and 7 Final revision  
DATE: August 28, 2013

I have reviewed the site plan submitted on August 28, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns; all appears satisfactory as long as the developer complies with the 2012 IFC.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
4. Dead-end streets, which exceed one lot depth in length, shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City. (Ord. 03-10)

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Page 2

Sincerely,

Jo Hamblin

Deputy Chief/ Fire Marshal

Syracuse City Fire Department



# COUNCIL AGENDA

September 10, 2013

## Agenda Item #10-11 Architectural Review Committee Appointments

### *Factual Summation*

Please see the attached:

- a. Resume for Matt Blackburn
- b. Resume for Ralph A. Vaughan
- c. Resignation for Julie Griffin
- d. Resolutions R13-23 & R13-24

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

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

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

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

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

The third vacancy has been advertised and staff expects to bring forth an appointment within a few weeks.

## Sherrie Christensen

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**From:** Matt Blackburn <blackburn785@hotmail.com>  
**Sent:** Tuesday, May 28, 2013 5:26 PM  
**To:** Planning Department  
**Subject:** Planning Commission Application  
**Attachments:** ResumeMattBlackburn.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am a Syracuse resident that is interested in participating as a planning commissioner.

I currently work fo the Department of Defense at Hill Air Force Base as a Deputy Technical Project Manager and also have a background in Software Engineering. I am also currently pursuing an MBA degree with a emphasis in Project Managment.

I believe that I can bring my expertise and experience in ensuring that Syracuse can be financially sound, improve its business and residential conditions to be a leading city in Davis County.

Attached is my current resume, feel free to contact me via email or by phone.

Appreciate your time,

Matt Blackburn

**Matthew D. Blackburn**  
**1761 South 3720 West**  
**Syracuse, UT 84075**  
**Mobile: (801) 390-0984**  
**Day Phone: (801) 777-5085**  
**[Blackburn785@Hotmail.com](mailto:Blackburn785@Hotmail.com)**

### **OBJECTIVE**

Utilize my U.S Government/Military experience as a Deputy Technical Program Manager and Software Engineer to provide management and engineering solutions for your complex software projects.

### **SUMMARY QUALIFICATIONS**

#### **Project Management**

- Manage multi-million dollar projects
- International Project Management – Coordination with NATO (Germany)
- Project Planning for three Mission Planning Projects (Microsoft Project \ RTC )
- Expertise in Requirement Analysis/Gathering
- Work Break Down Structures
- Writing Technical Documentation against Government Requirements
- Perform Risk Analysis and Risk Mitigation
- Cost and Schedule Estimation

#### **Software Development**

- Develop complex military and government software systems utilizing .NET technology (C#, C++, WPF, ASP.NET, SQL, Visual Studio, TFS, Expression)
- Produce software following Project Life Cycles – Requirements, design, implementation, testing, maintenance
- Using documentation, UML, network activity diagrams, use cases, feasibility reports, risk assessments, etc.
- API Design/Support
- XML Schema/Parsing
- Business Object Building – Data Mapping
- Functional Testing/ Peer Reviewing
- Software Development Kits
- United States Government Releases

#### **Business**

- Public Speaking (Education Vice President Toastmasters 2004 Questar Corp.)
- Excellent Communication Skills
- Excellent People Skills
- Team Player
- Detail and Goal Oriented
- Strong, Analytical and Problem Solving Skills

## **PROFESSIONAL EXPERIENCE**

**October 2009 – Present**

**Department of Defense – Deputy Technical Program Manager & Computer Scientist/Software Engineer**

Currently manage and develop new mission planning software for the United States Air Force in support of the Department of Defense as a Deputy Technical Project Manager and Computer Scientist.

Majority of time spent deriving new work loads and new requirements for three existing projects and turning those requirements into manageable modules for design, code, and implementation.

Coordinate and manage twelve developers across the projects in all aspects of development.

Create and maintain all project plans for Government reporting and customer review including requirements review boards, project management reviews, CMMI audits, SCAMPI and Quest Reviews.

Additional Project Management Duties include:

- Meeting with customers
- Project Planning
- Presentations at required events: PMRs, Milestones, User Evaluations, Testing
- Requirements Gathering and Analysis
- Estimating Cost and Schedule
- Modifications to Processes, Test Plans, Procedures
- Earned Value

In addition, also perform the following software development duties:

- Develop Complex Systems Utilizing .NET Technology (C#, C++, WPF, ASP.NET, SQL, Visual Studio, TFS, Expression)
- Adding New Software Capabilities
- Modify Existing Software Behaviors
- Track and Fix Software Anomalies
- Research and Develop New Technologies
- Perform Peer Design and Code Reviews
- Final Quality Testing

Also provide detailed expertise in the following areas:

- USMTF Specifications
- Network Enabled Weapons
- Missing Planning Frameworks
- Geoshapes

- 3D Airspaces

**March 2009 – August 2009**

**General Dynamics/ArrowPoint Solutions – Software Engineer**

Supported the Department of Defense developing Mission Planning Software for the United States Air Force by designing new software capabilities, fixing software anomalies while adhering to all policies and guidelines established by the DOD, the United State Air Force, and the Software Maintenance Group.

Following the CMMI level 5 requirements in designing software using C#, C++, SQL that support multiple frameworks and operating systems.

Maintained existing Mission Planning Software using various software engineering tools, while performing software testing, debugging, and reporting.

Worked on high level projects that required specific knowledge in software engineering principles associated with government level work for aircraft and other weapon systems.

**June 1999 – March 2009**

**Questar Gas – Business Office Specialist**

Assisted and directed office employees to ensure efficient and effective daily business operations. Including natural gas emergencies, escalated complaints, policy issues, and monitoring employee productivity.

In addition to my regular duties, I was also assigned to a Project Management Team when my Software/Computer expertise was needed.

Duties/Skills:

Project Management

Requirements Analysis

Creating RFDs

Presenting Proposals to CEO, CIO, and other involved stakeholders.

In addition, created systems using C#, SQL, Ruby, Access, ASP.NET and Software Engineering concepts and provided expertise for the following projects:

**Mobile Workforce Management System – Questar Corp**

At the request of management I was specifically assigned to the Project Management Team to help oversee the procurement and design of the Mobile Workforce Management System. The processes involved: Requirements gathering, building use cases, flow charts, and analysis of available technologies. The project had a budget of \$1 million and came in under budget and on time.

Design needs were based on the requirements and processes needed by both management and employees and were obtained through various sources including stakeholder meetings, legal requirements, logistical requirements, and management reports.

Cost benefit analysis was performed and determined that procurement of such a system was cost effective and desirable. Various vendors and products were reviewed resulting in the final selection of a product application.

Approval from Senior Management for project implementation was obtained and the system was deployed and operational a short time later.

### **Employee Suggestion and Feedback System – Questar Corp**

An online system was needed for employees to be able to give suggestions to management or departments that would be quick, secure, and easy to manage.

I solely created this system that allowed users to log in and submit their suggestions, anonymously if they wished. Once logged in, users could review previous suggestions they submitted as well as view responses to their suggestions. In addition, users could also send their own messages to other users using the online application.

I also created an administration module that let my employer monitor, track, edit if need be, and respond to those suggestions.

## **EDUCATION**

### **March 2013 – Present – University of Phoenix (4.0 GPA)**

- Pursuing MBA Project Management

### **May 2007 – December 2008 - Weber State University (3.53 GPA)**

- Bachelors of Science: Computer Science / Software Engineering
- ACM Member
- 2008 Scholarship Receiver
- 2007 Team Programming Winner(2<sup>nd</sup> Place)

### **Aug 2002 – May 2007 – Weber State University (3.50 GPA)**

- Associates of Applied Science: Computer Science
- 2006 Team Programming Winner (2<sup>nd</sup> Place)

### **July 1999 – September 2000 – Certified Careers Institute (3.93 GPA)**

- Certified Network Service Engineer

### **Aug 1993 – May 1996 – Viewmont High School**

- Diploma – Graduated with Honors

May 30, 2013

Ralph A Vaughan  
2270 West 1125 South  
Syracuse UT 84075  
619 992-7000

City of Syracuse  
Syracuse UT 84075

Re: Planning Commission Appointment

Gentlemen;

I would like to submit my name for consideration for appointment to the Syracuse Planning Commission.

Although I have not been a resident of Syracuse for a number of years, I have spent considerable time reviewing your ordinances on-line and the minutes of past Planning Commission meetings.

I am homeowner at the above address and it is my wife's and my intention of making this home our "Sunset House" for the balance of our lives. Our health is excellent and we are quite active so this will be home for quite some time.

In our previous community I was quite active in local affairs some of which are listed below. In addition I was the campaign manager for a successful US House of Representative candidate from our district and, have received commendations and awards from many governmental officials from various states for public service.

*QUALIFICATIONS AND SPECIAL INTERESTS:*

*Public Service:*

City of Vista Planning Commission: member and chair, 12 years (3 years as Chair);  
City of Vista Crime Prevention Commission: member and chair, 3 years (1 year as Chair);  
City of Vista Traffic Commission: member, 2 years;  
San Diego Blood Bank North County Advisory Board: member, 4 years;  
San Diego Blood Bank Board Donor Committee: member, 3 years  
San Diego Blood Bank Donor Fund: Chair, 14 years;  
Palomar College Curriculum Advisory Board: member, 3 years;  
Vista Unified School District Attendance Review Board: member, 1 year;  
San Diego Genealogy Library Board: member, 3 years;  
San Diego Sheriff's Department: Jail Chaplain, 18 years;  
Vista High School Field Hockey team: sponsor, 7 years;  
San Diego County Registrar of Voters: Precinct Inspector, 3 years.

*Employment History:*

- 1968-1979 Deputy Sheriff, San Diego County Sheriff's Department  
Served in patrol, civil, crime prevention and narcotics divisions;  
Taught classes at SDSA Academy at Miramar College, San Diego.
- 1977-1982 Instructor, Palomar College, San Marcos CA  
Taught classes in the Criminal Justice Department at main campus,  
and, Camp Pendleton and Pala Indian Reservation satellites.
- 1979-1993 Self-employed consultant  
Assisted major corporations with liaison to government and law enforcement agencies;  
lobby activities and testimony before several House and Senate committees;  
courtroom testimony across the U.S.; and, training to federal, state and local  
law enforcement agencies and associations from all 50 states and several countries on  
four continents.
- 1993-2002 Owner of locally based specialty-food company
- 2000-2012 Land developer  
Splitting lots and building new homes.

*Other Qualifications & Special Interests:*

Married to Gaea with 5 daughters (all married);

120+ gallon blood donor (currently the record holder), classical music and opera,  
active in local church, non-smoker and non-drinker.

Lastly, I am firmly committed to following the law, not deviating from local ordinances  
and not advancing my own person agenda.

Please feel free to contact me for a personal meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ralph A. Vaughan", with a long, sweeping underline that extends to the right.

Ralph A Vaughan

-----Original Message-----

From: juliecgriffin@juno.com [mailto:juliecgriffin@juno.com]

Sent: Tuesday, September 03, 2013 6:00 PM

To: Noah Steele

Subject: Re: Meeting Postponed ..Again

Thank you for the opportunity to serve on the ARC. My circumstances have changed and I will no longer be able to serve in this capacity so I am submitting this letter of resignation. Thank you again for this opportunity.

Sincerely,

Julie Griffin

**RESOLUTION R13-23**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING MATT BLACKBURN TO THE SYRACUSE CITY  
ARCHITECTURAL REVIEW COMMITTEE**

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

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

**WHEREAS** Julie Griffin was a representative from the community and resigned from the Architectural Review Committee on September 4, 2013; and

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

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

**Section 1. Appointment.** Matt Blackburn is hereby appointed to serve on the Architectural Review Committee.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2013.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Jamie Nagle, Mayor

**RESOLUTION R13-24**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING RALPH A. VAUGHAN TO THE SYRACUSE CITY  
ARCHITECTURAL REVIEW COMMITTEE**

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

**WHEREAS** Section 10.28.020 of the Syracuse City Code dictates that a maximum of 2 members of the Planning Commission shall serve on the Architectural Review Committee; and

**WHEREAS** Braxton Shank was a representative from the Planning Commission and resigned from the Planning Commission; and

**WHEREAS** Ralph A. Vaughan is a member of the Planning Commission and has expressed his desire and willingness to serve on the Architectural Review Committee.

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

**Section 1. Appointment.** Ralph A. Vaughan is hereby appointed to serve on the Architectural Review Committee.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2013.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Jamie Nagle, Mayor



**SYRACUSE CITY**  
**Syracuse City Council Regular Meeting Agenda**  
**September 10, 2013 – 7:00 p.m.**  
City Council Chambers  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Invocation or thought\*\*  
Pledge of Allegiance  
Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Cheyenne Baptist and Jarom Grey.
3. Proposed Resolution R13-22, recognizing Charlie Black and Black Island Farms as the summer 2013 Recipient of the Syracuse City "Friend of the Community" Business Award.
4. Oaths of Office:
  - a. Police Officer swearing in.
  - b. Youth Court members swearing in.
5. Approval of Minutes:
  - c. Special Meeting of August 27, 2013
  - d. Special Meeting of September 3, 2013
6. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
7. Authorize Mayor to sign/execute a memorandum of understanding between Syracuse City and the Scott Living Trust.
8. Proposed Ordinance No. 13-13, amending Title X Land Use Ordinance concerning C-2 Commercial Zone.
9. Final Plat approval, Trailside Park Phase 6 & 7, Ovation Homes, located at approx. 1800 West 2900 South, R-1 Cluster Residential Zone.
10. Proposed Resolution R12-23 appointing Matt Blackburn to the Architectural Review Committee.
11. Proposed Resolution R12-24 appointing Ralph Vaughan to the Architectural Review Committee.
12. Authorize Mayor to execute contract appointing Steve Marshall as interim City Manager.
13. Councilmember Reports
14. Mayor Report
15. City Manager Report
16. 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 September, 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 September 9, 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

September 10, 2013

Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to Cheyenne Baptist and Jarom Grey.

Factual Summation

- Any questions regarding this item can be directed at CED Director Sherrie Christensen.

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:

Cheyenne Baptist

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

- Nominated by West Point Elementary Administration

Jarom Grey

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

- Nominated West Point Elementary Administration

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 Cheyenne Baptist and Jarom Grey.



COUNCIL AGENDA

September 10, 2013

Agenda Item #3

Proposed Resolution R13-22, recognizing Charlie Black and Black Island Farms as the summer 2013 Recipient of the Syracuse City “Friend of the Community” Business Award.

Factual Summation

- Any questions regarding this item can be directed at City Planner Noah Steele
- See attached Resolution R13-22

Background

Continuing marketing efforts to support and drive commerce, the Community and Economic Development Department developed a Business Award concept for the community. The recipient of this award is Black Island Farms. The CED Department has prepared a brief statement about the presentation for the upcoming City Council Regular Session. The background information is as follows:

Syracuse City “Friend of the Community” Business Award

To recognize the ongoing support to the residents of Syracuse from the business community, Black Island Farms has been selected for the Syracuse City “Friend of the Community” Business Award. Mayor Nagle and attending Council Members will present a framed business award certificate to Black Island Farms, signed by Mayor Jamie Nagle and interim City Manager Steve Marshall.

An important part of the Business Award is formal recognition and presentation of a resolution at a City Council meeting. The attached resolution recognizes Black Island Farms as the summer 2013 recipient of the business award.

Black Island Farms has been nominated because:

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

Charlie Black was involved in a tragic automobile accident on July 6th that took his life unexpectedly. Charlie’s obituary reads, “Charlie loved his wife of 44 years and his family more

than anything. He enjoyed spending all of his free time with them, camping, playing ball, shooting, and telling stories... .he was the owner and master mind behind Black Island Farms. He was passionate about preserving the farming community and passing down his knowledge to future generations. He was known as ‘King of the Bottomlands’.”

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

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

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

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

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

Recommendation

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

RESOLUTION NO. R13-22

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
RECONGIZING CHARLIE BLACK OF BLACK ISLAND FARMS
AS THE SUMMER 2013 RECIPIENT OF THE SYRACUSE CITY
“FRIEND OF THE COMMUNITY” BUSINESS AWARD.**

WHEREAS the Syracuse City “Friend of the Community” Business Award is given to a Syracuse business that has proven itself to be a friend of the community through social responsibility, philanthropic actions, and commitment to the community; and

WHEREAS Black Island Farms has been a significant business icon in the community, reflects positively upon the city, and is emblematic of Syracuse City values; and

WHEREAS Black Island Farms, through acting as a long-time employer and contributor to numerous Syracuse City residents, events and activities, has been shown to be a highly valued “Friend of the Community”.

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

Section 1. Recognition. Black Island Farms is the recipient of the Summer 2013 Syracuse City “Friend of the Community” Business Award.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



COUNCIL AGENDA

September 10, 2013

Agenda Item #4

Oaths of Office.

Factual Summation

- The following people will be sworn in: Police Officer; Youth Court members.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.



COUNCIL AGENDA

September 10, 2013

Agenda Item #5

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
 - a. Special Meeting of August 27, 2013.
 - b. Special Meeting of September 3, 2013.

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

Minutes of the Syracuse City Council Special Meeting, August 27, 2013.

Minutes of the Special meeting of the Syracuse City Council held on August 27, 2013, at , in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

6:03:31 PM

1. Meeting Called to Order/Adopt Agenda

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

9:50:23 PM

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

6:03:47 PM

2. Consideration of adjourning into Closed Executive

Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property

1 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN INTO CLOSED EXECUTIVE
2 SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW
3 FOR THE PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR
4 MENTAL HEALTH OF AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE
5 PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY. COUNCILMEMBER DUNCAN SECONDED THE
6 MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING “AYE” – COUNCILMEMBERS DUNCAN,
7 JOHNSON, LISONBEE, PETERSON, AND SHINGLETON. VOTING “NO” – NONE.

8 The Council convened in a closed executive session at 6:04 p.m.

9 The special business meeting reconvened at 7:25 p.m.

10
11

12 **3. Presentation of the Syracuse City and Wendy’s “Award for Excellence”**

13 **to Anedy Hopkins and Ryan Zaugg.**

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

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

24 **Anedy Hopkins**

25 Anedy Hopkins would be an excellent choice for this award. She is not only an extremely talented athlete, but has
26 also been in the top of her class academically every year. This summer, she traveled to Missouri to compete in the

1 National Tumbling meet and took 5th overall in the country! She is training for 5 hours each day right now in
2 gymnastics, too. She just finished her last season of competitive soccer a couple of months ago where she
3 was one of the leading scorers on the team. She has been selected to participate in the district decathlon for the last 2
4 years at school and her team placed 5th or 6th in the district. Anedy has also earned the National Presidential Fitness
5 award for the past couple of years. Anedy is not only competitive in sports, but she excels in music too. She takes
6 piano lessons and also participates in the school choir. Anedy is a wonderful student in the classroom earning high
7 scores on her end of level tests each year in all subjects and is reading well above grade level. She is a wonderful
8 example of leadership to her peers and strives to be a friend to everyone.

9 -Nominated by Ms. Jodi Breese, 3rd Grade Teacher, Cook Elementary

10
11 Ryan Zaugg

12 Ryan Zaugg is an amazing student. He was an influential leader to his peers this past year as a 5th grader at Cook
13 Elementary. Academically his was very receptive. He was able to quickly learn each day's concepts and was also
14 able to re-teach them to students who were struggling. He had a positive attitude that spread to his peers.
15 Academically and socially he was phenomenal. He also plays and takes lessons on two musical instruments, piano
16 and cello. He will be in his second year of cello with Mr. Watts at Cook Elementary this coming year. He also has
17 been a member of two robotics teams at the school, first competing with the "Robotic Honey Badgers" team in the
18 regional First Lego League (FLL) meet in the winter, and then also preparing for and competing in the A-Mazing
19 Bot competition as a 5th grader with the UT Elementary Robots at the Utah State University Physics Day at Lagoon.
20 In addition to this, Ryan also is actively involved in Scouting.

21 -Nominated by Mr. Brandon Spatig, 5th Grade Teacher, Cook Elementary

22
23 Both students received a round of applause from those present and shook the hand of each Councilmember and the
24 Mayor. Mayor Nagle stated she looks forward to this item on the agenda each month; recognizing the award recipients is the
25 highlight of the meeting for her.

26
27 [10:18:42 PM](#)

1 **4. Public Recognition of Police and Fire Departments.**

2 Syracuse resident, Larry Kerr, asked for the opportunity to present the Police and Fire Departments with an award
3 for saving his life recently. Mr. Kerr will be present to explain the situation and provide a plaque to both Departments.

4 Mayor Nagle provided an explanation of the situation that occurred with Mr. Kerr that resulted in him wanting to
5 recognize the public safety departments of the City. Members of the Police and Fire Departments in attendance were
6 recognized and given a round of applause from the audience. Mayor Nagle also acknowledged the loss of Part-Time
7 Syracuse Firefighter, Brigham Bradley.

8

9 [7:39:09 PM](#)

10 **5. Approval of Minutes.**

11 The minutes of the work session and special meetings of July 9 and July 30, 2013 were reviewed.

12 [10:22:42 PM](#)

13 COUNCILMEMBER SHINGLETON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK
14 SESSION AND BUSINESS MEETINGS OF JULY 9 AND JULY 30, 2013 AS PRESENTED. COUNCILMEMBER
15 PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

16

17 [7:39:42 PM](#)

18 **6. Public comments.**

19 There were no public comments.

20

21 [7:40:17 PM](#)

22 **7. Request from Glenn Girsberger regarding transfer**
23 **of secondary water agreement.**

24 A staff memo from the Community Development Department explained in November 1993, Wayne & Ila Burton
25 granted an easement to Syracuse City for the purpose of installing a storm drain line. In consideration of the installation of
26 the easement, the easement states that the City would install a 3 inch secondary water connection from 2700 South to the

1 Northeast corner of the Burton property. The document further states that the City will furnish Mr. Burton with secondary
2 water for an annual fee of \$100 as long as the property is owned and being farmed by the Grantor. Mr. Glenn Girsberger
3 contacted the City as he is planning on purchasing the property from Mr. Burton. Mr. Girsberger is asking that the City
4 continue to provide secondary water to the property and extend this agreement/easement to him as the new owner. Staff
5 reviewed the Easement that was recorded in 2006, and noted that the agreement is not transferrable. Therefore only the
6 Council could agree to amend the agreement or sign a new agreement granting transfer to the new owner. Staff has been
7 unable to locate any evidence of the agreed \$100 annual payment being received. City Ordinance relating to secondary water
8 reads: 4-05-010. SCHEDULE OF RATES AND CHARGES. The City Council shall, by Resolution establish such rates for
9 the provision of pressure irrigation services as appropriate and necessary. The pressure irrigation water service shall not be
10 used to irrigate any area exceeding 1.0 acre or for any lot on which the principle building has not been constructed. (Ord. 02-
11 15). The staff memo concluded with the following staff recommendation: as the property in question is greater than one acre
12 in size, a transfer of the agreement to the new owner would be in conflict with the adopted codes related to secondary water.
13 Staff cannot at this time recommend the Council enter into an agreement that is in violation of adopted code.

14 Community Development Director Christensen summarized her staff memo.

15 [10:25:16 PM](#)

16 Council discussion of the item ensued and questions were addressed to the applicant and staff. Staff was ultimately
17 directed to add a discussion item for this issue to the next work session agenda.

18

19 [7:58:16 PM](#)

20 **8. Accept or Deny Petition 2013-02 requesting the**
21 **annexation into Syracuse City 18.58 acres of property**
22 **located at approximately 4000 West 1200 South, and**
23 **forward to City Recorder for certification**

24 A staff memo from the City Recorder explained ground that on August 13, 2013 Con Wilcox filed a petition to
25 annex into Syracuse City 20.61 acres of property located at approximately 4000 West 1200 South. The City Engineer has
26 reviewed the annexation petition and his comments have been addressed by the petitioner. If the Council votes to accept the

1 annexation petition staff will begin the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code
2 Annotated.

3 [10:41:37 PM](#)

4 COUNCILMEMBER PETERSON MADE A MOTION TO ACCEPT ANNEXATION PETITION 2013-02
5 REQUESTING THE ANNEXATION INTO SYRACUSE CITY OF 18.58 ACRES OF PROPERTY LOCATED AT
6 APPROXIMATLEY 4-000 WEST 1200 SOUTH AND FORWARD IT TO THE CITY RECORDER FOR
7 CERTIFICATION. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

8 [10:41:56 PM](#)

9 Council discussion of the motion ensued and questions regarding the property subject to the annexation were
10 answered by Ms. Christensen.

11 [10:44:11 PM](#)

12 Mayor Nagle stated there has been a motion and a second and she called for a vote; ALL VOTED IN FAVOR.
13

14 [8:00:55 PM](#)

15 **9. Recommendation of Award of Contract for Doral**
16 **Drive Road Improvement Project**

17 A staff memo from the Public Works Director explained this project is one that was identified in our list as a high
18 priority due to extremely poor existing asphalt conditions and high traffic volumes. This project includes a complete asphalt
19 replacement on the following roads:

- 20 • Asphalt replacement on Doral Drive from Antelope Drive to Princeville Drive;
21 • Asphalt overlay and reconstruction of 3000 West from Antelope to Bluff Road;
22 • Asphalt overlay on Bluff Road from Antelope Drive to 3000 West; and
23 • Asphalt overlay on Gentile Street from the City boundary (approx. 500 West) to Bluff Road.

24 The construction will begin as soon as contract documents are in place and be complete by October 2013. The total
25 bid amount on this project is \$393,143.00 which came in about \$25,000 less than the budgeted amount. The funding for the
26 project will come from the following sources:

1 Storm Drain Capital: \$59,450.73
2 Class C Roads: \$333,692.27
3 Staff recommends that the bid be awarded to Granite Construction Company
4 Mr. Whiteley summarized his staff memo.

5 [10:46:22 PM](#)

6 COUNCILMEMBER JOHNSON MADE A MOTION TO AWARD A CONTRACT FOR THE DORAL DRIVE
7 ROAD IMPROVEMENT PROJECT. COUNCILMEMBER PETERSON SECONDED THE MOTION.

8 [10:46:26 PM](#)

9 Council discussion regarding the motion ensued.

10 [10:48:19 PM](#)

11 Mayor Nagle stated there has been a motion and second and she called for a vote; ALL VOTED IN FAVOR.
12

13 [8:04:53 PM](#)

14 **10. Proposed Resolution R13-21, Municipal Waste**
15 **Water Planning Program.**

16 A staff memo from the City Attorney and Public Works Director explained the Utah Department of Environmental
17 Quality, Division of Water Quality has established the Utah Sanitary Sewer Management Program for the purpose of
18 monitoring wastewater facilities throughout the State. In order to meet the reporting requirements of the Utah Sanitary Sewer
19 Program the Division of Water Quality has implemented the Municipal Wastewater Planning Program which enables the
20 State, with the help of municipalities, to identify and solve potential problems before they become serious and costly. As a
21 participating member of the Municipal Wastewater Planning Program, the State requests that the City submit an annual
22 Municipal Wastewater Planning Program Self-Assessment Report. In addition to helping to identify potential problems
23 before they become serious and costly, completing the self-assessment forms offer three additional benefits to the City. First,
24 the self-assessment forms meet the reporting requirements of the mandatory Utah Sanitary Sewer Management Program.
25 Second, submitting the self-assessment gives the City points on the Utah Wastewater Project Priority List/System which is

1 used to allocate funds under various grant and loan programs. And third, certified wastewater operators who complete the
2 forms will be given operational continuing educational units for each form returned

3 Public Works Director Whiteley summarized the staff memo.

4 [10:50:30 PM](#)

5 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R13-21
6 AFFIRMING THE SYRACUSE CITY COUNCIL REVIEWED THE CITY OF SYRACUSE'S MUNICIPAL
7 WASTEWATER PLANNING PROGRAM SELF-ASSESSMENT REPORT FOR 2012. COUNCILMEMBER
8 SHINGLETON SECONDED THE MOTION.

9 [10:50:36 PM](#)

10 Council discussion regarding the motion ensued.

11 [10:52:25 PM](#)

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

13

14 [10:52:30 PM](#)

15 **11. Final Approval of Zaugg Meadows Subdivision**

16 A staff memo from the Community Development Department explained the Planning Commission held a public
17 meeting on August 6, 2013 for Final Plan approval of Zaugg Meadows Subdivision. All items noted in staff report have been
18 addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Syracuse City
19 Planning Commission hereby recommends that the City Council approve the final plat for the Zaugg Meadows Subdivision,
20 located at approximately 1600 West 700 South, subject to meeting all requirements of the City's Municipal Codes and City
21 staff reviews dated July 29, 31 & August 1, 2013.

22 Ms. Christensen summarized the staff memo.

23 [10:53:00 PM](#)

24 COUNCILMEMBER LISONBEE MADE A MOTION TO GRANT FINAL APPROVAL OF THE ZAUGG
25 MEADOWS SUBDIVISION. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

26

1 [10:53:11 PM](#)

2 **12. Final Approval of Harvest Point Subdivision Phase**

3 **6, located at approximately 2150 S 1070 W.**

4 A staff memo from the Community Development Department explained the Planning Commission held a public
5 meeting on August 6, 2013 for Final Plan approval of Harvest Point Subdivision, Phase 6. All items noted in staff report have
6 been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Syracuse
7 City Planning Commission hereby recommends that the City Council approve the final plat for the Harvest Point
8 Subdivision, Phase 6, located at approximately 2150 South 1070 West, subject to meeting all requirements of the City's
9 Municipal Codes and City staff reviews dated July 25 & 31, 2013.

10 Ms. Christensen summarized the staff memo.

11 [10:53:53 PM](#)

12 COUNCILMEMBER PETERSON MADE A MOTION TO GRANT FINAL APPROVAL FOR THE HARVEST
13 POINT SUBDIVISION PHASE SIX, LOCATED AT APPROXIMATELY 2150 S. 1070 W. COUNCILMEMBER
14 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

16 [10:54:12 PM](#)

17 **13. Proposed Ordinance No. 13-12 rezoning the property**

18 **located at approximately 1500 West 700 South from A-1**

19 **Agricultural to R-3 Residential.**

20 A memo from the Community Development Department explained the Planning Commission held a public hearing
21 on May 21, 2013 for rezone request on the above noted property. The property is 40 acres in size and is currently zoned A-1
22 Agriculture with a General Plan designation of R-3. The proposed zone change is in accord with the General
23 Plan as amended by the City Council on July 30, 2013. The Syracuse City Planning Commission hereby recommends that
24 the City Council approve the rezone request, located at approx. 1500 W 700 S, change from A-1 Agriculture to R-3
25 Residential.

26 [10:54:44 PM](#)

1 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 13-12
2 REZONING THE PROPERTY LOCATED AT APPROXIMATELY 1500 W. 700 S. FROM A-1 AGRICULTURAL TO R-
3 3 RESIDENTIAL. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4

5 [10:55:11 PM](#)

6 **14. . Canvass and consideration of certification of the**
7 **results of Syracuse City Primary Election held August**
8 **13, 2013.**

9 A memo from the City Recorder explained the Syracuse City Primary Election was held August 13, 2013 at the
10 Syracuse Community Center. Early voting for the Primary Election was held July 30 through August 9, 2013 at City Hall.
11 Attached are copies of the official short and long reports of the results of the Primary Election. The short report simply
12 provides the total votes cast in the election and the total votes cast for each candidate. The long report provides the number of
13 votes cast in each precinct for each candidate.

14 City Recorder Brown reviewed her staff memo and the results of the Primary Election.

15 [10:56:46 PM](#)

16 Council discussion of the election results ensued.

17 [10:57:26 PM](#)

18 COUNCILMEMBER SHINGLETON MADE A MOTION TO CERTIFY TE RESULTS OF THE CITY
19 PRIMARY ELECTION HELD AUGUST 13, 2013. COUNCILMEMBER LISONBEE SECONDED THE MOTION,
20 WITH THE FOLLOWING ROLL CALL VOTE: VOTING “AYE” – COUNCILMEMBERS DUNCAN, JOHNSON,
21 LISONBEE, PETERSON, AND SHINGLETON. VOTING “NO” – NONE.

22

23 [10:57:38 PM](#)

24 **15. Authorize Mayor Nagle to execute encroachment**
25 **agreement within a public utility easement with Castle**
26 **Creek Homes, LLC**

1 A memo from the City Attorney explained Castle Creek Homes, LLC, is the owner of Lots 805 and 806 in Phase 8
2 of the Wasatch Villas Subdivision. Castle Creek recently began construction on Lot 806. After digging and pouring the
3 foundation it was discovered that the foundation encroached into the City's fifteen foot public utility easement by three feet
4 and that two twelve inch waterlines ran under the foundation. As a result the City stopped all work on Lot 806. In reviewing
5 location of the waterlines, it was discovered that the same issue exists on Lot 805 of the same subdivision. In an effort to
6 resolve the issues on these two lots, City staff and Castle Creek Homes held a meeting. In that meeting, Castle Creek agreed
7 that if the City would allow the home to encroach three feet into the public utility easement and allow construction to
8 continue, it would relocate the waterlines on both Lot 805 and 806 at its own expense and would limit the type of structure
9 that would be built on Lot 805.

10 Public Works Director Whiteley summarized the memo.

11 [11:00:33 PM](#)

12 COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE MAYOR NAGLE TO EXECUTE AN
13 ENCROACHMENT AREEMENT WITHIN A PUBILC UTILITY EASEMENT WITH CASTLE CREEK HOMES, LLC.
14 COUNCILMEMBER DUNCAN SECONDED THE MOTION.

15 [11:00:41 PM](#)

16 Council discussion of the motion ensued.

17 [11:01:44 PM](#)

18 Mayor Nagle stated there has been a motion and a second and she called for a vote; ALL VOTED IN FAVOR.
19
20

21 [11:01:54 PM](#)

22 At 8:20 p.m. COUNCILMEMBER PETERSON MADE A MOTION TO RECONVENE IN A CLOSED
23 EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC
24 MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR
25 PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION;
26 OR THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY. COUNCILMEMBER DUNCAN SECONDED

1 THE MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING “AYE” – COUNCILMEMBERS DUNCAN,
2 JOHNSON, LISONBEE, PETERSON, AND SHINGLETON. VOTING “NO” – NONE.

3 The Council convened in a closed executive session at 8:20 p.m.

4 The special business meeting reconvened at 8:39 p.m.

5

6

7 At 8:39 p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN. COUNCILMEMBER
8 PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

9

10

11

12

13 _____
14 Jamie Nagle
15 Mayor

Cassie Z. Brown, CMC
City Recorder

16 Date approved: _____

1 Minutes of the Syracuse City Council Special Meeting, September 3, 2013

2
3 Minutes of the Special meeting of the Syracuse City Council held on September 3, 2013, at 6:03 p.m., in the Council
4 Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

5
6 Present: Councilmembers: Brian Duncan
7 Craig A. Johnson
8 Karianne Lisonbee
9 Douglas Peterson
10 Larry D. Shingleton

11
12 Mayor Jamie Nagle
13 City Recorder Cassie Z. Brown

14
15 City Employees Present:
16 City Attorney Clint Drake

17
18 Visitors Present:
19 Joe Levi

20
21 [9:49:57 PM](#)

22 **1. Meeting Called to Order/Adopt Agenda**

23 Mayor Nagle called the meeting to order at 6:03 p.m. as a special meeting, with notice of time, place, and agenda
24 provided 24 hours in advance to the newspaper and each Councilmember.

25 [9:50:30 PM](#)

26 COUNCILMEMBER PETERSON MADE A MOTION TO ADD PUBLIC COMMENTS TO THE AGENDA
27 AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER LISONBEE SECONDED THE MOTION;
28 ALL VOTED IN FAVOR.

29
30 **Public comments**

31 [6:04:18 PM](#)

32 Joe Levi stated he saw the notice for tonight's meeting and thought it was a strange day to have a meeting and he
33 started doing some research and found today is the City's birthday; the City of Syracuse is 78 years old today and it was
34 incorporated September 3, 1935 and he thought that would be a good thing to put on the record. He then stated that he saw
35 the City newsletter and noticed it mentions watering restrictions, but it does not mention any alternate ways for citizens to
36 reduce their water use, such as rain barrels and today would be a perfect day for a rain barrel. He stated he did some quick
37 math based upon the 2010 census and if every household and business in Syracuse had two 50-gallon rain barrels under their
38 downspouts it would have been possible to alleviate 650,000 gallons of water going into the storm water system and another

1 650,000 gallons could be put back into irrigating lawns. He stated it may be possible to educate residents about alternative
2 watering solutions rather than just educating them not to water. He stated that lastly he noticed the Council will be convening
3 in a closed executive session tonight and he does not know what they will talk about other than the three things allowed by
4 law. He stated that if the meeting is about real estate or real property he wants to reiterate his stance that the City should not
5 be in the business of renting or leasing to private entities or businesses or if the meeting is regarding a discussion about
6 appointing an individual to a position in the City that is currently vacant, he would ask that the Council continue to consider
7 the Mayor's comments when she talked about the hiring of Police Officers when the replacement of the former Police Chief
8 was pending. He stated she wanted to allow the new Police Chief to give input regarding his new officers. He noted that
9 there will be a new incoming Mayor and City Council and he would like to give them the same courtesy to participate in the
10 selection of a new City Manager.

11
12 [6:03:47 PM](#)

13 **2. Consideration of adjourning into Closed Executive**
14 **Session pursuant to the provisions of Section**
15 **52-4-205 of the Open and Public Meetings Law for the**
16 **purpose of discussing the character, professional**
17 **competence, or physical or mental health of an**
18 **individual; pending or reasonably imminent litigation;**
19 **or the purchase, exchange, or lease of real property**

20 COUNCILMEMBER DUNCAN MADE A MOTION TO ADJOURN INTO CLOSED EXECUTIVE SESSION
21 PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE
22 PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL
23 HEALTH OF AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE PURCHASE,
24 EXCHANGE, OR LEASE OF REAL PROPERTY. COUNCILMEMBER PETERSON SECONDED THE MOTION,
25 WITH THE FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS DUNCAN, JOHNSON,
26 LISONBEE, PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

27 The Council convened in a closed executive session at 6:07 p.m.

1 The special business meeting reconvened at 6:44 p.m.

2

3

4 At 6:44 p.m. COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER
5 LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

6

7

8

9 _____
10 Jamie Nagle
11 Mayor

Cassie Z. Brown, CMC
City Recorder

11

12 Date approved: _____



COUNCIL AGENDA

September 10, 2013

Agenda Item #7 Request for transfer of Secondary Water Agreement.

Factual Summation

Please see the following attachment(s):

- a. Burton Easement Agreement
- b. Aerial Map
- c. Memorandum of Understanding between Syracuse City and The Scott Living Trust

Any question regarding this agenda item may be directed at Robert Whitely, Public Works Director, Clint Drake, City Attorney and Sherrie Christensen, Community & Economic Development Director.

Background

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

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

Staff reviewed the Easement and found that it executed on November 1, 1993 but was not recorded until June 27, 2006. It is unclear why there was a delay in recording the Easement. The Easement was signed by Wayne and Ila Burton but was never signed or accepted by Syracuse City and is not binding upon the City. Wayne and Ila have since passed away and the property is currently owned by their son Dwayne Burton. This means that even if the Easement were binding on the City at one time, the water arrangement would no longer be in effect because Wayne and Ila Burton no longer own the property. It should also be noted that Staff has been unable to locate any evidence of the \$100 annual payment being received. Although the Easement is not binding, it appears that the City did install a secondary water pipe on the property which limited the Burton’s access to secondary water on the property. The City

confirmed through the West Branch Irrigation Company that a pipe was installed on the property. The fact that the City installed a secondary pipe on the property suggests that there was an agreement between the City and the Burtons. If a new owner is not allowed to use secondary water to irrigate the property it will not be able to be farmed. Because the Easement is not binding on the City any grant of rights can only be bestowed by the Council. Under the facts and circumstances, it is within the Council's authority and discretion to allow continued access to secondary water on the property should the Council find it is in the best interests of the City.

The City Ordinance relating to secondary water reads:

4-05-010. SCHEDULE OF RATES AND CHARGES. The City Council shall, by Resolution establish such rates for the provision of pressure irrigation services as appropriate and necessary.

The pressure irrigation water service shall not be used to irrigate any area exceeding 1.0 acre or for any lot on which the principle building has not been constructed. (Ord. 02-15)

Update

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

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

Recommendation

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



**MEMORANDUM OF UNDERSTANDING
BETWEEN SYRACUSE CITY
AND THE SCOTT LIVING TRUST**

To: David Scott, Trustee of The Scott Living Trust

From: Jamie Nagle, Syracuse City Mayor

Date: 9/10/2013

Re: Secondary Water Access on

This Memorandum of Understanding relates to secondary water access on real property located at approximately 1504 West 2700 South in Syracuse, Utah (the "Property"). In November of 1993, the then owners of the Property, Wayne and Ila Burton, granted an Easement to Syracuse City for a water line. The City's research suggests that a water line was installed by the City on the Property sometime after 1993. The Easement also contained language regarding certain responsibilities or obligations of the City to provide access to secondary water on the Property but the Easement was never signed or accepted by the City and it was not recorded until 2006. As you are aware, it is the City's position that the Easement is not a binding document and has no legal effect upon the City.

It is the City's understanding that you are now interested in purchasing the Property and requesting the City grant you secondary water access to the Property for the purpose of irrigating and farming. You have indicated that the water line installed by the City has limited secondary water access to the Property and without being granted access to secondary water by the City you will not be able to irrigate or farm the Property. Due to history of secondary water access to the Property and the rare circumstances that currently exist on the Property, it is the City's desire to continue to provide secondary water access to the Property and to you as a subsequent owner subject to the following respective terms and conditions:

Scott Living Trust-

1. The Scott Living Trust will transfer two (2) water shares to the City. Secondary water access and usage on the property shall continue so long as the property is farmed and is not subdivided.
2. The Scott Living Trust will consolidate the rear portion of the Bair and Kuck properties with the Property into one parcel as indicated in Exhibit "A" which is attached hereto and incorporated by this reference.
3. The Scott Living Trust will pay for, install and donate to the City a water meter for the Property before the April 1, 2014. The meter will monitor water usage on the Property.

4. The Scott Living Trust will voluntary meter its secondary water use to ensure that the allotted water being delivered does not exceed the two (2) transferred water shares. If the usage on the property exceeds the agreed upon amount the water will be shut off.
5. The Scott Living Trust will ensure that the connection serving the agricultural area of the property may be upsized in accordance with the adopted fee schedule in order to deliver the allotted water. All applicable connection fees, if any, will be paid by the Scott Living Trust.
6. The Scott Living Trust will work with the City to verify all connections are being properly billed.

Syracuse City-

1. Syracuse City will, upon successful completion of and subject to all the above terms and conditions, permit access to secondary water on the above noted property.
2. Syracuse City will be credit to two (2) transferred water shares toward any future requirement for water shares as required by City Code upon future subdivision of the Property. If the proposed future subdivision requires more than two (2) water shares, the property owner/developer will be required to transfer the remainder to the City before subdivision approval.

The rights and obligations set forth in this Memorandum shall only be binding upon the Parties should Scott purchase the above noted property. The City is not obligated to provide secondary water access to the above noted property unless and until all terms and conditions contained herein are successfully completed and approved by the City. This is a legally binding document. If you do not understand any portion of this Memorandum you should seek competent legal advice of your choosing.

SIGNED:

Syracuse City

The Scott Living Trust

Jamie Nagle
Syracuse City Mayor

David Scott
Trustee of The Scott Family Trust

SW-15-4N-2W

06-18

perm

RETURNED
JUL 27 2006

EASEMENT

Davis County

E 2187409 B 4084 P 445-447
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/27/2006 10:01 AM
FEE \$0.00 Pgs: 3
DEP RTT REC'D FOR SYRACUSE CITY

WAYNE L. & ILA S. BURTON of Davis County, State of Utah, hereby GRANTS AND CONVEYS to the CITY OF SYRACUSE, a Municipal Corporation, at 1751 South 2000 West, Syracuse City, Utah, 84075, Grantee, for the sum of one dollar and other good and valuable considerations, a perpetual easement upon part of an entire tract of property situated in the southwest quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Meridian, in Davis County, Utah for the purpose of constructing thereon a storm drain pipeline and appurtenant parts thereof, a 30-foot storm drain easement in and across the following described property.

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF 2700 SOUTH STREET, WHICH POINT IS 33.00 FEET N. 0°07'16" E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND 61.60 FEET S. 89°57'44" W. ALONG SAID NORTHERLY RIGHT OF WAY LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE S. 89°57'44" W. 30.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID PIPELINE; THENCE N. 0°07'16" E. 307.40 FEET ALONG A LINE PARALLEL TO SAID PIPELINE; THENCE N. 45°07'16" E. 129.55 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S. 0°07'16" W. 42.43 FEET ALONG SAID EAST LINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PIPELINE; THENCE S. 45°07'16" W. 87.12 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO A POINT 15.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID PIPELINE; THENCE S. 0°07'16" W. 294.89 FEET ALONG A LINE PARALLEL TO SAID PIPELINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 12,284 SQUARE FEET IN AREA OR 0.282 ACRE MORE OR LESS.

12-087-0056

Also a 20.00 foot temporary construction easement, being 20.00 feet perpendicularly distant easterly from the above described portion of said property.

Grantor hereby agrees that SYRACUSE CITY, its officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities as may be required from time to time by Grantee. During construction periods, Grantee and its agents and representatives may use the temporary construction easement described above along and adjacent to the permanent easement as needed in connection with the construction or repair of said facilities.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easement, which may interfere with the use of the easements by the Grantee.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said right-of-way or lower the contour thereof greater than two feet without the prior written consent of Grantee. This easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

In consideration of the impact of the installation of the storm drain system to said property, the Grantee agrees to install at is own expense a 3-inch secondary water line from 2700 South to the northeast corner of property currently owned by Grantor and further agrees to supply pressurized secondary water for the annual fee of \$100.00 as long as property is owned and being farmed by the Grantor.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate construction of future roads by Grantors over said easement. The Grantee further agrees to allow the Grantor to discharge irrigation water into said storm drain pipe line as mutually agreed upon between the Grantor and the Grantee.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed his/her name this 1st day of Nov., A.D. 1993.

Wayne Burton
X W. S. Burton

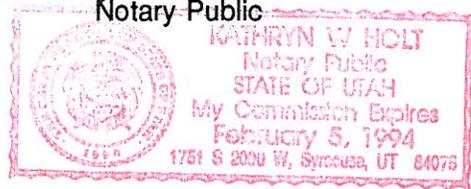
Grantor

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the date first above written personally appeared before me Wayne & W. S. Burton, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same.

Kathryn W. Holt

Notary Public



Burton Property





COUNCIL AGENDA

September 10, 2013

Agenda Item # 8

Title X Amendment-C-2 Commercial Zone

Factual Summation

Please see the attached:

- a. Proposed Ordinance 13-13, amendment to Title X, C-2 Commercial Zone

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

Background

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

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

Recommendation for City Council Approval of Ordinance 13-13, Architecture Review Committee and Design Guidelines

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

ORDINANCE NO. 13-13

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

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

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

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

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

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

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

Section 1. Amendment. The Syracuse City Municipal Code is hereby amended as follows:

10-19-050: RESIDENTIAL DWELLINGS. Development of Single and Two- (2) Family Dwellings shall conform to the provisions of the area’s “Master Plan” and ensure compatibility with the overall theme of the development. In no case shall residential dwellings occupy more than twenty (20) percent of the total land developed. To determine the total number of allowable residential dwelling units, deduct twenty (20) percent from the gross acreage allocated to residential, for roads and other public spaces, and multiply the sum by nine and one-tenths (9.1). The Architecture Review Committee shall approve the site plan prior to its submittal to the Planning Commission for consideration. Residential development shall also be part of the twenty (20) percent permitted in conjunction with commercial structures allowed in the zone. (Ord. 08-07)

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 10th DAY OF September, 2013.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Jamie Nagle

Voting by the City Council:

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



COUNCIL AGENDA

September 10, 2013

Agenda Item #9 Final Plat-Trailside Park Subdivision-Phase 6 & 7.

Factual Summation

Please see the following attachments:

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

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

Item: City Council Approval of the Trailside Park Subdivision, Phase 6 & 7: Ovation Homes LLC request for Final Subdivision approval located at approximately 3000 South 2000 West, 27 lots, 7 Acres, Residential 1 Cluster (R-1) Zone

Background

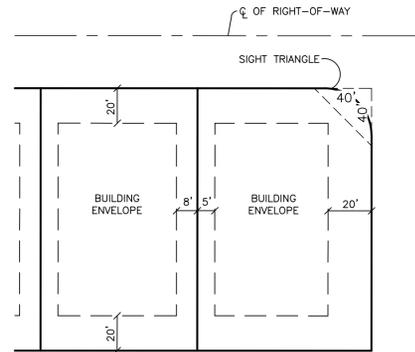
The Planning Commission held a public meeting on September 3, 2013 for Final Plan approval of Trailside Park Subdivision, Phase 6 & 7 All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

Recommendation for City Council Approval of the Trailside Park Subdivision, Phase 6 & 7

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

TRAILSIDE PARK SUBDIVISION PHASE 6

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SYRACUSE CITY, DAVIS COUNTY, UTAH
 AUGUST, 2013



SET-BACK DETAIL

SCALE: NONE

ACREAGE

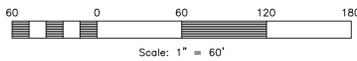
TOTAL BOUNDARY	175,281 S.F.	4.024 ACRES
LOTS	56,973 S.F.	1.308 ACRES
STREETS	73,054 S.F.	1.677 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	8.00'	12.54'	11.29'	7.97'	N44°54'12"W	89°48'24"
C2	8.00'	12.59'	11.33'	8.03'	N45°05'48"E	90°11'36"
C3	20.00'	15.50'	15.12'	8.16'	N22°12'28"W	44°24'55"
C4	50.00'	22.64'	22.45'	11.52'	S31°26'33"E	25°56'45"
C5	50.00'	55.67'	52.84'	31.12'	S13°25'30"W	63°47'20"
C6	50.00'	36.44'	35.64'	19.07'	S66°12'01"W	41°45'42"
C7	50.00'	47.00'	45.29'	25.40'	N65°59'17"W	53°51'41"
C8	50.00'	50.54'	48.42'	27.67'	N10°08'02"W	57°54'49"
C9	50.00'	22.30'	22.12'	11.34'	N31°38'09"E	25°33'33"
C10	20.00'	15.50'	15.12'	8.16'	S22°12'28"W	44°24'55"
C11	8.00'	12.54'	11.29'	7.97'	S44°54'12"E	89°48'24"
C12	8.00'	12.59'	11.33'	8.03'	N45°05'48"E	90°11'36"
C13	8.00'	12.54'	11.29'	7.97'	S44°54'12"E	89°48'24"
C14	8.00'	12.59'	11.33'	8.03'	S45°05'48"W	90°11'36"

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = POINT OF BEGINNING
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN DAVIS COUNTY BRASS CAP MONUMENTS FOUND AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS 500°11'36"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE BELOW 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.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

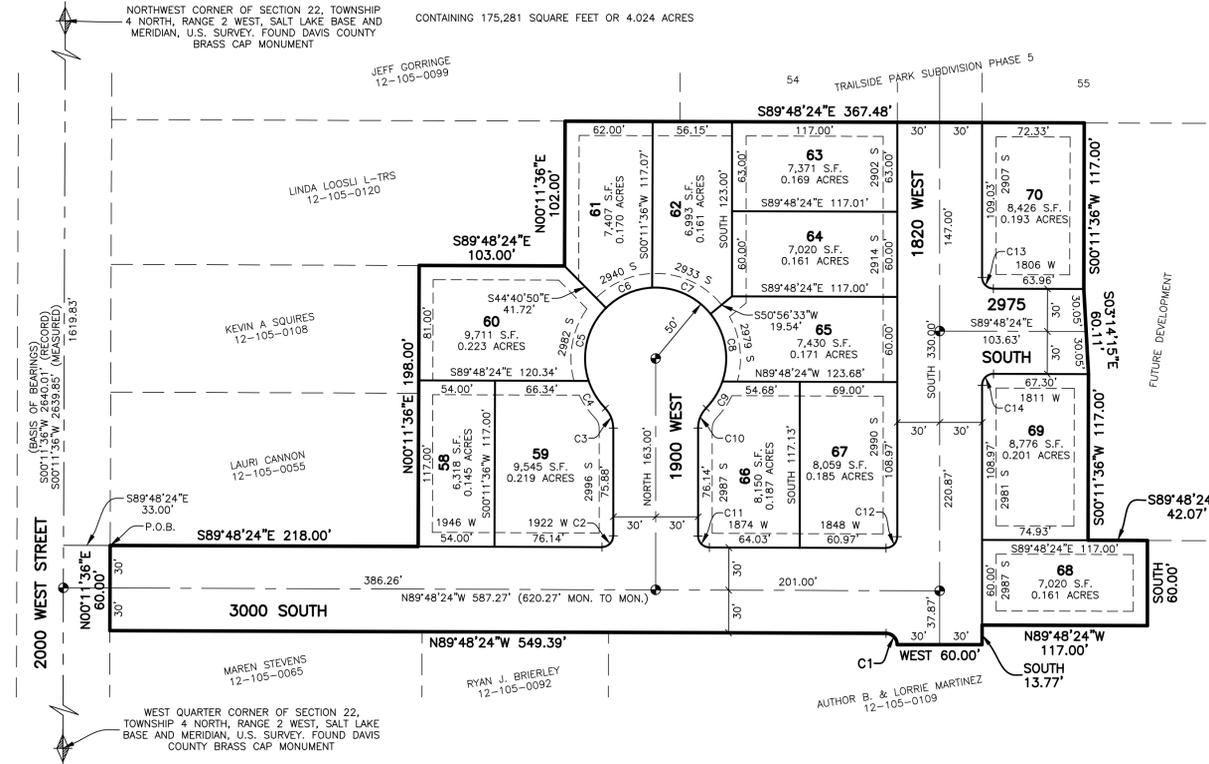
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET, WHICH POINT LIES 500°11'36"W 1619.83 FEET AND S89°48'24"E 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 22; THENCE S89°48'24"E 218.00 FEET; THENCE S00°11'36"W 198.00 FEET; THENCE S89°48'24"E 103.00 FEET; THENCE S00°11'36"E 102.00 FEET; THENCE S89°48'24"E 367.48 FEET; THENCE S00°11'36"W 117.00 FEET; THENCE S03°14'15"E 60.11 FEET; THENCE S00°11'36"W 117.00 FEET; THENCE S89°48'24"E 42.07 FEET; THENCE S00°00'00"E 60.00 FEET; THENCE N89°48'24"W 117.00 FEET; THENCE S00°00'00"W 13.77 FEET; THENCE S90°00'00"W 60.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.54 FEET, A RADIUS OF 8.00 FEET, A CHORD BEARING OF N44°54'12"W, AND A CHORD LENGTH OF 11.29 FEET; THENCE N89°48'24"W 549.39 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N00°11'36"E ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 175,281 SQUARE FEET OR 4.024 ACRES



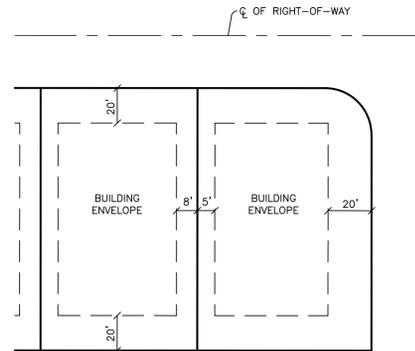
VICINITY MAP

NOT TO SCALE



TRAILSIDE PARK SUBDIVISION PHASE 7

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SYRACUSE CITY, DAVIS COUNTY, UTAH
 JULY, 2013



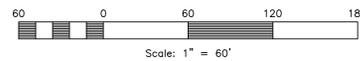
SET-BACK DETAIL
 SCALE: NONE

ACREAGE

TOTAL BOUNDARY	129,646 S.F.	2.976 ACRES
LOTS	104446 S.F.	2.398 ACRES
STREETS	26,200 S.F.	0.578 ACRES

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = POINT OF BEGINNING
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN DAVIS COUNTY BRASS CAP MONUMENTS FOUND AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S00°11'36"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE BELOW 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.

BOUNDARY DESCRIPTION

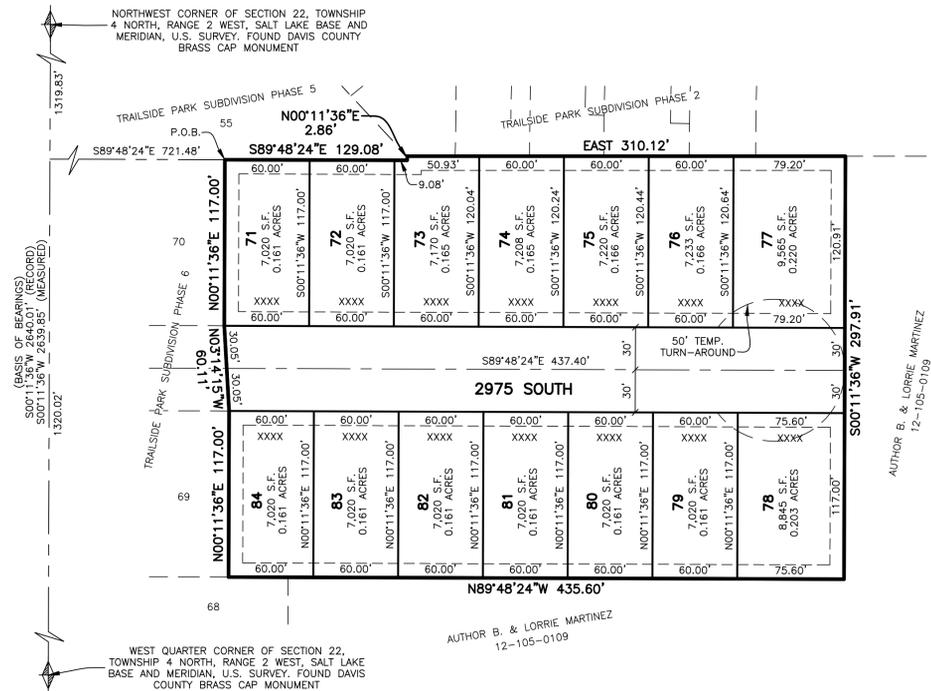
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRAILSIDE PARK SUBDIVISION PHASE 6, WHICH POINT LIES S00°11'36"W 1319.83 FEET AND S89°48'24"E 721.48 FEET FROM THE NORTHWEST CORNER OF SECTION 22; THENCE S89°48'24"E 129.08 FEET; THENCE N00°11'36"E 2.86 FEET; THENCE N90°00'00"E 310.12 FEET; THENCE S00°11'36"W 297.91 FEET; THENCE N89°48'24"W 435.60 FEET TO THE SOUTHEAST CORNER OF TRAILSIDE PARK SUBDIVISION PHASE 6; THENCE ALONG THE EAST LINE OF SAID TRAILSIDE PARK SUBDIVISION PHASE 6 THE FOLLOWING THREE (3) COURSES: (1) N00°11'36"E 117.00 FEET; (2) N03°14'15"W 60.11 FEET; AND (3) N00°11'36"E 117.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 129,646 SQUARE FEET OR 2.976 ACRES



VICINITY MAP
 NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 TRAILSIDE PARK SUBDIVISION PHASE 7 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____.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



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 TRAILSIDE PARK SUBDIVISION PHASE 7, 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 AND 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO GRANT AND DEDICATE TO THE HOMEOWNERS ASSOCIATION ALL LAND DESIGNATED AS PARCEL A.

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, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORP. AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORP. 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: **R. KUNZ** Project Name: **TRAILSIDE PARK PHASE 7**
 Designer: **N. ANDERSON** Number: **5061-47**
 Begin Date: **07-16-13** Scale: **1"=60'**
 Revision: _____ Page: **1 OF 1**

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY





Engineer Final Plan Review – Trailside Park Subdivision Phase 6 & 7 2950 South Street & Trailside Drive

Completed by Brian Bloemen on August 30, 2013

Below are the engineering comments for the final plan review of Trailside Park Subdivision Phases 6 and 7. Public works recommends approval of the subdivision with the following modifications:

Plat:

1. Verify the call 1619.83' and 1319.83' to the point of beginning is correct on both plats.
2. The bearing N00°11'36"E 198.00' does not agree with the boundary description on the Phase 6 plat.

Plan Sheets:

1. The storm water detention basin is not within the subdivision, therefore an easement will be required for access to the basin. A private detention basin maintenance agreement will be required.
2. A substantial amount of fill will need to be brought in for the subdivision. Given the high water table this is not necessarily a bad idea; however, the following concerns will need to be addressed:
 - a. The west end of 2950 South, along the existing houses, shows $\pm 1'$ of fill being installed. This will impact the existing properties including a fence. Consider adjusting the grades to eliminate the fill in front of the existing properties; otherwise the property owners will need to submit a letter to the City accepting the impacts on their property.
 - b. The east end of 2950 South has $\pm 3.5'$ of fill being installed. This will require fill to be installed outside the subdivision boundary which will require approval from the adjacent landowner.
3. Some of the utilities will be installed above the existing ground. Add a general note stating the following:

All the existing topsoil shall be removed and structural fill (ie. Rock for all gravity mains) shall be placed below all utilities to avoid settlement.
4. The locations of the new culinary and secondary water mains are reversed. The secondary is next to the curb and gutter and the culinary is in the middle of the street.
5. General note 17, the minimum cover for culinary mains is 48" and the minimum cover for secondary mains is 24".
6. Add fire hydrants on 2000 West at the following locations:
 - a. On the property line at station 26+26
 - b. At station 23+50 (The existing hydrant at 23+75 will be abandoned)

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

Sincerely,

Robert Whiteley
Public Works Director



SYRACUSE
EST. CITY 1935

Subdivision Final Plan Review – Trailside 6 & 7

Completed by Jenny Schow, Planner, 8-29-13

Recommendation: City staff recommends that the Planning Commission examine the final plan review as outlined below. Please pay specific attention to the items highlighted in yellow. City Staff hereafter recommends that the Planning Commission recommend the Trailside Park Phase 6 & 7 Final plat and plan for City Council approval, subject to all previous conditions of approval and executed development agreement.

8-6-010: Final Plat:		Planning Staff Review:
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Trailside Park Phase 6 & 7
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Yes- shown in set-back detail
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Yes
4.	Street addresses shown for each lot as assigned by the City.	No Addresses on Phase 7
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Yes
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Yes
10.	Pipes or other iron markers shown on the plat.	Yes
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common sue of all property owners.	N/A
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	N/A
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Yes
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Yes

8-6-020: Final Plan and Profile		Planning Staff Review:
1.	Plan for culinary water improvements	See Engineer review
2.	Plan for secondary water improvements	See Engineer review
3.	Plan for sanitary sewer	See Engineer review
4.	Land drain	See Engineer review
5.	Storm water	See Engineer review
6.	Streets	See Engineer review
7.	Stationing	See Engineer review
8.	Agreements	See Engineer review

Conditional Items of Final Plan Approval for Recording		
1.	Bond Estimate	
2.	Escrow Agreement provided by City staff, for improvement costs and bonding	
3.	Streetlight Agreement regarding installation of required lamps, as provided by City staff	
4.	Irrigation Water rights per Subdivision Ordinance Section 8-2-9, 0.75*4 a.f. for each acre irrigable acre	
5.	Park Purchase Fee: 6.6 % of the appraised land value as outlined in City Ordinances	
6.	Final Inspection Fees: Per	
7.	Mylar	
8.	Recording fees: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two	
9.	Construction Drawings & pdf files	

MEMORANDUM

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Trail Side Subdivision Phases 6 and 7 Final revision
DATE: August 28, 2013

I have reviewed the site plan submitted on August 28, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns; all appears satisfactory as long as the developer complies with the 2012 IFC.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
4. Dead-end streets, which exceed one lot depth in length, shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City. (Ord. 03-10)

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Page 2

Sincerely,

Jo Hamblin

Deputy Chief/ Fire Marshal

Syracuse City Fire Department



COUNCIL AGENDA

September 10, 2013

Agenda Item #10-11 Architectural Review Committee Appointments

Factual Summation

Please see the attached:

- a. Resume for Matt Blackburn
- b. Resume for Ralph A. Vaughan
- c. Resignation for Julie Griffin
- d. Resolutions R13-23 & R13-24

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

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

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

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

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

The third vacancy has been advertised and staff expects to bring forth an appointment within a few weeks.

Sherrie Christensen

From: Matt Blackburn <blackburn785@hotmail.com>
Sent: Tuesday, May 28, 2013 5:26 PM
To: Planning Department
Subject: Planning Commission Application
Attachments: ResumeMattBlackburn.docx

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I am a Syracuse resident that is interested in participating as a planning commissioner.

I currently work fo the Department of Defense at Hill Air Force Base as a Deputy Technical Project Manager and also have a background in Software Engineering. I am also currently pursuing an MBA degree with a emphasis in Project Managment.

I believe that I can bring my expertise and experience in ensuring that Syracuse can be financially sound, improve its business and residential conditions to be a leading city in Davis County.

Attached is my current resume, feel free to contact me via email or by phone.

Appreciate your time,

Matt Blackburn

Matthew D. Blackburn
1761 South 3720 West
Syracuse, UT 84075
Mobile: (801) 390-0984
Day Phone: (801) 777-5085
Blackburn785@Hotmail.com

OBJECTIVE

Utilize my U.S Government/Military experience as a Deputy Technical Program Manager and Software Engineer to provide management and engineering solutions for your complex software projects.

SUMMARY QUALIFICATIONS

Project Management

- Manage multi-million dollar projects
- International Project Management – Coordination with NATO (Germany)
- Project Planning for three Mission Planning Projects (Microsoft Project \ RTC)
- Expertise in Requirement Analysis/Gathering
- Work Break Down Structures
- Writing Technical Documentation against Government Requirements
- Perform Risk Analysis and Risk Mitigation
- Cost and Schedule Estimation

Software Development

- Develop complex military and government software systems utilizing .NET technology (C#, C++, WPF, ASP.NET, SQL, Visual Studio, TFS, Expression)
- Produce software following Project Life Cycles – Requirements, design, implementation, testing, maintenance
- Using documentation, UML, network activity diagrams, use cases, feasibility reports, risk assessments, etc.
- API Design/Support
- XML Schema/Parsing
- Business Object Building – Data Mapping
- Functional Testing/ Peer Reviewing
- Software Development Kits
- United States Government Releases

Business

- Public Speaking (Education Vice President Toastmasters 2004 Questar Corp.)
- Excellent Communication Skills
- Excellent People Skills
- Team Player
- Detail and Goal Oriented
- Strong, Analytical and Problem Solving Skills

PROFESSIONAL EXPERIENCE

October 2009 – Present

Department of Defense – Deputy Technical Program Manager & Computer Scientist/Software Engineer

Currently manage and develop new mission planning software for the United States Air Force in support of the Department of Defense as a Deputy Technical Project Manager and Computer Scientist.

Majority of time spent deriving new work loads and new requirements for three existing projects and turning those requirements into manageable modules for design, code, and implementation.

Coordinate and manage twelve developers across the projects in all aspects of development.

Create and maintain all project plans for Government reporting and customer review including requirements review boards, project management reviews, CMMI audits, SCAMPI and Quest Reviews.

Additional Project Management Duties include:

- Meeting with customers
- Project Planning
- Presentations at required events: PMRs, Milestones, User Evaluations, Testing
- Requirements Gathering and Analysis
- Estimating Cost and Schedule
- Modifications to Processes, Test Plans, Procedures
- Earned Value

In addition, also perform the following software development duties:

- Develop Complex Systems Utilizing .NET Technology (C#, C++, WPF, ASP.NET, SQL, Visual Studio, TFS, Expression)
- Adding New Software Capabilities
- Modify Existing Software Behaviors
- Track and Fix Software Anomalies
- Research and Develop New Technologies
- Perform Peer Design and Code Reviews
- Final Quality Testing

Also provide detailed expertise in the following areas:

- USMTF Specifications
- Network Enabled Weapons
- Missing Planning Frameworks
- Geoshapes

- 3D Airspaces

March 2009 – August 2009

General Dynamics/ArrowPoint Solutions – Software Engineer

Supported the Department of Defense developing Mission Planning Software for the United States Air Force by designing new software capabilities, fixing software anomalies while adhering to all policies and guidelines established by the DOD, the United State Air Force, and the Software Maintenance Group.

Following the CMMI level 5 requirements in designing software using C#, C++, SQL that support multiple frameworks and operating systems.

Maintained existing Mission Planning Software using various software engineering tools, while performing software testing, debugging, and reporting.

Worked on high level projects that required specific knowledge in software engineering principles associated with government level work for aircraft and other weapon systems.

June 1999 – March 2009

Questar Gas – Business Office Specialist

Assisted and directed office employees to ensure efficient and effective daily business operations. Including natural gas emergencies, escalated complaints, policy issues, and monitoring employee productivity.

In addition to my regular duties, I was also assigned to a Project Management Team when my Software/Computer expertise was needed.

Duties/Skills:

Project Management

Requirements Analysis

Creating RFDs

Presenting Proposals to CEO, CIO, and other involved stakeholders.

In addition, created systems using C#, SQL, Ruby, Access, ASP.NET and Software Engineering concepts and provided expertise for the following projects:

Mobile Workforce Management System – Questar Corp

At the request of management I was specifically assigned to the Project Management Team to help oversee the procurement and design of the Mobile Workforce Management System. The processes involved: Requirements gathering, building use cases, flow charts, and analysis of available technologies. The project had a budget of \$1 million and came in under budget and on time.

Design needs were based on the requirements and processes needed by both management and employees and were obtained through various sources including stakeholder meetings, legal requirements, logistical requirements, and management reports.

Cost benefit analysis was performed and determined that procurement of such a system was cost effective and desirable. Various vendors and products were reviewed resulting in the final selection of a product application.

Approval from Senior Management for project implementation was obtained and the system was deployed and operational a short time later.

Employee Suggestion and Feedback System – Questar Corp

An online system was needed for employees to be able to give suggestions to management or departments that would be quick, secure, and easy to manage.

I solely created this system that allowed users to log in and submit their suggestions, anonymously if they wished. Once logged in, users could review previous suggestions they submitted as well as view responses to their suggestions. In addition, users could also send their own messages to other users using the online application.

I also created an administration module that let my employer monitor, track, edit if need be, and respond to those suggestions.

EDUCATION

March 2013 – Present – University of Phoenix (4.0 GPA)

- Pursuing MBA Project Management

May 2007 – December 2008 - Weber State University (3.53 GPA)

- Bachelors of Science: Computer Science / Software Engineering
- ACM Member
- 2008 Scholarship Receiver
- 2007 Team Programming Winner(2nd Place)

Aug 2002 – May 2007 – Weber State University (3.50 GPA)

- Associates of Applied Science: Computer Science
- 2006 Team Programming Winner (2nd Place)

July 1999 – September 2000 – Certified Careers Institute (3.93 GPA)

- Certified Network Service Engineer

Aug 1993 – May 1996 – Viewmont High School

- Diploma – Graduated with Honors

May 30, 2013

Ralph A Vaughan
2270 West 1125 South
Syracuse UT 84075
619 992-7000

City of Syracuse
Syracuse UT 84075

Re: Planning Commission Appointment

Gentlemen;

I would like to submit my name for consideration for appointment to the Syracuse Planning Commission.

Although I have not been a resident of Syracuse for a number of years, I have spent considerable time reviewing your ordinances on-line and the minutes of past Planning Commission meetings.

I am homeowner at the above address and it is my wife's and my intention of making this home our "Sunset House" for the balance of our lives. Our health is excellent and we are quite active so this will be home for quite some time.

In our previous community I was quite active in local affairs some of which are listed below. In addition I was the campaign manager for a successful US House of Representative candidate from our district and, have received commendations and awards from many governmental officials from various states for public service.

QUALIFICATIONS AND SPECIAL INTERESTS:

Public Service:

City of Vista Planning Commission: member and chair, 12 years (3 years as Chair);
City of Vista Crime Prevention Commission: member and chair, 3 years (1 year as Chair);
City of Vista Traffic Commission: member, 2 years;
San Diego Blood Bank North County Advisory Board: member, 4 years;
San Diego Blood Bank Board Donor Committee: member, 3 years
San Diego Blood Bank Donor Fund: Chair, 14 years;
Palomar College Curriculum Advisory Board: member, 3 years;
Vista Unified School District Attendance Review Board: member, 1 year;
San Diego Genealogy Library Board: member, 3 years;
San Diego Sheriff's Department: Jail Chaplain, 18 years;
Vista High School Field Hockey team: sponsor, 7 years;
San Diego County Registrar of Voters: Precinct Inspector, 3 years.

Employment History:

- 1968-1979 Deputy Sheriff, San Diego County Sheriff's Department
Served in patrol, civil, crime prevention and narcotics divisions;
Taught classes at SDSA Academy at Miramar College, San Diego.
- 1977-1982 Instructor, Palomar College, San Marcos CA
Taught classes in the Criminal Justice Department at main campus,
and, Camp Pendleton and Pala Indian Reservation satellites.
- 1979-1993 Self-employed consultant
Assisted major corporations with liaison to government and law enforcement agencies;
lobby activities and testimony before several House and Senate committees;
courtroom testimony across the U.S.; and, training to federal, state and local
law enforcement agencies and associations from all 50 states and several countries on
four continents.
- 1993-2002 Owner of locally based specialty-food company
- 2000-2012 Land developer
Splitting lots and building new homes.

Other Qualifications & Special Interests:

Married to Gaea with 5 daughters (all married);

120+ gallon blood donor (currently the record holder), classical music and opera,
active in local church, non-smoker and non-drinker.

Lastly, I am firmly committed to following the law, not deviating from local ordinances
and not advancing my own person agenda.

Please feel free to contact me for a personal meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ralph A. Vaughan', with a long, sweeping underline that extends to the right.

Ralph A Vaughan

-----Original Message-----

From: juliecgriffin@juno.com [mailto:juliecgriffin@juno.com]

Sent: Tuesday, September 03, 2013 6:00 PM

To: Noah Steele

Subject: Re: Meeting Postponed ..Again

Thank you for the opportunity to serve on the ARC. My circumstances have changed and I will no longer be able to serve in this capacity so I am submitting this letter of resignation. Thank you again for this opportunity.

Sincerely,

Julie Griffin

RESOLUTION R13-23

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING MATT BLACKBURN TO THE SYRACUSE CITY
ARCHITECTURAL REVIEW COMMITTEE**

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

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

WHEREAS Julie Griffin was a representative from the community and resigned from the Architectural Review Committee on September 4, 2013; and

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

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

Section 1. Appointment. Matt Blackburn is hereby appointed to serve on the Architectural Review Committee.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

RESOLUTION R13-24

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING RALPH A. VAUGHAN TO THE SYRACUSE CITY
ARCHITECTURAL REVIEW COMMITTEE**

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

WHEREAS Section 10.28.020 of the Syracuse City Code dictates that a maximum of 2 members of the Planning Commission shall serve on the Architectural Review Committee; and

WHEREAS Braxton Shank was a representative from the Planning Commission and resigned from the Planning Commission; and

WHEREAS Ralph A. Vaughan is a member of the Planning Commission and has expressed his desire and willingness to serve on the Architectural Review Committee.

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

Section 1. Appointment. Ralph A. Vaughan is hereby appointed to serve on the Architectural Review Committee.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



COUNCIL AGENDA

September 10, 2013

Agenda Item #12

Authorize Mayor to execute contract appointing Steve Marshall as Interim City Manager.

Factual Summation

- With the Council's decision not to appoint a City Manager yet, it is necessary to extend the contract with Steve Marshall to act as Interim City Manager.



SYRACUSE
EST. CITY 1935

Syracuse City Corporation
CAREER MOBILITY CONTRACT AGREEMENT

Date: September 10, 2013

Employee Information

Name: Stephen Marshall

Employee Number: 717

Career Mobility will begin on: October 1, 2013

Career Mobility will end on: January 31, 2014

Sending Department: Administration

Current Job Title: Finance Director

Current Salary Range: \$70,322 - \$101,967

Current Rate Per Hour: \$36.21

Receiving Department: Administration

New Job Title: City Manager

New Salary Range: \$85,479 - \$123,941

New Rate Per Hour: Additional \$4500 a month for acting as both City Manager and Finance Director.

Employee will report to: Mayor Jamie Nagle on 10/1/13.

Explanation for Proposed Changes: The Council has decided not to appoint a new City Manager at this time. The Council prefers that Steve continue to act as both interim City Manager and as Finance Director until the end of January 2014.

Conditions of the Career Mobility:

- This agreement is voluntary and mutually acceptable to all parties.
- It is agreed that employees shall retain all rights, privileges, entitlements, tenure, and benefits from their previous position.
- At the conclusion of this career mobility assignment, the employee shall return to their previous or similar position and shall receive the same salary rate had the career mobility assignment not existed.
- Other conditions per the attached.
- This agreement can be terminated by either party upon 5 working days advance notice in writing.
- The undersigned agree to the above terms and conditions.

Mayor Signature: _____ Date: _____

Employee Signature: _____ Date: _____

Human Resources: _____ Date: _____