

SYRACUSE
EST. CITY 1935

Syracuse City General Plan 2015



MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Adopted December 8th, 2015

Table of Contents

1	INTRODUCTION	4
1.1	PURPOSE	4
1.2	MISSION STATEMENT	4
1.3	MASTER GOAL	5
1.4	IMPLEMENTATION	5
1.5	GENERAL PLAN UPDATES	6
1.6	SYRACUSE CITY ORGANIZATION	7
2	COMMUNITY CHARACTER AND HISTORY	7
2.1	CITY CHARACTER	7
2.2	CITY HISTORY	8
2.2.1	SETTLEMENT OF THE LAND	8
2.2.2	HOW SYRACUSE CAME TO BE	9
2.2.3	EARLY DAYS IN SYRACUSE	9
2.2.4	SYRACUSE BECOMES A TOWN	10
2.3	POPULATION	11
2.3.1	ANTELOPE ISLAND	11
2.4	PHYSICAL CHARACTER	12
2.4.1	AGRICULTURAL BACKGROUND	12
2.5	BOUNDARIES	13
2.5.1	GENERAL PLAN MAP	13
2.5.2	CURRENT ZONING MAP	13
2.5.3	ANNEXATION	13
3	LAND USE	14
3.1	PURPOSE	14
3.2	GOALS	14
3.3	LAND USE-RESIDENTIAL	15
3.3.1	RESIDENTIAL ZONING DENSITY	15
3.3.2	BONUS DENSITY ZONING	15
3.4	NON-RESIDENTIAL LAND USE	16
3.5	THE TOWN CENTER	16
3.5.1	<u>ANTELOPE DRIVE ANTELOPE DRIVE (1700 SOUTH)COMMERCIAL CORRIDOR</u>	17
3.5.2	<u>FUTURE WEST DAVIS CORRIDOR & ANTELOPE DRIVE (1700 SOUTH)</u>	17
3.5.3	<u>SR-193 CORRIDOR</u>	17
3.6	FUTURE LAND USE	18
3.7	LAND USE AREA TABLES	18
4	ECONOMICS	18
4.1	INTRODUCTION	18
4.2	GOALS	19
4.3	REVENUE	19
4.4	BUDGET AND EXPENDITURES	19
5	TRANSPORTATION	19
5.1	INTRODUCTION	19
5.2	GOALS	20
5.3	STREET CLASSIFICATION	21

5.4	TRANSPORTATION PLAN	22
5.5	PUBLIC TRANSPORTATION	22
6	<u>INFRASTRUCTURE</u>	<u>22</u>
6.1	INTRODUCTION	22
6.2	GOALS	22
6.3	PUBLIC FACILITIES	23
6.3.1	CEMETERY	23
6.3.2	STORM DRAINS	23
6.3.3	CULINARY WATER	23
6.3.4	SECONDARY WATER	23
6.3.5	SANITARY SEWER	24
6.3.6	STREET LIGHTS	24
6.3.7	FIRE DEPARTMENT	24
6.3.8	POLICE DEPARTMENT	25
7	<u>PARKS AND RECREATION</u>	<u>25</u>
7.1	INTRODUCTION	25
7.2	GOALS	26
7.3	COMMUNITY CENTER	27
7.4	EXISTING PARKS AND RECREATION	27
7.5	FUTURE PARKS AND RECREATION	29
8	<u>HOUSING</u>	<u>29</u>
8.1	INTRODUCTION	29
8.2	GOALS	30
8.3	CURRENT HOUSING	30
8.4	MODERATE INCOME HOUSING	30
9	<u>FUTURE UPDATES</u>	<u>31</u>
9.1	REVIEWING THE GENERAL PLAN	31
9.2	IN CLOSING:	31

1 Introduction

Utah State Code Section 10-9a-401 requires that each municipality prepare and adopt a comprehensive, long-range general plan that addresses the present and future needs of the municipality, and growth and development of the land within the municipality.

In compliance with the Utah State Code, Syracuse City has approved a General Plan that addresses the following areas:

1. General characteristics
 - a. Zoning map
 - b. General Plan map
 - c. Vision for the future
2. Land use
 - a. Existing
 - b. Future use expectations
3. Economics
4. Transportation
 - a. Existing conditions
 - b. Improvements
5. Community services and facilities
 - a. Storm drains
 - b. Culinary water
 - c. Secondary water
 - d. Fire Department
 - e. Police Department
6. Parks and recreation
 - a. Existing
 - b. City goals for new parks and recreation
7. Current housing, moderate housing and goals

The Planning Documents referenced in the General Plan are not adopted as sections of the general plan, and may be updated periodically by the City Council at any time, in accordance with established procedures. If a conflict exists between the general plan and the specific planning document, then the General Plan controls.

1.1 Purpose

The purpose of this General Plan is to delineate the City's current land use and to provide guidelines for the City's future. The recommendations are based on what the current Syracuse residents would like their City to be for future generations.

1.2 Mission Statement

The Mission Statement for Syracuse City is:

To provide quality, affordable services for its citizens, while promoting community pride, fostering economic development and managing growth.



City Town Center

1.3 Master Goal

The Master Goal for Syracuse City is as follows:

The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains to the east.

1.4 Implementation

While this document was created by a General Plan Committee, endorsed by the Planning Commission and approved by the City Council/Mayor, its ultimate long-term success depends on future Planning Commissions, City Councils, Mayors and City staff adopting the recommendations specified herein as they conduct the business of the City.



Syracuse City Hall

1.5 General Plan Updates

The General Plan presented in this document reflects the general growth and development goals for Syracuse City at the time it was written, along with specifying the cities short term and long term goals for land use. As a means of preserving the integrity of the Plan and the specified goals, while ensuring it reflects the changing needs of residents, the City policy for General Plan updates are as follows:

1. The General Plan shall receive a comprehensive review at least once every five years and shall not be open for a period of more than six (6) months
2. All re-zones, improvement programs and ordinance changes concerning development shall be in harmony with the General Plan
3. The General Plan Map shall be open for review every two years for a period not to exceed three (3) months
4. The General Plan Map opening shall be noticed 90 days prior to the opening

To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community
4. Does not decrease the quality of life for the citizens of Syracuse

An application does not guarantee the amendment will be approved and shall not be considered until the Planning Commission or City Council has formally opened General Plan Map or General Plan.

1.6 Syracuse City Organization

Syracuse was established as a City in 1935 with a mayor and City Council overseeing the functioning of the City and the Planning Commission having responsibility for reviewing and updating the General Plan and acting as an advisory to the City Council.

2 Community Character and History

2.1 City Character

The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. Syracuse City is a community that highly values the preservation of quality of life. This goal is of utmost importance to residents and business owners. Residents of Syracuse City have chosen to live here because they enjoy the current quality of life, aesthetics, trails and recreational opportunities, mix of land uses, and patterns of development that the City provides. These community values should be nurtured. It is an essential element to the unity of the residents of the City. Following are some objectives and accomplishments that will meet this goal of preserving and strengthening community pride/identity:

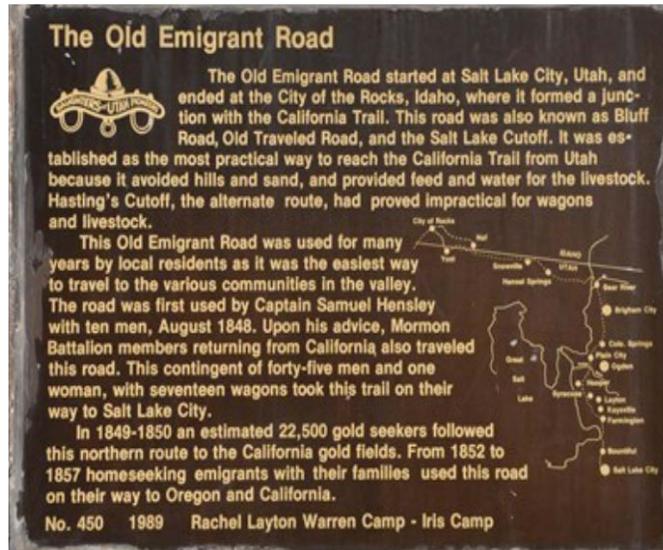
1. The appearance of the City is important to community pride. The City should provide resources for essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents.
2. Ordinances should restrict unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.
3. The City should employ attractive entrances and aesthetically pleasing landscaping along all main roads entering the City to welcome visitors and residents alike. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Signage should be consistent with ordinances in place to provide informative backdrop to various businesses and other event locations within the city.
4. The City has a beautiful downtown center with a library, city museum, community center, post office, city hall, as well as, a town center with businesses buzzing with activity. Not far to the west is a state-of-the-art fire station including training facilities for northern Utah fire personnel. The City has also improved open space amenities with the creation of the Jensen

Nature Park and associated trail systems. The City will continue to work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city including the extension of Antelope Drive (1700 South), gateway to the amazing Antelope Island State Park.

2.2 City History

2.2.1 Settlement of the Land

The east shore of the Great Salt Lake was surveyed in October 1855, and included land that later was to become the City of Syracuse. It was part of the "big range" of northern Davis County, which was a good place for raising sheep and cattle. However, the area did lack water, with only two springs between Kay's Creek and the Weber River.



With the Homestead Act of 1862, land became available for settlement. The first person to work the land was David Cook. He plowed in the spring of 1876 and sowed grain that fall. Joseph Bodily also homesteaded eighty acres and built the first log cabin in 1877. David Kerr, Joseph Hadfield, John Sheridan, and others came in 1878.

The fertile land would not produce much in a desert without water, but by 1884 the extended Hooper Canal brought water from the Weber River. With water, homesteads developed near the lakeshore. Soon hay and grain grew in abundance. Serious dairy cow industry came when a group of farmers built a cheese factory.

Syracuse was always a farming community. With irrigation, new row crops were introduced: sugar beets in 1893, potatoes in 1894, tomatoes in 1898, and peas in 1902. The Syracuse Canning factory started up in 1898, with the canning of tomatoes, pickles, and all kinds of fruits.

Within twenty years of the first settlers, most of the land was under cultivation. It didn't take long before the farmers near the lake realized some of the land was well suited for fruit farming. Artesian wells with cement holding ponds and the Hooper Canal provided irrigation for several hundred acres of apples, pears, peaches, and plums. By the turn of the century, the Syracuse area became the largest producer of fruit in Davis County.

2.2.2 How Syracuse Came to Be

William Galbraith, a salt maker on the lake, printed the name Syracuse on his salt bags. The name came from a salt company he knew of in Syracuse, New York. The name was later used by the Syracuse Bathing Resort; built in 1887 by Daniel C. Adams. He was determined to have the finest resort on the lake, and was the only spot along the shore of the Great Salt Lake with a natural grove of trees. The Union Pacific Railroad constructed the Ogden and Syracuse Railway in 1887. The railway linked the Syracuse Resort to the main line between Ogden and Salt Lake City. The name "Syracuse" was subsequently adopted as the name of our city.

2.2.3 Early Days in Syracuse

Isaac Barton built the first general store in 1888. In 1891, he sold his store to the Walker Brothers. On November 16, 1891, the Syracuse post office was commissioned. John Coles was the first postmaster and the post office was set up in a room in his home. Thomas and Clara Schofield later bought his farm and Clara Schofield became the postmaster until May 15, 1905, when the post office was discontinued.

On the bench above the Bluff, dry farming appeared about 1887. Alma Stoker, Richard Venable, and Richard Hamblin were some of the first who cleared the land. Deep wells were dug to water livestock and small gardens. In 1894, the Davis/Weber Canal Company brought water to this portion of thirsty land.

In 1882, the LDS Church created the Kaysville- South Hooper Branch. In 1885, meetings were held in a one-room school built below the Bluff and in 1892, meetings were moved to a red, brick schoolhouse on the bench. On December 1, 1895, the Syracuse Ward was created. Three years later the LDS Church built an elegant meetinghouse where the center of town is today. Soon after, a central school, amusement hall, and several businesses sprang up, such as the Syracuse Mercantile, Rampton's Blacksmith Shop, Homers' Barbershop, the Kaysville Canning Factory, and the Bountiful Lumber Yard. These businesses helped unify the community and were also responsible for the population growth shifting from lower Syracuse to the Bench.

From the very beginning, baseball was the community's favorite sport. The first known ball field was across the street west of the church. Baseball was significant in unifying the community; every business would close on Saturday afternoon and the entire town would turn out to cheer the team on.

With most of the land irrigated, the community of Syracuse took on a new look. Instead of log cabins, new frame and brick homes dotted the landscape. Gravel roads linked Syracuse to nearby communities. Goods and services improved, and

almost anything a family needed could be ordered or purchased at the Syracuse mercantile store.

In the fall of 1909, permission was granted by the Davis County School Board to open a North Davis High School. It was an extension of the old, red, brick school. In 1925, school buses began hauling students to Davis High School when Syracuse High School was closed. (As an added note: a new Syracuse High School has been built within a stone's throw of where the old High School once stood).

The Japanese people first came to Syracuse in 1914 and most of them started farming on the John R. Barnes property. They built a Buddhist church and also had several good baseball teams. Several served in the armed forces during World War II. The Japanese culture has contributed much to the community. In addition, a few Greek families moved to Syracuse and became excellent farmers. Several Hispanic families also moved into the community and worked either at defense plants or on the farms; however, only a few became permanent residents.

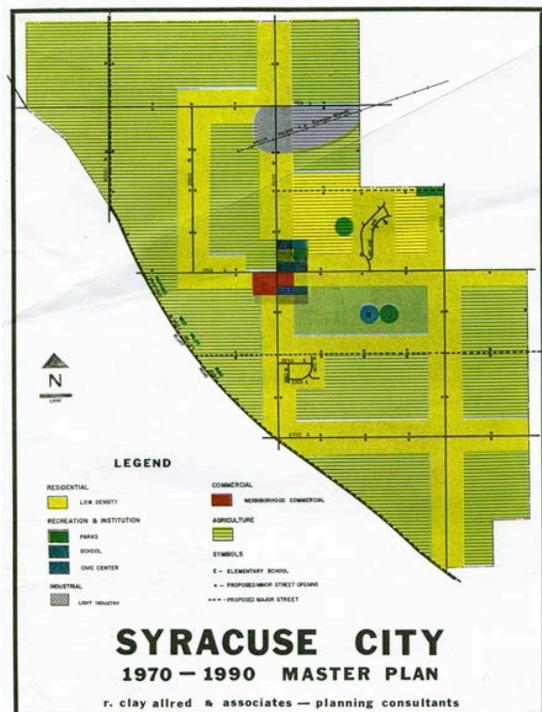
The Great Depression of the 1930s brought hardship to Syracuse, but the community survived with plenty of flour, salt pork, potatoes, and bottled fruits. Almost everyone had a garden, chickens, pigs, and a cow.

World War II brought changes; jobs were plentiful, many farmers worked their farms part-time, taking full-time jobs at Hill Air Force Base or the Naval Supply Depot. One hundred and twenty (120) Syracuse young men served in the armed forces.

2.2.4 Syracuse Becomes A Town

In 1935, Syracuse formed a Town Board with Thomas J. Thurgood as the first Town Board President. On September 13, 1950, Utah Governor J. Bracken Lee signed a proclamation, which entitled Syracuse to become a third-class city with a population of 837 inhabitants. Alma O. Stoker was the Board President at the time and became the first official Mayor. The first city service offered was culinary water. Other new services were also offered such as: garbage pickup services, natural gas, sewer lines, and police and fire protection.

The city boundary line originally did not extend west of Bluff Road, with the additional land west of Bluff being incorporated into the city in recent years.

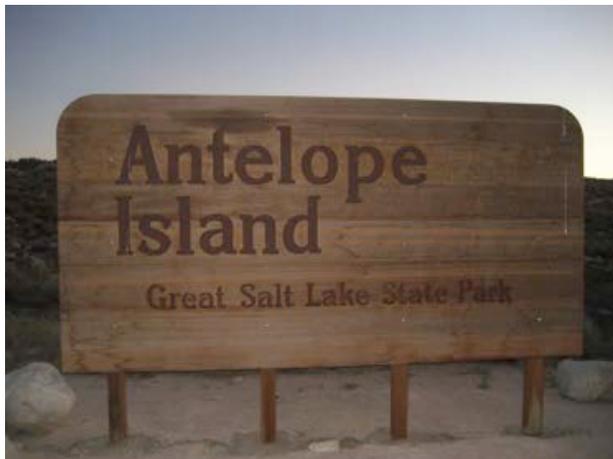
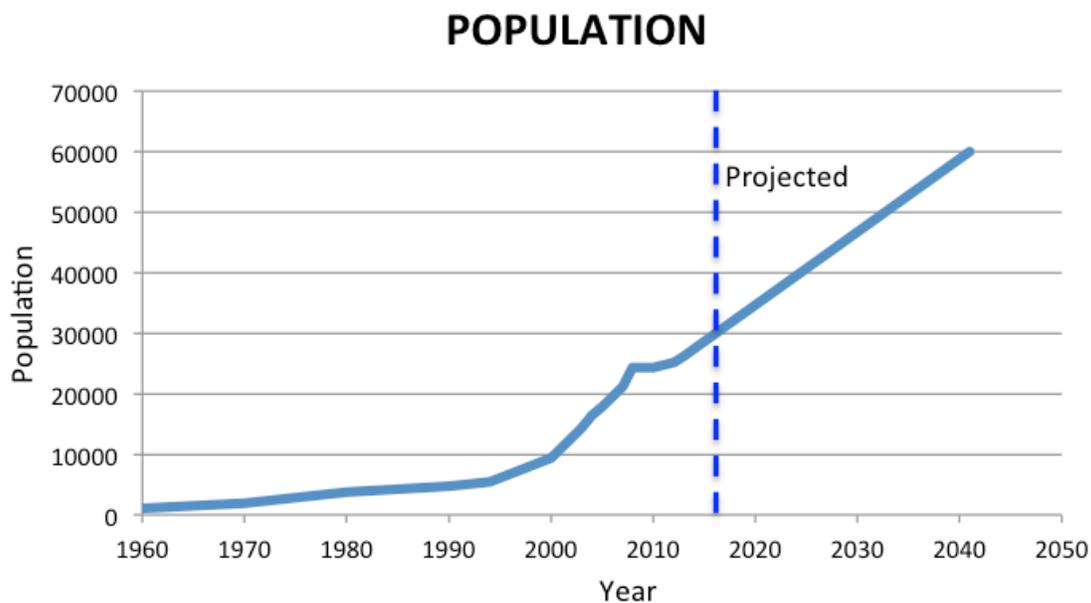


Prior Master Plan Map

After World War II, agriculture in Syracuse evolved, with tractors replacing horses. Tomatoes, peas, and sugar beets were gradually phased out; but alfalfa, grain, corn, string beans, and onions still played an important role. As more and more agricultural land gave way to housing projects and businesses; zoning laws became a necessity.

2.3 Population

Syracuse was established as a farming community and remained such until the population starting to a steady increase just prior to the year 2000. Population growth has continued to increase with expected population to reach approximately 60,000 by the year 2040.



2.3.1 Antelope Island

Syracuse became linked to Antelope Island State Park in 1969, with construction of a causeway to the island. Although the causeway was flooded in the 1980s, a new improved road on the island causeway opened in 1993. Thousands of tourists pass through the heart of Syracuse on their way to Antelope Island every year providing an opportunity for commerce within the city.

2.4 Physical Character

2.4.1 Agricultural Background

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be

addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open



Corn Maze Aerial Photo

space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural, open space, common space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes.

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential, commercial development and UDOT Corridors. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for other uses. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere", the City must anticipate the purchase, either publicly or privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character.

Hobby farms and horse enthusiasts provide other options; 1/2 to 1 acre “ranchette” type lots could provide a reasonable and sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as a bonus density incentive subdivision development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

2.5 Boundaries

2.5.1 General Plan Map

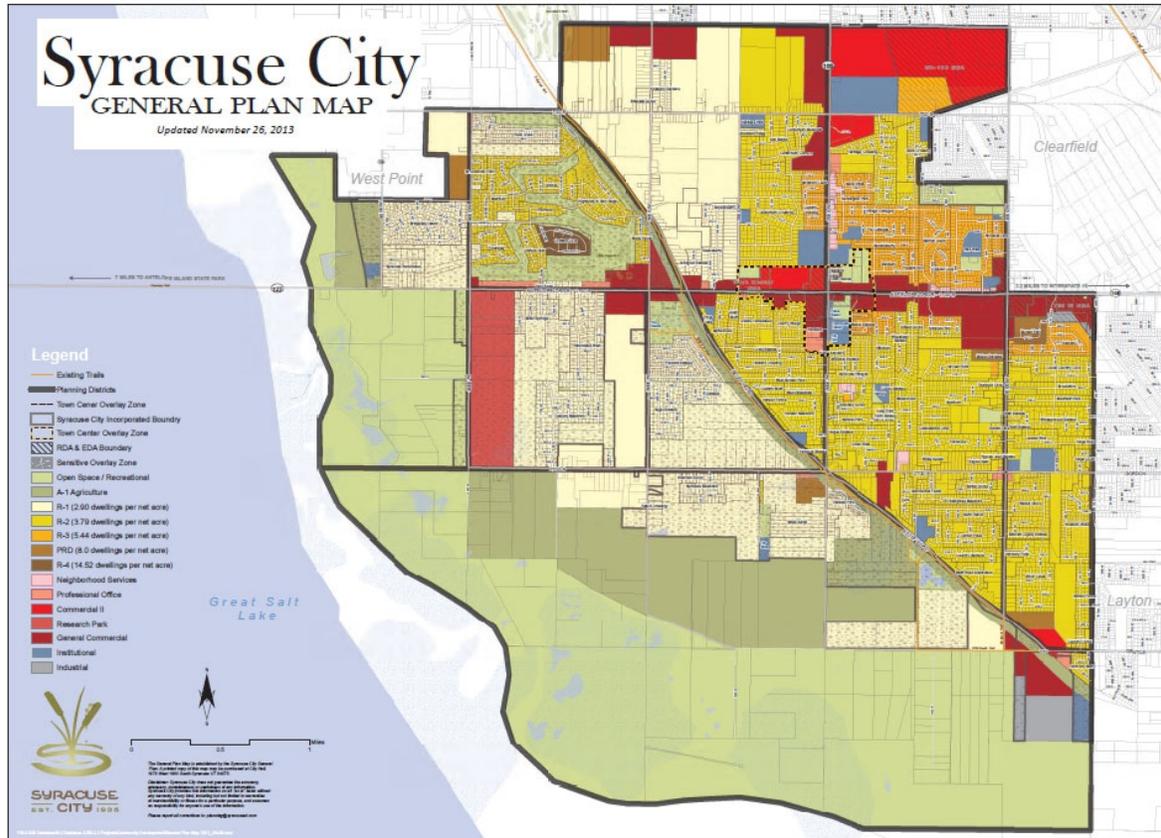
For the purpose of creating a manageable plan, the City’s General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years. The review period cannot exceed three (3) months; it is during this time that the Planning Commission reviews any proposed zoning changes.

2.5.2 Current Zoning Map

As changes are made to the zoning in the city, the zoning map is periodically updated to reflect those changes. A copy of the zoning map can be found on the Syracuse City website,

2.5.3 Annexation

There are areas on the south and western borders of the current city boundaries that may be potential areas for annexation consideration at some future time. Because most of these areas contribute to the openness of the community and provide a view of Antelope Island and the Great Salt Lake, prudence should be given to avoid development that may hinder this beauty. City and other resources are also a consideration due to the potential for burden on existing services to those areas. Any efforts to expand the corporate limits of the city should conform to the goals and vision of the city and take into consideration the ability to provide services to new residents without burdening existing residents and city resources. Any annexation consideration should also abide by state laws and codes. A substantial portion of the aforementioned area is within the floodplains and wetlands designation according to current mapping of the county. Any annexation must consider the ability to connect sewer services, which requires a gravity flow to the sewer district. The city is not interested in providing pumping stations nor do they want to enter into any arrangement that would entail private pumping services. Open land preservation should be the main consideration in all cases as is currently showing on general plan maps.



2013 General Plan Map Showing the Declared Boundaries for potential Annexation

3 Land Use

3.1 Purpose

Land use planning specifies a range for population densities and commercial building intensity for each designated zone ordinance. Land use planning provides a basis for establishing future impacts of growth conditions and the need for capital investments, such as street improvements, parks and utilities.

3.2 Goals

The City needs to pay particular attention to the quality and type of commercial development that occurs along the 500 West to 3000 West section of Antelope Drive (1700 South) to ensure the Antelope Drive (1700 South) commercial corridor is developed in a manner that benefits the city and the residents.

The City needs to develop in a way to take advantage of any current tourist-related commercial opportunities that may arise along the West Davis Corridor and Antelope Drive (1700 South). The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

The City should maintain its current plan for a General Commercial and Business Park land use along most of the SR-193 corridor. This land use will allow the greatest flexibility of development.

3.3 Land Use-Residential

The majority of the existing land use and development in Syracuse City is single-family residential use. Recommendations for the General Plan regarding residential uses are as follows:

1. Single-family homes remain the predominant type of residential land use in the city.
2. Maintain high quality design standards throughout the city, ensuring quality growth of residential developments.
3. Preserve the family oriented atmosphere of the city.

3.3.1 Residential Zoning Density

Syracuse City's residential zoning ordinances are density driven, with a minimum allowable lot size, to provide developers with clear direction concerning all potential housing developments. There are several different residential zonings throughout the city, such as A-1, R-1, R-2, R-3, R-4, and PRD. Zoning density establishes the number of single-family residential building lots or dwelling units per gross acre and is shown in table 1

Table 1: Dwelling Unit Density

Zoning	Density
A-1	Not to exceed 0.4 Dwelling Units/Gross Acre
R-1	Not to exceed 2.3 Dwelling Units/Gross Acre
R-2	Not to exceed 3.0 Dwelling Units/Gross Acre
R-3	Not to exceed 4.0 Dwelling Units/Gross Acre
R-4*	Inactive for future developments (14.52) Dwellings Units/Net Acre)
PRD	Not to exceed 6.0 Dwelling Units/Gross Acre

**R-4 Residential zoning is shown for historical reference only, to address the existing R-4 zones throughout the city, and is no longer allowed for developments within the city.*

3.3.2 Bonus Density Zoning

R-1 zones may receive a bonus density incentive for a subdivision when a common space amenity is added for the use of the residents or community. There are no bonus density incentives available for any other zones. Bonus densities are designed to help encourage the inclusion of common space amenities and open space that will be equally shared by those residents it impacts.

3.4 Non-Residential Land Use

As the population of Syracuse City continues to grow, the amount of commercial services necessary to support the resident's demands will increase. Such services include grocery, medical, banking, automotive as well as a host of other needs. Syracuse City should encourage the establishment and viability of robust commercial and professional services in well-planned commercial districts.

The following is a list of non-residential zoning allowed within the city:

- Professional Office
- Neighborhood Services
- General Commercial
- Industrial
- Business Park

Refer to Title X of the city zoning ordinances for more information on each of the zones. A link to the ordinance can be found on the city's website.

3.5 The Town Center

The physical location of the Town Center has been identified as the general area surrounding the intersection of Antelope Drive (1700 South) and 2000 West. A Master Plan design standard and development criteria have been established for the Town Center as a method of establishing the character of the Town Center.

As the City continues to grow and more commercial districts are developed, the need for a unique and distinct downtown district will become more critical. The design standards and development criteria that have been established in the Town Center Master Plan should be strictly adhered to as a way of ensuring the unique character of the Town Center does not erode and leave the City with just another commercial shopping area. All commercial development in the Town Center are subject to review by the Architectural Review Standards. All developments should be checked against the Town Center Master Plan document for strict compliance.

Syracuse continues to support and sustain the development of the City Town Center as a way to provide services for the community. The Town Center Master Plan should be used as a tool to continue attracting commercial development and other services, while continuing to improve the city downtown area of the city.



3.5.1 Antelope Drive (1700 South) Commercial Corridor

Antelope Drive (1700 South), between 500 West and 3000 West is currently planned for general commercial and office space that will in the long term add services and a needed tax base for the city. As Antelope Drive (1700 South) continues to be improved and widened to 3000 west, this corridor will evolve as a major commercial corridor in the City and eventually connect the Town Center with the future West Davis Corridor.

3.5.2 Future West Davis Corridor & Antelope Drive (1700 South)

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by Antelope Drive (1700 South) as it leads west from Interstate-15.

3.5.3 SR-193 Corridor

The corridor along SR-193 in Syracuse between 1000 West and 3000 West represents an area with the highest future potential for commercial development within the City. UDOT plans to widen (to 100') SR-193 between I-15 and 3000 West. The portion from I-15 to 2000 West has been completed with the 2000 West to 3000 West section to be completed at a later time. With the completion of this roadway project, the land along the south side of SR-193 between 1000 West and 2000 West should become increasingly attractive to commercial developers.

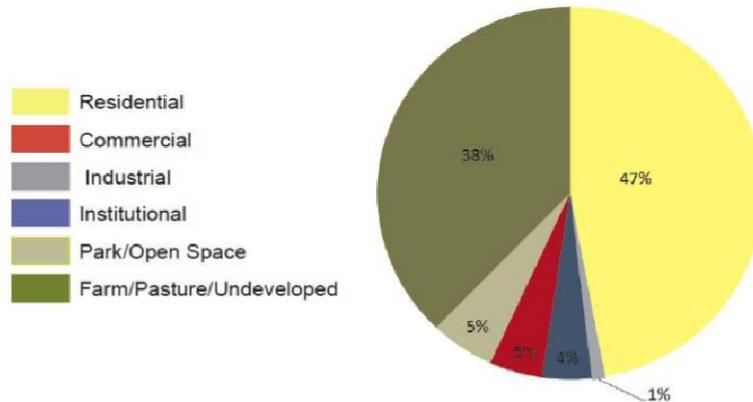
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and Professional Office.

3.6 Future Land Use

Currently Syracuse is studying their park system and how to expand and utilize them better. This includes developing a Regional Sports Park for competition sport leagues.

3.7 Land Use Area Tables

The chart below shows the percentage of existing land within the city currently for each of the major land use categories.



The following is a description of each major land use category defined on the chart:

- A. Residential areas have a unique aerial footprint demarcated as having a primary residential structure and any garages or out buildings. Also, the area of landscaping and driveways were included in the category.
- B. Commercial areas include parking areas, drive isles, commercial buildings, and landscaped areas.
- C. Institutional land use areas include churches, city hall, the police station, the museum, the fire station, the recreation center, public works building, schools, and their respective parking and landscape areas.
- D. The park and open space category includes all city parks, the cemetery, golf course, and the emigrant trail system.
- E. The farm, pasture and undeveloped areas include land without structures or other significant improvements including, pastures, farm fields, and areas of native vegetation.

4 Economics

4.1 Introduction

Syracuse city has several sources of income that include property tax, sales tax, interest, service fees, fines and impact fees. The biggest budget issue for city continues to be the maintenance and improvements to infrastructure. This includes the anticipated cost impact of new residential development in the city as well as maintaining the existing infrastructure. These include culinary water, secondary

water, storm drains, sewer system, garbage collection, roads, street lighting, and parks, which are necessary for all residents. The city administers the budget, which may get adjusted periodically according to the projected future costs of infrastructure impacts.

The city strives to maintain between 5% and 25% general fund balance as a “rainy “ day fund to cover any unforeseen circumstances that may occur. These circumstances include such things as an economic downturn to an unforeseen disaster. The administration is putting in place a fund balance policy that outlines the parameters for how and when the city council may execute and use the funds.

4.2 Goals

The goal of Syracuse is to encourage new businesses to city as a way to improve the revenue stream necessary to continue supporting infrastructure needs. The City maintains a 5-year capital improvement plan as a way of ensuring the infrastructure is properly maintained for the future.

4.3 Revenue

Growing communities need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. Because of this, Syracuse is striving to be a business friendly community that welcomes new opportunities within the city.

4.4 Budget and Expenditures

Each year the city administration provides the mayor and city council with a budget proposal that addresses the current and 5-year forecasted needs of the city. The budget is designed around the goal of maintaining or improving the current level of services provided by the different departments within the city. Whenever possible, efforts are made to not increase taxes or fees for the city provided services, so as not to cause an increase the burden to the citizens.

5 Transportation

5.1 Introduction

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community of Syracuse. The City is developing and maintaining a transportation system that is efficient and complements the quality of life in Syracuse.

5.2 Goals

The most critical component of the development of the master transportation plan is to analyze the anticipated traffic generated within Syracuse City and surrounding area. The City has modeled the overall traffic patterns as well as traffic that passes through the community. This analysis has been done for all streets within the City including local, minor-major collectors and major arterial streets.

The City continues to work closely with the Wasatch Front Regional Council (WFRC), which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the Regional Transportation Plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year 2040. The City should continue to actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

West Davis Corridor - The city has and should continue to work with the Utah Department of Transportation (UDOT) on the alignment, planning, design, and construction of the West Davis Corridor, on the preferred route through the city and with the location of interchanges, as well as any potential alternatives which may be developed. Particular attention should be paid to minimizing the negative impacts of such a project to our community. This corridor represents the largest impact to land use in the City as growth continues in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document, as the decisions involving this project are finalized.

700 South Street - Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. This roadway was widened between 2000 West and the easterly city boundary in the fall of 2014 with a turning lane and bike trails on both sides of the road. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South.

2000 West Street - As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner.

SR-193 - With all of the growth that has occurred in northwest Davis County over the last ten years, UDOT has identified the SR-193 corridor between I-15 (700 South interchange in Clearfield) and the future West Davis Corridor as a key component of traffic management. In 2014, UDOT completed the construction of this 4 lane limited access highway from 700 South at Main Street in Clearfield to 2000 West in

Syracuse. One north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west Another north/south collector has been constructed at 1550 West. These improvements provide access to SR193 for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point. Future plans for SR-193 are to have it extend just beyond the West Davis corridor with access points at the interchange.

Bluff Road - The extension of Bluff Road in a southeasterly direction in order to connect to Layton Parkway should be considered. This improvement would provide an alternate route to Layton Parkway and I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue. This will also connect with the West Davis Corridor.

500 West - A new arterial street, Hill Field Road, is planned as part of the RTP and will provide access from Syracuse City to Interstate 15. It has been partially constructed into west Layton. Syracuse should continue to work with UDOT and Wasatch Front Regional Council to plan ultimate extension of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

1700 South (Antelope Drive (1700 South)) and Marilyn Drive - With the completion of improvements to 1700 South, between 1000 West and 2000 West Syracuse in coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the potential site for a future signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access for the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope was widened for turning lanes in preparation for a traffic signal to help with the flow of traffic. The intersection of 3000 West and 700 South now has a roundabout to help the flow of traffic.

5.3 Street Classification

The streets and roads within the city form a system that has two main functions:

1. Allow vehicles to move safely and efficiently, and
2. Allow access to property. Efficient traffic movement results from clear traffic lanes with minimum interference from side roads so that more volume and higher speeds can be maintained. Access to enclosed areas requires side movements, called side friction, to and from traffic lanes that interfere with efficient

movement within the lanes. Streets are, therefore, classified by function and the characteristics of the function.

The Major Classifications for streets and roads are Arterial, Collector and Local. Arterial and Collector can be either Major or Minor

Arterial streets provide for movement of traffic through the city with as little interference as possible. They carry traffic at higher speeds, and there is limited access. They provide continuity throughout the city but do not penetrate identifiable neighborhoods.

Collector streets penetrate local neighborhoods and distribute traffic to local streets. They collect traffic from local streets, and channel traffic into the arterial roads. Use of collectors by through traffic should be discouraged.

Local streets are all streets not otherwise classified, and provide direct access to adjacent land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

5.4 Transportation Plan

The City Master Transportation Plan is maintained by the Public Works Department and may be obtained through a Freedom of Information Request to the City.

5.5 Public Transportation

The Utah Transit Authority (UTA) will have an increasing role in transportation both to and from the city, and within the city proper. The City continues to work with the UTA to help provide the needed facilities and services.

6 Infrastructure

6.1 Introduction

The city provides amenities and public services that include:

- Emergency services
- Pressurized Culinary and Secondary water systems
- City-wide garbage and optional green waste pickup
- City-owned cemetery

6.2 Goals

The City continues to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects.

6.3 Public Facilities

6.3.1 Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery (see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should reopen negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

6.3.2 Storm Drains

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. Davis County requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City should continue to pursue regionalized storm water detention facilities, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management Practices" to properly maintain a functioning and clean storm water collection system.

6.3.3 Culinary Water

The city maintains a well and has other culinary water sources to provide water for the system. Although this is sufficient to serve the current population as some growth, the city will need to consider ways to expand water sources and storage as growth continues. The secondary water system has helped tremendously in conserving clean water supplies to adequately meet the needs of the city.

6.3.4 Secondary Water

The City's pressurized secondary water system is unique to towns in Davis County in that the water is owned by the city rather than purchased from supply sources. The city has invested in a large storage tank and reservoir on the east side of town and storage also includes a reservoir at Jensen Nature Park. Other storage includes a reservoir near Antelope Drive (1700 South) and Bluff Road and a water right on runoff water in a canal on the east side of Freeport Center. Other future storage facilities should be pursued east of the city to assist with maintaining good pressure

and also to provide sufficient capacity at build out. The City has a secondary water master plan that sets forth some of these planned improvements to meet the City's needs at build out. Impact fees have played an integral part in building and maintaining the infrastructure of the secondary water system. Future needs will need to be met with current utility charges and ongoing impact fees. Because of initial discussions with residents when the system was constructed, metering of the water to users is not being pursued. Water stockholders that developed their land were required to provide the water shares to the city without compensation with the understanding that the residents would be able to have access to adequate supply for irrigation, lawns and gardens. Current ordinance allows a maximum of one acre in any lot with a home to be watered with secondary water. The practice of requiring contribution of water shares for development continues. The City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system. The city should also encourage homeowners and developers to use low water landscaping and native plants. The city should take the steps necessary to better equalize the system pressure throughout the city.

6.3.5 Sanitary Sewer

Sanitary sewer lines are currently adequate for the population of the City, but there may be a need to upsize City lines as population increases and to provide for additional full time maintenance and cleaning activities performed by the City.

The city has mapped out the Sanitary Sewer within the City as a way of management and to provide developers with the current and future capability of the system to service future development. The North Davis Sewer District is currently lining all of the district lines to upgrade and reduce maintenance of old system lines.

6.3.6 Street Lights

, The City has established an ordinance to locate street lights at all street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain safety to the traveling public.. Developers are required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution. The city should continue to set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

6.3.7 Fire Department

The City has full and part time personnel. Recently the city built a new state of the art facility that should accommodate needs of the city to build out.

The City Fire and Planning Departments should begin to investigate a possible location for a second fire sub-station to accommodate the new commercial and residential growth, in accordance with NSFPA1710 requirements. Land purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.



Syracuse Fire Department

6.3.8 Police Department

Syracuse Police Department is staffed with full-time police officers, which include administrative staff, patrol officers, school resources officers and detectives. . The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

Comment from the Police Chief

I am sure there is more to this than I understand, but aren't the PD and FD built with the assumption that the facilities will meet the needs of the city through build out? The section from the document says the impact fees WILL benefit the community by funding the construction of public safety facilities. That makes it sound like new buildings will be built someday. I am not saying that is incorrect; I have just never heard that. Can we use our patch instead of the picture? The picture has old cars and we haven't taken a photo yet with the new ones. If you prefer a picture, give me a deadline for when you need it and I will get working on picture with new cars

Syracuse Police Department

7 Parks and Recreation

7.1 Introduction

Parks and recreation are an important aspect to the Syracuse City community. They add tremendous benefits to the quality of life and enhance the lifestyles of our citizens. Syracuse has established a goal to provide quality parks and recreation with their related services and programs and has put in place a Parks Master Plan to

fully document these goals. This section of the General Plan is provided as a summary to that document, the full Parks Plan should be reviewed for a more comprehensive understanding of the Parks and Recreation in Syracuse.



Jensen Nature Park

7.2 Goals

Syracuse has established some specific goal pertaining to parks and recreation. Some specific goals are listed below:

1. Provide a diverse network of parks, trails, and recreation facilities which affords all residents convenient access to a wide range of recreational and cultural opportunities:
 - Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
 - Provide parks that are well dispersed throughout the city.
 - Encourage the acquisition of property and the development of additional recreation facilities.
 - Ensure that the City recreation facilities (parks, trails, etc.) are useful, attractive and well maintained.
 - Create and apply park area standards of the Syracuse City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.
2. Create a Parks and Recreation Master plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community

and plan for the acquisition, development and improvement of future parks and recreation facilities. The Park land goal per 1000 population is 6.5 acres.

- All future major developments shall be planned with trail linkages to planned trail systems where applicable.
- Incorporate plans, programs and funding sources to meet the present and future recreational demands.
- Work with the Davis School District for the development and joint use of recreational facilities and parks.
- Maintain a Capitol Improvements Program, which incorporates a funding program for the construction of improvements to the City's recreational system.
- Promote and solicit the donation of land, recreation and park equipment and funding from available donors and recognize their support.
- Protect park and recreation areas from incompatible developments and uses on adjacent properties.
- Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.



7.3 Community Center

This facility has the capacity to be used for basketball, volleyball, indoor jogging track, fitness venues, senior citizen activities, quilting guilds, crafts and other programs.

7.4 Existing Parks and Recreation

The parks and recreation facilities that are currently part of Syracuse City include the parks (amenities) list below:

- **Founders Park** (4 acres): 24 picnic tables, 2 boweries, 1 public restroom, baseball and softball, soccer, and football fields, 1 playground, and a skateboard park.
- **Stoker Park** (6 acres): 10 picnic tables, grills, 2 boweries, public restroom, playground, tennis courts, and volleyball.
- **Bluffridge Park** (5 acres): 1 public restroom, soccer field, and jogging path.
- **Canterbury Park** (5 acres): 8 picnic tables, 1 bowery, 1 public restroom, 2 soccer fields, jogging path, playground, and basketball.
- **Centennial Park** (4.7 acres): 3 picnic tables, Chloe’s Sunshine playground, jogging path, and volleyball.
- **Fremont Park** (7 acres): 5 picnic tables, 1 bowery, 1 public restroom, soccer field, jogging path, playground, volleyball and trail access.
- **Legacy Park** (3.5 acres): 5 picnic tables, 1 bowery, public restroom, jogging path, playground, and a scenic pond.
- **Linda Vista Park** (6 acres): 7 picnic tables, public restroom, jogging path, and a playground.
- **Ranchettes Park** (1.5 acres): 1 small bowery, and a playground.
- **Jensen Nature Park** (20 acres): 33 picnic tables, 3 boweries, public restroom, jogging path, horseshoe pit, fishing, trail access, a pond.
- **Rock Creek Park** (10 acres): 9 picnic tables, 1 bowery, playground
- **Trailside Park:**



Syracuse Trail Walkway



7.5 Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Master Plan will soon be completed. The Parks and Recreation Master Plan will provide a proactive “road map” for guiding future planning, design, funding and implementation decisions. In addition to traditional parks and recreation facilities, trails and trail systems the Parks and Recreation Plan should include:

1. Physical status and current use of existing parks and recreation facilities and programs.
2. Current and projected park and recreation needs should be determined through the means of a citywide survey of city residents.
3. Proposed improvements to existing parks if needed with a schedule for funding and implementation.
4. Proposed new park and recreational facilities with a schedule for funding and implementation.
5. Park and recreation facility design standards.
6. Park and recreation programs assessment with implementation strategies.

8 Housing

8.1 Introduction

There are a mixture of housing styles and price ranges in Syracuse. These include family farms with homes on the property, large single family residential homes,

smaller single family residential homes, clustered homes in planned communities and planned residential developments or multi family housing.

8.2 Goals

The city maintains housing ordinances zoning that are designed to provide developers with guidance that ensures housing that meets a variety of income levels within the city while maintaining a high standard of quality. The goal of the city is to continue to provide for that high standard.

8.3 Current Housing

A breakdown of the current acreage that has been developed with homes and the undeveloped acreage is shown in the table below.

January 2015 Residential Zoning Inventory

Residential Zoning	Developed (Acres)	Undeveloped (Acres)	Total (Acres)
R-1	878	973	1851
R-2	1540	381	1921
R-3	356	99	455
R-4	32	0	32
PRD	25	18	43
A-1	85	117	202
Total	2916	1588	4504

NOTE: These figures include areas currently annexed



8.4 Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The overall goal of providing moderate housing

is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of our community.

The City's various residential zoning designations provide an opportunity for a variety of housing types, including moderate-income housing. With the number of established R-3 developments, Planned Residential Developments, cluster subdivisions, and neighborhoods containing older, smaller residential homes, Syracuse's housing stock exceeds the current estimated need for moderate-income housing required through build out of the city. It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for moderate-income families and individuals. As required by state law, the City Council should undergo regular reviews of its moderate-income housing plan and adjust the plan as circumstances change in our community.

9 Future Updates

9.1 Reviewing The General Plan

Our residents and business owners have come to depend on the Syracuse City General Plan, as it represents the wishes and goals of the city. As Syracuse is primarily a bedroom community, property ownership decisions are often based on this document. As such, any proposed changes should be carefully considered, so as to not dramatically alter the goals outlined in this plan, as well as to not dramatically change the character of our neighborhoods within Syracuse.

Syracuse City Ordinance and Utah State Code require that a City's General Plan should be reviewed periodically, at least once every 4-5 years. The review process is detailed within Title 10, Section 10.20 of the Syracuse City Ordinance, as well as the methodology and timelines for proposing and considering any changes to the General Plan.

9.2 In Closing:

This plan outlines the current plan and future goals of Syracuse City, and has been refined over several decades. Our residents can be very passionate about our city, and this plan reflects in part the values and goals of the residents of our city. Future business development is of course very important as well, as the tax revenues from such contribute significantly to the city budget, and these businesses often provide valuable services to our community. However, we should keep in mind that said future business developments will need to coexist with our residents, and as such should not adversely impact our residential neighborhoods.

As such, any proposed changes to this plan in the future should strongly take into account the wishes of our residents as a whole, as this is their community. Syracuse City has a particular character, which our current and future residents find

attractive, and it should always be the goal of our decision makers to maintain that character, and it's associated goals.

Syracuse City is a very desirable community to live in within Davis County, and in Northern Utah as a whole, and we should strive to maintain the values and definitions, which make it so.

Acknowledgements

Acknowledgement is given to the following individuals, for their helpful assistance to the General Plan Committee in preparing this document:

Mayor Terry Palmer

City Council

- Brian Duncan
- Mike Gailey
- Craig Johnson
- Karianne Lisonbee
- Doug Peterson
- Corrinne Bolduc

Planning Commission:

- TJ Jensen (Chairman, 2014-2015)
- Ralph Vaughan (Chairman, 2015-2016)
- Greg Day
- Trevor Hatch
- Curt McCuistion
- Troy Moultrie
- Dale Rackham
- Grant Thorson

General Plan Committee

- Dale Rackham (Chairman)
- Troy Moultrie (Vice Chair)
- Kenneth Hellewell
- Dave Jones
- Pat Zaugg
- Ray Zaugg
- Gary Pratt
- Dustin West
- Karianne Lisonbee (Advisory Member)
- Noah Steele (Advisory Member)
- TJ Jensen (Advisory Member)

Community and Economic Development

- Brigham Mellor, Director
- Jenny Schow, Planner
- Noah Steele, Planner
- Stacy Adams, Planning Tech

Syracuse City Public Works

- Robert Whitely, Director
- Brian Bloeman, City Engineer
- Ryan Mills, Water Superintendent
- Darrell Webb, EPA/SWPPP

The Parks Committee

- Terry Palmer, Mayor
- Doug Peterson, City Council
- Craig Johnson, City Council
- Alan Clark, Chairman
- Patrick Egan
- Russ Sedgwick
- David Hansen

Other City Staff

- Steve Marshall, Finance Director
- Brody Bovero, City Manager
- Kresta Robinson, Parks & Rec Director

The North Davis Sewer District

- Kevin Cowan, District Manager

