

SECTION III: INTRODUCTION AND BACKGROUND

Location

Syracuse City is located in the northwest area of Davis County adjacent the Great Salt Lake approximately 34 miles north of Salt Lake City. It is the gateway to Antelope Island State Park and among one of the most rapidly growing areas of the State. The Great Salt Lake has long influenced the culture of Syracuse City. The land has been used as agriculture and related “gathering” type activities, such as orchards, farming and salt evaporation ponds, hence the name “Syracuse” after the City located in New York on the south shore of Lake Ontario with similar salt evaporation mining.

The Town Center of Syracuse is a short distance from the Antelope Island causeway leading to the jewel of the Great Salt Lake – Antelope Island State Park. The Great Salt Lake is a remnant of what was historically Lake Bonneville. The elevation the Town Center Area is approximately 4240 feet above sea level. West Davis County has wonderful views of the Wasatch Mountains to the East and the Great Salt Lake to the West. The area is centrally located within Syracuse City nearby are schools, single-family residential areas, multi-family residential areas, and civic services.

Access

Interstate 15 is located approximately 5 miles east of the Town Center Plan along 1700 south (Antelope Drive). SR 108 bisects the project, which is 1700 south and 2000 west. The Town Center is accommodated mostly east to west along 1700 south, however, limited access points along 2000 west may occur.

Syracuse City

Open lands within Syracuse City are fast being developed. The City is experiencing a high rate of residential growth. Commercial growth pressure will soon be focused on open areas of the City historically zoned for commercial development. Pressure to develop the Syracuse Town Center Plan was recognized late in 2000 as an important and needed plan. The City Planning Department desired to create a plan for the area rather than accept relaxed development as it occurs. To the credit of the Davis County Community Development department, the Mayor, City Staff, the City Council, and Planning Commission, they decided to seek professional assistance in planning the Syracuse Town Center in conjunction with the Town Center Citizens Committee. The participants in development of the plan recognized that in order to avoid the perpetuation of laid-back commercial development and sprawl with its accompanying disarray, a different approach was warranted.

Plan Development Process

The planning team, consisting of The Planning Center, MGB+A the Grassli Group, Bonneville Research, and Fehr and Peers Engineering, was selected to work with Syracuse City and the Town Center Plan Citizens Committee to prepare the Master Plan for the Town Center Area. The team conducted a project area inventory and site analysis, prepared an opportunities and constraints analysis, land use study and identified regulatory issues.

In order to assemble a comprehensive list of issues related to the project area, the planning team coordinated a series of meetings with the Town Center Plan Committee and landowners. In addition, citizens, land developers, Envision Utah, UDOT, City Planning Commission, City Staff, Mayor and various City Council Members were involved in the meetings. Discussion of several important City issues about the past and future of Syracuse were discussed by participants. In addition, an outline of Smart Growth principles was presented by Envision Utah. The first meeting of the Citizens Town Center Committee fashioned a concept idea that began to take shape, showing transportation movement and areas of interest for future development. See Figure 3 below.

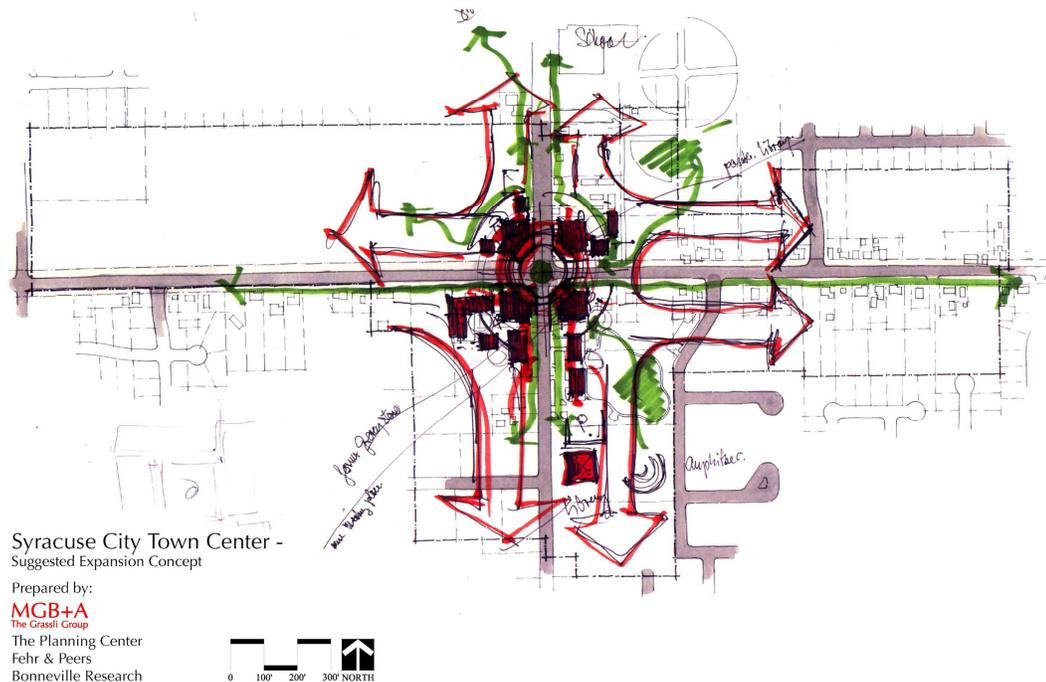


Figure 3.