



# Syracuse City Planning Commission Meeting October 20, 2015

Begins at 6:00 p.m. in the City Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ralph Vaughan

#### VICE CHAIR

Dale Rackham

T.J. Jensen  
Curt McCuistion  
Greg Day  
Troy Moultrie  
Grant Thorson

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner Day
  - Pledge of Allegiance by Commissioner Thorson
  - Adoption of Meeting Agenda
2. **Meeting Minutes** October 6, 2015 Regular Meeting and Work Session
3. **Public Comment**, This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing**, Municipal Code Amendments Title X:
  - 10.20.050 Noticing
  - 10.20.060 General Plan Amendments
  - 10.20.070 Administrative and Development Review Procedures
  - 10.50 Establishment of Zones
  - 10.55 A-1 Agriculture Zone
  - 10.60 R-1 Residential Zone
  - 10.65 R-2 Residential Zone
  - 10.70 R-3 Residential Zone
  - 10.XX R-4 Residential Zone
  - 10.80 Cluster Subdivision
5. **City Trail**, Monterrey Estates, located in the Utah Power and Light Corridor between 700 S and 300 S.
6. **Adjourn**

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## Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
  - a. **General Plan**
  - b. **Municipal Code Title X Amendments pertaining to metal buildings in the Industrial Zone.**
5. **Adjourn**

### NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

### CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



# PLANNING COMMISSION

## AGENDA

October 20, 2015

**Agenda Item # 2**

**Meeting Minutes**

**October 6, 2015 Regular and Work Session**

## Minutes of the Syracuse Planning Commission Regular Meeting, October 6, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 6, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Ralph Vaughan, Chairman
	TJ Jensen
	Curt McCuiston
	Troy Moultrie
	Greg Day
City Employees:	Jenny Schow, Planner
	Noah Steele, Planner
	Paul Roberts, City Attorney
	Stacy Adams, Admin Professional
City Council:	Councilman Mike Gailey
Excused:	Commissioner Dale Rackham
Visitors:	Adam Bernard                      Andrew Sherman

[5:59:09 PM](#)

1. **Meeting Called to Order:**

Invocation was given by Commissioner Thorson. The Pledge of Allegiance was led by Commissioner McCuiston.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR OCTOBER 6, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:01:05 PM](#)

2. **Meeting Minutes:**

**July 21, 2015 Regular Meeting & Work Session**

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR JULY 21, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**August 4, 2015 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR AUGUST 4, 2015 WITH AMENDMENTS. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**September 1, 2015 Regular Meeting & Work Session**

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 1, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**September 15, 2015 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 15, 2015. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

[6:03:29 PM](#)

3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

None

[6:04:35 PM](#)

4. **Public Hearing - Rezone** Andrew Sherman, from R-1 to Neighborhood Services, property located at 1317 S 2000 W

Planner Steele stated this is a rezone from R-1 to Neighborhood Services, this is to the north of Syracuse Elementary school on the east side of the road and the applicant is currently running his business out of the old Mia Design building on the corner of 2000 W and Antelope and with the widening of 2000 W, he has been looking for a new location of his business and he has been shopping around for a couple of years and have discussed many different alternatives for his business and he found a home located at 1317 S 2000 W that he feels would work for his small business. He can use the existing structure and just remodel for his new office as well as some improvements to the site for parking, lighting and signage to make it more of a commercial nature. The existing zoning R-1 did not allow for office use, the general plan is showing neighborhood services, he is just requesting a change in zoning. Planner Steele stated he has received around a

64 half dozen phone calls of surrounding residents wondering, concerned residents asking what was going on in their  
65 backyard, is an office tower going to be built. They were invited to come to the public hearing and voice their concerns  
66 and what might be built there in the future and permitted uses that would be allowed at that location. The applicant's plans  
67 right now are to convert the existing structure into his office.

68 [6:07:58 PM](#)

69 Commissioner Jensen stated that they did have a public hearing last meeting and due to noticing requirements they  
70 are continuing the public hearing again for tonight's meeting and they did hear some input from some neighbors and  
71 explained the purpose of the neighborhood zone and why it was created. It was created specifically for situations like this  
72 where a business might locate inside of a neighborhood and the City did not want them to put a business structure in  
73 there, wanted to make sure whatever what there was in harmony with the adjacent residential.

74 [6:08:57 PM](#)

75 Commissioner Jensen asked Andrew Sherman if he had talked to any residents since the last meeting, he stated he  
76 talked to them after at the last meeting and their major concern was Pandora's box, once the zone is changed, what can  
77 happen after he sells he property. Most of the residents have no idea of what is happening to 2000 W and the scale of  
78 that expansion, it's going to be the size of Antelope Drive basically and don't think they understand what is going to be  
79 happening on their street. The residents' concerns were once it gets turned to commercial so to speak then anything can  
80 happen there.

81 [6:10:00 PM](#)

82 Commissioner Jensen stated that was the reason for changing most of the lots along 2000 W to Neighborhood  
83 Services was in anticipation of the road expansion. Commissioner Jensen asked the applicant if he was going to be doing  
84 any major modifications to the existing house, he stated interior only. Commissioner Jensen stated the main thing he is  
85 concerned with is that the look of the neighborhood doesn't change much. Andrew Sherman stated it is a historic property  
86 and so his goal is to respect and honor that just like he did with the current property he is at.

87 [6:11:09 PM](#)

88 Commissioner Vaughan asked staff in regards to the two colored maps before them, the pink is showing on the  
89 general plan map, everything on that side of the street is preplanned for Neighborhood Services and on the map directly  
90 above it on the zoning map the property is currently zoned as R-1 residential with a requested change to Neighborhood  
91 Services, what about the balance of the other properties along this are they going to be zoned Neighborhood Services as  
92 well.

93 [6:12:16 PM](#)

94 Planner Steele stated looking at the overall character of the neighborhood will this create an island of commercial out  
95 there and the rest is residential. Looking to the south by the elementary school there is an assisted living planned and the  
96 nature of schools with the higher traffic is not necessarily residential and a few other home based businesses along that  
97 road and as the widening happens that whole corridor will be much less friendly to having frontage on the road and living  
98 there.

99 [6:13:06 PM](#)

100 Commissioner Vaughan asked if staff or any other owners have initiated any requests to go to Neighborhood  
101 Services at this point, Planner Steele stated no.

102 [6:13:22 PM](#)

103 Commissioner Vaughan asked if there were any updates from UDOT on the 2000 W project. Planner Steele stated  
104 he had spoken to Randy Jefferies the UDOT representative for the project and he had provided some spot mapping and  
105 in short believe they are still working on engineering but do not know the exact alignment of which homes will be taken  
106 out.

107 [6:14:01 PM](#)

108 Andrew Sherman stated he had spoken with Randy Jefferies they have already started approaching residents  
109 regarding purchasing of those properties, mostly on the west side of the road, north of the junior high, many of those  
110 homes on the west side will be demolished for the expansion because most of the homes on the east side are historic  
111 properties that they are trying to avoid. The engineering firm has already contacted the applicant and UDOT wants him  
112 out of his building the first part of the year. Mr. Sherman stated this is the first Neighborhood Services, he will be the first  
113 one, there are no other businesses along there north of where he is that are like this, he's the guinea pig.

114 [6:15:22 PM](#)

115 Commissioner Jensen stated that from what the applicant described it sounds like they are doing something similar to  
116 what they did when they widened down Antelope, rather than try to purchase properties on both sides they took all the  
117 properties on the south side and left the north properties intact, that was just easier, the fact that they are favoring the  
118 west side, that east side is going to be some pretty valuable exposure once that road expands.

119 [6:16:07 PM](#)

120 Commissioner Vaughan wanted to know if the applicant knew the UDOT had planned for major expansions on that  
121 road and his property would be dramatically affected. Andrew Sherman stated he spoke with Randy Jefferies prior to  
122 purchasing the property and he stated that piece of property would be relatively unaffected and the majority of changes  
123 would be to the west side of the road. Commissioner Vaughan asked the applicant about the two major structures

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currently on the property, which one is he planning on using as his office. Andrew Sherman stated the house will be used as his business office there is a barn which he plans to store his camping gear and lawnmower.

[6:17:19 PM](#)

Public Hearing opened.

[6:17:26 PM](#)

Public Hearing closed.

[6:17:30 PM](#)

Commissioner Jensen stated it meets the general plan.

[6:17:40 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL, TO THE CITY COUNCIL, TO REZONE PROPERTY LOCATED AT 1317 S 2000 W FROM R-1 TO NEIGHBORHOOD SERVICES, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

[6:18:29 PM](#)

5. **Adjourn.**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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Ralph Vaughan, Chairman

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Stacy Adams, Admin Professional

Date Approved: \_\_\_\_\_

## Minutes of the Syracuse Planning Commission Work Session, October 6, 2015

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Minutes of the Syracuse City Planning Commission Work Session held on October 6, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Ralph Vaughan, Chairman	
	TJ Jensen	
	Curt McCuiston	
	Troy Moultrie	
	Greg Day	
City Employees:	Jenny Schow, Planner	
	Paul Roberts, City Attorney	
	Stacy Adams, Admin Professional	
City Council:	Councilman Mike Gailey	
Excused:	Commissioner Dale Rackham	
Visitors:	Adam Bernard	Andrew Sherman

[6:20:24 PM](#)

1. **Department Business:**

Planner Schow stated in an attempt to reduce the packet and focus on the items that had outstanding items to work on, reduced the codes that were inserted, everything that they have gone over in the past that did not have changes or needed to be discussed was not included in the packet and is ready to go. Hoping after one last work session all the remaining items they can have one more public hearing at the next meeting and make a motion on all of it together.

Planner Schow stated there are no new applications for subdivisions, but there are a few site plans applications that the Commission will be seeing in the next couple of meetings. There is a lot of inquiry on new subdivision developments but no applications have been submitted as of yet. No new home occupations or conditional use permits that need review. So this is a good time to be doing code amendments and get them wrapped up before they start getting a lot of applications coming in.

[6:23:16 PM](#)

2. **Commissioner Reports:**

Commissioner Jensen stated he attended the last City Council meeting and they had a couple of very interesting presentations, one was from Wasatch Integrated Waste, they have replaced both the burners and doing some upgrades to the facility itself, essentially adding some equipment that will allow them to recycle the waste stream directly as it comes into the plant, sorting the recyclables out of the waste, streamline the process so it works a little better, trying to extend the life of the existing landfill for another 15 years and with the upgrades another 20-30 years.

Commissioner Jensen stated another item the Council discussed was the efficiency audit that came out, it is a lengthy document and made note that some of the departments due to their workload are understaffed, so they are looking into making some workforce changes or other ideas. The efficiency audit report is included in the City Council packet for the last meeting.

Commissioner Jensen stated the Davis County Trails committee did not meet since the last Commission meeting. Commissioner Jensen stated at the annual WFRRC conference he attended a panel discussion regarding long term planning committees, the panel recommended the City would have a committee that the purpose would be to look at the City's long term plans/planning and start to develop a long term targets that the City would like to complete at which time and outline all the projects, not just road projects, but improvements to the Community Center and those types of things. Map those out and then get community input to see what is important to the City and using that to come up with a strategic plan. The Mayor or the Planning Commission could initiate the strategic plan initiative, once the City has a long term strategic plan to fall back on then they have very fixed concrete goals, they can identify which projects will get done when and develop a long term plan, makes it a lot easier for staff and the Council because they can use that as their bible.

Commissioner Jensen stated he also attended a panel on the water situation in Utah. Essentially all the existing water resources in Utah are 100% allocated. There are no new water blocks that people can forward, they are either going to have to get a lot more efficient with water use or develop more resources. According to the panel it would cost Utah 19 billion worth of additional investments they would have to make, assuming no push back from environmentalists, because some of those recourses they would be looking to be developed maybe stocking lakes and nature conservancy may have concerns. Going forward we need to be a lot more cognizant that our water resources are finite and we've hit the point where we're using all the ones that have been developed and if we're going to go forward we're going to have to be creative with water use or making significant investments to develop more, even if we develop those additional resources by 2060 Utah's population's essentially is going to be doubled. It was a sobering panel and definitely one as Planning Commissioners we don't think about much but essentially our developers have to come up with water for their secondary water, our culinary water situation in Syracuse is in pretty good shape right now but going forward it is going to

64 become harder and harder to maintain our current lifestyle where people just water lawns willy nilly and don't really think  
65 about where the water comes from because the lake is certainly receding in recent years partially because of the drought  
66 and because most of the water that used to go into the lakes that can be captured is being used.

67 [6:30:10 PM](#)

68 Commissioner Vaughan stated a couple things in purview of Planning Commission because of the input and  
69 regulation of signs but have noticed with the upcoming political season that is rapidly upon us there has already been  
70 signs erected throughout the City and there has already been comment on the City website and in Social Media in regards  
71 to signs being taken down already. One string of signs noticed in a couple places where the City has been removing  
72 political signs for propositions that are posted, but noticed that the removal of the signs from the verge strip between the  
73 curb and the sidewalk has been uneven and not the same enforcement throughout the City. As an example of the signs  
74 that were in front of the Jr. High School on 2000 W about a half dozen signs, yet the identical sign in the same number is  
75 in front of Bluff Elementary School on 2700 S and wondering if it can be mentioned to code enforcement over controlling  
76 that, that there needs to be equal enforcement on the signs, particularly when they are political in nature.

77 Planner Schow stated she will pass the message along to code enforcement, because of the large quantities of illegal  
78 signs in the City at the time, the approach has been to begin with the ones that the City has received complaints on. It's  
79 not necessarily a matter of unfair treatment, it's just a starting place as he moves through the City, that's where he has  
80 been instructed to start with the first complaints received and that is just due to the large quantity of signs that have  
81 popped up through the City that do not meet City regulations. Planner Schow will make sure to follow up and continue to  
82 apply the code fairly across the City. Commissioner Vaughan stated when it comes to political signs there is a certain  
83 amount of sensitivity between candidates and issues that are before the public.

84 Commissioner Jensen stated that the 6 remaining candidates have been pretty good about keeping their signs where  
85 they are allowed and have been very responsible about where they are placing their signs and the City likes to keep the  
86 park strip clear of sign per the ordinances. Commissioner Jensen asked if code enforcement had been moved back to  
87 Planning. Planner Schow stated yes it has been moved back to Planning and it is a little bit of a time consuming process  
88 to shift it between the departments especially as it is coming from the police department, and the CED department doesn't  
89 have access to the police records and how it was being tracked, so there is some degree of our code enforcement officer  
90 doing a lot more leg work in doing research in what has been done in the last couple of years. He has been given the  
91 instruction to start with complaints first and then to work from there. If you see something, even a direct call into him or to  
92 staff and can get it over to him as well.

93 Commissioner Vaughan stated as Commissioner Jensen had mentioned in regards to the types of projects the  
94 Commission is bringing to the attention of Council in discussion in regards to budget items and things that are going to be  
95 done. In the larger cities in Utah and it's pretty much a common pattern across the United States, to refer to a lot of these  
96 projects as capital improvement projects and it is relatively common although not done in the City yet. When the City  
97 Council is responding to statements by engineering and public works in regards we have so much money to do so many  
98 projects that they prepare a report recommending their order of preference and importance. After the report is prepared  
99 and the Planning Commission also has a chance to have some input on it, acting solely as an advisory body to the City  
100 Council, where the Planning Commission has a chance to look at it and knowing what we know about planning issues  
101 ones that might be efficacious in making recommendations to the City on that. In other Cities this coincides with release  
102 CBDG community development block grants that are sometimes given to municipalities and other jurisdictions in regards  
103 that happens to be the largest amount of free Federal money that comes in and that makes it very nice.

104 [6:36:52 PM](#)

105 3. **Upcoming Agenda Items:**

106 Commissioner Jensen stated there is a bunch of stuff that isn't moving forward and have been short staffed up until  
107 recently. They've been talking for a long time about conditional uses and trying to simplify that code and figure out why the  
108 current items are earmarked as conditional use, that is something that has been put on the back burner many times and  
109 unfortunately that is one that impacts our residents on a regular basis. The City Council, actually the Planning  
110 Commission gets most of the conditional uses these days and staff handles the minor ones. It would be responsible of the  
111 Planning Commission as soon as they wrap up residential zonings and general plan to put the conditional use issue to  
112 bed, since we've been talking about it for two years now.

113 [6:37:59 PM](#)

114 4. **Discussion Items: Municipal Code Title X Amendments pertaining to residential zoning**

115 Planner Schow stated she listed only the codes that still had changes and moved it to a work session hoping to get  
116 the last ones complete and final and then can do a public hearing on all of them, bring them all to the next meeting for an  
117 action item and move everything together. The remaining codes and one new one, which is noticing and that was another  
118 reason why wanted to talk about it all at once and not have to notice that one code, simplify.

119 10.20.070 zoning map and text amendments, these were the changes that were submitted by Commissioner Jensen,  
120 after reviewing it with the City Attorney, it appeared that the intent was to break them out so there was text and there was  
121 map, but they seemed to be the exact same requirements. One item that was new was item E-6, such changes shall be  
122 consistent with the current general plan.

123 Commissioner Jensen stated the reason he broke those into two separate categories is when they are talking about  
124 changing the language of the zones themselves that general plan tends to be a City wide change and trying to notify the  
125 adjacent properties is a little hard, as an example R-2 zone pervades the entire City so making changes to the Title is a  
126 little different than making changes to the map, and made some subtle difference by breaking them into two separate

127 categories. If the other Commissioners like the way it is now it's up to the Commission, they are slightly different review  
128 standards for each, when we change the zone title it impacts the entire City if we make a change to a piece of property  
129 that generally affects the people within 300 feet of that property, so it's a little different.

130 [6:41:32 PM](#)

131 Commissioner Vaughan asked if these were items that are being discussed or were discussed by the general plan  
132 committee or are these separate items that Commissioner Jensen is bringing up, this is the first time hearing of these and  
133 generally they get submitted for the agenda. Commissioner Jensen stated Commissioner Rackham forgot to submit these  
134 along with the other things, but they did discuss this with the committee. Commissioner Vaughan stated if they came from  
135 the committee then the committee should be the one that is submitting them. Commissioner Vaughan asked  
136 Commissioner Jensen if he was on the committee. Commissioner Jensen stated as a Commissioner he can submit stuff  
137 as well, he is a Planning Commissioner, as a Planning Commissioner that is within his right. Commissioner Vaughan  
138 stated to correct him if he is wrong when he was Chairman, this was a committee he established. Commissioner Jensen  
139 stated yes. Commissioner Vaughan stated as far as he knows the committee has expired in time and never submitted a  
140 final report. Commissioner Jensen stated the final report was submitted by Commissioner Rackham gave a verbal report  
141 about what the committee came up with and submitted the materials. Commissioner Vaughan asked if that was the final  
142 report of the committee. Commissioner Jensen stated yes, the committee is dissolved at this point. Commissioner  
143 Vaughan asked if the item he is mentioning now is in that report. Commissioner Jensen stated it was supposed to be  
144 included in that report but Commissioner Rackham did not get everything submitted. Commissioner Vaughan stated again  
145 it is on the agenda and it is the first time he is hearing about it. Commissioner Jensen stated no, it was in the packet a  
146 couple of weeks ago, they discussed it. Commissioner Vaughan stated one of the things he believes the Chairman is  
147 responsible for is setting the agenda items and this is something he was not aware was going to be set on the agenda,  
148 trying to keep things by Robert's Rules of Order, do not mind having a discussion on these things but if they are going to  
149 be on, they have to be scheduled through the agenda correctly and notice given to all of the members of the Commission,  
150 rather than having an item set for discussion in advance.

151 [6:43:25 PM](#)

152 Planner Schow stated the changes that were submitted by Commissioner Jensen were included in a previous packet,  
153 they were not made as redlines to the code and this is the first time she has had time to convert it over, from looking at it,  
154 it appeared that essentially it was just adding the one change, which was added at 6 and then breaking it down  
155 separately. Previously they didn't maybe read through it or address it, it has been on a previous packet though. It does fall  
156 in line with the general plan amendments, it is a pretty simple change that they could take a look at tonight and maybe see  
157 if the Commission agrees with it or disagree with it and if there is validity in breaking it down into text changes verses map  
158 changes and if there is enough difference between them to actually do that or if they are just making the code longer.

159 [6:44:46 PM](#)

160 Commissioner Jensen stated the other thing is that they started making text changes to the section that by definition  
161 changes the general plan because the general plan makes the assumption that the R-1 zone is a certain way and  
162 certainly they can change things within that zone, that zone as it was envisioned when the general plan was put together,  
163 the Commission may be looking at changing some things. Some of those changes may meet the general plan but with  
164 text amendments thinks need a little more leeway on, as far as the map that is the main one they want to make sure that  
165 gets tightened up a little bit because a lot of residents when they come to the City, they look at the general plan and more  
166 specifically the general plan map and they expect that to be what is going to be in their neighborhood. That was what the  
167 committee was more concerned about, they could be considered together but thought there were some subtle difference  
168 between the two things that needed to be called out.

169 [6:45:58 PM](#)

170 Commissioner Vaughan stated has staff received a copy of all of the recommendations or a final report from the  
171 general plan committee, an actual tangible document. Planner Schow stated this was the document they had received.  
172 Commissioner Vaughan asked if just the statues, no discussion of them, how they were obtained, who wrote them, why  
173 certain things were taken out and any other discussion of the particular item, we just have suggested changes and  
174 nothing else. Planner Schow stated it was her understanding it came through Commissioner Jensen on behalf of the  
175 committee. As she has read through them with the City Attorney it appeared as if they were basically breaking it out and  
176 duplicating it and only adding one new thing. This was in the 9-15-15 packet, not sure if everyone felt like there was  
177 enough change that it was okay to go with it, it wasn't redlined.

178 [6:47:09 PM](#)

179 Commissioner Jensen stated the only redline was changing 'a' to 'an', everything else is the same, all the stuff in blue  
180 got added, that is the existing language with the blue added, so don't know if you want to call it a redline copy but that was  
181 the only change. Commissioner Vaughan stated one of the reasons he asked this, if there was any other supporting  
182 documentation for this because in looking at what they have before them in the packet, he has not seen an explanation of  
183 what red, red with a line through it or blue means as far as anyone who wants to pick up this document and peruse it, it is  
184 somewhat confusing on what the code is, if it's black, what the blue is, the good stuff and the red means the hot stuff and  
185 the stuff with the red line through it means we changed our minds and don't like this.

186 Planner Schow stated the easiest thing would be to discuss it right now and decide whether or not the Planning  
187 Commission feels like this text amendment is. Commissioner Vaughan stated they need to be as clear as possible; there  
188 is no more important singular document in this City than the general plan. Planner Schow agreed. Commissioner

189 Vaughan stated if there is anything that needs to be crystal clear by everybody that deals with it, has to be the general  
190 plan. Planner Schow stated what the recommendation on this code was prior to converting it into a redline copy of the  
191 code, did not fully understand the concept of what was going on, basically the code says a decision to amend, the text of  
192 this title or the zoning map is a matter of legislative discretion by the City Council and not controlled by any one standard,  
193 however in making amendment the City Council should consider. What this recommendation is saying that, it wants the  
194 Council to apply these items to either a text amendment or a zoning map amendment. Planner Schow's understanding is  
195 the committee was recommending that we break that out and say for a text amendment the Council should consider these  
196 things, for a zoning map amendment the Council should consider these things, didn't really see a big difference and that it  
197 needed to be broken to out for the two different items, the only addition added in blue was, 'such changes shall be  
198 consistent with the current general plan', that is what Commissioner Jensen is explaining what the reasoning was for  
199 breaking them down.

200 [6:49:16 PM](#)

201 Planner Schow asked Commissioner Jensen what the difference are, everyone could vote on that. Commissioner  
202 Vaughan asked who wrote the blue, staff or committee or Commissioner Jensen or who. Planner Schow stated staff did  
203 not. Commissioner Jensen stated that came from him and that was based on discussions with the committee.  
204 Commissioner Day stated he thinks it is a great addition and would be supportive of that. Planner Schow asked  
205 Commissioner Day to clarify number 6 or breaking them out. Commissioner Day stated number 6 the way it is listed in the  
206 packet. Planner Schow asked Commissioner Jensen to clearly tell them exactly which items were different and how and  
207 why for text verses map. Commissioner Jensen stated essentially it is C & D under the first part, generally the language  
208 covers multiple areas of the City so if they are making those changes they need to look at those areas of the City that  
209 those zones fall in when making those decisions and the other one which is essentially new, talks specifically about  
210 overlay zones, more specific which was the intent. The idea being that we want to make sure that when they are making  
211 changes to like R-1, R-3 or commercial that they are looking at the character of the existing developments that are  
212 governed by those texts, that is the major change, the other stuff is essentially a duplication of the other section. The  
213 second part 4 standards they look at with the general plan, with the map being a hard one, it used to be 5 things, now  
214 being 4 things, and one looked like it didn't apply which is why he reduced it to 4.

215 [6:52:53 PM](#)

216 City Attorney Roberts stated it sounds like he is saying under subsection 2 and subsection 3, want to make sure with  
217 any text amendment it is not only consistent with the overall character of existing development in the vicinity of a subject  
218 property but also any property that is already subject to the zone text. Commissioner Jensen stated correct. City Attorney  
219 Roberts stated if the Commission would like they could add in a little bit of language at the back end of 2 and 3 that just  
220 makes it clear that is to be the case, it would be a clause at the end of both of those that could be added pretty easily.  
221 Commissioner Vaughan asked if the City Attorney has had a chance to review this document, the City Attorney stated  
222 yes. Commissioner Vaughan asked if he saw any problems right off the bat for them. Commissioner Vaughan stated he  
223 admires Commissioner Jensen's ability to write in planning language, very few people know how to write an ordinance the  
224 way before them, if this came from the committee he is really impressed by the committee that is able to write an  
225 ordinance as clear as they way that this is, especially if it passes the muster of the City Attorney and wondering where it  
226 came from, is this from the committee, the committee came up with this. Commissioner Jensen stated this was based on  
227 the committee's discussion, the committee specifically discussed this and what they wanted and he had to put it into  
228 language for the committee and he did send it to Commissioner Rackham and unfortunately he forgot to include that  
229 along with the other stuff from the committee, the committee did get a chance to review those.

230 [6:54:42 PM](#)

231 Commissioner Day stated he feels like they are high centered on this issue. In an effort to try to get through this and  
232 not sure what they need to do, just feel like they are high centered on this and sort of debating issues, he prefers they  
233 move on at a more expeditious rate. Commissioner Vaughan stated it is a shame that Commissioner Rackham isn't here  
234 as a chairman of that committee he would have been the perfect person to go through and give that to them because he  
235 was at every meeting and is quite familiar with every word, phrase and thought that was had on this. Part of the  
236 complication to this is he doesn't know if everyone on the Commission had heard this, but in the most recent City  
237 newsletter the Mayor announced that he is going to be holding public hearings to receive input from the general  
238 population on the general plan and in his thinking of the way that we do major revisions especially to the most important  
239 document, is you hear first from the citizenry to get their ideas, what they are interested in talking about, interested in  
240 changes and then run it through a committee or a sub body or staff to review what those things that can be done and then  
241 after those are done to have those written up in a such a format and be presented to the Planning Commission for their  
242 consideration on this. This process is running out of sequence and normally the way it is done is they had a committee,  
243 they had several meetings, a year and a half of meetings, very smart minds on that committee that were there and looking  
244 at the output from other meetings and now some of the stuff that they have done possibly may be over ridden by citizen  
245 input, hearings held by the Mayor and or other people on the staff, don't know if staff has been appraised of this other  
246 than typing it up for the City newsletter and then to be brought back as opposed to the idea of us bringing a general plan  
247 to the City Council to have them look at it and then simultaneously we have citizen committees being held to review the  
248 same document it just did not seem like a good way to do the public business.

249 [6:57:32 PM](#)

250 Commissioner Jensen stated first off wanted to point out the general plan committee those meetings were open, they  
251 were advertised, everybody was invited to attend those meetings if they were interested. There was some talk about  
252 essentially doing a suret (sp) where people would come in and talk about the existing general plan and they didn't have a  
253 lot of interest in that at that time, worrying about citizenry, no one was really all that interested. The intent of the general  
254 plan committee was to submit a completed document or submit the recommendation to the Planning Commission, which  
255 has been done and then from there the Planning Commission would look at those recommendations and decide what  
256 they want to do with them. If the Mayor wants to form a committee on the general plan that is certainly within his purview  
257 but as far as the recommendation of the Planning Commission we have two choices. We can basically say that we refuse  
258 to review the committee's recommendations and submit those to City Council or say this is what the committee  
259 recommended with the Planning Commission's input and they can use it for a starting point for when they open the  
260 general plan for citizen review and don't think they are necessarily opposed to each other, the citizenry needed something  
261 to look at and the general plan committee provided this. Unfortunately we didn't have the citizen input that we would have  
262 liked to have had, but that is not to say that we still can't get it. If the Mayor is going to move forward with this in benefit to  
263 the committee members that put in the year worth of hard work in these recommendations at the very least they do need  
264 to go to the City Council and then City Council can decide what to do with them from there.

265 [6:59:21 PM](#)

266 Commissioner Day stated this is a very tired subject, they have been talking about it for very, very long, feel like they  
267 are trying to heard cats tonight in that sediment why don't we just pause, do not want to sit there another 2 hours and  
268 debate to debate, either they have the recommendations, we go through them, we discuss them or they push pause,  
269 trying to facilitate the discussion here tonight.

270 [6:59:54 PM](#)

271 Commissioner McCuiston stated the general plan as he understands, is not in the packet tonight. The general plan  
272 text, we've gone through and is assumed to be ready to go to the City Council for the Mayor to take to the public, what  
273 they are looking at are ordinances in Title X and specific text in those ordinances, it refers to the general plan but the  
274 general plan and the discussion about changes to the general plan aren't even in the packet. The general plan to his  
275 understanding is ready to go to the public for their comments just like described the committee gave them some  
276 suggestions on the general plan, they have incorporated and or changed and it is ready to go. They are going through  
277 some more Title X texts that are ordinances, the committee and the Commission to go through the Cluster and a few  
278 remaining. So he would like to go through the ordinance text that they have in front of them, the general plan isn't even in  
279 the packet.

280 [7:00:57 PM](#)

281 Commissioner Jensen stated he thinks at this point, this recommendation has been put forth, if he Commission wants  
282 to go with the suggestions of Planner Schow maybe take a straw poll if they want to recommend this that is up to the  
283 Commission as a whole. As far as everything else in there it is ready to go, only has one other minor change and wants to  
284 talk about when they get to Cluster, doesn't have any other changes and thinks they have a lot of good work there and  
285 that the recommendation other than this one issue is ready to go.

286 [7:01:31 PM](#)

287 Commissioner Day offered the first vote on the straw poll, he would go with Planner Schow's recommendation.  
288 Commissioner Moultrie seconded. Commissioner McCuiston agreed. Commissioner Thorson agreed.

289 [7:01:44 PM](#)

290 Planner Schow stated the general plan that was submitted by the committee that they have seen is under review by  
291 staff, the Mayor wants to schedule a series of Town Hall meetings for the residents, so staff is working on comments of  
292 the general plan that was submitted and then they will all be presented together with Town Hall meetings so they can  
293 ensure that the public does have opportunity to input and then when a document is put together with the committee  
294 recommendation, staff recommendations and the public's recommendations then it will come back to the Planning  
295 Commission for review and then eventually move on to the City Council.

296 [7:02:50 PM](#)

297 Commissioner Jensen stated he does have an issue with that because the general plan does definitely follow to the  
298 purview of the City Council so he would highly recommend because it was eluded that several Commissioners have  
299 submitted some suggested changes to the existing document and think those changes the Commissioners have  
300 suggested do need to be put forward for the public. Short circuiting the Planning Commission out of this process is a bad  
301 idea and think the recommendations from the various Commissioners on the text that was submitted to this body in  
302 previous packets think that should be part of the public's consideration.

303 [7:03:36 PM](#)

304 Planner Schow stated no one is trying to skirt around the Planning Commission when staff has had sufficient chance  
305 to make comments and reviews that, it will come back to you, but in addition they also want to get public comment before  
306 it moves on. Commissioner Jensen stated he is not saying they move it on, but he would certainly like to see the  
307 Commissioner recommendations be included in those Town Halls. Planner Schow stated they will.

308 [7:03:57 PM](#)

309 Planner Schow stated moving on to Cluster, the items that were changed have the tracking bubbles on the right, so  
310 anything that was changed, should have that on the right hand side. This change was a recommendation by our Director

311 to remove the word 'imaginative'. No objections. The next change has been in there multiple times but they haven't  
312 actually addressed it. Adverse effects on adjacent properties was noted to be a little bit vague. City Attorney Roberts  
313 stated his comment looking at that if they are requiring them to prevent any adverse effects that is pretty broad, that is  
314 kind of vague, maybe say mitigate adverse effects or something like that so it is not saying you cannot adversely effect,  
315 anyone could say the project is diminishing the value of their property and that is an adverse effect.

316 [7:05:16 PM](#)

317 Commissioner Jensen stated he cannot speak for Commissioner Rackham but knows he certainly tried to put this to  
318 words, he thinks the word mitigate the adverse effects of adjacent properties would work. The reason they were trying to  
319 leave that as fairly strong is the idea is that Cluster is still a conditional use, so that is giving them the language to allow  
320 them to oppose those conditions, that is why they wanted to make sure it is strong enough that they can talk about the  
321 effects but certainly don't want to lock out the developer in the process. City Attorney Roberts stated when dealing with  
322 conditional uses it is all about mitigation, so that would make him more comfortable if they could put mitigate adverse  
323 effects. No objections.

324 [7:06:04 PM](#)

325 Planner Schow stated the next change was on the development shall provide 50% open space, a minimum of 10% of  
326 the open space shall be common space. No objections.

327 [7:06:33 PM](#)

328 Planner Schow stated the next one simplified, open space may include agriculture areas, recreation areas and the  
329 wetland preserve. Commissioner Jensen stated he is trying to envision a farmer selling off his 10 acres and trying to hang  
330 onto 4 acres for farm land basically, wondering if anyone would actually do that. If someone is trying to setup a ranchette  
331 with horse property but not thinking as far as the Cluster is concerned not sure about an agriculture Cluster brings a lot of  
332 questions which is that open space is supposed to be kind of for the benefit of all the residents but if it an agriculture use  
333 then it for the benefit of really one person or one family or one business, should they include agriculture.

334 [7:08:12 PM](#)

335 Planner Schow asked if the open space supposed to be maintained by the HOA. Commissioner Jensen stated it  
336 would be the HOA or the farm owner. Looking at the map and the remaining R-1 wondering if anyone is going to farm in  
337 that area, he is not all that optimistic about it. Commissioner Day stated he doesn't see that type of application occurring.  
338 City Attorney Roberts stated community gardens are pretty popular especially in urban areas, so if there was a  
339 development like this and they wanted to keep a large swab of it agricultural, there could be a community garden there.  
340 Commissioner Jensen agreed that would be a common use and makes sense. Commissioner Day stated he does not see  
341 someone buying property from a farmer to develop it and let the farmer continue farming, do not think the developer would  
342 buy the property, maybe something they are overthinking. Commissioner Jensen stated maybe change it to agricultural  
343 uses, but not for farm land. Commissioner Day states he thinks they should just leave it as written, it is impossible to  
344 forecast every scenario and almost fruitless.

345 [7:10:22 PM](#)

346 Planner Schow asked regarding open space if not used for agriculture or wetland preserve, then it is required that it  
347 needs to be fully landscaped, does that in turn automatically make it common space then. Commissioner Jensen stated  
348 do they need to mention maintenance, should be developed and maintained with approved amenities. Planner Schow  
349 stated if that was the intent if they City wanted to accept it as a park, where the HOA wouldn't have to own and maintain it.

350 [7:12:18 PM](#)

351 Planner Schow stated next item sidewalks and park strips, where they had the open discussion on how to handle  
352 this, met with the City Engineer to discuss right of ways in the City's standard right of way requirements. This one is a little  
353 bit tricky. The changes that were added, one sidewalk shall be a minimum of 5 feet wide and meet the minimum ADA  
354 standards, the City is moving their standard to 5 feet wide. Park strips shall be a minimum of 10 feet wide, the Planning  
355 Commission wanted it to be a total of 15 feet, and this makes it simple and clear. Meandering sidewalks shall be no closer  
356 than 5 feet to the back of curb. Commissioner Jensen stated when it becomes a meandering sidewalk, how are they  
357 measuring the park strip, cause it goes from 10 feet to 5 feet to 10 feet. Planner Schow stated the side walk would  
358 meander in the 10 foot park strip so it would at no point go closer than 5 feet. Commissioner Jensen sated the idea was  
359 that the park strip, the grass strip, is supposed to be 10 foot wide, as long as it is a 15 foot right of way including a 5 foot  
360 sidewalk. Commissioner Day asked if they are requiring meandering, because meandering is a terrible idea. Planner  
361 Schow stated no, it is an option. Commissioner Day stated it is a terrible idea and if the City accepts those, it is a terrible  
362 idea. Commissioner Jensen just wanted to make sure the language stated that correctly. Planner Schow it was changed  
363 because the City is changing their standard sidewalk to 5 feet wide. Commissioner Jensen asked Commissioner Day if he  
364 was saying meandering sidewalks are bad for maintenance. Commissioner Day stated yes, when people walk they walk  
365 in a straight line and ruins the grass, when you plow, you plow in a straight line, for practical and all intents and purposes  
366 meandering sidewalks area bad idea. If they are not required, then they won't see them. Commissioner McCuiston  
367 stated it should be an option but not very many people do it, it is a nice feature and ads some visual interest for an  
368 architect, engineers would fight it. Commissioner Day asked how many school children are actually going to ride their bike  
369 like that, they are going to go straight, we are belaboring this way too much, the way it is written is fine. Commissioner  
370 Jensen stated they could add optional to the language.

371 [7:17:54 PM](#)

372 Commissioner Jensen stated he has a simple additional to K, would like to add bike paths to trails system/walking  
373 paths, they want to encourage bike paths as well and that would give the developer more options. Planner Schow stated  
374 she could add that. Commissioner Jensen stated that if they are in a situation where it doesn't tie in with the City trails  
375 plan but maybe a bike path might be an amenity they want to do.

376 [7:18:48 PM](#)

377 Planner Schow stated next change was a question from the CED Director, can all units be identical. Commissioner  
378 Jensen stated they want to make sure there are three or four different options, they could be identical within the subset,  
379 but there needs to be a subset. Commissioner McCuiston stated not a bunch of the same ones in a row. Commissioner  
380 Day stated it is fine the way it is. Planner Schow she will leave it the way it is.

381 [7:19:27 PM](#)

382 Planner Schow stated do they want to request material samples with the applications, they don't require Cluster to go  
383 to the architecture review committee and comment from the Director. Commissioner Jensen stated in their last discussion  
384 that maybe it was a PRD or talked about that going in front of the ARC, but that never went anywhere. Commissioner  
385 McCuiston stated they are not going to look at material samples. Planner Schow stated the Council adopted the  
386 architectural review ordinance without requiring the Cluster and the PRD and multifamily to go to the ARC. Commissioner  
387 Day stated he is good with the slide shows that show the concepts, but they do not need to require it.

388 [7:20:43 PM](#)

389 Planner Schow stated she put in her staff report a crazy recommendation, this is completely up to the Commission  
390 but if they are only allowing Cluster in the R-1 zone, how would they feel just making it a density increase as an allowed  
391 use as long as they are meeting all of these regulations. The requirements are set in order to get the bonus density, it is  
392 only allowed in that one zone, it is making it a conditional use permit, they have never added any kind of extra conditions  
393 what so ever, it is just an extra step for staff to have to make them apply for the permit and bring it through. The majority  
394 of time it has come the Commission at preliminary, even seen it at final.

395 [7:22:22 PM](#)

396 Commissioner McCuiston stated he would rather developers not see the option for Cluster unless they are looking  
397 for them and leave it out of the R-1 and have it as separate zone, you'll get developers in R-1 trying to mix. Planner  
398 Schow stated from what they are seeing the majority that are coming through are wanting Cluster in the R-1.  
399 Commissioner Jensen stated under the current regime as Planner Schow pointed out if it is a conditional use they can  
400 allow it, they would just impose conditions, unless it is such a use there is no way you can mitigate the adverse effects, at  
401 that point maybe they could deny it, but that is such a high bar that would never get met. If they wanted to limit Cluster  
402 specifically instead would make Cluster an overlay zone which would overlay all of the R-1 and essentially they would  
403 have to apply for a Cluster with essentially a zone change, not sure if it gives the City any more authority the only thing we  
404 could do is get a development agreement out of it. City Attorney Roberts stated if they are looking at restricting Cluster it  
405 makes a lot of sense to have it be its own zone, because the zone changes, the legislative act, they have no sort of  
406 property interest or any sort of expectation that that zone change will occur. If they have something as a conditional use  
407 then assuming they can put it in and mitigate those adverse impacts of the development, they get the approval and if we  
408 deny the approval then they go to court and judge tells us they got the approval. Looking at the Cluster subdivision it felt  
409 more like a zone than a conditional use, a conditional use is limited noise, sound, other sort of nuisance and adverse  
410 effects. In this case they are giving it a density bonus, so it makes sense to either put it into the R-1 as a bonus or have it  
411 be its very own zone where they have to apply for it and they have to convince both the Commission and the Council that  
412 it is a good idea.

413 [7:25:40 PM](#)

414 Commissioner Jensen asked about making it an overlay zone how would that change it. City Attorney Roberts stated  
415 making it an overlay zone that is available and they could apply for it. That would be a legislative act, it would be a zone  
416 change, they would have to apply for it, the one problem that they potentially have is with the amendment with the general  
417 plan that they cannot deviate from the general plan map that could be a problem especially because it would also restrict  
418 zone map changes. Commissioner Jensen stated was asking if they make it a Cluster overlay zone on top of the R-1 then  
419 that could be included in the general plan map and just basically R-1/Cluster overlay, but if it is over all the zones, struggle  
420 with once it is on the general plan they kind of have to give it to them unless they have a good reason not to even if it is an  
421 overlay not sure if it gives them any more authority or not. Commissioner Day stated how do they struggle with that, if it is  
422 on the general plan, how do they struggle with giving it to them if it is on the general plan. Commissioner Jensen stated if  
423 they are trying to stop Clusters unless we want, his ideas on this and if as Planner Schow stated that everyone is looking  
424 at R-1 Cluster right now, don't think that is a bad thing and the reason is because it is preserving 50% open space and the  
425 density is no worse than the R-3 on the other 50%, so the overall density is still R-1 because it basically just doubles the  
426 density on half the acreage, but think they are gonna get a much better looking product out of an R-1 Cluster than they  
427 have now, as it stands now it is not a bad thing. What happened with Still Water is a completely different thing but think  
428 that the way that Cluster is written now, it is a product that they would want, they might want to start thinking about  
429 preserving some open space in Syracuse and this would be the zone to do it with.

430 [7:28:00 PM](#)

431 Commissioner Vaughan stated in 10.08.010 purpose, we have stricken agricultural, yet we have retained agricultural  
432 in 10.60.080 when defining Cluster bonus. Planner Schow stated that was an error and will fixed in R-1. City Attorney  
433 Roberts stated when it comes to where do they put this Cluster, it is up to the Commission to decide is this something that

434 is a desirable use or is it something that they really don't like. If it is something they don't like it, why include it at all.  
435 Commissioner Day stated they need to keep it as it is currently written as a conditional use within an R-1. City Attorney  
436 Roberts stated with the understanding that as long as a developer can come and meet the reasonable conditions then it is  
437 a permitted use essentially. Commissioner Day stated the problem they foresee is that they will never change the general  
438 plan to put Cluster on a piece of property, it will never happen. If it is made into its own zone then it is not in compliance  
439 with the Commission is moving on the general plan, they will never designate property on the general plan as Cluster, will  
440 not happen. So if the body wants to have a Cluster it has to be contained within the R-1 zoning as an conditional use, so  
441 they have the ability to mitigate it.

442 [7:30:40 PM](#)

443 Planner Schow stated she can agree with Commissioner Day on where the body is moving with the general plan that  
444 this is probably is the easiest way. Commissioner Moultrie stated leave it like it is. Commissioner McCuiston stated  
445 Commissioner Day makes a good point. Commissioner Jensen stated as the zone is written now doesn't think it is going  
446 to be a big issue. Trying to keep green way within the rest of the R-1 zone, where people can enjoy the open space and  
447 this zone accomplishes that.

448 [7:31:57 PM](#)

449 Commissioner Vaughan stated he thinks it is a fine line when they talk about not allowing something to happen, there  
450 are ways to work things in such a way that might be difficult or because someone lacks imagination but there have been  
451 areas just an example duplex, there might be some people who hate duplexes and wouldn't want to see one on the face  
452 of the earth but according to fair housing act, we cannot say they cannot have duplexes, but there are ways to write the  
453 code in such a way that they are still permitted but they have to jump through a number of hoops to make them palatable  
454 to this Commission to a City Council and populous, same thing with a Cluster subdivision, they may hate cluster  
455 subdivisions but they cannot specifically legislate by passing a code against them, they might be facing the same decision  
456 on R-4 at some later date. Some people dislike R-4, the word apartment, but on the other hand they cannot say that there  
457 cannot be any apartments, just ways to work around it, just need to be careful in how they structure that.

458 [7:33:23 PM](#)

459 Commissioner Jensen stated he disagrees a little bit with him on that when talking about duplexes are one thing, but  
460 they do not have to allow Cluster subdivisions in the City if they do not want them. They can very easily take it out of the  
461 code and that would be the end of it. In fact at one point the City did exactly that but they were talked into putting it back in  
462 and unfortunately they did it so quickly that they ended up with Still Water and it is not necessarily completely a bad  
463 development but there are number of Commissioners who feel that really abused the purpose of the Cluster zone and  
464 they have tightened that up considerably. Wondering if staff has the ability to research within the next couple of weeks,  
465 that R-4 is included in the recommendations, curious to see what density the developments that are currently R-4  
466 ultimately achieve, don't think they achieve 14.52, if staff could provide a maximum density number for existing R-4s, that  
467 is the number they should include.

468 [7:34:37 PM](#)

469 Planner Schow asked if they could do a quick straw poll if the Commission is okay with a CUP. None opposed.  
470 Planner Schow stated no more changes, she will bring a back a clean copy for the next meeting. Planner Schow stated if  
471 she can figure out what actual densities achieved she will bring those figures. Commissioner Jensen stated if it lower than  
472 11, he would like to lower it to whatever maximum density was achieved within a whole number. Planner Schow stated  
473 the biggest thing here was that they were just making the decision whether to add the R-4 so that they had zoning  
474 regulations for the current zones but not allow it, in doing that, this is what the code would look like with just the basic  
475 changes. Commissioner Jensen stated he does like the red text. Planner Schow stated changing the density to gross and  
476 stating this zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the  
477 zoning map. Commissioner Vaughan asked if this would be a time to discuss rezoning those prior R-4 properties to match  
478 or meet current zoning, before getting into the changes, is to find out the basic philosophy would be of the Planning  
479 Commission as to whether or not they should reinsert the zone. Planner Schow stated those were the only minor changes  
480 to the R-4 zone, the rest is the same code as was before, so either way there are no other changes to review. The  
481 discussion is definitely whether or not to readopt R-4 or re-zone.

482 [7:36:37 PM](#)

483 Commissioner Jensen stated the closet zone they would have is PRD but think that the Council would ask for R-3.  
484 The thing he likes about readopting the zone it is not going to require a lot of public noticing, if they go to change an  
485 existing zone then they have to notice all the effected properties within 300 feet of those properties, so there is an  
486 expense that goes along with a zone change, this would just be advertised as general public notice that they are adding a  
487 new zone, but they don't have to notice the entire City individually, it is more cost effective to do it this way.

488 [7:37:19 PM](#)

489 Commissioner McCuiston agrees and in addition the contention that they would have from people being rezoned.  
490 Commissioner Day agrees as well. Planner Schow stated the thing that is nice in zoning is, the Commission has the right  
491 to say no, so even if they miss that in the red, which staff will surely point out to anybody who seeks and application for  
492 this zone, regardless the Commission has the purview to say no anyway. Commissioner McCuiston stated Planner  
493 Schow's wording is great. Commissioner Jensen stated he likes the wording a lot and good job. Commissioner Vaughan  
494 asked the City Attorney are there any legal precedence or distinguishing items on this as far as having or not having an R-  
495 4. City Attorney Roberts stated the most important thing is that property have zoning text attached to it, without that there

496 is significant danger of unfavorable uses locating there. The general rule in zoning is if it is not prohibited, it is allowed. It is  
497 important to get those parcels governed by zoning texts, whether it is done through R-4 or through a zone change are  
498 both legal ways to do it, it would be fine anyway. Commissioner Vaughan asked if there was any time that someone could  
499 say that a body like the Commission is dragging their feet or delating something or would this be something that would  
500 have to be acted on within say 90 days, 180 days or 360 days. City Attorney Roberts asked what actions he was referring  
501 to. Commissioner Vaughan stated as far as adopting this, reinserting R-4, if they chose not to reinsert R-4, in what period  
502 of time would they have to rezone those prior properties. City Attorney Roberts stated he doesn't think there is a time limit  
503 to be in there, but anyone who has a parcel there would be able to apply for any number of uses that would not be  
504 compatible with the neighborhood, so that would be unwise, it would be better to move on it. Commissioner Vaughan  
505 stated based upon what their surrounding zoning is. City Attorney Roberts stated there might be some restrictions but a  
506 lot of uses could go in there, there could be commercial uses, industrial uses, if the zoning code doesn't prohibit it, they  
507 can put it there, there might be some specific uses disallowed but it is very crucial that some text be attached to it, either  
508 through R-4 or through a zone change, that needs to be happen pretty quickly to avoid that type of situation.

509 [7:40:04 PM](#)

510 Commissioner Vaughan stated what he was asking for is to suggest the best way that they avoid a landmine.  
511 Commissioner McCuiston stated is to get this done quickly. City Attorney Roberts stated putting the text in is fine, that is a  
512 good way to do it, the other way would be to change the zone, both ways area acceptable. Commissioner Jensen asked  
513 Commissioner McCuiston and Moultrie, if they want to do R-4 or something else. Commissioner McCuiston stated he  
514 remembers discussing this at length in at least 2 different occasions and they always come back to this same and when it  
515 comes before us and then we debate it again for another half an hour, he is fine with the way it was written, that is how he  
516 told them to do it last time. Commissioner Day stated our monthly discussion on R-4 always turns out that way, so let's  
517 just leave it for now. Commissioner Jensen advised the City Attorney they have two other zones that are hanging out  
518 there right now, open space recreational and institutional, any examples he could bring forward so they could look at  
519 those at some point, so they can actually codify those zones. City Attorney Roberts asked if those were on the zoning  
520 map and there is no text underlying it. Commissioner Jensen stated yes, there are no text to the two zones. City Attorney  
521 stated they can bring some language for proposed uses. Commissioner Jensen stated there is no immediate hurry but if  
522 that zone was somewhere else he wouldn't mind seeing it. Commissioners Day stated he doesn't think anyone is going to  
523 rezone their property to open space. Commissioner Jensen stated no, but if they have an open space zone on their  
524 property, as it stands right now, they could build anything they want on it, which is why they need to restrict it.  
525 Commissioner Day questioned that they have zoned things without text. Commissioner Jensen stated they have two  
526 zones that do exactly that. Commissioner Day stated they zoned it and it didn't have text. Commissioner Jensen stated  
527 the previous Planning Commission did, usually the institutional gets changed once a church gets put in or whatever or a  
528 school, it gets changed but they have never actually defined that zone.

529 [7:42:18 PM](#)

530 Planner Schow stated they will put together text and bring that to the Commission. Commissioner Vaughan stated if  
531 they like R-4, he compliments staff on reinserting it back in and it is up to the Commission to refine what they have before  
532 them in the best possible way on behalf of the City. Commissioner Jensen stated he thinks they are ready to send those  
533 forward.

534 [7:42:39 PM](#)

535 **Discussion Items: Municipal Code Title X Amendments pertaining to noticing**

536 Planner Schow stated noticing requirements the City Attorney did the changes on them, updating to comply with  
537 State code 10.9a and did provide a link if anyone wanted to read through them. City Attorney Roberts stated he was  
538 asked at a previous meeting to put in some language dealing with the open amendment period as he was looking through  
539 the noticing, it was a bit confusing and kind of lengthy so he reorganized it and made better categories and easier to read.  
540 Going through the State code and made sure it is complaint with the State code. Under subsection 3 the major conditional  
541 use permit application, State code doesn't actually require a specific 3<sup>rd</sup> party notice for that meeting or hearing, it has  
542 traditionally been the practice to do that as well as site plans for the City, it is not required by State code. One concern  
543 with having the public noticed with a site plan review is a lot of people will show up and just oppose the use and there is  
544 no use in doing that because they will just be frustrated because they are there to decide the use, it is already in a  
545 permitted area, so let's not specifically send letters to people and get them thinking they can oppose a use. The same  
546 could be said for major conditional uses the only difference there is they might have some neighborhood concerns,  
547 concerned about a driveway or vehicle traffic which could be taken into consideration. Make sense to make sure that the  
548 people who are going to be impacted by the conditional use get a chance to come and let the Commission know their  
549 concerns. It is important for the Planners or myself who is here to start out the presentation by letting people know this is a  
550 conditional use so this is essentially allowed, the question is what restrictions is the Commission going to put on it to make  
551 sure that it doesn't have a negative impact on the residents. Under subsection G, sub 2, the general plan open  
552 amendment period requires the 90 day noticing provision and it is the same in subsection C which means it would be put  
553 in the newspaper, on the public notices website, mail notices to the affected entities and put up in 3 locations in the City or  
554 on the webpage. This makes it easier to read and staff to apply it also, which will have a chart but made more sense to lay  
555 it out this way.

556 [7:46:24 PM](#)

557 Commissioner Jensen asked on the clean version, sub A-1, at least 3 days prior to the meeting, is that something  
558 new. City Attorney Roberts stated that is from State code regarding land use issues, so it might be something new to this  
559 code. Commissioner Jensen stated it used to be 24 hours, but is okay if that is what is in the State code. Commissioner  
560 Day stated it is great and provides a lot of clarity that perhaps has been lacking.

561 [7:47:56 PM](#)

562 Commissioner Jensen stated he has another item he wanted to bring up that he gets shot down each time he has  
563 brought it up something a lot of citizens and myself tend to agree with that when a public hearing is posted the materials  
564 that are associated with that public hearing should be available on the City website and staff has fought him on that  
565 because of timing requirements but as far as he is concerned and the citizens he has talked to if that means they have to  
566 delay an applicant two weeks so be it, it is just for that one public hearing, but they have a lot of public people comment to  
567 him personally and in meetings that they get the notice, but they have no idea what the notice addresses, it just says there  
568 is a zone change but it doesn't give any idea what is being proposed but they don't have a frame of reference to research.  
569 Planner Schow stated doesn't quite know where the fight is coming from staff, all of the information that is submitted to the  
570 Commission is also available to the public at the same time. Commissioner Jensen stated that doesn't come out until the  
571 Friday before the meeting, the public hearing was advertised 10 days in advance, but citizens go to the City website there  
572 is no information at that time when they see the public hearing, they have to wait until the packet comes out which can be  
573 24 hours before the meeting and that has caused a lot of concern among some of the resident he has spoken with.  
574 Planner Schow stated the packet has never come out 24 hours before the meeting. Commissioner Jensen stated it could.  
575 Planner Schow stated there have been amendments, but there are generally very minor.

576 [7:49:45 PM](#)

577 City Attorney Roberts stated under State code the City doesn't have to provide the packet at all. Commissioner  
578 Jensen stated he knows but Syracuse should set itself to a higher standard. City Attorney Roberts stated if he wanted to  
579 have a higher bar that is his prerogative. Commissioner Jensen stated he was just bringing it up for the benefit of the  
580 body. Planner Schow stated that might be something to address with the Planning Director if he wants to change  
581 procedures for the department that would be something to discuss with him directly. Commissioner Day stated that should  
582 be something that should be brought up outside this meeting, that discussion. Commissioner Jensen stated essentially  
583 the residents have been disappointed on multiple times, which is why he is bringing it up, which is why the residents  
584 would like to get in that 10 day period, there is no reason that, they might have to delay an application for one meeting  
585 that they couldn't be included in a public meeting. Commissioner Vaughan stated one possible solution might be a  
586 separate section where Planning Department has control over a section of the City website, the official City website, to  
587 make sure that at least their documents, their notifications are put up in a timely fashion, because there are portions of the  
588 website Planner Schow stated our department is responsible for the Planning Commission information on the website,  
589 Stacy and I both manage that and Noah as well. Commissioner Vaughan stated it might be nice if they had it some place  
590 on the front page where they pick up the bottom 2 inches of the front page or they have a major heading on the left  
591 column. Planner Schow stated this might be something that may be addressed with the CED Director. Commissioner Day  
592 stated staff is trying their best on this, don't think there is an intentional thing or any implication that there is an intentional  
593 thing, it is just not quite accurate, there may be instances where things may have been brought up later to submit, but  
594 maybe this needs to be brought up off line outside of this meeting. Commissioner Vaughan stated clearly it is not  
595 intentional. Commissioner Jensen stated whether it is intentional or not it is a concern of our citizens. Commissioner Day  
596 stated whether or not it should be brought up offline, his interaction with staff has always been great. Commissioner  
597 Jensen stated that they are changing noticing now so if they are requiring materials associated with the public hearing  
598 shall be posted on the City website at the time of noticing, this would be the time to do it, this would be the section that  
599 they would amend. Planner Schow wanted to point out real quickly that materials for the Planning Commission are posted  
600 to the City website as a direct link and done the exact same way as the City Council, if it is a change it needs to go to the  
601 Director. Commissioner Jensen stated the City Council would be ultimate arbiter on this anyway. Commissioner Vaughan  
602 stated at the bottom of the primary page there where the public notices is, if the Planning Department had control of that  
603 section it might make it a little bit easier then notice is being given properly. Planner Schow stated that is the link to the  
604 Utah Public Notices website that both the Planning Commission and City Council post to and then in addition to that we  
605 do put the public notices on the Planning Commission webpage as well as the City Council put them on the City Council  
606 webpage. It is very taxing to have them on the front page itself, it is far more organized and people have a way to go back  
607 and find them easier, rather than have it pop up for a short time on the front page and then change, so this is a way to  
608 always have access to them regardless of how long it has been. Commissioner Jensen stated they could do both.  
609 Commissioner Vaughan agreed it is nice to have both, it is his experience that 50% of the population wants to find it the  
610 easiest possible way. Planner Schow stated she would be happy to do it however the Director wants it set up so this is  
611 something that could be brought up with him, and will pass it along. Commissioners Jensen stated the way they are doing  
612 it is the way they are doing it but some other Cities do post their public notices on their front page, we have the links which  
613 is fine, but they will actually put the text, they include that on the front page. Commissioner Day stated his thought process  
614 on public hearing, the people that come and the people that are complaining are those that are mad, so regardless what  
615 we do no matter how simple we make it there are going to come here and say that we are not transparent, currently the  
616 information is specifically available on the website and we can try and try, but if they have problems they should be  
617 brought up to the Director and have a better way, but we as the Planning Commission don't dictate the City website.  
618 Commissioner Jensen stated this is being forwarded as a suggestion right now it is something we wouldn't codify.

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Commissioner Day stated correct and just occupying time that probably doesn't need to be occupied, so if you have a problem just bring it up with the Director and get that resolved. Planner Schow stated she would certainly pass it along.

[7:55:41PM](#)

Planner Schow stated if they are good with all the code she will notice a public hearing for everything listed on there, include every single one of those redline copies in the next packet and be prepared for them to make a motion. Commissioner Day thanked staff for all they do. Planner Schow stated for future reference and the hard part as they do code amendments if the recommendation come from the Commission as a body but City staff does the leg work and types up the changes rather than having them submitted and then staff trying to figure out what it is. It has been done the previous way in the past and would like to keep to that and not start setting a precedence of having individual Commissioners submitting code amendments, it is hard and confusing and kind of taxing, so if there is no opposition if they could work through them, direct staff as a body and then staff would make the changes for the Commission and bring them back. Commissioner Jensen stated he does not want to restrict the Commission in that way but it is up to the Chairman, he is the one who controls the agenda. Commissioner Vaughan stated excellent job Planner Schow, very difficult and have done a very good job with the presentation.

[7:57:44 PM](#)

5. **Adjourn**

DRAFT



# PLANNING COMMISSION

## AGENDA

October 20, 2015

### Agenda Item # 4

### **Municipal Code Title X Amendments pertaining to Noticing, General Plan Amendments, Administrative and Development Review Procedures and Residential Zoning.**

#### **Public Meeting Outline**

##### **Planning Commission Discussions**

August 4, 2015  
August 18, 2015  
September 1, 2015  
September 15, 2015  
October 6, 2015

#### **Summary**

The Planning Commission and General Plan Committee conducted a review of the Residential Zones in preparation for updating the General Plan. The amendments include changes in the following sections of Municipal Code Title X:

1. 10.20.050 Noticing
2. 10.20.060 General Plan Amendments
3. 10.20.070 Administrative and Development Review Procedures
4. 10.50 Establishment of Zones
5. 10.55 A-1 Agriculture Zone
6. 10.60 R-1 Residential Zone
7. 10.65 R-2 Residential Zone
8. 10.70 R-3 Residential Zone
9. 10.XX R-4 Residential Zone
10. 10.80 Cluster Subdivision

#### **Attachments**

- Proposed Code Amendments

#### **Suggested Motions:**

##### **Grant**

I move to recommend approval, to the City Council, of the code amendments to Title X pertaining to Noticing, General Plan Amendments, Administrative and Development Review Procedures and Residential Zoning as proposed, (and to the condition(s) that...)

##### **Deny**

I move to recommend denial, to the City Council, of the code amendments to Title X pertaining to Noticing, General Plan Amendments, Administrative and Development Review Procedures and Residential Zoning, based on...

##### **Table**

I move to table discussion of the code amendments to Title X pertaining to Noticing, General Plan Amendments, Administrative and Development Review Procedures and Residential Zoning until....

## Chapter 10.50

### ESTABLISHMENT OF ZONES

10.50.010 Establishment of zones.

10.50.020 Zoning of territory annexed into the City.

10.50.030 Requirements declared as minimum.

10.50.040 The zoning map.

10.50.050 Clarification of zoning.

#### 10.50.010 Establishment of zones.

The City Council hereby divides the City into the following zones as shown on the map entitled "Syracuse City Zoning Map," which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this title as if the information and matters set forth by said map were all fully described herein.

A-1 agriculture ~~Half~~ 0.5 a dwellings ~~net~~ per gross acre

R-1 residential ~~2.90~~ 2.3 dwellings per ~~net~~ gross acre

R-2 residential ~~3.79~~ 3.0 dwellings per ~~net~~ gross acre

R-3 residential ~~5.44~~ 4.0 dwellings per ~~net~~ gross acre

R-4 residential 11.0 dwellings per gross acre

PRD residential Up to ~~8.0~~ 6.0 dwelling units per ~~net~~ gross acre; ~~or up to 12.0 dwelling units per net acre, subject to recommendation by the Planning Commission and approval by the City Council~~

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GC general commercial

NS neighborhood services

BP business park

RP research park

ID industrial development

SO sensitive overlay

[Ord. 14-09 § 1; Ord. 12-14 § 3; Ord. 12-12 § 3; Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Code 1971 § 10-10-010.]

### **10.50.020 Zoning of territory annexed into the City.**

The City Council, with recommendations by the Planning Commission, shall determine at the time of annexation the most appropriate zoning of all property hereafter annexed into Syracuse City. [Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-10-020.]

### **10.50.030 Requirements declared as minimum.**

The City Council establishes the uses and regulations which apply to each zoning district in accordance with a general plan designed for the same purposes for which the City Council enacted this title and declares the requirements set forth herein to be the minimums necessary to accomplish the purposes of this title. [Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-10-030.]

### **10.50.040 The zoning map.**

(A) Zones. The location and boundaries of all zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled City of Syracuse Official Zoning Map. The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference as if set forth in its entirety. All territory within the City shall be subject to the land use restrictions set forth for such zones, as shown upon the official zoning map.

(B) Amendments. Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in SCC 10.20.070.

(C) Map Updates. The Community Development Department shall update the official zoning map as soon as possible after amendments are adopted by the City Council. Upon entering any such amendment on the map, the Community Development Department shall note on the map the date of

the revision.

(D) Historic Reference Copy. A print of each updated official zoning map shall be given to the City Recorder to be filed and kept for historical reference. [Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-10-040.]

### **10.50.050 Clarification of zoning.**

(A) Ambiguous Zone Classification. Any property which, for any reason, is not clearly zoned on the City's official zone maps or is determined not to be subject to the requirements of a zone classification as provided by this title is hereby declared to be in the agricultural zone, and shall be subject to the requirements of the agricultural zone.

(B) Ambiguous Use Classification. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the Land Use Administrator shall determine the proper use or classification. [Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-10-050.]

**10.20.060 General plan amendments.**

(A) Purpose. The City Council previously adopted the Syracuse City general plan, which sets forth procedures for amending same. For purposes of this section, amendment shall include the addition of new elements to the general plan and any comprehensive revisions to or adoption of same.

(B) Authority. The City Council, as the Land Use Authority, may from time to time amend the general plan as provided in this section. Such amendments may include any matter within the scope of the general plan.

(C) Initiation. Anyone may propose amendments to the general plan as provided in this section.

(D) Open amendment periods. Applications for general plan text or general plan map amendments may only be considered during open amendment periods, unless otherwise provided in this section.

(1) Open amendment periods shall:

(a) for General Plan text amendments, commence on January 1, beginning in 2016, and commencing on the same date every four (4) years; and

(b) for General plan map amendments, commence on January 1 on odd-numbered years.

(2) Applications for amendments to the general plan text or general plan map may be accepted prior to open amendment period, but may only be considered by the Commission if they are received by the Community Development Department no later than 5:00 p.m. on January 15, or 5:00 p.m. on the following business day, if January 15 is a weekend or holiday.

(3) The Commission shall consider timely applications for proposed amendments to the general plan text or map during the open amendment period, in the same order they were received by the City during the periods established by subsection (D)(2).

(4) The City Council may authorize the consideration of an applicant's amendment outside of the open amendment periods established by this section, if the proposal: [WE NEED OBJECTIVE STANDARDS HERE]. Such a request is sent directly to the City Council, and the proposal is then referred to the Commission if authorization is granted.

(5) Each timely application which is submitted by an applicant shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.

**Comment [JS1]:** Should this be even number year? Does the City want the ability to amend the map and General Plan together every 4 years?

**Deleted:** . The period for a first hearing on the application may be extended by the Commission, but shall not authorize consideration of an application received outside of the

(6) This section does not prohibit the Council, Commission or City staff from initiating general plan amendments outside of the open amendment period.

(E) Procedure. City staff shall process and consider [general plan](#) amendments as provided in this subsection.

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(1) An applicant shall submit a request to the Community Development Department on a form established by the Department along with any fee established by the City's schedule of fees. The [City Council](#), [Planning Commission](#), or authorized City staff may initiate a [general plan](#) amendment at any time without submittal of an application or payment of any fee. Anyone proposing [general plan](#) amendments shall do the survey and analysis work necessary to justify the proposed amendment. To ensure the [Planning Commission](#) and [City Council](#) have sufficient information to evaluate a proposed amendment, an applicant shall submit at least the following information:

(a) For map amendments:

- (i) An eight-and-one-half-inch by 11-inch map showing the [area](#) of the proposed amendment;
- (ii) Current copy of county assessor's parcel map showing the [area](#) of the proposed amendment;
- (iii) Mapped inventory of existing land [uses](#) within the [area](#) of the proposed amendment and extending one-half mile beyond such [area](#);
- (iv) Correct property addresses of parcels included within the [area](#) of the proposed amendment;
- (v) Written statement specifying the potential [use](#) of property within the [area](#) of the proposed amendment;
- (vi) Written statement explaining why the existing [general plan](#) designation for the [area](#) is no longer appropriate, desirable, or feasible; and

(vii) Analysis of potential impacts of the proposed amendment on existing infrastructure and [public](#) services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, and such other matters as the City may require from time to time; and

(b) For text amendments:

(i) Written statement showing the desired language change and explaining why existing [general plan](#) language is no longer appropriate or feasible;

(ii) Analysis of potential impacts of the proposed amendment;

(iii) Map showing affected geographic [areas](#) based on proposed text changes.

(3) After City staff determines the completeness of an application or prior to a City-initiated [general plan](#) amendment proposal, [as well as its timeliness under subsection \(D\)](#), the City shall provide notice of intent to prepare or amend the [general plan](#) in accordance with the provisions of SCC [10.20.050](#). After providing notice of intent to prepare or amend the [general plan](#), the Community Development Department, as the [Land Use Administrator](#), shall prepare a staff report evaluating the proposed amendment.

(4) The [Planning Commission](#), as the Advisory Body, shall schedule and hold a [public](#) hearing on the proposed amendment in accordance with the provisions of SCC [10.20.050, if the proposed amendment was timely submitted under Subsection \(D\)](#). After the [public](#) hearing, the [Planning Commission](#) may modify the proposed amendment before forwarding its recommendation to the [City Council](#).

(5) The [City Council](#) may schedule and hold a [public](#) hearing on the recommended [general plan](#) amendment in accordance with the provisions of SCC [10.20.050](#).

(F) Approval Standards. A decision to amend the [general plan](#) is a matter within the legislative discretion of the [City Council](#). After the [public](#) hearing described in subsection (D)(5) of this section, the [City Council](#) may make any modifications to the proposed [general plan](#) amendment that it considers appropriate. The [City Council](#) may then adopt or reject the proposed amendment either as proposed by the [Planning Commission](#) or after making said modifications. The [City Council](#) may also table the matter for further information, consideration or action.

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(G) Appeal. Any person adversely affected by a final decision of the [City Council](#) to amend the [general plan](#) may appeal that decision to the district court as provided in Section [10-9a-801](#), Utah Code Annotated 1953, as amended.

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(H) Effect of Approval. No one shall deem approval of an application to amend the [general plan](#) as an approval of any [zone](#), [conditional use](#), [site plan](#), or other permit. Obtaining approval of a particular [zone](#) or permit shall be in accordance with applicable provisions of this title.

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(I) Effect of Disapproval. [City Council](#) denial of an application to amend the [general plan](#) shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for six months from the date of the disapproval. This section shall not limit the [City Council](#), [Planning Commission](#), or authorized City staff from initiating a [general plan](#) amendment at any time. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-060.]

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**10.20.70 Zoning map and text amendments.**

(A) Purpose. This section sets forth procedures for amending the provisions of this title and the zoning map.

(B) Authority. The City Council, as the Land Use Authority, may from time to time amend the text of this title and the zoning map as provided in this section. Amendments may include changes in the number, shape, boundaries, or area of any zoning district, zoning district regulations or any other provision of this title. The provisions set forth herein shall not apply to temporary zoning regulations that the Council may enact without public hearing in accordance with Section 10-9a-504, Utah Code Annotated 1953, as amended.

(C) Initiation. The City Council, Planning Commission, or a property owner may initiate proposed amendments to the text of this title and the zoning map as provided in subsection (D) of this section.

(D) Procedure. The City shall process and consider zoning text and map amendments as provided in this subsection.

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(1) An applicant shall submit a request to the Community Development Department on a form established by the Department, along with any fee established by the City's schedule of fees. The application shall include at least the following information:

- (a) Name and address of every person or company the applicant represents.
- (b) Requested amendment and reasons supporting the request.
- (c) If the proposed amendment requires a change in the zoning map, the application shall include:
  - (i) An accurate property map showing present and proposed zoning classifications;
  - (ii) All abutting properties showing present zoning classifications; and
  - (iii) An accurate legal description and an approximate common address of the area proposed for rezoning.
- (d) If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

(2) After City staff determines completeness of the application, the Community Development Department, as the Land Use Administrator, shall prepare a staff report evaluating the application.

(3) The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the application as provided in SCC 10.20.040 and 10.20.050. Following the public meeting the Planning Commission shall recommend approval, approval with modifications, or denial of the proposed amendment and submit its recommendation to the City Council for review and decision.

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(4) The City Council may schedule and hold a public meeting on the application as provided in SCC 10.20.040 and 10.20.050. At the public meeting the City Council shall approve, approve with modifications, or deny the proposed amendment.

(E) Approval Standards. A decision to amend the text of this title or the zoning map is a matter of legislative discretion by the City Council and not controlled by any one standard. However, such changes shall be consistent with the current general plan and general plan map, and in making an amendment, the City Council should also consider:

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(1) Whether it would be harmonious with the overall character of existing development in the vicinity of the subject property, or in cases of text amendments, in areas governed by the amended text;

Deleted: (1) Whether it would be consistent with the goals, objectives, and policies of the City's general plan;¶

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(2) Whether it would be consistent with the standards of any applicable overlay zone and, in cases of text amendments, harmonious with areas governed by the amended text;

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(3) The extent to which it may adversely affect adjacent property; and

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(4) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

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(F) Appeal of Decision. Any party adversely affected by a decision of the City Council to amend the text of this title or the zoning map may, within 30 days after such decision, appeal to the District Court as provided in Section 10-9a-801 et seq., Utah Code Annotated 1953, as amended.

(G) Effect of Approval. Approval of an application to amend the provisions of this title or the zoning map shall not constitute an approval of any conditional use, site plan, or other permit. Obtaining approval of such permits shall be in accordance with applicable provisions of this title.

(H) Effect of Disapproval. City Council denial of an application to amend the provisions of this title or the zoning map shall preclude the filing of another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval, unless the Planning Commission determines a substantial change in circumstances occurred to merit consideration of the application or the application is for a change to a different zone. The City Council or Planning Commission may propose any text or zoning map amendment at any time. [Ord. 11-02

§ 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-4-070.]

## Chapter 10.50

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(D) Historic Reference Copy. A print of each updated official zoning map shall be given to the City Recorder to be filed and kept for historical reference. [Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-10-040.]

### **10.50.050 Clarification of zoning.**

(A) Ambiguous Zone Classification. Any property which, for any reason, is not clearly zoned on the City's official zone maps or is determined not to be subject to the requirements of a zone classification as provided by this title is hereby declared to be in the agricultural zone, and shall be subject to the requirements of the agricultural zone.

(B) Ambiguous Use Classification. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the Land Use Administrator shall determine the proper use or classification. [Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-10-050.]

**Chapter 10.55**  
**A-1 – AGRICULTURE ZONE**  
**(0.5 LOTS PER ~~NET~~ GROSS ACRE)**

Sections:

- 10.55.010 Purpose.
- 10.55.020 Permitted uses.
- 10.55.030 Conditional uses.
- 10.55.040 Minimum lot standards.
- 10.55.050 Off-street parking and loading.
- 10.55.060 Signs.
- 10.55.070 Special provisions.

**10.55.010 Purpose.**

The purpose of this zone is to preserve agricultural open spaces within the City and, in some cases, to act as a holding zone until such time as it becomes appropriate to allow development. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-11-010.]

**10.55.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and buildings meet all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (~~under~~ 200 square feet ~~or less~~).
- (B) Agriculture.
- (C) Animal clinics and hospitals.
- (D) Apiaries.
- (E) Aviaries.

- (F) Churches, synagogues, and temples.
- (G) Dwellings, single-family.
- (H) Educational services.
- (I) Farm animal keeping (see SCC 10.30.040).
- (J) Farm industry (on a parcel of five acres or more).
- (K) Fruit and vegetable stands.
- (L) Household pets.
- (M) Minor home occupations.
- (N) Public parks.
- (O) Rabbits and hens.
- (P) Residential facilities for persons with disabilities.
- (Q) Vietnamese potbellied pigs. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-11-020.]

### **10.55.030 Conditional uses.**

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (**greater than** 200 square feet ~~or greater~~) (minor).
- (B) Cluster subdivisions (major).
- (C) Day care centers (major).
- (D) Dog kennels (minor).
- (E) Dwelling, accessory (major/minor, see SCC 10.30.020).
- (F) Educational services, private (minor).
- (G) Greenhouses (minor).
- (H) Home occupations (major).

(I) Private parks and recreational activities (minor).

(J) Public and quasi-public buildings (major).

(K) Sewage treatment plants (major).

(L) Stables, public (minor).

(M) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 14-01 § 1; Ord. 11-10 § 5; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-11-030.]

### **10.55.040 Minimum lot standards.**

Developers shall improve all lots and place all structures and uses on lots in accordance with the following lot standards. Lot areas for properties fronting existing streets shall include all property as described on the most recent plat of record.

(A) Density. Minimum lot size 21,780 square feet, but in no case shall the density exceed 0.5 lots per net gross acre, ~~unless the Land Use Authority grants additional density, per a major conditional use permit, up to a maximum of 2.5 lots per net acre.~~

(B) Front yard: 25 feet.

(C) Side yards: 10 feet (both sides).

(D) Rear yard: 30 feet.

(E) Building height: as allowed by the current building code.

(F) Lot width: 100 feet. However, the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence that they acquired the land in good faith and, by reason of size, shape, or other special condition(s) the requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or that a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 11-13 § 2; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-11-040.]

#### **10.55.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-11-050.]

#### **10.55.060 Signs.**

The signs permitted in this zone shall be those allowed in agricultural zones pursuant to Chapter 10.45 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-17; amended 1991; Code 1971 § 10-11-060.]

#### **10.55.070 Special provisions.**

All pens, corrals, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.) [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-11-070.]

## Chapter 10.60

### R-1 – RESIDENTIAL ZONE (~~2.9~~ 2.3 LOTS PER NET GROSS ACRE)

#### Sections:

- 10.60.010 Purpose.
- 10.60.020 Permitted uses.
- 10.60.030 Conditional uses.
- 10.60.040 Minimum lot standards.
- 10.60.050 Off-street parking and loading.
- 10.60.060 Signs.
- 10.60.070 Special provisions

#### **10.60.010 Purpose.**

The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development for families to engage in food production and, where adequate lot area exists, keep a limited number of farm animals and fowl. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-010.]

#### **10.60.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (~~under~~ 200 square feet ~~or less~~).
- (B) Agriculture.
- (C) Aviaries.
- (D) Churches, synagogues, and temples.
- (E) Dwellings, single-family.
- (F) Educational services.

(G) Farm animal keeping (see SCC 10.30.040).

(H) Fruit and vegetable stands (for sale of products produced on owner's premises).

(I) Household pets.

(J) Minor home occupations.

(K) Public and quasi-public buildings.

(L) Public parks.

(M) Rabbits and hens.

(N) Residential facilities for persons with disabilities.

(O) Vietnamese potbellied pigs. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-12-020.]

### **10.60.030 Conditional uses.**

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet ~~or greater~~ (minor). (B) Apiaries (minor). (C) Cluster subdivisions (major). (D) Day care centers (major).

(E) Dog kennels (minor). (F) Dwellings, accessory (major/minor, see SCC 10.30.020). (G) Dwelling groups (major). (H) Greenhouses (minor). (I) Home occupations (major). (J) Private parks and recreational activities (minor). (K) Temporary commercial uses (see SCC 10.35.050) (minor).

(L) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 14-01 § 1; Ord. 11-13 § 3; Ord. 11-10 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-12-030.]

### **10.60.040 Minimum lot standards.**

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards. Lot area for properties fronting existing streets shall include all property as described on the most

recent plat of record.

(A) Density. Minimum lot size ~~10,000~~ 12,000 square feet, but in no case shall the density exceed ~~2.9~~ 2.3 lots per ~~net~~ gross acre, unless the Land Use Authority grants additional density, per a Cluster Subdivision Major Conditional Use Permit.

**Deleted:** , up to a maximum of ~~4.75~~ 3.5 lots per ~~net~~ gross acre.

(B) Lot width: 100 feet.

(C) Front yard: 25 feet.

(D) Side yards: 10 feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

- (1) The strict application of the lot width requirement would result in substantial hardship;
- (2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;
- (3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;
- (4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 11-13 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-12-040.]

### **10.60.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-050.]

### **10.60.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-060.]

### **10.60.070 Special provisions.**

All pens, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.) [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-070.]

## Chapter 10.65

### R-2 – RESIDENTIAL ZONE (~~3.79~~ 3.0 LOTS PER ~~NET~~ GROSS ACRE)

#### Sections:

- 10.65.010 Purpose.
- 10.65.020 Permitted uses.
- 10.65.030 Conditional uses.
- 10.65.040 Minimum lot standards.
- 10.65.050 Off-street parking and loading.
- 10.65.060 Signs.

#### **10.65.010 Purpose.**

The purpose of this zone is to provide for moderate density single-family residential development that conforms to the system of services available. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1997; Code 1971 § 10-13-010.]

#### **10.65.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and building meets all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (~~under~~ 200 square feet ~~or less~~).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

(L) Vietnamese potbellied pigs. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-13-020.]

### **10.65.030 Conditional uses.**

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

A) Accessory uses and buildings (**greater than** 200 square feet ~~or greater~~) (minor).

(B) Apiaries (minor).

(C) Day care centers (major).

(D) Dwellings, accessory (major/minor, see SCC 10.30.020).

(E) Dwelling groups (major).

(F) Dog kennels (minor).

(G) Home occupations (major).

(H) Temporary commercial uses (see SCC 10.35.050) (minor).

(I) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 14-01 § 1; Ord. 11-10 § 7; Ord. 11-04 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1998; Code 1971 § 10-13-030.]

### **10.65.040 Minimum lot standards.**

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: minimum lot size 10,000 square feet, but in no case shall the density exceed ~~3.79~~ **3.0** lots per ~~net~~ **gross** acre.

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

(D) Side yards: eight feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-13-040.]

### **10.65.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter [10.40 SCC](#). [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-13-050.]

## **10.65.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-13-060.]

**CHAPTER XX**

**R-4 RESIDENTIAL**  
**(11 Lots Per Gross Acre)**

Deleted: 14.52

Deleted: Net

**10-14-010: Purpose**

**10-14-020: Permitted Uses**

**10-14-030: Conditional Uses**

**10-14-040: Minimum Lot Standards**

**10-14-050: Off-Street Parking and Loading**

**10-14-060: Signs**

**10-14-070: Special Provisions**

**10-14-010: PURPOSE.** The purpose of this Zone is to provide for the development of one- (1) to four- (4) family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the zoning map. (1991)

**10-14-020: PERMITTED USES.** The following are permitted uses by right provided the parcel and building meet all other provisions of this Title or any other applicable ordinances of Syracuse City. (1991)

(A) Accessory Uses and Buildings (200 square feet or less) (Ord. 03-18)

Deleted: under two hundred [

(B) Agriculture

Deleted: ]

(C) Dwellings, Multi-Family

(D) Dwellings, Single-Family

(E) Dwellings, Two-Family

(F) Group Homes

(G) Household Pets (Ord. 08-07)

(H) Medical and Other Health Facilities

(I) Public and Quasi-Public Buildings

(J) Public Parks

**10-14-030: CONDITIONAL USES.** The following uses may be permitted conditional uses after application and approval as specified in Section 10-4-080 of this Title. (1998) (Ord. 08-07)

(A) Accessory Uses and Buildings (greater than 200 square feet)

Deleted: two hundred [

(B) Home Occupations

Deleted: ]

(C) Pre-Schools

Deleted: or greater

**10-14-040: MINIMUM LOT STANDARDS.** All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards: (1998)

- (A) Density: Six thousand (6,000) square feet for one (1) unit plus two thousand (2,000) square feet for each additional unit in the structure. In no case shall the density exceed 11 lots per gross acre. (14.52)
- (B) Lot Width: Eighty (80) feet
- (C) Front Yard: Twenty-five (25) feet
- (D) Side Yards: Eight (8) feet (both sides)
- (E) Rear Yard: Thirty (30) feet
- (F) Building Height: As allowed by current building code
- (G) Variation of Lot: The Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that: (Ord. 08-07)
  - 1. The strict application of the lot width requirement would result in substantial hardship;
  - 2. Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the Zone would result in severe hardship;
  - 3. The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the Zone;
  - 4. The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the Zone as identified in the City's General Plan. (Ord. 06-27)

**Deleted:** with the maximum number of dwelling units per net acre not exceeding fourteen and fifty-two hundredths

**10-14-050: OFF-STREET PARKING AND LOADING.** Off -street parking and loading shall be provided as specified in Chapter 7 of this Title. (Ord. 08-07)

**10-14-060: SIGNS.** The signs permitted in this Zone shall be those allowed in residential zones by Chapter 8 of this Title. (Ord. 08-07)

**10-14-070: SPECIAL PROVISIONS.** All multi-family residential uses in this Zone shall require site plan approval as set forth in Section 10-4-100 of this Title. (1991) (Ord. 06-17) (Ord. 08-07)

## Chapter 10.80

### CLUSTER SUBDIVISION (MAJOR CONDITIONAL USE)

#### Sections:

- 10.80.010 Purpose.
- 10.80.020 Development requirements.
- 10.80.030 Permitted uses.
- 10.80.040 Bonus density incentives.
- 10.80.050 Design standards.
- 10.80.060 Approval.
- 10.80.070 Development plan and agreement requirements.

#### **10.80.010 Purpose.**

Cluster subdivisions may receive approval for a major conditional use permit in the ~~agriculture and~~ R-1 residential zone. The purpose of this chapter is to encourage open space conservation and efficient utilization of land by providing greater flexibility in the location of buildings on the land and the clustering of dwelling units. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons or equestrian-oriented development. The Land Use Authority shall not grant such a conditional use unless the cluster subdivision meets the regulations of the applicable zone in which it resides, except as may lawfully be modified by City Council approval. The application of cluster concepts is intended to encourage good neighborhood design and preserve open space while ensuring substantial compliance with the intent of the subdivision and land use ordinances. [Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Code 1971 § 10-16-010.]

#### **10.80.020 Development requirements.**

(A) Acreage: A cluster subdivision shall have a minimum of 10 acres of contiguous land area.

(B) Phasing: The proposed development plan shall include all possible future phases. No additional phases shall be permitted beyond the original concept. Adjacent property developed similarly shall be a separate

development and shall meet all requirements independently from any adjacent development.

(C) Ownership: The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property

(D) The Land Use Authority shall require that the arrangement of structures and open spaces be developed in such a manner as to prevent any adverse effects on adjacent properties.

(E) Density: The density of dwellings in a cluster subdivision shall not exceed 4.6 units per acre.

(F) Minimum Lot Standards: Approval of the development plan shall determine lot area, lot width, setbacks, and lot coverage regulations for multifamily structures, with a minimum separation of 16 feet between structures.

Single-family detached lots shall have the following minimum lot standards:

(1) Density: Minimum Lot size 7,000 square feet, but in no case shall the density exceed 4.6 units per gross acre.

(1) Lot area: 7,000 square feet.

(2) Lot width: 60 feet.

(3) Setbacks:

(a) Front: 15 feet

(b) Garage: 20 feet

(c) Side: 8 feet

(d) Rear: 20 feet.

(e) Corner lot side: 20 feet

(G) Home Owners Association: The development shall have a lawfully organized and professionally managed homeowners' association.

(H) Open Space and Common Space:

1. The development shall provide (50) Fifty Percent open space. A minimum of (10) Percent of the open space shall be common space.
2. Open space and common space shall not include streets, driveways, or parking areas.
3. Open space may include agricultural areas, recreation areas, and wetland preserve.
4. Open space not used for agriculture and wetland preserve shall be fully landscaped and developed with approved amenities for the enjoyment and use of all residents of the development and/or the public.
5. Open space that is designated for agricultural use shall have a recorded perpetual conservation easement.
6. Open space shall not be enclosed with fencing, except as required per buffer table of Title X.
7. Common space shall be fully landscaped and developed with approved amenities for the enjoyment and use of all residents of the development and/or the public.
8. Common space shall be preserved, maintained and owned through the homeowners' association from the onset, or may be deeded to Syracuse City, if the developer makes the request and the Council grants the request, at the Councils sole discretion.

(I) Landscape Plan: The Land Use Authority shall review the landscape plan designed in accordance with an approved theme that provides unity and aesthetics to the project.

1. Landscape Plan shall be signed and stamped by a professional landscape architect.
2. The landscaping plan shall indicate all special features, such as ponds, fountains, signs, walking paths, plant species and size, fencing etc., together with a planting plan.
3. Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement.

4. Street Trees shall have a minimum 2 inch caliper trunk size measured 12" above ground level, at the time of installation.
5. Street trees shall be selected in accordance with the approved tree species in city code.
6. Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than 50 feet apart.

(J) Sidewalks and Park Strips: The design and location of public sidewalks within a cluster subdivision shall be located in the public right of way and meet the following conditions:

1. Sidewalks shall be a minimum of 5' wide and meet the minimum ADA standards.
2. Parkstrips shall be a minimum of 10' wide.
3. Meandering sidewalks shall be no closer than 5' to the back of curb.
4. Sidewalk construction and utilities shall comply with the adopted Engineering Standards and Specifications.

(K) Trail System/Walking Paths:

1. The development shall contain trails/walking paths and shall connect to the Cities trails system per the Trail Master Plan, when applicable.
2. Trails/walking paths shall meet the cities Engineering Standards and Specifications.

(L) Signage: The development may include landscaped identification entry signs maintained by the home owners association.

(M) Due to the nature of cluster subdivisions and the fact that most of the usual dwellings have site restrictions and because the placement of dwellings and other structures on the site may produce a negative impact to surrounding land uses, the location, size, and general footprint of all dwellings and other main buildings shall be shown on the plans submitted for review.

(N) The proposed development shall not be detrimental to the health,

safety, or general welfare of persons residing in the vicinity. [Ord. 13-15 § 1; Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1999; Code 1971 § 10-16-020.]

### **10.80.030 Permitted uses.**

Uses permitted in the cluster subdivision shall be those uses permitted in the zoning district in which the subdivision is located; provided, that for purposes of this section, the single-family dwelling designation shall include single-family attached dwellings such as town houses and row houses or zero lot line dwellings. A single structure shall have no more than four attached dwelling units. [Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A);

### **10.80.050 Design standards.**

(A) The development shall have restrictive covenants to facilitate superior architectural design elements.

(B) A common building theme shall be required and approved by the Planning Commission. The design shall show detail in the unification of exterior architectural style, color, and size of each unit; however, the intent is not to have the design so dominant that all units are identical.

(C) Patios shall not extend beyond the width of the primary structure and shall not extend beyond half the rear setback. Privacy fencing around a patio is allowed.

[Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-050.]

### **10.80.060 Approval.**

A cluster subdivision is a special type of subdivision approved by major conditional use permit and, as such, shall meet design standards and be subject to all provisions of the Syracuse subdivision ordinance and submitted development plans. [Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-060.]

### **10.80.070 Development plan and agreement requirements.**

(A) Subdivision ordinance requirements shall apply to cluster subdivisions

except where negotiated within the development agreement. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The property shall be developed in accordance with the development agreement and current City ordinances, including the development requirements as identified within this chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling-unit density up to a maximum as determined by the bonus density calculations.

(B) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space and recreational areas should be the focal point for the overall design of the development, with various community facilities grouped in places well related to these open spaces and easily accessible to pedestrians.

(D) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(E) A cluster subdivision community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, professionally managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs.

(F) Developer shall prepare a budget for the homeowners' association operation and facilities maintenance. Developer shall establish a dedicated

operating fund for the collection of home owner dues and shall provide funding for said maintenance for the first three years' operating expenses of the homeowners' association or until developer owns less than 40 percent of the lots. When the developer owns less than 40 percent of the lots, developer shall pay dues on his remaining lots in accordance with the CC&Rs and fee schedule adopted by the homeowners' association. The CC&Rs will provide in the budget a depreciation estimate and provide for the collection of fees sufficient to meet the depreciation of infrastructure under control of the homeowners' association. [Ord. 13-15 § 1; Ord. 11-13 § 1; Code 1971 § 10-16-070.]



# PLANNING COMMISSION AGENDA

October 20, 2015

## **Agenda Item 5**

### **AGREEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS AND THE PURCHASE AND SALE OF SPECIFIED PROPERTY**

#### ***Factual Summation***

- A. The Developer is constructing homes within the Monterrey Estates Subdivision (the “Subdivision”), located in Syracuse, Utah at approximately 1500 West 700 South.
- B. Another developer (Ninigret Construction Company North, LC) has made improvements to surrounding property.
- C. The City desires to provide recreational amenities to the public, including those residents who will purchase homes within the Subdivision, in the form of trails and trailheads.
- D. The Developer owns a one acre parcel of land (Davis Co. Serial # 12-766-0004) at approximately 1370 West 700 South, Clefield Utah (the “Parcel”).
- E. The Developer is constructing the Subdivision in phases, with Phase III to be constructed in the Eastern portion of the Subdivision.
- F. The City currently imposes Parks, Trails, and Recreation Impact Fees on new homes constructed within the City, including those constructed within the Subdivision.
- G. The Developer is willing to install a ten (10) foot asphalt trail within parcels owned by Rocky Mountain Power and the City, which trail shall be connected to a trail within the Subdivision.
- H. The Developer is further willing to give the Parcel to the City pursuant to the terms of this Agreement.
- I. The City is willing to reimburse the Developer with impact fees collected from the Subdivision for the Developer’s work on the trail and its dedication of the Parcel.

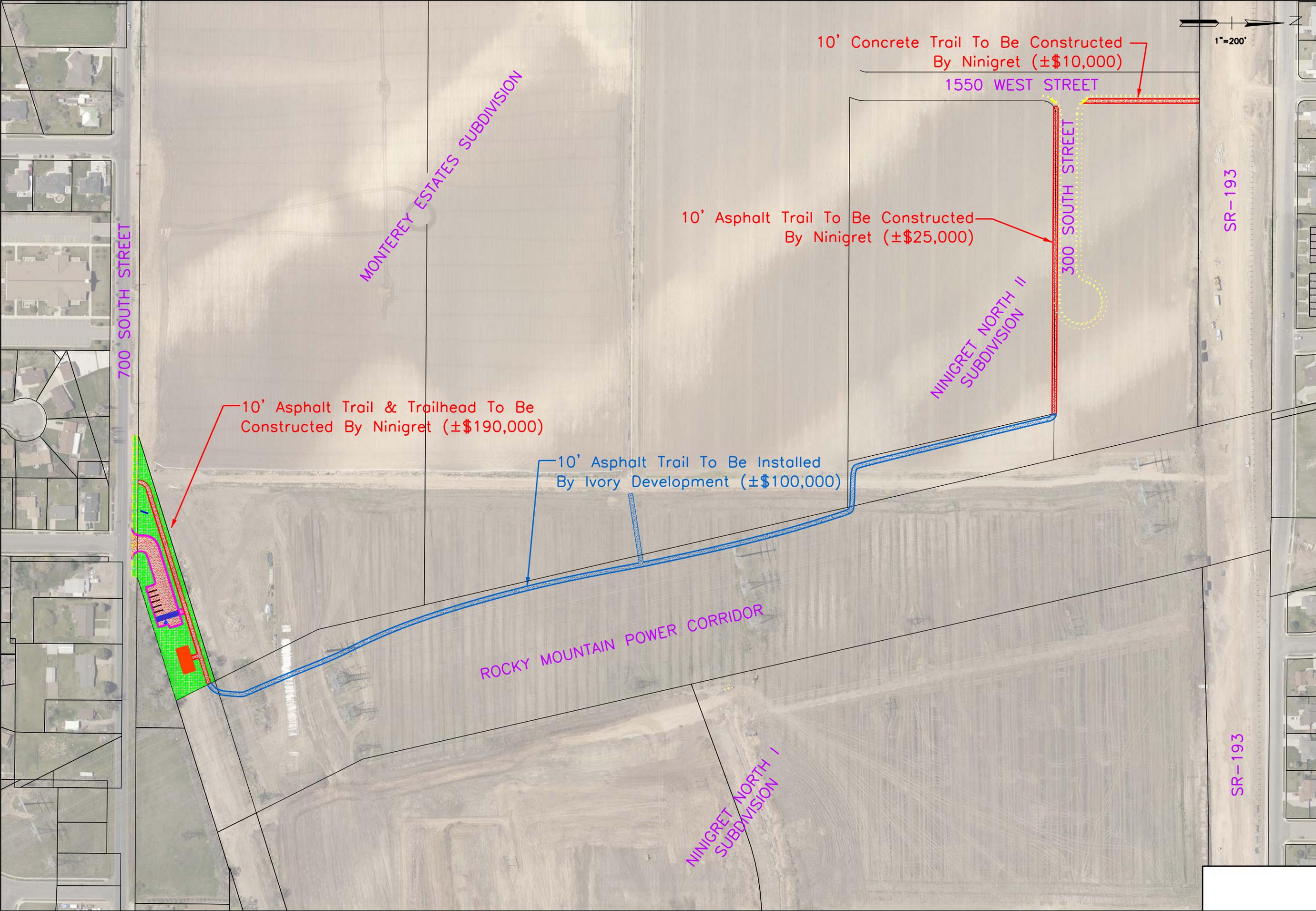
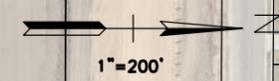
- J. The City and community will be enhanced by the construction of a trail adjacent to the Subdivision, as will the Subdivision's value.
- K. Through a separate agreement, the City and Ninigret are constructing trails and trailhead to the North and South of the Improvements to be constructed by the Developer.

***Recommendation:***

Recommend approval of the agreement with Ivory Homes taking possession of the 1 acre parcel of land located within Clearfield City (Davis Co. Serial # 12-766-0004) with the intent to develop a trailhead – and working with Ivory to develop a trail in the Rocky Mountain power corridor.

***Attachments:***

- Map of proposed trail
- Purchase Agreement



10' Asphalt Trail & Trailhead To Be Constructed By Ninigret (±\$190,000)

10' Asphalt Trail To Be Installed By Ivory Development (±\$100,000)

10' Asphalt Trail To Be Constructed By Ninigret (±\$25,000)

10' Concrete Trail To Be Constructed By Ninigret (±\$10,000)

700 SOUTH TO SR-193 TRAIL  
TRAIL - 700 SOUTH TRAILHEAD PARKING LOT TO SR-193 / 1550 WEST STREET





700 SOUTH TO SR-193 TRAIL  
700 SOUTH TRAILHEAD PARKING LOT

Trailhead To Be  
Constructed By Ninigret

10' Asphalt Trail

Fitness Equipment

Landscaping

Asphalt Parking Lot

Welcome To Syracuse City Sign

700 SOUTH STREET

1350 WEST STREET



**AGREEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS AND THE  
PURCHASE AND SALE OF SPECIFIED PROPERTY**

This Agreement for the Construction of Improvements and the Purchase and Sale of Specified Property (the "Agreement") is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2015, between Syracuse City, a municipal corporation and a political subdivision of the State of Utah (the "City"), and Ivory Development, LLC, a Utah limited liability corporation (the "Developer").

**RECITALS**

- A. The Developer is constructing homes within the Monterrey Estates Subdivision (the "Subdivision"), located in Syracuse, Utah at approximately 1500 West 700 South.
- B. Another developer (Ninigret Construction Company North, LC) has made improvements to surrounding property.
- C. The City desires to provide recreational amenities to the public, including those residents who will purchase homes within the Subdivision, in the form of trails and trailheads.
- D. The Developer owns a one acre parcel of land (Davis Co. Serial # 12-766-0004) at approximately 1370 West 700 South, Syracuse Utah (the "Parcel").
- E. The Developer is constructing the Subdivision in phases, with Phase III to be constructed in the Eastern portion of the Subdivision.
- F. The City currently imposes Parks, Trails, and Recreation Impact Fees on new homes constructed within the City, including those constructed within the Subdivision.
- G. The Developer is willing to install a ten (10) foot asphalt trail within parcels owned by Rocky Mountain Power and the City, which trail shall be connected to a trail within the Subdivision.
- H. The Developer is further willing to sell the Parcel to the City pursuant to the terms of this Agreement.
- I. The City is willing to reimburse the Developer with impact fees collected from the Subdivision for the Developer's work on the trail and its dedication of the Parcel.
- J. The City and community will be enhanced by the construction of a trail adjacent to the Subdivision, as will the Subdivision's value.
- K. Through a separate agreement, the City and Ninigret are constructing trails and trailhead to the North and South of the Improvements to be constructed by the Developer.

NOW THEREFORE, in consideration of the covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

**ARTICLE I**  
**THE PROJECT**

Section 1.1 Project parameters. The “Project” shall include both: the (i) transfer of the Parcel’s title to the City, as provided in Article II, and (ii) the installation of a ten (10) foot wide asphalt trail and any improvements required by the standards and specifications for public improvements for the installation of that trail (the “Improvements”), as provided in Article III.

Section 1.2 Time of the Essence. Due to the project being completed in conjunction with work being performed by a third party under a separate agreement, time is of the essence to this Agreement. The performance of the work under both of these agreements is dependent upon:

- (a) the transfer of the Parcel from the Developer to the City; and
- (b) the acquisition of permission to install the Improvements on Rocky Mountain Power’s property, which shall be acquired by the City.

Section 1.3 Sufficient Consideration. The Parties agree that the amounts provided for in Article IV constitute sufficient consideration for the entire project, including the transfer of title to the Parcel and that the Project will be mutually beneficial to both Parties.

Section 1.4 Term. The term of this Agreement shall be three (3) years from the date of execution. In the event that construction of the Improvements has not commenced by that date, this Agreement shall terminate, unless extended by mutual, written agreement of the parties. In the event the Improvements’ construction has commenced by the conclusion of the term, then this Agreement shall automatically extend for an additional one (1) year.

**ARTICLE II**  
**CITY’S ACQUISITION OF PARCEL**

Section 2.1 Transfer of Title. The Developer agrees to transfer title to the Parcel to the City pursuant to the terms and conditions contained herein. A legal description of the Parcel is attached to this Agreement as Exhibit A, and incorporated by this reference.

Section 2.2 Property pins. The Developer shall set property pins for the Parcel prior to transfer.

Section 2.3 Developer’s Representations and Warranties. The Developer hereby represents and warrants as follows:

- A. The Developer has full power and authority to execute, enter into and perform this Agreement and any person or entity executing this Agreement on behalf of the

Developer has the authority to execute the same. This Agreement and all documents to be executed pursuant hereto by the Developer are and shall be binding upon and enforceable against the Developer in accordance with their respective terms.

- B. To the best of Developer's actual knowledge, there is no existing, pending, contemplated, threatened or anticipated condemnation of the Parcel.
- C. To the best of Developer's actual knowledge, there are no actions, suits, claims, assessments or proceedings pending, or to the actual knowledge of the Developer, threatened, which could materially adversely affect the ownership of the Parcel or the Developer's ability to perform hereunder. Except as set forth herein and as shown on the title report, the Developer has not granted any license, lease or other right relating to the use or possession of the Parcel and during the term of this Agreement, the Developer shall not grant or convey any easement, lease, license, permit or any other legal or beneficial interest in or to the Parcel without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 2.4 City's Representations and Warranties. The City hereby represents and warrants as follows:

- A. Authority. The City has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by the City pursuant to this Agreement, and all required actions and approvals therefore have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of the City are and shall be duly authorized to sign the same on the City's behalf and to bind the City thereto. This Agreement and all documents to be executed pursuant hereto by the City are and shall be binding upon and enforceable against the City in accordance with their respective terms.
- B. Purpose. The City's intended purpose for the Parcel is to establish a trailhead for the trail which is being constructed by the Developer.

Section 2.5 Title Commitment. The Developer shall deliver to the City a commitment for an owner's title insurance policy for the Parcel. The Title Commitment shall show all matters affecting title to the Parcel, including all exceptions, easements, restrictions, rights-of-way, covenants, reservations and other conditions or encumbrances affecting the Parcel, and shall provide legible copies of all recorded documents constituting such exceptions. Prior to the expiration of the Due Diligence Period, established in Section 2.5, the City shall provide written notice to the Developer of any matter contained in the Title Commitment to which the City objects. Within ten (10) days following the Developer's receipt of such notice, the Developer, in its sole discretion, shall (a) use good faith efforts to remove or cure any such matter, or (b) notify the City that it cannot or will not remove such matter. In the event that the Developer cannot or

will not remove any such matter, the City may elect to either waive such matter or terminate this Agreement.

Section 2.6 Due Diligence and Right to Inspection. The City shall have a period of sixty (60) days to conduct, at its sole cost and expense, an inspection of the Parcel, to review the documents and reports provided or prepared, and to determine whether the Parcel is feasible for the City's intended use. The Developer hereby grants the City, its employees and agents access to the Parcel for the purpose of conducting inspections. However, the City shall indemnify and hold the Developer harmless from any and all liability, claims or expenses arising out of or in any way related to such inspection activities. The foregoing indemnification shall survive Closing or termination of this Agreement. In the event the City does not wish to acquire the Parcel, it shall notify the Developer, in writing, of its intention to not acquire it.

Section 2.7 Closing. Within ninety (90) days of execution of this Agreement, the Developer shall deliver to the City a special warranty deed conveying good and marketable title to the Parcel free and clear of all liens and encumbrances. Current real property taxes, assessments and personal property taxes with respect to the Parcel shall be prorated between the Developer and the City as of the date of closing.

Section 2.8 Re-transfer. If this Agreement's term expires before construction commences and is not renewed pursuant to Section 1.4, then the City shall convey title to the Parcel back to the Developer within ninety (90) days of the termination by special warranty deed, unless the Developer waives its right to re-transfer in writing.

### ARTICLE III

#### INSTALLATION OF IMPROVEMENTS

Section 3.1 Installation of the Improvements. The Developer shall install the Improvements in substantial conformance with the site plan, which is attached to this Agreement as Exhibit B, and which is incorporated to this Agreement by reference. The Improvements shall be installed as per the City's engineering standards and specifications for public improvements.

Section 3.2 Engineering and Design. The cost and expense of engineering and design costs for the Improvements shall be borne by the Developer, and is included in the Project price, as provided in Article IV. The City shall participate in the planning process, and must give approval of the plan prior to the commencement of construction by the Developer.

Section 3.3 Bidding Requirements. The Developer shall obtain three bids from potential subcontractors for the installation of the Improvements and make its selection. The bidding process shall comply with Utah Code Ann. § 11-39-103. The Developer shall submit the

bids and its selection to the City. The City shall review the bids and approve the bid selection, so long as the bidding process complies with state law and city ordinances. The City's approval shall not be unreasonably withheld.

Section 3.4 Building Permit Costs. All costs associated with permit fees, inspections or other development fees imposed by any government entity other than the City shall be borne by the Developer, and is included in the Project price, as provided in Article IV. The City shall not assess building permit costs on this project.

Section 3.5 Timing of Construction. The Parties understand and agree that the installation of the Improvements must be timed with the completion of Phase III of the Subdivision, in order to preserve economy of scale. Thus, a specific deadline is not imposed by this Article.

Section 3.6 Acceptance of Improvements. The City shall conduct inspections of the Improvements to ensure it meets the City's standards and specifications. Upon final approval of the Improvements by the City's building official or his designee, the Improvements shall be deemed accepted by the City.

Section 3.7 Allocation of Risk. The Developer shall bear the expense and risk associated with the installation of the Improvements. Upon its acceptance by the City, the City shall bear all risk of maintenance and operation of the Improvements.

Section 3.8 Indemnification. The Developer shall indemnify and hold the City harmless from and against all claims, costs, losses and damages, including attorney fees, arising out of the construction of the Improvements, provided that: (1) any such claim, cost, loss or damage is attributable to bodily injury, sickness, disease, death, injury to tangible property, loss of use of property, including interruption of business; and (2) it is caused in whole or in part by any negligent act or omission of the Developer, its agents, subcontractors, suppliers or any other person for whom the Developer is responsible.

Upon the acceptance of the Improvements by the City, the City shall indemnify and hold the Developer harmless from and against all claims, costs, losses and damages, including attorneys fees, arising out of the maintenance or lack of maintenance of the Improvements, unless such a claim, cost, loss or damage arises out of the conduct of the Developer or its agents, which conduct is unrelated to the installation of the Improvements.

Section 3.9 Insurance. Before the Project is initiated CONTRACTOR shall deliver to CITY a certificate of insurance demonstrating that CONTRACTOR has in effect liability and other insurance appropriate to provide protection from claims arising from the Project resulting from the acts or omissions of CONTRACTOR, its agents or employees and all subcontractors or suppliers as well as their agents or employees, for whom CONTRACTOR may be liable. The

certificate of insurance will demonstrate that CONTRACTOR has, at minimum the following types of insurance coverage:

- i. workers' compensation;
- ii. liability and vehicle operator's insurance providing protection for claims arising from bodily injury, sickness or disease, death, damage to property, damage from business interruption and motor vehicle accidents. CONTRACTOR shall maintain coverage in the minimum amount of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) in the aggregate, and must name the City as an additional insured.

The insurance shall be provided by an insurance carrier with a rating of A- or better as rated by AM Best. The certificate(s) of insurance shall be attached to this Agreement as Addendum C and incorporated by this reference.

Section 3.10 Warranty. The Developer shall warrant the Improvements for a period of one (1) year after they are accepted by the City. The City shall retain 10% of the total cost of construction for the Improvements in escrow during the warranty period, which shall be dealt with in the same manner as cash escrow for improvement completion assurances. In the event the City determines that there are hidden defects in the Improvements during the warranty period, the City shall provide written notice to the Developer of any defect prior to the expiration of the warranty period. The Developer shall correct the deficiency within sixty (60) days of notification, unless that period is extended by mutual agreement of the Parties. The warranty period for any corrected portions of the trail shall be extended for one (1) year after the correction is completed. If the Developer does not correct the deficiencies, the City shall apply the retention amounts toward the cost of repair. If the amount of the repairs or correction exceeds the amount retained by the City, it shall invoice the Developer with the balance of the City's actual costs. The Developer shall tender payment within thirty (30) days of receipt of the invoice.

## ARTICLE IV

### PAYMENT

Section 4.1 Project Price. The Project Price has not yet been determined. However, the parties agree that the Project Price shall not exceed one-hundred thousand dollars (\$100,000.00), without written consent from the City.

The Project Price shall equal the amount of the bid which is selected to install the trail and its related improvements, together with actual engineering or design costs, closing costs, title insurance acquisition costs, and applicable permit costs.

Section 4.2 Items Included in Price. The price is inclusive of the following:

- A. Transfer of the Parcel to the City;
- B. Closing costs for the Parcel;
- C. Acquisition of title insurance for the Parcel;
- D. Engineering and design costs for the trail;
- E. Costs of permits or inspections by other governmental entities, as applicable;
- F. Costs of bidding procedures; and
- G. Costs of construction.

All other costs incurred by either Party are to be borne by the Party.

Section 4.3 Invoice Upon Completion of Project. The Developer, upon completion and acceptance of the project, shall submit an itemized invoice to the City in an amount not exceeding the Project price, plus the reimbursable costs identified in Section 4.1. The City shall process the invoice and tender payment of the full amount within sixty (60) days of receipt of the invoice, unless insufficient impact fees have been collected from the Developer in connection with the Subdivision, in which case Section 4.3 shall apply. Unpaid balances which are not subject to Section 4.3 shall accrue interest at 5% per annum, compounded monthly.

Section 4.4 Delayed Payment. If the Parks, Trails, and Recreation Impact Fees collected from the Subdivision are insufficient to cover the total invoiced amount, the City shall tender an amount equal to the Parks, Trails and Recreation Impact Fees which have been collected from the Subdivision at the time of the invoice. The payment shall be accompanied by an accounting of the remaining amount to be paid. This amount shall be tendered to the Developer upon receipt of additional Parks, Trails, and Recreation Impact Fees collected from development which has occurred in the Subdivision. Nothing in this section authorizes the City to tender payment from any impact fees tendered by other developments or from any other fund to which other impact fees have been applied.

## ARTICLE V

### DEFAULT

Section 5.1 Default. If either Party defaults in the execution of its obligations under this Agreement, the other Party shall provide written notice of default to the defaulting Party, as provided in Section 6.8. The Party receiving notice shall have sixty (60) days to cure the default. If the default has not been cured by the conclusion of that period, the non-defaulting Party shall have access to the remedies established in this Article.

Section 5.2 Remedies. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief, specific performance and collection of unpaid obligations. Any delay by a Party in instituting or prosecuting any such actions or

proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

Section 5.3 No damages. The remedies permitted under this Agreement shall not include the recovery of damages, including but not limited to consequential damages, compensatory damages, punitive damages, incidental damages or otherwise.

Section 5.4 Mutual Termination. The Parties may terminate this Agreement by mutual Agreement, subject to the terms and conditions of termination which are agreed upon between the Parties.

## ARTICLE VI

### MISCELLANEOUS PROVISIONS

Section 6.1 Government Record. This Agreement and all documents referenced in this Agreement or made a part hereof shall be subject to the provisions of the Utah Government Records Access and Management Act, and shall be designated as “public” upon execution of the Agreement.

Section 6.2 Governmental Immunity. The City is a body Corporate and politic of the State of Utah, subject to the Utah Governmental Immunity Act, Utah Code Ann. § 63G-7-101, et seq. (the “Act”). The Developer acknowledges and agrees that nothing contained within this Agreement shall be construed in any way to modify (whether to increase or decrease), the limits of liability set forth in that Act or the basis for liability as established in the Act.

Section 6.3 No Agency. No agent, employee or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other Party. None of the benefits provided by any Party to its employees, including but not limited to worker’s compensation insurance, health insurance and unemployment insurance, are available to employees, agents, contractors or servants of the other Party. The Parties shall be solely and entirely responsible for their respective acts and for the acts of their respective agents, employees, contractors and servants throughout the term of this Agreement. The Parties shall each make all commercially reasonable efforts to inform all persons and entities with whom they are involved in with Agreement to be aware that the Developer and its contractors are independent from the City.

Section 6.4 Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of a officer or employee of the City, or relative or business entity of a former officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage,

brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies or private enterprises regularly engaged in the business of representing companies in incentive negotiations; (c) breached any of the ethical standards set forth in Utah Municipal Officers' and Employees' Ethics Act (Utah Code Ann. § 10-3-1301 et seq.); or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officers or employees of the City to breach any of the ethical standards set forth in State statute or the City ordinances.

Section 6.5 No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer or any member of any of such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer.

Section 6.6 Compliance with Laws. Each Party agrees to comply with all federal, state and local laws, rules and regulations in the performance of its duties and obligations under this Agreement. Any violation by any Party of applicable law shall constitute an event of default under this Agreement.

Section 6.7 Non-Discrimination. The Developer, and all persons acting on its behalf, agree that they shall comply with all federal, state and City laws, rules and regulations governing discrimination and they shall not discriminate in the engagement or employment of any professional person or any other person qualified to perform the services required under this Agreement.

Section 6.8 Notices. All notices to be given under this Agreement shall be made in writing and shall be deemed given upon personal or hand delivery, by confirmed facsimile transmission, upon the next business day immediately following the day sent if sent by overnight express carrier, or upon the third business day following the day sent if sent postage prepaid by certified or registered mail, return receipt requested, to the Parties at the following addresses (or to such other address or addresses as shall be specified in any notice given):

CITY: City Manager  
Syracuse City Municipal Building  
1979 West 1900 South  
Syracuse, UT 84075

With a Copy to: City Attorney  
Syracuse City Municipal Building  
1979 West 1900 South  
Syracuse, UT 84075

DEVELOPER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section 6.9 Time. The Parties agree that time is of the essence in the performance of this Agreement and each and every term and provision hereof.

Section 6.10 Governing Law. This Agreement shall be governed by the laws of the State of Utah. All actions, including but not limited to court proceedings, administrative proceedings, arbitration and mediation proceedings, shall be commenced, maintained, adjudicated and resolved within the jurisdiction of Davis County, State of Utah.

Section 6.11 Entire Agreement. The Parties acknowledge and agree that this Agreement constitutes the entire integrated understanding between the City and the Developer, and that there are no other terms, conditions, representations or understanding, whether written or oral, concerning the rights and obligations of the Parties to his Agreement, except as set forth in this Agreement. This Agreement may not be enlarged, modified or altered, except in writing, executed by both Parties.

Section 6.12 No Third-Party Beneficiaries. Notwithstanding any mention of third parties in this Agreement, nothing in this Agreement shall be intended to provide or convey any actionable right or benefit to or upon any person or persons other than the Developer and the City. Except as otherwise specifically provided in this Agreement, each party shall bear its own costs and expenses (including legal and consulting fees) in connection with this Agreement and the negotiation of all agreements, including without limitation the Agreement, and preparation of documents contemplated by this Agreement.

Section 6.13 Miscellaneous. In addition to the foregoing, the parties to this Agreement agree as follows:

- A. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed, in writing, by the party making the waiver.
- B. This Agreement shall be binding upon, and shall inure to the benefit of the parties to it and their respective successors and assigns.
- C. In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and

unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement.

- D. The Parties agree to use reasonable diligence to fulfill their respective obligations under this Agreement at all times that this Agreement is in effect.
- E. All obligations of the Parties set forth in this Agreement which are contemplated to be performed or satisfied after the closing or acceptance of the improvements shall survive the closing and acceptance.
- F. Except as otherwise provided in this Agreement, whenever a period of time in this Agreement prescribed for action to be taken by a Party, said Party shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to a Force Majeure Event. For purposes of this Agreement, "Force Majeure Event" means any act or event, whether foreseen or unforeseen, that meets all three of the following tests:
  - a. The act or event prevents a Party, in whole or in part, from:
    - i. Performing its obligations under this Agreement or another specified Agreement; or
    - ii. Satisfying any conditions to the obligations under this Agreement.
  - b. The act or event is beyond the reasonable control of and not primarily the fault of a Party; and
  - c. A Party has been unable to avoid or overcome the act or event by the exercise of commercially reasonable due diligence.

In furtherance of such definition, each of the following acts and events are deemed to be Force Majeure Events: war, flood, lightning, drought, earthquake, fire, volcanic eruption, landslide, hurricane, cyclone, typhoon, tornado, explosion, civil disturbance, act of God or the public enemy, terrorist acts, military action, epidemic, famine or plague, action of a court or public authority, or strike, work-to-rule action, go-slow or similar labor difficulty, and such failure, standing alone, prevents the Party from fulfilling one or more of its obligations under this Agreement. The following shall not be deemed a Force Majeure Event: economic hardship, changes in market conditions, insufficiency of revenues or funds, or the financial condition of a Party.

Section 6.14 Status Verification System. CONTRACTOR hereby certifies that it is registered and participates in a Status Verification System, as defined by Utah Code Ann. § 63G-12-301, in order to verify the work eligibility of its employees. CONTRACTOR is solely responsible for ensuring registration and participation in the Status Verification System. CONTRACTOR also certifies that any subcontractor employed by CONTRACTOR is also enrolled and participates in a Status Verification System. CONTRACTOR will provide, within five days of request by the CITY, proof of enrollment and participation in the system.

(Signatures appear on next page)

-Remainder of Page left intentionally blank-

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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year recited above.

CITY:

DEVELOPER:

\_\_\_\_\_  
Mayor Terry Palmer

\_\_\_\_\_  
Signature  
Ivory Development, LLC

ATTEST:

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

\_\_\_\_\_  
Print Name

Its: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Paul H. Roberts  
City Attorney

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## EXHIBIT A

### PROPERTY DESCRIPTION

Parcel Serial Number 12-766-0004

ANY OF LOT 2, NINIGRET FIELD, A COMMERCIAL SUB THAT LIES WITHIN THE FOLLOWING DESC PPTY CONV IN SPECIAL WARRANTY DEED RECORDED 09/11/2013 AS E# 2765652 BK 5850 PG 727: PART OF THE S 1/2 OF SEC 3-T4N-R2W, SLM, DESC AS FOLLOWS: COM AT THE S 1/4 COR OF SD SEC 3; TH N 89°56'55" W 642.24 FT ALG THE S LINE OF SD SEC; TH N 00°03'05" E 33.00 FT TO THE POB; TH N 00°10'03" E 661.18 FT ALG THE E LINE OF PPTY DESC IN THE DEED RECORDED IN E# 1021678 BK 1588 PG 130; TH S 89°56'56" E 1556.06 FT; TH S 13°11'42" E 250.46 FT ALG THE W LINE OF THE PPTY DESC IN THE DEED RECORDED IN E# 626040 BK 919 PG 699; TH S 26°52'08" E 364.48 FT ALG SD W LINE; TH S 72°12'57" W 302.21 FT ALG THE S LINE OF LOT 2, NINIGRET FIELD, TO THE N LINE OF 700 SOUTH STR; TH N 89°56'17" W 849.87 FT ALG SD N LINE; TH N 89°56'55" W 642.24 FT ALG SD N LINE TO THE POB. CONT. 1.00 ACRE (SPLIT FOR TAXING PURPOSES.)

EXHIBIT B

SITE PLAN

DRAFT

EXHIBIT C

INSURANCE CERTIFICATE(S)

DRAFT



# PLANNING COMMISSION WORK SESSION AGENDA

October 20, 2015

## **Agenda Item # 4a      General Plan Update**

### **Summary**

The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. Draft 2 was submitted through Commissioner Jensen which includes revisions to draft 1.

### **Attachments**

- Proposed General Plan Draft 1
- Proposed General Plan Draft 2



**SYRACUSE**  
**EST. CITY 1935**

# **Syracuse City General Plan**

**2015**

## Table of Contents

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

<b>5</b>	<b>TRANSPORTATION</b>	<b>20</b>
5.1	INTRODUCTION	20
5.2	GOALS	20
5.3	STREET CLASSIFICATION	22
5.4	TRANSPORTATION PLAN	23
5.5	PUBLIC TRANSPORTATION	23
<b>6</b>	<b>INFRASTRUCTURE</b>	<b>23</b>
6.1	INTRODUCTION	23
6.2	GOALS	23
6.3	PUBLIC FACILITIES	23
6.3.1	CEMETERY	23
6.3.2	STORM DRAINS	24
6.3.3	CULINARY WATER	24
6.3.4	SECONDARY WATER	24
6.3.5	SANITARY SEWER	25
6.3.6	STREET LIGHTS	25
6.3.7	FIRE DEPARTMENT	25
6.3.8	POLICE DEPARTMENT	26
<b>7</b>	<b>PARKS AND RECREATION</b>	<b>26</b>
7.1	INTRODUCTION	26
7.2	GOALS	26
7.3	COMMUNITY CENTER	28
7.4	EXISTING PARKS AND RECREATION	28
7.5	FUTURE PARKS AND RECREATION	29
<b>8</b>	<b>HOUSING</b>	<b>30</b>
8.1	INTRODUCTION	30
8.2	GOALS	30
8.3	CURRENT HOUSING	30
8.4	MODERATE INCOME HOUSING	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

### 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 it's 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.*



City Office Building

#### 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.

#### 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

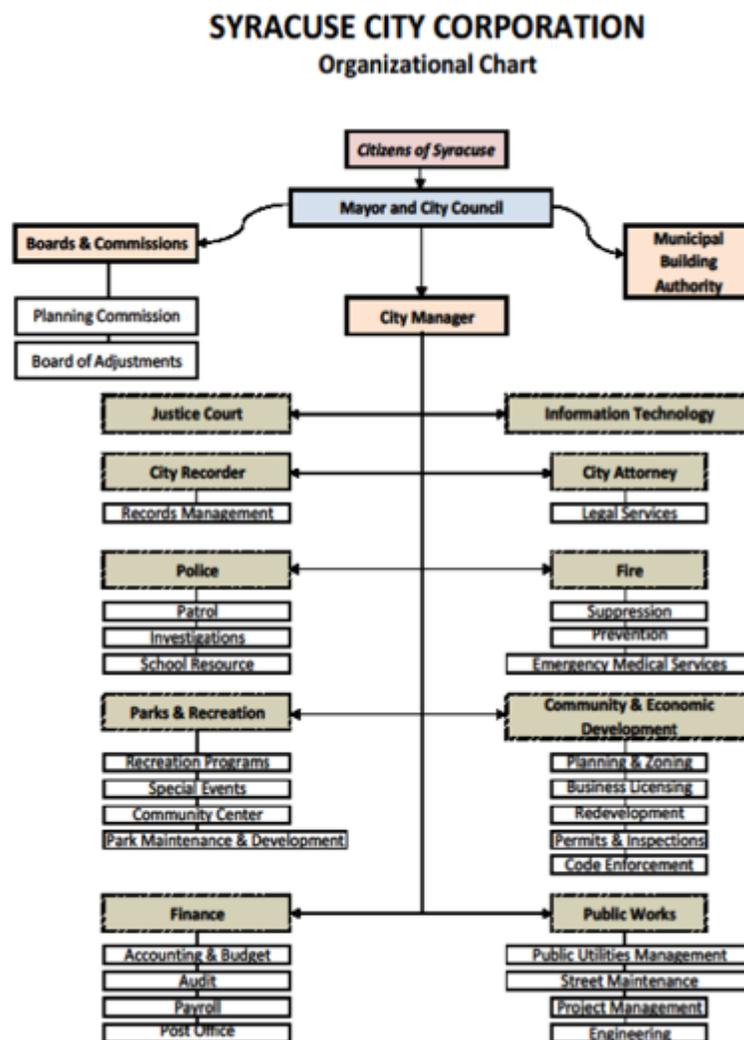
To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

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
5. For an applications to be considered for review it must be received within 10 days of the opening

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. The chart below shows the organization of the City, with the Planning Commission having responsibility for reviewing and updating the General Plan.



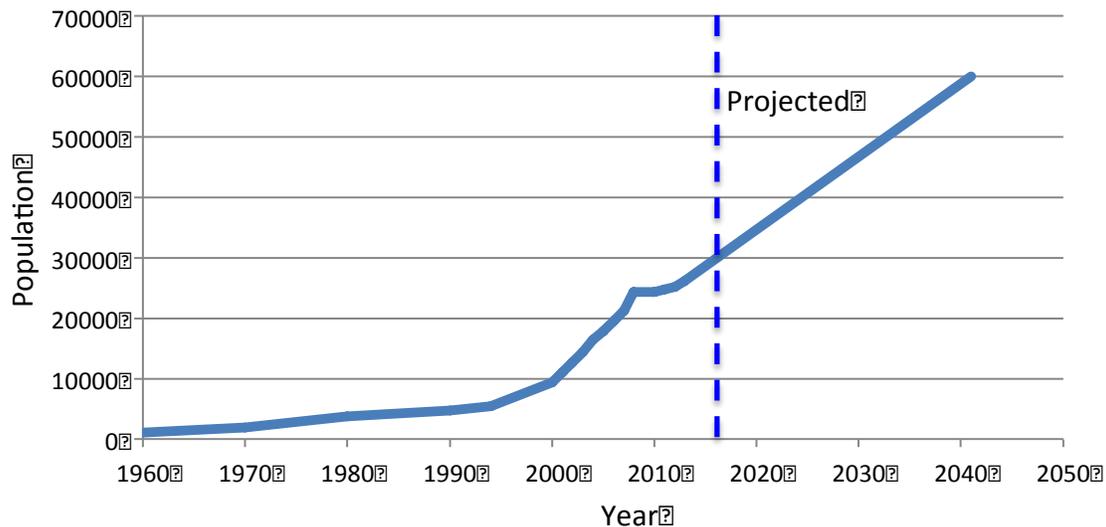
## 2 Community Character and History

### 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, gateway to the amazing Antelope Island State Park.

## POPULATION



## 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

suiting 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.

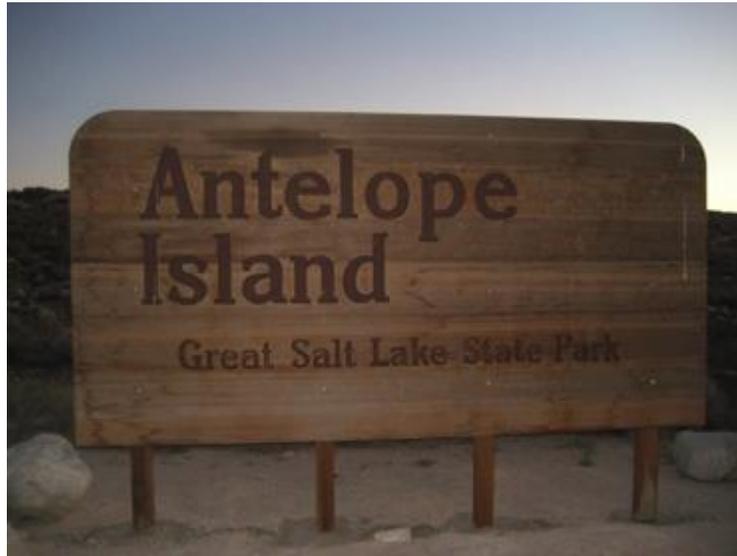
#### **2.2.4 Syracuse Becomes A Town**

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.

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.



### **2.2.5 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.

## **2.3 Physical Character**

### **2.3.1 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 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.

## **2.4 Boundaries**

### **2.4.1 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.

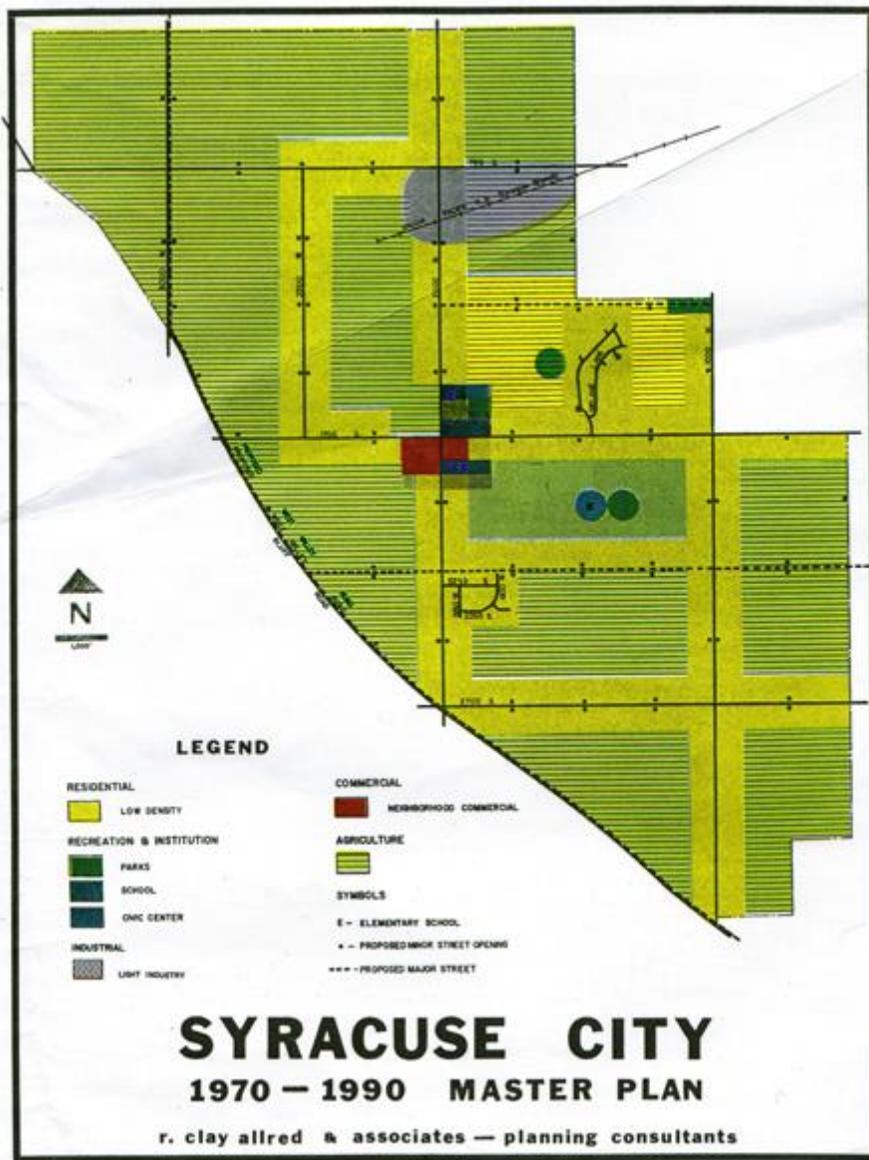
### **2.4.2 Current Zoning Map**

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,

### **2.4.3 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.



IV-15

Prior Master Plan Map

## 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 to ensure the Antelope Drive 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. 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**

<b>Zoning</b>	<b>Density</b>
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 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 City 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 Commercial Corridor**

Antelope Drive, 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 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**

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by Antelope Drive 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.

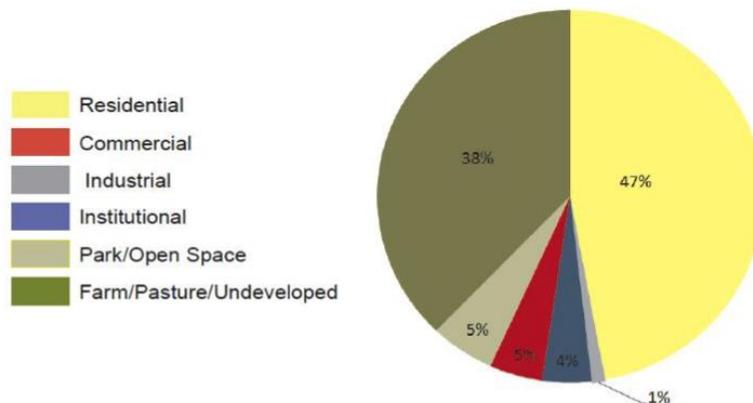
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

### 3.6 Future Land Use

Currently Syracuse is studying their park system and how to expand and utilize how to 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 should model the overall traffic patterns as well as traffic that will pass through the community. This analysis should be done for all streets within the City including local, minor-major collectors and major arterial streets.

The City should continue 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 2030. The City should 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 should work with the Utah Department of Transportation (UDOT) on the alignment of the West Davis Corridor on the preferred route through the city and with the location of interchanges. Syracuse has participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City 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.

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. At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout.

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. Two north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would 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 intersection.

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.

Hill Field Road - 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.

1000 West - Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the south end of 1000 West, near the intersection of Bluff road and 1000 West should also be considered

1700 South (Antelope Drive) 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 site for a 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 into the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope is being worked to include curb and gutter near the intersection and a light to help with the flow of traffic. The intersection of 3000 West and 700 South is being modified to include a traffic circle 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.

The city should set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

### **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 recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out. 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 on the east side of town and storage also includes a storage pond at Jensen Nature Park . Other storage includes a retention basin near Antelope Drive and Bluff Road and claim on runoff water at a storage basin 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 and agreements with residents when the system was constructed, metering of the water to users should not be 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 policy allows a maximum of one and a half acres 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 will be a need to upsize City lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

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**

Policy of Syracuse City should be to establish and maintain a system of streetlights which are adequate for the safety and security of the residents of the City. To meet that end, the City should establish an ordinance to locate street lights at all street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain an adequate and secure community. Developers should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

### **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.

#### **6.3.8 Police Department**

The City staffed with full-time police officers, reserve officers and detective staff as well. 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.

## **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.



### **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:**



## 7.5 Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Plan will soon be completed. The Parks and Recreation 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 would be included in the Parks and Recreation Plan. This 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

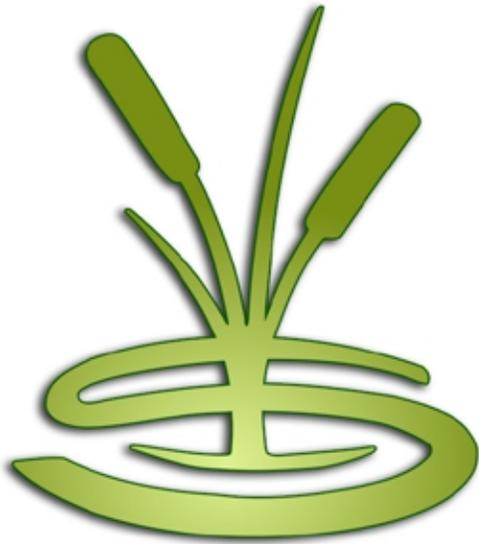
Residential Zoning	Developed (Acres)	Undeveloped (Acres)	Total (Acres)
R-1	878	973	1851
R-2	1540	381	1921
R-3	356	99	455
R-4	32	0	32
PRD	25	18	43
A-1	85	117	202
Total	2916	1588	4504

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 of the metropolitan statistical area for households of the same size. With the number of established R-3 developments, the PRD's, the cluster subdivisions and the older smaller residential homes available, Syracuse exceeds the current established guidelines for moderate-income housing required through build out of the city



**SYRACUSE**  
**EST. CITY 1935**

# Proposed Update to the 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  
00/00/0000

## Table of Contents

<b>ACKNOWLEDGEMENTS.....</b>	<b>3</b>
<b><u>1INTRODUCTION .....</u></b>	<b><u>4</u></b>
<b><u>1.1PURPOSE .....</u></b>	<b><u>4</u></b>
<b><u>1.2MISSION STATEMENT.....</u></b>	<b><u>4</u></b>
<b><u>1.3MASTER GOAL.....</u></b>	<b><u>5</u></b>
.....	<b>6</b>
<b><u>1.4IMPLEMENTATION .....</u></b>	<b><u>6</u></b>
<b><u>1.5GENERAL PLAN UPDATES.....</u></b>	<b><u>6</u></b>
<b><u>1.6SYRACUSE CITY ORGANIZATION.....</u></b>	<b><u>7</u></b>
<b><u>2COMMUNITY CHARACTER AND HISTORY.....</u></b>	<b><u>9</u></b>
<b><u>2.1CITY CHARACTER.....</u></b>	<b><u>9</u></b>
<b><u>2.2CITY HISTORY.....</u></b>	<b><u>10</u></b>
2.2.1SETTLEMENT OF THE LAND.....	10
2.2.2HOW SYRACUSE CAME TO BE.....	11
2.2.3EARLY DAYS IN SYRACUSE.....	11
2.2.4SYRACUSE BECOMES A TOWN.....	12
2.2.5 ANTELOPE ISLAND.....	13
<b><u>2.3PHYSICAL CHARACTER.....</u></b>	<b><u>13</u></b>
2.3.1AGRICULTURAL BACKGROUND .....	13
<b><u>2.4BOUNDARIES.....</u></b>	<b><u>14</u></b>
2.4.1GENERAL PLAN MAP.....	14
2.4.2CURRENT ZONING MAP.....	14
2.4.3ANNEXATION.....	14
<b><u>3LAND USE .....</u></b>	<b><u>16</u></b>
<b><u>3.1PURPOSE .....</u></b>	<b><u>16</u></b>
<b><u>3.2GOALS.....</u></b>	<b><u>16</u></b>
<b><u>3.3LAND USE-RESIDENTIAL .....</u></b>	<b><u>16</u></b>
3.3.1RESIDENTIAL ZONING DENSITY .....	16
3.3.2BONUS DENSITY ZONING .....	17
<b><u>3.4NON-RESIDENTIAL LAND USE .....</u></b>	<b><u>17</u></b>
<b><u>3.5THE TOWN CENTER .....</u></b>	<b><u>17</u></b>
3.5.1ANTELOPE DRIVE COMMERCIAL CORRIDOR.....	18
3.5.2FUTURE WEST DAVIS CORRIDOR & ANTELOPE DRIVE .....	18
3.5.3SR-193 CORRIDOR .....	19
<b><u>3.6FUTURE LAND USE.....</u></b>	<b><u>19</u></b>
<b><u>3.7LAND USE AREA TABLES.....</u></b>	<b><u>19</u></b>
<b><u>4ECONOMICS .....</u></b>	<b><u>20</u></b>
<b><u>4.1INTRODUCTION.....</u></b>	<b><u>20</u></b>
<b><u>4.2GOALS.....</u></b>	<b><u>20</u></b>
<b><u>4.3REVENUE.....</u></b>	<b><u>21</u></b>
<b><u>4.4BUDGET AND EXPENDITURES.....</u></b>	<b><u>21</u></b>

<b>5</b>	<b>TRANSPORTATION .....</b>	<b>21</b>
5.1	INTRODUCTION.....	21
5.2	GOALS.....	21
5.3	STREET CLASSIFICATION.....	23
5.4	TRANSPORTATION PLAN.....	24
5.5	PUBLIC TRANSPORTATION.....	24
<b>6</b>	<b>INFRASTRUCTURE .....</b>	<b>24</b>
6.1	INTRODUCTION.....	24
6.2	GOALS.....	24
6.3	PUBLIC FACILITIES.....	24
6.3.1	CEMETERY.....	24
6.3.2	STORM DRAINS.....	25
6.3.3	CULINARY WATER .....	25
6.3.4	SECONDARY WATER.....	25
6.3.5	SANITARY SEWER.....	26
6.3.6	STREET LIGHTS .....	26
6.3.7	FIRE DEPARTMENT .....	26
6.3.8	POLICE DEPARTMENT.....	27
<b>7</b>	<b>PARKS AND RECREATION .....</b>	<b>27</b>
7.1	INTRODUCTION.....	27
7.2	GOALS.....	27
7.3	COMMUNITY CENTER.....	29
7.4	EXISTING PARKS AND RECREATION.....	29
7.5	FUTURE PARKS AND RECREATION.....	30
<b>8</b>	<b>HOUSING .....</b>	<b>31</b>
8.1	INTRODUCTION.....	31
8.2	GOALS.....	31
8.3	CURRENT HOUSING.....	31
8.4	MODERATE INCOME HOUSING.....	32

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(More names as needed)



## 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

### 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 it's 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

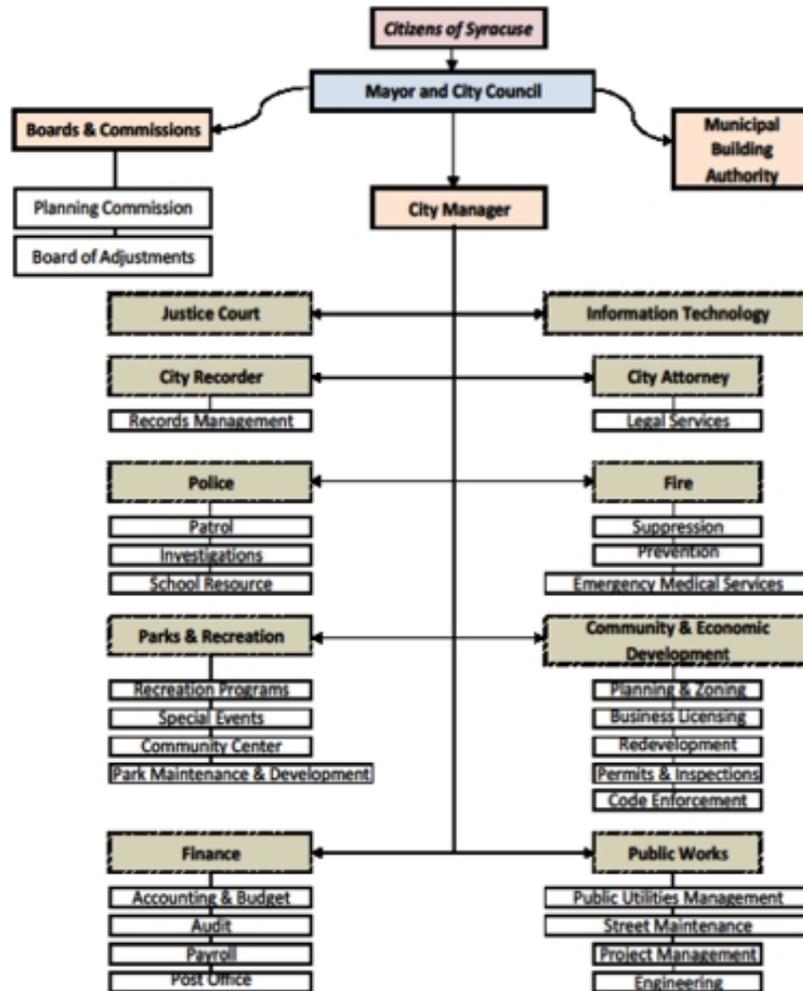
4. Does not decrease the quality of life for the citizens of Syracuse
5. For an applications to be considered for review it must be received within 10 days of the opening

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. The chart to the right shows the organization of the City, with the Planning Commission having responsibility for reviewing and updating the General Plan.

### SYRACUSE CITY CORPORATION Organizational Chart



## 2 Community Character and History

### 2.1 City Character

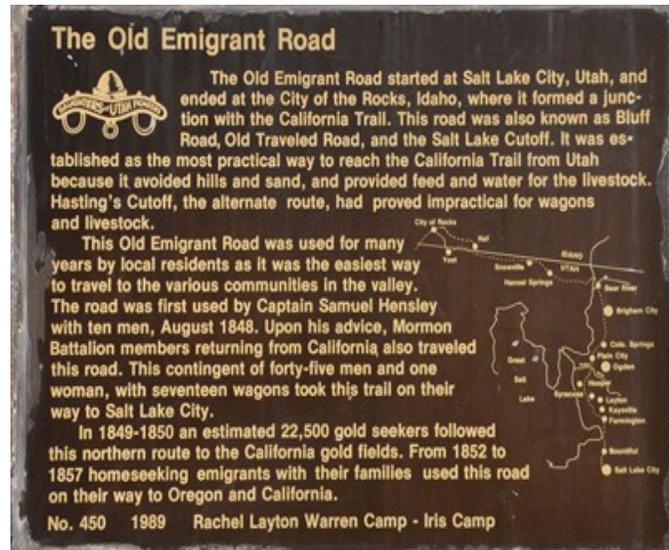
The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. Syracuse City is a community that highly values the preservation of quality of life. This goal is of utmost importance 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, 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.

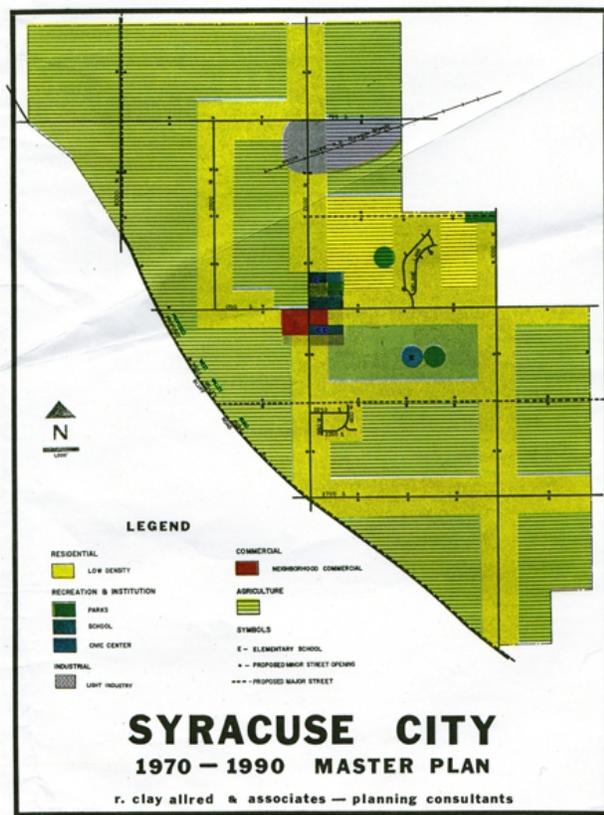
#### 2.2.4 Syracuse Becomes A Town

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.

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.



Prior Master Plan Map



**Antelope Island Entry Sign**

### 2.2.5 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. Physical Character

### 2.2.6 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 space that it offers.



**Corn Maze Aerial Photo**

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.

## **2.3 Boundaries**

### **2.3.1 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.

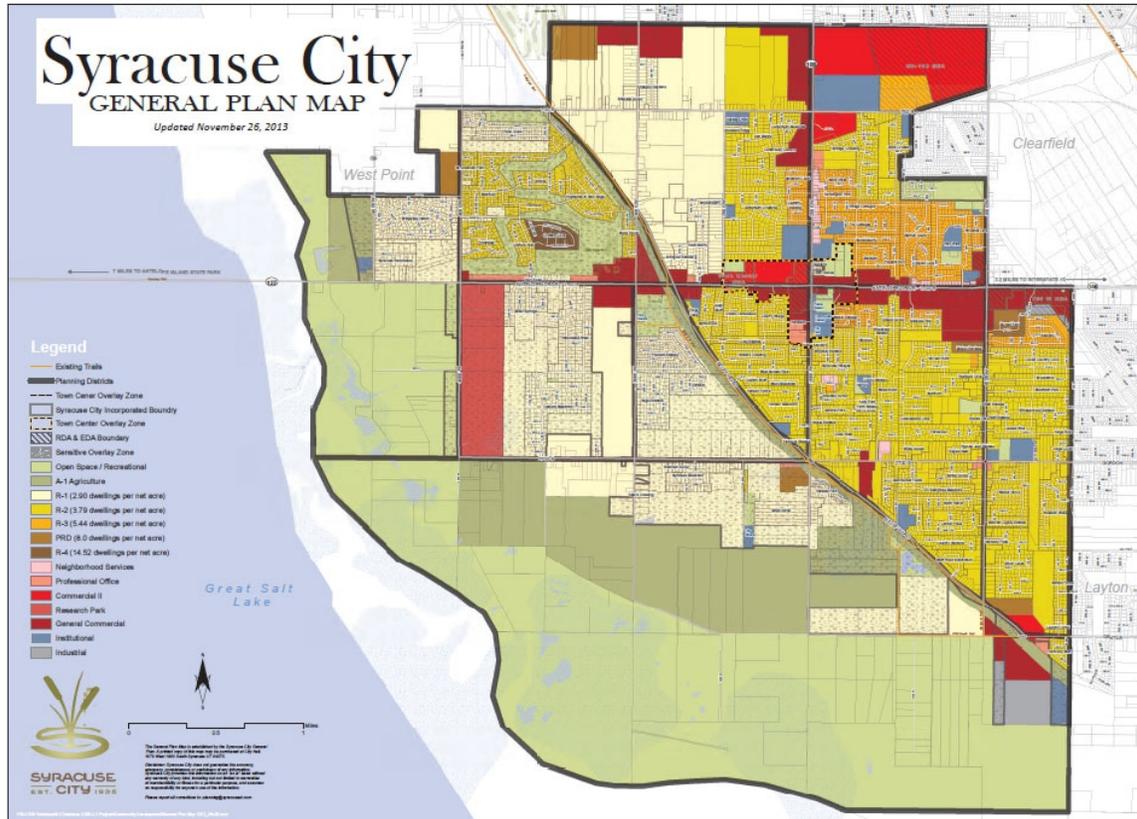
### **2.3.2 Current Zoning Map**

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,

### **2.3.3 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

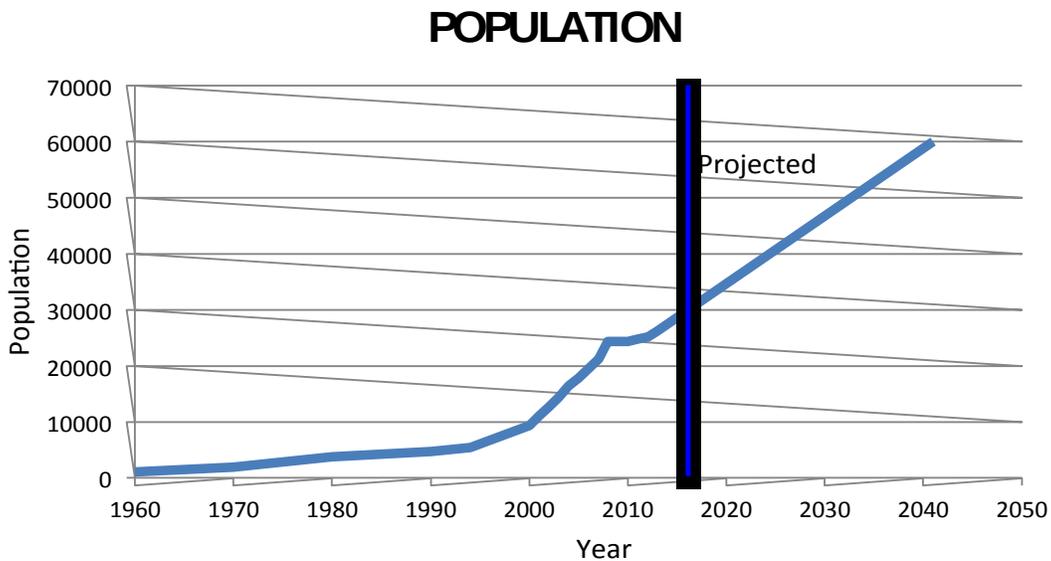
Land use planning specifies a range for population densities and commercial building intensity for each designated zone ordinance. Land use planning provides a basis for establishing future impacts of growth conditions and the need for capital investments, such as street improvements, parks and utilities.

#### 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 to ensure the Antelope Drive 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. 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: Dwelling Unit Density**

<b>Zoning</b>	<b>Density</b>
A-1	Not to exceed 0.5 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 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 City 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 Commercial Corridor**

Antelope Drive, 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 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**

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by Antelope Drive 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.

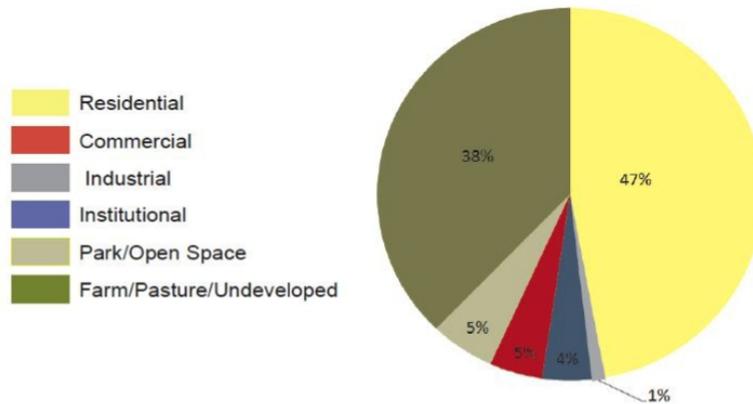
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

### 3.6 Future Land Use

Currently Syracuse is studying their park system and how to expand and utilize how to 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 should model the overall traffic patterns as well as traffic that will pass through the community. This analysis should be done for all streets within the City including local, minor-major collectors and major arterial streets.

The City should continue 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 2030. The City should 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 should work with the Utah Department of Transportation (UDOT) on the alignment of the West Davis Corridor on the preferred route through the city and with the location of interchanges. Syracuse has participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City 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.

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. At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout.

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. Two north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would 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 intersection.

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.

Hill Field Road - 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.

1000 West - Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the south end of 1000 West, near the intersection of Bluff road and 1000 West should also be considered

1700 South (Antelope Drive) 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 site for a 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 into the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope is being worked to include curb and gutter near the intersection and a light to help with the flow of traffic. The intersection of 3000 West and 700 South is being modified to include a traffic circle 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.

The city should set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

### 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 recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out. 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 on the east side of town and storage also includes a storage pond at Jensen Nature Park . Other storage includes a retention basin near Antelope Drive and Bluff Road and claim on runoff water at a storage basin 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 and agreements with residents when the system was constructed, metering of the water to users should not be 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 policy allows a maximum of one and a half acres 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 will be a need to upsize City lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

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

Policy of Syracuse City should be to establish and maintain a system of streetlights which are adequate for the safety and security of the residents of the City. To meet that end, the City should establish an ordinance to locate street lights at all street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain an adequate and secure community. Developers should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

### 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 Station

### 6.3.8 Police Department

The City staffed with full-time police officers, reserve officers and detective staff as well. 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.



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.



### 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:**



## 7.5 Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Plan will soon be completed. The Parks and Recreation 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 would be included in the Parks and Recreation Plan. This plan should include:

- a.i.1. Physical status and current use of existing parks and recreation facilities and programs.
- a.i.2. Current and projected park and recreation needs should be determined through the means of a citywide survey of city residents.
- a.i.3. Proposed improvements to existing parks if needed with a schedule for funding and implementation.
- a.i.4. Proposed new park and recreational facilities with a schedule for funding and implementation.
- a.i.5. Park and recreation facility design standards.
- a.i.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 of the metropolitan statistical area for households of the same size. With the number of established R-3 developments, the PRD's, the cluster subdivisions and the older smaller residential homes available, Syracuse exceeds the current established guidelines for moderate-income housing required through build out of the city



## PLANNING COMMISSION WORK SESSION AGENDA Oct. 20th, 2015

### Work Session Agenda Item #4b      Title X: Metal Buildings

#### Summary:

There has been discussion and concern over the appropriate regulation of steel buildings in Syracuse. Some concerns expressed are that the nature of steel building construction results in flat walls and "boxy" building massing. When the standard vertical steel siding is applied to the exterior, building facades can become monotonous and to some accounts "cheap". Staff has gathered the following information to assist in this discussion.

#### Attachments:

- Existing Architectural Review Committee Standards and Ordinance
- Steel Siding Examples
- Steel Building Examples
- Ninigret CC Text
- Commissioner Vaughan's Code Research
- Draft Ordinance Language

portion of these pieces of equipment that is not fully shielded is required to be painted a color which is compatible with the roofing or parapet materials.

(E) Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planned roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

(F) Materials. Quality long-lasting materials are required for all buildings in order to contribute to the aesthetics of the community over the long term.

(Applicable to Commercial Buildings but not Industrial)

(1) A minimum of three colors per elevation is required.

(2) Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.

(3) Primary Materials. Sixty-five percent of all surface materials, not including glass or roofing materials, are required to include a combination of brick, stone, ceramic tile, masonry materials, insulated metal panels, or wood fiber/composite siding. Exposed cinder block is not permitted, except for minimal foundation exposure. Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal components may be used as accent or secondary materials only.

(4) Exposed tilt-up concrete or insulated metal panels may be used as a primary material on buildings located in the business park zone. Some variation in materials along the base and near the entrances of concrete tilt-ups is required.

(5) All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.

(G) Development Design Pattern Book. The developer is required to provide a development design pattern book to be reviewed by the ARC and then the Planning Commission in conjunction with a subdivision plan and/or site plan application. Where there is a development agreement, the design pattern book will become a part of the agreement. Design pattern books are subject to the following:

(1) Written descriptions with graphic illustrations explaining how the development complements the physical form of the property and how the theme and standards found in this chapter are to be integrated into the design of the development;

(2) Written descriptions with graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and

(3) Written descriptions with graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.

(H) Pedestrians. All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.

(4) The design and location of loading facilities must take into consideration the specific dimensions required for the maneuvering of large trucks and trailers into and out of loading position at docks or in stalls and driveways.

(C) Parking Location.

(1) Parking lots are not to be the dominant visual element at the front of the site. Expansive paved areas located between the street and the building are prohibited.

(2) Large parking areas (over 100 spaces) must be divided into smaller multiple lots and provided with trees located throughout the parking area to reduce the visual impact.

(3) Visitor parking spaces should be located to produce the shortest route of travel to a building entrance.

(4) Pedestrian walkways must provide safe, convenient, and well-defined access between parking areas and the public sidewalk and the main public access to the building.

(5) Pedestrian circulation should be clearly delineated and separate from vehicle circulation. The use of landscaping, walkways, or decorative paving to delineate pedestrian circulation must be used.

[Ord. 13-11 § 1.]

### 10.28.220 Industrial architecture.

The architectural design of a structure must consider many variables, from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The following guidelines help buildings achieve the appropriate level of design detail on all facades, avoid blank/uninteresting facades, and provide for the proper screening of equipment and refuse areas.

(A) Architectural Form and Detail.

(1) If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of 10 feet must be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings.

(2) The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street side building facades.

(3) Front and street side facades of large buildings visible from a public street must include architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.

(4) Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

(B) Color and Materials.

(1) A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.

- (2) Large expenses of smooth material (e.g., concrete) must be broken up with reveals or changes in texture and color.
- (3) Bright, contrasting colors should be used for small areas of building accents only.
- (4) Design and colors of wall signs must be compatible with the main buildings on the site.
- (5) Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings.

- (1) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- (2) Temporary buildings are not to be located where they will be visible from adjoining public streets.
- (3) Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site. [Ord. 13-11 § 1.]

### **10.28.230 Industrial landscape design.**

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Landscaping has a variety of functions, including softening the hard edges of development, screening unattractive views, buffering less intensive uses, providing shade, and increasing the overall aesthetic appeal of a project.

(A) Landscape Design.

- (1) Landscape design must follow an overall concept and link various site components together.
- (2) Landscaped areas incorporate a three-tiered planting system: (a) grasses, ground covers, or flowers; (b) shrubs or vines; and (c) trees.
- (3) The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.
- (4) More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.
- (5) The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways.

(B) Walls and Fences.

- (1) The colors, materials, and appearance of walls and fences, including walls for screening purposes, must be compatible with the overall design character/style of the development.
- (2) Landscaping must be used in combination with walls and fences to visually soften blank surfaces.
- (3) When security fencing is required adjacent to streets, it must consist of wrought iron, tubular

(H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration. [Ord. 12-14 § 1; Code 1971 § 10-22-100.]

### **10.110.110 Architectural Review Committee.**

Developments within the business park zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 12-14 § 1; Code 1971 § 10-22-110.]

**The Syracuse City Code is current through Ordinance 15-04, passed March 10, 2015.**

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

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

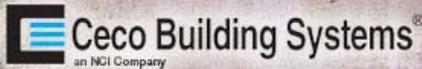
(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the Planning Commission to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or use. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-070.]

#### **10.120.080 Architectural Review Committee.**

Developments within the ID zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1.]



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## Wall Panel Systems

### Standard Wall Panels



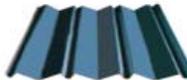
#### [MAP Wall Panels](#)

MAP wall panels have been one of the most dependable panels in the metal building industry for approximately 50 years. These metal wall panels feature 36-inch coverage with 1½-inch deep major ribs at 12 inches on centers, UL 90 with 6-inch blanket insulation, two intermediate minor stiffening ribs and has two pencil ribs in each flat. MAP insulated wall panels are available in our long-lasting Galvalume® finish or can be painted. [View MAP wall panel sample details.](#)



#### [PBR Wall Panels](#)

The PBR metal wall panel system may be used for roof and wall applications, including wall liner, mansard and soffit panel applications. This panel's deep ribs create an even-shadowed appearance. The area between the ribs is reinforced.



#### [AVP Wall Panels](#)

The AVP wall paneling system features metal panels for side walls designed to produce a decorative, smooth shadow line, creating a distinctive architectural effect with semi-concealed fasteners. Ribs are 1 ½ inches deep and major corrugations spaced 12 inches on center. AVP wall panels are available in 29, 26, 24, and 22-gauge options. The net coverage of each panel is 3 feet.



#### [ShadowRib Wall Panels](#)

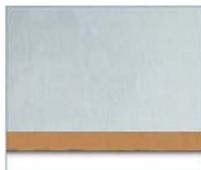
The ShadowRib wall paneling system combines aesthetics, economics and function to bring definition to [metal building systems](#). ShadowRib is a proven performer and a versatile tool for the designer. It can be used for walls, fascias and equipment screens, and can be applied over light gauge framing, purlins, girts, structural steel and joists. The ShadowRib metal wall panels carry a UL "Class A" fire rating and are ready for application of a variety of insulation methods into the 3" cavity. View [ShadowRib panel sample details.](#)



#### [PBU Wall Panels](#)

Because of its easy-to-install design, our PBU wall paneling system is especially useful across a variety of applications, including wall panels, liner panels, partition panels, soffit panels and façade panel faces. A utility panel with ¾-inch ribs placed 6 inches apart on centers, our PBU paneling is available in 26- and 24-gauge options.

### Insulated Wall Panels



#### [FWP Insulated Wall Panels](#)

The FWP panel provides a flat profile for a smooth exterior surface that is a great utility for architectural applications. The interior skin has a Mesa profile. The FWP panel is available in 24", 30" and 36" widths. The FWP surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3" and 4". The recommended maximum panel length is 32'-0. Our FWP panel is available with 22 gauge exterior and 26 gauge interior.

#### [IPP II Insulated Wall Panels](#)

The IPP II panel carries the Mesa profile on both the exterior and interior skins. The uniform appearance is designed for both exterior and interior

### See our products in action!

Our metal wall paneling systems can be configured in endless ways to construct strong, attractive buildings that will serve their purpose for generations. To see the possibilities for yourself, view our project gallery of [custom metal buildings.](#)

### Have a product question?

We're happy to give you a helpful answer. Simply [contact us](#) for detailed information on any of the products we offer, from steel buildings systems to our wide range of accessories.



installations. The IPP II panel is available in 36" and 42" widths. The IPP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 40'-0". Our IPP II panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



#### **EWF Insulated Wall Panels**

The traditional styling and distinct vertical lines of the EWF panel is ideal for custom-designed or conventional building construction, especially commercial and industrial applications. The interior skin employs a Mesa profile. The EWF panel has a 42" width coverage and the surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 50'-0". Our EWF panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



#### **ESP II Insulated Wall Panels**

The exterior skin of the ESP II panel is profiled with minor striations giving it a flat look and providing a linear appearance while blending with the panel side joints. This panel is an excellent alternative to typical flat wall panels. The ESP II panel is available in 36" and 42" widths. The ESP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 32'-0". Our ESP II panel is available with 22, or 24 gauge exterior and 26 gauge interior panel skins.



#### **CWP Insulated Partition/Ceiling Panels**

The CWP panel is designed for interior walls, partitions and ceilings in cooler/freezer applications. This panel is not to be used for the building envelope. The CWP panel coverage is 44 1/2" with identical Stucco-embossed, 26 gauge skins in the Mesa profile. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0".



#### **Sonora Insulated Wall Panels**

Sonora's exterior skin has a flat profile with an Aztec embossed pattern resembling old world hand plaster. The Sonora panel is available in 30" and 42" widths. The surface treatment is Aztec embossed for the exterior skin with a stucco-embossed interior. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 40'-0". Our Sonora panel is available with 22, or 24 gauge exterior and 22, 24, or 26 gauge interior panel skins.



#### **HWP Insulated Wall Panels**

The HWP series lets designers mix multiple panel widths and colors on the same wall. It also allows for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. The HWP panel is available in 30" and 42" widths. The surface treatment is Aztec embossed for the exterior skin with a stucco-embossed interior. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0". Our HWP panel is available with 22, or 24 gauge exterior and 22, 24, or 26 gauge interior panel skins.



#### **RWP II Insulated Metal Wall Panel**

The versatility of the RWP II wall panel offers a multitude of design options. The RWP II can be utilized for roof or wall applications. The standard exterior skin is smooth but can be embossed if requested. The interior skin is roll formed with the Stucco-embossed Mesa profile. The RWP II panel is the only insulated metal panel that utilized a through-fastened attachment.



# Metal Building Good Examples:



Windows

Awning

Material Change

Color Change



Wainscot

Pop Out



Varied Roofline

Accent Color/Columns

Glass

Landscaping

# Metal Building Good Examples:



Glass

Block

Horizontal Articulation

Recessed Entry & Column

Foundation Landscaping



Windows

Insulated Steel Panels

Recess

Landscaping

Roof Variation



Vertical and Horizontal Pop Outs

Foundation Plantings

# Metal Building Poor Examples:

Exclusive use of steel panel



No Windows



No Landscaping



Long Expanses of 'Smooth' Material



No Material Variation



Poor Façade Articulation



No Roofline Variation



**NINIGRET NORTH BUSINESS PARK CC&R'S**

(iv) All wiring and all appurtenant electrical equipment shall be installed inside the Building, underground or within the Sign.

(v) Sizes shall be in conformance with local zoning requirements.

(b) During the period of development and prior to the completion of the principal Building on each Building Site, the Building Site shall have only one temporary construction sign. After the completion of the principal Building on each Building Site, the availability for sale or lease of all or any part of the principal Building may be advertised by only one temporary marketing sign. Each temporary sign shall conform to the standards set forth in Section 5.7(a) with respect to all signs generally and as set forth in Section 5.7(c) with respect to "Single Tenant Roadway Signs" as shown in Exhibit 5.7-1(a).

(c)(i) Each single-tenant Building may have (1) one or more signs located in proximity to the Building Site's curb-cut that is within a reasonable distance of the intersection of its principal access driveway and the abutting public street ("Roadway Sign"), and (2) one or more additional signs located either (A) between the front of the principal Building on the Building Site and such street or way ("Ground Mounted Sign") or (B) on the front surface of such Building ("Building Mounted Sign"). The Committee shall approve the number and locations of such signs and at its discretion may allow for more than one location of any such signs particularly where the Owner may have exposure to more than one public street.

(ii) Each Building Site may have directional signs designating parking areas, off-street loading areas, entrances and exits and conveying similar information. Two such signs that are visible from the street or from adjacent Building Sites, and a reasonable number of additional signs that are not so visible, shall be permitted on such Building Site.

(d) The Committee may from time to time make changes or modifications to the above requirements to take into account changes in technology or other considerations deemed by the Committee to be in the best interests of the Property and the Owners.

**Section 5.8. EXTERIOR CONSTRUCTION, MATERIALS AND COLORS.** All exterior walls of any Building or other Improvement must be finished with architectural masonry units, natural stone, precast concrete (including cast in place concrete tilt-up panels), insulated metal, aluminum or glass materials, or their equivalent, along with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the Committee. All finish material shall be maintainable and sealed as appropriate against the effects of weather and soiling. Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings.

**Section 5.9. TEMPORARY STRUCTURES.** No temporary Buildings or other temporary structures shall be permitted on any Building Site; provided, however, trailers, temporary buildings and the like shall be permitted for construction purposes during the construction period of a permanent Building. The location and nature of such structures shall be placed as inconspicuously as practicable, shall cause no inconvenience to Owners or Occupants of other Building Sites, and shall

# METAL BUILDINGS IN SYRACUSE

Prepared by Ralph Vaughan 5Dec2014

Proposed:

Option 1: (most restrictive)

"No Metal Buildings"

No pre-fabricated, corrugated metal buildings shall be permitted. Selective use of exterior metal trim, accent panels, and other high tech architectural use of metal, not to exceed \_\_%, shall be permitted.

Option 2: (moderately restrictive)

"Metal Buildings Permitted but With Non-metal Exterior"

All metal buildings must be designed to have an exterior appearance of conventionally built structures. All exterior surfaces must include either, stucco, plaster, glass, stone, brick or decorative masonry.

Option 3: (somewhat restrictive)

"Metal Buildings Permitted with Non-metal Front Facade"

Any exterior wall of a metal building fronting upon any public or private street, or facing open space or residential areas shall have the appearance of a conventionally built structure.

Option 4: (least restrictive)

"Metal Buildings Subject to Special Use Permit"

Buildings constructed with a metal exterior are permitted subject to granting of a special use permit. No special use permit for a metal building shall be granted unless the Planning Commission makes the finding that the design and exterior architectural treatment of each metal building is compatible with the surrounding area and with buildings constructed with other materials.

Option 5: (no restrictions)

"Metal Buildings Allowed"

## Selected Comments from Other Cities' Ordinances:

### Farmington

Exterior materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Buildings shall be designed in a compatible architectural style, and should incorporate the same materials, colors, and landscaping as the primary development.

### Layton

Masonry will be required on the exterior of all developments. The minimum area (A) of masonry required (measured in square feet) will be determined by multiplying the outside perimeter (P) by 4 feet of the foundation as follows:

$$P \times 4 = A$$

Alternative materials other than masonry may be used with the approval of the Planning Commission only upon the Commission finding that the proposed building design will create a more attractive project.

### Ogden

A building with architectural metal as an exterior material may be permitted without Planning Commission approval if the building facade has a minimum of 60% glazing, or glass, on the facade and the metal enhances the design and provides interest. If architectural metal is to be used as an exterior building material on a building facade with less than 60% glazing, the Planning Commission may review and approve the application if the building has at least 20% glazing and meets the requirements of having two or more different types of architectural metals, staggered rooflines and flat cornices, and has varying depths along the facade.

(Note: Up until 2000, metal buildings were specifically disallowed as a primary building material.)

### Roy

Exterior materials shall be compatible with those predominantly used in the surrounding area.

The following materials are prohibited for use on exterior walls:

Unfinished block, unfinished concrete, materials not typical of buildings located within Roy.

Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

### Taylorville

The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.

### West Valley

No more than 50% of any exterior wall of a commercial building exterior can be metal except as provided below.

At least 50% of the primary facade of any commercial building must be masonry. All other facades of the building must be 35% masonry. For the purposes of this section, masonry shall include stucco, stone, brick and concrete block, Unfinished or gray concrete block is excluded.

Commercial buildings that exceed the building relief, building design and roof treatment minimum standards by at least one treatment may use more than 50% metal or less than required masonry.

### Woods Cross

Building exterior materials visible from the public road shall be 85% brick, stone, stucco, glass, colored decorative rock or stone aggregate. Building exterior materials not visible from the public street shall in the least case be painted or covered with a brick veneer or stone aggregate.

Metal buildings may be permitted if the exterior building materials standards and other requirements and the building is approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:

- a) the visibility of the site from the neighboring residential uses and adjacent streets;
- b) the degree to which the proposed finishes are compatible with the appearance of neighboring industrial structures and uses;
- c) the location of the proposed finishing materials on the building;
- d) the degree to which a particular metal material may be shielded by landscaping or some other feature.

## 10.28.220 Industrial Architecture

The architectural design of a structure must consider many variables, from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The following guidelines standards help buildings achieve the appropriate level of design detail on all facades, avoid blank/uninteresting facades, and provide for the proper screening of equipment and refuse areas.

### (A) Architectural Form and Detail

1. If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of ten feet (10') must be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings.
2. The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street sides of building façades.
3. Front and street sides of facades of large buildings visible from a public street must include: architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.
4. Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

### (B) Color and Materials

1. A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.
2. Primary Materials. 25% of the front and street facing exterior walls must be finished with brick, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.
3. All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.
4. Large expanses of precast concrete (including cast in place concrete tilt-up panels), metal wall panels, or other uniform material must be broken up with pop outs, recesses, or change in color and texture, every 100 feet.
5. Bright, contrasting colors should be used for small areas of building accents only.
6. Design and colors of wall signs must be compatible with the main buildings on the site.
7. Materials, design, and colors of monument signs must be compatible with the main buildings on the site.