Syracuse City
Planning Commission Meeting
September 15, 2015

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

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
   - Pledge of Allegiance
   - Adoption of Meeting Agenda
2. **Meeting Minutes**, July 7, 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, Rezone** Andrew Sherman, from R-1 to Neighborhood Services, property located at 1317 S 2000 W (**due to publication noticing requirements this item will be reposted and an additional public hearing will be rescheduled for October 6, 2015)**
5. **Municipal Code Title X Amendments** pertaining to residential zoning.
6. **Adjourn**

Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
   a. General Plan Update
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
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PLANNING COMMISSION AGENDA

September 15, 2015

Agenda Item # 2 **Meeting Minutes**
July 7, 2015 Regular and Work Session revised

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 7, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chair Dale Rackham Curt McCuistion Troy Moultrie Greg Day Grant Thorson	
	City Employees:	Noah Steele, Planner (Interim Director of Community Development) Jenny Schow, Planner Brian Bloemen, city Engineer Jo Hamblin, Deputy Fire Chief	
	City Council:		
	Excused:	Mike Gailey, City Council	
	Visitors:	Adam Bernard Gary Pratt Derek Terry	Travis Shurtleff Eric Rice

6:02:02 PM

1. Meeting Called to Order:

Prior to invocation or thought, please welcome new Commissioner Grant Thorson and make note that Councilman Gailey had a death in the family and is not in attendance. Our thoughts are with him and his family. Commissioner Moultrie gave an invocation. The Pledge of Allegiance was led by Commissioner Vaughan.

MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR JULY 7, 2015 MEETING, AS AMENDED BY COMMISSIONER MCCUISTION. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL WERE IN FAVOR; THE MOTION CARRIED.

6:03:59 PM

2. Meeting Minutes:

June 2, 2015 Regular Meeting

Chairman Jensen requested changes: *Line 58, "private hearing" to "separate hearing".*
Line 211 "stated" to "noted"

June 16, 2015 Work Session

Chairman Jensen requested changes: *Line 66, "will have" to "would have"*

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COMMISSIONER DAY MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE ***JUNE 2, 2015*** PLANNING COMMISSION MEETING WITH REVISIONS AS NOTED. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE ***JUNE 16, 2015*** PLANNING COMMISSION MEETING WITH REVISIONS AS NOTED. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR; COMMISSIONER VAUGHAN OBSTAINED. THE MOTION CARRIED.

6:05:42 PM

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

Adam Bernard, Syracuse, Utah, wanted to note a safety issue regarding the required fence height around swimming pools and allowed rail fencing that children are able to climb through them. Also stated that having alternates on the Planning Commission gives an extra level of security in the City allowing those who have extenuating circumstances to be absent on any specific day.

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4. **Election -** Planning Commission Chair and Vice Chair

Commissioner Jensen stated per City Bylaws and City Code every year in the first meeting in July they are required to choose their Chairman and Vice Chair. Commissioner McCuistion stated he thought Commissioner Rackham has exhibited great leadership throughout this year, especially with the general plan meetings. Commissioner Jensen asked Commissioner Rackham if he'd be available and willing to be the chair this year. Commissioner Rackham stated he had thought about it and doesn't think he'll have the time necessary to fulfill all those duties. Commissioner Jensen asked about Vice Chair. Commissioner Rackham stated he would be willing to serve as Vice Chair. Commissioner McCuistion stated Commissioner Vaughan has been acting as Vice Chair for the last year and done a great job, and thinks a seat in the chair might do him well. Commissioner McCuistion put it up for discussion or motion. Commissioner Vaughan stated he would be honored to fill the position.

COMMISSIONER MCCUISTION MADE A MOTION TO ELECT COMMISSIONER VAUGHAN AS CHAIR AND COMMISSIONER RACKHAM AS VICE CHAIR FOR 2015. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED. COMMISSIONER JENSEN ASKED IF COMMISSIONER VAUGHAN WOULD LIKE TO TAKE OVER THE MEETING OR FOR HIM TO CONTINUE. COMMISSIONER VAUGHAN REQUESTED COMMISSIONER JENSEN FINISH OUT HIS LAST MEETING. COMMISSIONER JENSEN CONGRATULATED BOTH COMMISSIONER VAUGHAN AND RACKHAM.

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5. **Final Subdivision-** for Still Water Lake Estates Phase 7 Woodside Homes, located at 3669 S Bayview Dr, R-1 Cluster

Planner Schow stated this is the 3rd phase in the cottages side of the Still Water Lake Estates subdivision. The development is moving along quite well and ready to add 20 additional lots. Phase 7 is already underway. Phasing line was slightly adjusted from preliminary to include one or two more lots than initially. No outstanding issues. Derek Terry representing Woodside Homes was present but had nothing to add. Commissioner Jensen asked Deputy Fire Chief Hamblin if he had any outstanding issues and if it they had been addressed to his satisfaction, he stated everything looked fine to him. Commissioner Jensen asked Engineer Bloemen if all the outstanding issues had been dealt with to his satisfaction and he stated they had. Commissioner Jensen asked Planner Steele if he had any issues and he stated he had none.

COMMISSIONER VAUGHAN MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL, STILL WATER LAKE ESTATES PHASE 7, LOCATED AT 3669 S BAYVIEW DR, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF CITY MUNICIPLE CODES AND STAFF REPORTS. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR.

6:13:05 PM

6. **Public Hearing-** Site Plan Approval for Jer's Elite Auto, located at 1448 W 300 S, General Commercial Zone

Planner Steele stated this site plan is for Jer's Elite Auto they are the first building to go into the Ninigret north II subdivision which is directly to the west of the power lines near the school. They're proposing to build a 10,688 sq. foot building containing two tenant spaces and proposing to build on lot 5, which is 2.292 acres. Site plan application has been reviewed and gone through a revision of red lines with the applicant and they were willing to make some changes to meet the ordinance. Also met with architectural review committee on June 12, 2015 and there is a 40 foot access easement on the south edge of the property that's meant to connect to a trail system underneath the power line corridor that will connect to the trail located on the north side of SR-193, located on the Trails master plan. Located at the end of cul-de-sac, reviewed parking, landscaping, setbacks and have met all of those requirements. The architecture, since this is a general commercial zone, they've made quite a few modifications to the building to meet our ordinances as far as materials and the notes from the architectural meeting are in the packet. On the south edge, this trail easement area is also meant to be an access to a potential future parking area in conjunction with the school's amphitheater that they are building. There has been discussion with the applicant to do something there but it hasn't been conclusive as far as what should be there, but it is the applicant's property as of right now. Street edge along the south edge along SR-193, they were required to do landscaping and fence, keeping in line with expectations of this and other developments along SR-193. Auto repair shop, bays along the doors, landscaping was not possible around the base of the building. Commercial architecture standards are quite strict and they weren't allowed to have more than 50 feet on a flat plan, they've added variations with the roof line and building materials, changed from a steel building to a block building and entrance has covered entrance with added use of glass and archway it appears to be an attractive auto repair shop and a good precedence for the development overall. Report from engineers, meeting all requirements and updates.

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Commissioner Jensen asked about notes on 10.40.030 as far as a front yard and parking. It states in the ordinance that 'No one shall develop any portion of a front yard as required in this title as a public parking area in conjunction with a permitted multi family, commercial or industrial use without approval by the Planning Commission at site plan review.' On the site plan, they do have parking in the front yard area. Planner Steele stated it is under their purview to approve the design as they proposed or offer other guidance for the applicant. As far as staff opinion and included in the reference in the staff report information as part of an urban design principle trying to promote walkability and more of a pedestrian scale bringing the building up to the street edge helps with that. Planner Steele stated his personal staff recommendation, and being at the end of a cul-de-sac and an auto repair place, it would be okay, but that's for the Commission to discuss. Planner Steele stated the applicant also added a sidewalk connecting their front door to the sidewalk and does provide for some pedestrian connection.

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Commissioner Vaughan asked regarding the easement, the applicant owns it and is giving it away. Who is going to be responsible for the upkeep of the easement as far as weed control, etc. until the City and or the school or anybody else determines what they are going to do. The property is owned by Jer's and maintenance would be under their responsibility. Assuming there is some sort of agreement, if there is a City trail built on there and it's a City trail then maintenance of that trail would be City, there are some things that just aren't worked out yet.

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Commissioner Vaughan asked if this was approved without any words covering the status of that easement, the applicant could do anything from turning it into the most beautiful Boulevard in Syracuse down to not doing a dog gone thing, except once a year throwing weed cover on it. Planner Steele would recommend exploring some of those options. Noting the south edge of this property abuts a school and when a commercial abuts a school it requires a buffer Table D, which is15 feet of landscaping and a fence and that's what they've done on the north because they're adjacent to a road and applied that same buffer to them. They would be required to include a fence and 15 feet of landscaping being adjacent to the school, further discussion is needed as far as what we want them to do in that space. There has been a lot of discussion with the applicant, he's been willing to talk with us and work with us, what's best for them, what's best for the City. In lieu of expensive fence and landscaping, there's been discussion of having them build that trail through there and build some sort of shared parking area. Options as far as Planning Commission could approve with the condition that a trail head is built or you could require the buffer Table D to be applied. It's a little bit of a gray area for staff and also for the applicant, currently, they own it and they're trying to get site plan approval for that property.

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Commissioner Vaughan asked if the applicant puts in expensive fencing and nice landscaping, and the City or school comes in and decides they are going to rip it out and pave it, would it be middle ground to just have them put in token fence, token landscaping, to put in a road bed type surface on there in anticipation of it becoming a road bed anyway. A solid road bed we should not have a problem of voluntary vegetation, shredding the thing up, should make it easy for someone to go out with some round up from time to time, but that would make the surface useable for a trail or because it does go under the power corridor, and don't know if we would want it to be a pedestrian way going to that property and as much as they leave Syracuse very shortly at the edge of the property and don't know if Clearfield would be too thrilled about our dumping pedestrians and bicycle traffic into that parcel to the east. Planner Steele stated those are all possibilities. One thing to consider, he provided a sketch of a potential alignment that would include a trail head, along the south edge of their property is a piece of land that was dedicated to the City during the subdivision of Ninigret North. That is meant to be some sort of expanded parking for the amphitheater that's being built with the school and we just don't exactly know whether or not that will be developed or there's been discussion of having some other open space and so the two goals with that 40 foot easement is to provide automobile access and to provide space for a 10 foot trail through there. Also on the north edge of the school's property there is a 10 foot trail easement recorded on the north edge of their property, so really there's 50 feet of space to work with along there. There's been discussion of even sharing the drive access island, recording a shared access agreement, so that would be the access through there and then you could simply cut down on the eastern edge of the property to access it through there and the applicant was okay with that as well.

6:28:15 PM

Commissioner Vaughan asked if it could say that we would give the City and/or the school one (1) year from date of approval to develop that at their total expense or after that date if they don't do it by then, then the applicant is freed from any additional responsibly from that, other than granting the easement or a passage over the property and be relived of maintenance, other than what a traditional land owner would be. If the City or school can't do something in a year and don't want to hold the applicant responsible for it, it's not his fault.

6:29:06 PM

Planner Schow stated she would be cautious of putting a time frame on it, simply just because the City is still in negotiations of even trying to get grants to complete the amphitheater, until we know exactly what our needs are going be there and if we are going actually need parking for that. It might be, it might place some restrictions on us if we limit ourselves to one (1) year at this point in time.

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Commissioner Vaughan stated he likes the project, he thinks it looks great. It's been reviewed and staff has looked at this quite a bit. For a repair facility, this is gorgeous and think the applicant is trying to do everything he possibly can, but hate to have him held up from this or having the sort of policing over him because of what's going happen to with this easement, something of which he has virtually no control, trying to find a fairness point in there.

6:30:14 PM

Commissioner Jensen stated that is a question that can be addressed as we move forward. He asked Planner Steele to talk about the power corridor as it relates to this and how it's proceeding. Planner Steele stated the City is working with Ivory Homes to work out a development agreement where, and Planner Schow is more knowledgeable with her association with Ivory Homes and Monterey Estates, but in lieu of parking pack fee it's being negotiated to build the trail instead and there's been some conceptual alignments of how that would go through the space.

6:31:00 PM

Commissioner Jensen stated he remembers when the Council approved the phase to the south of this they did include that in the resolution for approval. Planner Schow confirmed and in addition there was a trail connection between those phases so that we could provide residential access directly to the trail. The purpose that is driving the trail is because this connection between 700 and 200 is actually on the master trial plan, wanted to take an opportunity to make sure to get it in before everything is fully developed. Planner Schow is currently in the process of working with Ivory Homes on an agreement to do the installation.

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Commissioner Jensen asked if there was an estimated timeline on when they would be installing that trail on the power corridor. Planner Schow stated that were looking at potentially giving them until they hit Phase 6, to have it installed prior to Phase 6. Commissioner Jensen said it could be a year or two. Planner Schow stated depending on how well their development goes, the timeframe is not something she can predict.

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Commissioner Day asked Planner Steele, regarding repair facilities and how they store vehicles that are being repaired, sometime they can be unsightly. On the north side they have a Simtech fence, 6 foot tall, which will help. Does that fence then go around the entire perimeter of the storage facility. Planner Steele stated that is a good question and that was something he had discussed with the applicant before. The fence is going to be at least a 6 foot and possibly an 8 foot and a masonry fence. Compatible with the building architecture, similar style. It includes some rod iron on the top portion and a product that's durable, product called Simtech, and the columns would be a masonry fence. This fence would not go around the entire perimeter of the storage facility. Planner Steele stated in the ordinances it says the outdoor parking areas should be screened and that fence will only be on the north edge of the facility and on the other they are proposing a chain link fence, which would be able to see through there and they will have cars and don't think that it will be a junk yard by any means, but they will have storage there. So on the east and the west edges, they are proposing a 6 foot chain link, so that would be under the Planning Commission purview to suggest any additional screening if necessary.

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Commissioner Jensen asked about the west edge it looks like the parking lot goes up to the west boundary. Are they required to put any landscaping there along that edge or is there going to be a cross access in the future there to the adjacent lot, is that just to fit more vehicles. Planner Steele said he thought it was just to fit more vehicles. Its concrete up to a chain link is not the most aesthetically pleasing thing, but there are, the only thing in our ordinance is if it was necessary to screen outdoor storage, then we could require some sort of landscaping along that edge.

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Commissioner Jensen stated that he noticed Deputy Chief Hamblin made a statement about two additional fire hydrants and assumes he's talked to the applicant about that or been in contact with them. Chief Hamblin stated he had and they've met the requirements. Commissioner Jensen asked Chief Hamblin if he had any other concerns and he stated they had met everything that he has asked of him.

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Commissioner Jensen asked Engineer Bloemen if all his concerns had been addressed. Engineer Bloemen stated there were a couple last outstanding items that were in his staff report, but he didn't think they were serious enough to hold up the project. Commissioner Jensen asked if he felt the applicant would be able to meet those requirements. Engineer Bloemen stated he thought he would be able to meet the requirements.

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Travis Shurtleff, SMK Construction, General Contractor on the project, here on behalf of Jer, located out of Ogden, where they run the business out of. He's here to answer any questions and have pictures of fencing that you are concerned about. Commissioner Jensen stated before getting into the specifics, he asked the applicant if he had read over the various staff reports, he stated he had. Commissioner Jensen asked if he felt he could meet the concerns that staff had brought up, Travis Shurtleff stated they could. Commissioner Day had a question about the fence and asked to view the exhibits he brought. Commissioner Jensen asked to take a copy of the exhibit over to staff. Planner Steele asked Travis if the picture he had up on the screen was similar to what he was handing out, he stated it was. Commissioner Day said that what was proposed was a 4 foot fence and it would be 6 foot. Travis Shurtleff stated it would be an 8 foot which all the fence on the property will be 8 foot. The chain link fence that we've been talking about it's not just going be a regular galvanized chain link fence, we're going class it up, we're going use the black vinyl. In the areas they do want screened, they can add the slats in the areas, they can add the slats in the chain link that they feel that needs to meet that requirement. One of our big concerns and why we wanted to go with this style of fence, is we are putting a lot of money into a commercial building, in Syracuse City's gateway so we wanted to class up the fence, but we definitely wanted to still have that exposure from SR-193 for that commercial piece of property. The rod iron up about it, it adds some security to our fence with it being an auto shop and thinks the fence looks real nice. On the second picture what we've proposed there is every 30 feet adding in a masonry column, which as far as the masonry block building goes, it's all going be split face and they will all be split columns to add into it. The picture probably shows about 100 feet but in our inclusions on the print we've listed that we'd do a masonry column every 30 feet.

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Commissioner Vaughan asked the applicant what he'd like to do with the easement. Travis Shurtleff stated they'd been in a lot of talks with Planner Steele on this and there are three parties involved in this, there's us, there's Ninigret

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and there's the City. We've got this back piece of property that is the City's, at some point we don't know what the City's going do with it, if they're going make parking. If the City develops that piece of property they're going have to have access to it. Why we've moved the property and gave you that 40 foot easement and kind of left it. Right now it is a road base road that they've developed in putting in the school, they've come right down that easement with that. So we've kind of been waiting to see what is going happen with that back piece of property to see how it is preceded on that easement. Because we're worried about concern of a shared parking lot or what not, you've got people coming in from City going to this parking lot and to be able to separate the two areas, so no vehicles get hit and there isn't a concern with it being on private property.

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Commissioner Jensen asked if it was a private easement, is it specifically named to any entities. Travis Shurtleff stated it is and right now where it sits with the City it is Jer's piece of property. Part of that Jer has the option to buy that piece of property or he's supposed to deed it back to Ninigret within 90 days. It has been in the talk that the land will be deeded back to Ninigret. We have been waiting to see what is going to happen with that back piece of land, because there is no access to it, except for through that piece of property.

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Commissioner Jensen asked for safety sake would they want to put a fence across both ends of that rectangle. Travis Shurtleff stated how they have it set up, it would open, there would not be any fencing right now, except for the requirement like Planner Steele was talking of the buffer D against the school. Commissioner Jensen asked on the south line and at the physical property that fence barrier. Travis Shurtleff agreed. Planner Steele stated the school is proposing a vinyl coated chain link fence on their property line and if they did give it back to Ninigret, then they would have to amend the plat to create a separate parcel. It's the City's preference that they keep it and that we can work together and develop something that will work for everybody.

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Commissioner Jensen asked staff if it would be more onerous or more fair to put the highest level requirements on the applicant right now and then expect the City and or the school and or Ninigret to relieve the applicant from their responsibility that we might impose or would it be better to be very flexible or be very generous towards the applicant and then make us have to go back and try to extract more out of the applicant on his easement. Planner Steele stated that it gets difficult and that not being an attorney and as far as the legality of doing that as a Planner he would recommend that be up front as far as what we expect and then, such as approving the site plan with the condition that they work out the trail head with staff, something similar to that.

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Commissioner McCuistion asked if the easement was currently existing. Planner Steele stated that the easement exists, its recorded, it's part of the recorded plat, but it's owned by Jer's. Commissioner McCuistion stated the property is owned by Jer's, the easement is in favor of the City. Planner Steele agreed. Planner Schow stated the property owner purchased the property with the easement on it. Commissioner McCuistion stated we just didn't know what the plans are for that right now.

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Commissioner Vaughan asked what they were going to have for signage on the back of the building. Basically the rear entrance slab is 9½ feet below curb height on SR-193. Travis Shurtleff confirmed. Commissioner Vaughan stated with landscaping and visibility of the business, with it being 9 feet down, there would only be about of your building visible to traffic, wondering about signage. Travis Shurtleff stated they thought about putting one bollard on the property that's a 5 foot tall by 8 foot wide, a lit sign. The sign isn't part of it, he knows they have to go through applying for the sign permit. They will be applying for the sign whether it's accepted or not, but that's the plan is to have one sign out on SR-193. Commissioner Vaughan just wanted to make them aware that they he would be coming back.

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Commissioner Thorson asked about the fence requirements through the plans sometimes they say 6, sometimes 8, and the 8 foot black vinyl on the east and west side. On the south side right now it just says 6 foot chain link straight up. Travis Shurtleff stated because right now where that fence is sitting that is not the property line, like Planner Schow said, the property line is that buffer D, which would have to Simtech fence. The chain link, is in from the property line where it sits right now, so that's more just to enclose that back area to have security in the back.

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Commissioner Thorson stated it shows native existing to stay in place and if that was correct. Travis Shurtleff stated yes on that easement area. Commissioner Thorson asked if native is road base, Travis Shurtleff stated it was. Commissioner Thorson asked staff if that meets the buffer requirements at all. Planner Steele stated within the easement right now, where it shows natural vegetation, no, it doesn't, that's why he has to choices. He could, since adjacent to the school, he'd be required to do the masonry fence and landscaping, what he's proposing does not meet that. Conceptually speaking if he's adjacent to a trial head then he's not adjacent to a school and this is a little bit of a gray area, but common sense and would assume that if he's adjacent to a trail head then there's no more buffer requirement.

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Commissioner Thorson stated that in any condition, they either have to solve a problem or come in compliance with the ordinance. Planner Steele agrees, either he could develop this amenity for the City in lieu of some of the costs and

things associated with that buffer or he could just simply meet the requirements of the buffer and be done and think it's just been a little bit of a gray area because of the unknown future ownership of the property.

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Commissioner Thorson asked how he is going take control over getting that done or us, or who is. Planner Steele stated that if the Planning Commission put certain conditions on his site plan approval, he can't move to the building permit stage until his site plan is completed. So that gives him motivation to complete all of requirements and doesn't necessarily mean he has to install all of those improvements, it just means that he has to have the plan in place so that we know what to expect during the inspection process.

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Commissioner Thorson stated he was thinking along the lines of a time frame that that easement has to come into compliance, either by either cooperation with the outcome or if one year passes and nothing come, he has to bring it into compliance. Planner Steele stated that the Planning Commission can put whatever conditions that are directly applicable to the ordinance there in place.

6:48:23 PM

Travis Shurtleff wanted to add that one thing they were hoping for, because they do know it is an issue, talking about the easement, they've already been in delays with all the financing trying to get this building going before winter. What his recommendation is to the council is to, approve off of the plans and upon final approval of the building inspection goes, that we cannot get final approval until some kind of decision has been made on this easement piece of property. That would at least let them get their building started and to get through the building permit process, which is typically that, 3 weeks to a month.

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Public Hearing opened

6:49:32 PM

Public Hearing closed

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Commissioner Jensen opened it up for discussion. Commissioner Jensen addressed Planner Steele and Planner Schow asking if it was a very high likelihood that the trail is good to go in, if that was a fair statement. Planner Steele stated it was a fair statement. Commissioner Jensen asked that if when he is ready to do the asphalt for his parking lot if he could just do trail at the same time and think that would be a cost savings for everyone involved. Planner Steele agreed. Commissioner Jensen stated that even if the City doesn't have their section of trail ready there would definitely be some benefit of having the applicant go ahead and put his section of the trail in, in lieu of the buffer. Planner Steele agreed that would be fair in whatever the Planning Commissioner feels is an appropriate exchange for that buffer and keeping in mind that there is a school next door and so make sure there is still an appropriate buffer in lieu of what's in the buffer Table D.

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Commissioner Jensen stated also it sounds like there was going to be a proposal of the sketch the applicant provided in the packet a couple pages down. Commissioner Jensen stated basically the City would have the diagonal parking set up there so that we could do the trail head. Planner Steele stated he thinks that's what he thinks the City would prefer to have some expanded parking for amphitheater events and the trail through there.

6:51:09 PM

Commissioner Jensen called the applicant back up. Commissioner Jensen asked the applicant if he would be agreeable to at least when they're getting ready to do asphalt just go ahead and put the asphalt down for the trail and that parking at the same time. Travis Shurtleff stated yes, he would agree to that. Commissioner McCuistion was concerned about the buffering between the school, that it's at least got to be privacy and a little bit more than just a standard chain link in between the two, even if it is a trail, for safety of any automobiles that might be parked there and a lot of other things. Commissioner Jensen asked if anyone wanted to address the fencing issue next to the school. Commissioner McCuistion wanted to ask the applicant if they put the trail in, was there any plan to put any kind of fence or buffering along there. Travis Shurtleff stated first of all they wanted to see, because they know that the school requirement is to put in that black chain link fence and that's why we're going with that type of fence to match the school area. If we were worried about visibility they could add in the slats to that type of fence. That's why they brought a couple different options to look at as far as the fence and having a little leniency on that, if they had to go with the rod iron or what not, would be a little worried about the rod iron and the Simtech being next to the school with the kids getting injured or what not. That's why they have proposed the black vinyl to match up with the school.

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Planner Steele wanted to clarify that there is a fourth player in this, which is the school. The City's also been negotiating and talking with the school, because there is a trail easement on their north edge of the property. So the school's vinyl coated chain link fence on the edge of the 10 foot trail easement and then a small space between like a 2 or 4 foot space between the chain link fence and then the trail and then there would be 6 feet of trail on the school's property and 4 feet of trail on Jer's property and then there would be a space for landscaping and he has proposed some landscaping on the south edge of his parking lot that could soften things up.

6:53:48 PM

Commissioner Jensen addressed the different sketches. Essentially that 90 degree parking goes to 45 and suppose you could have an island between the two rows of parking that has some landscaping. What they have proposed as far as a landscaping buffer, having it up against the fence would be better than out in the middle of the parking lot, other Commissioners may have a different idea in mind. Commissioner Vaughan stated if this were a Jr. High as opposed to a K-6, a chain link he would generally recommend either going with the slats inside or go with a non-climbable, because 7-9 graders like to climb fences, where as a K-6 is not going be so inclined to climb a 6 foot standard chain link fence. A 6 foot vinyl would look nice, it certainly would be a lot better than just a standard galvanized fence in there. Adding the slats, the slats are nice in a well maintained atmosphere, but in an open area like this, where there's going be civilian access, those tend to get damaged very quickly and they become an eye sore and makes it very difficult to decide who is going be taking care of them.

6:55:17 PM

Planner Steele clarified that this, the fence on the south edge will actually be on the school's property and not on Jer's property. Commissioner Jensen asked if that was being installed at the school's expense. Planner Steele stated yes. Planner Schow stated no. Planner Schow asked if he meant the fence or the trail. Commissioner Jensen stated the fence on the school district's property. Planner Schow stated yes, the fence is the school's responsibility.

6:55:41 PM

Commissioner Jensen stated he would be contributing slats for the fence. Planner Steele stated that gets complicated as far as what the school might want to see. Potentially he might be willing to do that, it'd be an off-site improvement. Commissioner Jensen stated he didn't see the purpose in seeing two separate fences here. Planner Steele agreed. Commissioner Day stated there needs to be a solid fence around the vehicles storage area, it's important for the future value of commercial, especially to the west. Commissioner Jensen asked if Commissioner Day was proposing in the fenced off area, everything back there would be the 4 foot plus the rod iron. Commissioner Day stated no, he thinks it should be 6 foot non-climbable, prefers it to be similar to the one out front and thinks it needs more than chain link and doesn't think slats is a high enough quality. Not saying do concrete, because that is hyper expensive and don't know. Planner Steele stated there are also landscape screening option too on the side or slats in the vinyl, there are a lot of different ways of screening. Commissioner Day stated a vinyl fence of some sort, at minimum and if they wanna chose to do more, just something that non-climbable like Commissioner Vaughan described too.

6:57:23 PM

Commissioner Jensen asked is that over by the school district or are we talking on the other piece of property. Commissioner Vaughan stated there's some that's by the school and it goes up and there's a gate to the back and there's some over her on the west, just to help screen those vehicles.

6:57:40 PM

Planner Steele stated the west edge and then also the east edge, driving along SR-193, if you imagine seeing into the side of their lot. Once the property to the west develops and they have a buffer, it may not be as visible, but not sure when that will happen and don't know how exactly that will be developed. The power corridor to the east, of course there is nothing to be built there, so that will be forever visible.

6:58:20 PM

Commissioner Day stated around that storage facility, he thinks there should be something there that's non-climbable, that's screened, that's compatible with the building. Commissioner Jensen asked Commissioner Day if he is proposing something other than chain link, he stated yes. Commissioner Jensen asked the applicant if he wanted to comment on that. Travis Shurtleff stated that part of the buffer requirements, maybe Planner Steele can confirm, it's not saying that in the requirements, on the two sides that it needs to be that type of fence. Like a buffer D, talking dramatic costs increase in going to that type of fence. One of the reasons, as far as the vinyl goes, we can probably put in the vinyl for the same price but we all know as soon as the wind storms hit our here that vinyl's going pop apart. Especially the long kind of runs, we see it happen all the time. That would be his concern, is the cost on the fences, we're looking at the whole project, to put a full Simtech fence around it, we're talking dramatic costs increase. Which we've felt that we have from the City's standards and the things that we've gone on with Planner Steele, we've definitely increased the looks of this building to try to be City acceptable. The next matter of agenda that the Planning Commission is going to have is that the next neighborhood that going to go right up above it which is going be an industrial zone, you're going have the power poles separating it but you're going have the same standard, a lot less standards less than 200 feet away on the other side of the power lines. That would be his thoughts on changing from the chain link, is less than 200 yards away when that other subdivision goes in that's industrial, you're going to have the same items over there. Which you have the black vinyl a half a mile up the road, all the buildings are fenced off in the black vinyl.

7:00:23 PM

Planner Steele stated as far as east and the west boundaries, the applicant is correct, there is no buffer requirement between the parcels, the part of the ordinance that we're talking here is for screening of outdoor storage that we have. Commissioner Jensen stated along the power corridor, where he's meeting the ordinance as it stands. That's a pretty long fence line and nothing, the only thing that's going be over there, don't even think the trail is going be over there because the trail's going turn to the west before it hits that. Planner Steele confirmed that the trail's going turn at the cul-de-sac and go on the south edge of the road and then turn north and cross the street and connect with the exiting trail. So essentially

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that eastern fence and that's certainly the Commission can propose what they'd like on, don't think that fence is as critical, especially for being up against the rest of the Ninigret property. But that western section that's separating this from the next lot down, and wouldn't mind seeing it being upgraded to being the same look as what's along SR-193 there, it's not a very long run, but it would add to the expense. Essentially we're trying to fence that up anyways to screen the vehicles that would be a better look.

7:01:51 PM

Commissioner Day stated he thinks there's some valuable input and appreciates the applicant, however still think it needs to be screened.

7:02:00 PM

Commissioner Vaughan answered and stated he understands what people are saying, but he does meet code on both sides of the fence, the one to the south and if we were to place a condition on there that Jer's and or staff work out something or put in buffer Table D, then they could handle that as time permits them to do that. As far as putting a time frame on it, with restrictions on not sure of a time frame, we could put a year and then we have a problem, maybe in a year it comes back to us, just think staff could probably take care of it.

7:02:52 PM

Commissioner Jensen stated it could be prior to occupancy or something. Commissioner Vaughan agreed. Although it sounds like the applicant wanted to occupy by the winter time. The applicant stated they are trying to occupy by the end of October.

7:03:05 PM

Commissioner Thorson asked if it's on the side yards, east and west sides, there is no ordinance for a buffer or screening other than outdoor storage. Planner Steele stated there is an ordinance for screening, just not the buffer table, because the buffer table is for two differing land use. Commissioner Thorson asked if they meet the screening with the black chain link fence. Planner Steele stated he can pull up the ordinance and read it. Commissioner Thorson struggles with asking them to do a bit with the trail, to push more on him above and beyond the code. Commissioner Vaughan asked should a parking agreement be reached by all of the entities for the area under the power strip. Assuming that part of it would be up against the applicants east property line, would we have the opportunity to request some type of landscaping if not minimal along that area between that newly added parking lot and the applicants property. If that could include that, and in negotiations it might make it easy just to have the applicants stick with what they have right now before us and then bar to the right of having that parking area in, at least have minimal landscaping to break it up. As they are looking at this place, because we have the landscape massing on the north side on the outside of his masonry wall, the wall being 6 foot, the building being down this the property's with the top where the landscaping edge and goes down to the property, there's going be quite a deterrent for anyone to try to enter the property coming in from that side, so the area that is the most open is going the east boundary. It's not spelled out and hope to not add to the mix on this, but in the ordinance generally we try to have all of the lighting attached to the building and broadcasting outward, because we have the new bypass up on the north, the north property line. Knowing the type of business that the applicant has it might be better served if it had lighting in the corners along that north boundary, shining in to the property, rather than having lights attached to the building shining out and possibly affecting drivers that are on the road. Because he's going want to illuminate an awful lot of square footage around his building, because of the type of vehicles, he's going to have outside. A compromise there might be to just have minimal fencing, which, but maximum lighting, which acts as a deterrent in its self. That might be one of things that we could to go easy on the fencing and maximum on the lighting to cover the property, which would be more cost effective more beneficial for the applicant and don't think he'd be afraid to spend money for that. The applicant agreed and stated that there will be security cameras all the way around the property too, for that reason, with it being an auto body and at times he's not using the back area for a storage, but when people don't pick up their cars at night and has somewhere to lock his cars up at. That's the overall intent of the property.

7:07:14 PM

Commissioner Vaughan stated he's in agreement with whatever the rest of the Commission wants to do, and thinks they're trying to be fair. Commissioner Jensen agreed. Commissioner Jensen asked if anyone had any concerns with the front yard, essentially putting parking in front of the building and it's a cul-de-sac makes it a little difficult, but normally, on a recent application we did get pretty sticklish about that front yard.

7:07:53 PM

Commissioner McCuistion was trying to see if there was anything that you could do, it looks pretty boxed in, doesn't seem to be a lot of choices. Commissioner Vaughan asked a quick question if they could approve or disapprove the vast majority of the items they have before us and allow the issue of fencing and possible landscaping to trail to the next time they have a or formal approval of the site plan or the final approval of the project. Commissioner Jensen stated he thought this was the only approval. Commissioner Jensen asked Planner Steele if that was correct. Planner stated yes. Commissioner Vaughan asked if they could pull any of that for when he comes back for signage or lighting or anything else like that. Planner Steele stated he thinks it would be better to keep the applications separate.

7:08:56 PM

Commissioner Moultrie stated he would like to see fence more secure, just recently there was a shop that was broken into down in Ogden, kids cut the chain link and did demolition in the backyard, so it cost quite a bit of damage.

7:09:25 PM

Commissioner Day stated he's heard a lot of good comments but stands behinds what he said that it needs to be screened with something of a higher quality than just chain link. We deal with wind quite a bit out here and don't think wind is an adequate reason not to do it. As a gateway into our community, it's a highly visible property and quite honestly thinks it deserves something, this right here is going help spur some development in some of the later parcels and if we want a higher quality development we need to make sure this looks goods. The trial on the south, that too is more of a Ninigret or a City type of thing, The person purchasing the property, don't know if it should be entirely his responsibility but that's really between him and who he's buying the property from and maybe that can, can be kicked down the road, but certainly think that area needs to screened and fenced, there's going be cars stored there as you drive by you're going see vehicles worked on and think that needs to be just screened more than just chain link.

7:10:43 PM

Commissioner Jensen stated the thing he's going struggle with here, that power corridor, has the City assigned a zoning to that power corridor. Planner Steele stated it's currently industrial. Commissioner Jensen stated in which case there no buffer requirement between industrial and commercial, looking at the chart.

7:11:21 PM

Commissioner Rackham stated his comments are that he glad to see that he's willing to put in the trail and am okay with the chain link fence.

7:11:43 PM

Commissioner Jensen stated that looking at that east fence along the power lines and while it is a gateway to the City, once the Ninigret property develops to the other side of that, you're not going really notice that as extensively. He is putting that 8 foot rod iron, 4 foot masonry with the 4 foot. rod iron along SR-193, which will be nice, incidentally, who is going be responsible for maintenance of the landscaping on the other side of that. Planner Steele stated that would be on their property up to the. Travis Shurtleff stated they would maintain that. Commissioner Jensen agreed, so as far as the blocked of there, you've got the back there on the west side, extending that 4 plus 4, against that parking lot to the tenant that's going be to the west of you, would be nice. Once you get to where lawn area is, which you could call a front yard of sorts, and don't think that's even going be fenced. Travis Shurtleff stated they had planned on coming down to the detention pond. How the storm drains come into the property, most likely, unknown what the property owner to the west is going to do, but their storm drain is coming in right next to ours, so guessing that their detention pond will be right next to that detention pond.

7:13:07 PM

Commissioner Jensen asked if it was going to be a shared pond. Travis Shurtleff stated yes. Commissioner Jensen said he's not envisioning a fence going all the way down to the cul-de-sac on there, from what he's seeing. Travis Shurtleff stated that to help that out, the matter of not screening that whole east side there, if the requirement was to take that Simtech around the corner back to that front gate, he would be totally fine with that. Commissioner Jensen stated forward of that gate though essentially there's not going be a fence between you and the next person, which you're going want your visibility.

7:14:06 PM

Commissioner Vaughan stated if he went ahead with a motion, it would be very simple, almost to the verbatim of what we have or suggested as far as approval. Irregardless of some of the other comments that we've had and not being comfortable with the idea of saddling applicant with things due on that easement, he owns it, is responsible for it, but is not going get any benefit what so ever out of it other than being able to say with additional 3,000 sq. feet of land as art of the deed. The fence on the east side, I'm comfortable with and think the vinyl would be the best thing to do. The slats would nice for about 2 weeks and then go away, understanding the added expense of making it a non-climbable, although that would be the nicest thing as far as appearance wise. Perhaps that the City, the school, Ninigret would do the right thing on taking care of a land, a parking lot or a potential amphitheater along that area as far as a fence along the south side where the school is going to be. Again that needs to be minimal until everybody decides what they're going do with that road. A 40 foot wide easement and you don't need 40 feet for an access into a parking lot so who knows what is going to happen there. It is the owners responsibly on the applicant here, it's unfortunate that the City can't be more forthcoming in saying what's going happen, we're going require for you, because the City doesn't know, especially when it is going to be an amphitheater and school decision and throwing Ninigret in there also. If the Chairman wants to have a straight approval motion, that would be myself so someone else is welcome to.

7:16:05 PM

Commissioner Jensen agreed and stated that the only they can say relatively for sure is Ivory Homes did get pinned down to put in the section of trail that this would connect to. So that's not a it might get done, that is in lieu of their impact fees, they will be putting that trail in. and maybe that's the way that we can address that here too that in lieu of impact fees that whatever it costs him to put that stuff in for the City could be taken off the impact fees, that could be a thought. Commissioner Jensen asked Planner Steele if he could comment on that.

7:16:39 PM

Planner Steele stated as far as recreation and park impact fees go, commercial properties don't pay towards that fee and as far as waiving fees, that's something they don't have purview over. Commissioner Jensen stated he was talking about the park purchase impact fees, so if they don't pay that then that's kinda irrelevant. Planner Steele stated that our negotiating chip is something that comparable to the buffer. Commissioner Jensen asked that in lieu of the buffer, he puts

the trail in for us essentially. Commissioner McCuistion stated he agreed if he puts the trail in then his buffer becomes the trail. Commissioner Jensen agreed to consider the trail as the buffer, he'd still like to see some trees along that fence or shrubs, but that would be about it, just to kind of screen that fence a little bit, just to make the trail look a little nicer.

7:17:39 PM

COMMISSIONER MCCUISTION MOVES TO APPROVE SITE PLAN APPLICATION FOR JER'S AUTO, LOCATED 1448 W 300 S, GC ZONE, SUBJECT TO ALL APPLICABLE REQUIRMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CONDITION THAT THE APPLICANT AND STAFF WORK TOGETHER TO FIGURE OUT A SOLUTION TO THE AREA IN THE SOUTH, THE TRAIL, OR WHATEVER ITS GONNA BE, PRIOR TO OCCUPANCY.

7:18:17 PM

Commissioner Rackham asked Commissioner McCuistion if he didn't want them to put in the trail right now. Commissioner McCuistion stated that if they're going work something out there might be a little bit of a different idea that comes forth, maybe there's a trail, maybe there's something else so didn't want to pin them down to putting in asphalt and then, because once you put it down you're going have to saw cut a foot out of it and before you put anything next to it, at least a foot depending on how it's raveled on and stuff, was just going leave it open and let them figure out the details.

7:18:49 PM

Commissioner Vaughan stated that so the next time we saw them, they would have that all worked out, is that your plan. Commissioner Jensen stated he didn't think they would see them again except for the sign permit.

7:19:05 PM

Planner Steele wanted to clarify that the sign is a minor conditional use, so they wouldn't actually see him for the sign either. Commissioner Jensen agreed that they did change that, that was a few years back. Planner Steele stated that in 10.40.070, it says screening and landscaping, this is in the off street parking section. It says as a condition of approval at the site plan review stage the land use authority may require all public and private parking areas, which the back would be considered a private parking area, except single family and two family dwellings to have effective screening, such as fencing or landscaping. It doesn't really say, what that is, but screening.

7:20:02 PM

THE MOTION WAS SECONDED BY COMMISSIONER THORSON. COMMISSIONERS JENSEN, MCCUISTION, THORSON AND RACKHAM VOTED IN FAVOR. COMMISSIONERS MOULTRIE, DAY AND VAUGHAN VOTED IN OPPOSITION. THE MOTION CARRIED WITH A MAJORITY VOTE. SITE PLAN IS APPROVED.

7:20:46 PM

7. Public Hearing – Subdivision Plat Amendment, Ninigret North I, Ninigret Construction Company North, LLC, located at 450 S 1000 W, Industrial Zone

Planner Schow stated the only thing on the agenda for tonight actually reconfiguring the existing subdivision. There are no new lots being created, they are simply just changing the shape of them. However in doing so a road is being added, so currently the 450 S cul-de-sac that is already in existence will now connect through to the north and there will be a second access 350 S Street off of 1000 W. As far as staff reviews goes there were two outstanding items. One of them is the need for an additional fire hydrant and that may have been addressed. The second one was from the engineering staff report to relocate an existing air vac, both items that can be worked through, it's a pretty simple application before you tonight.

7:22:17 PM

Eric Rice, Layton, stated he had nothing more to add, it was pretty straight forward. Commissioner Jensen asked if he was willing to meet the conditions as staff had requested, he stated he was.

7:22:31 PM

Commissioner Jensen asked Deputy Chief Hamblin on the fire hydrant location, assumed the applicant has been in touch with him and they've worked out something that's agreeable. Deputy Chief Hamblin stated yes, Brian Bloemen just showed him some plans that he hadn't seen ye, that did have the hydrants in the places that he'd requested, so they are good.

7:23:20 PM

Public Hearing opened

7:23:24 PM

Public Hearing closed

7:23:27 PM

Commissioner Jensen asked Engineer Bloemen what that's going to do to the speed limit along 1000 W with those two driveways, will that change anything. Engineer Bloemen stated no, the speed limit will remain the same.

7:23:52 PM

COMMISSIONER MOULTRIE MOVED TO MAKE A MOTION, MOVE TO RECOMMEND THE APPROVAL OF THE AMMENDENT SUBDIVISON PLAN FOR NINIGRET NORTH I, LOCATED AT 450 S 2000 W, INDUSTRIAL ZONE SUBJECT TO ALL APPLICABLE REQUIRMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER DAY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNNAIMOUSLY.

7:24:23 PM

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8. Public Hearing - Code Amendment: Title VIII regarding construction specifications

Planner Schow stated for the sake of the new member and for those who weren't in attendance at the last meeting. The City Code has construction specifications in Title VIII, however since they were put in here, the City has adopted official engineering specifications through resolution with the City Council, which is kept online. The main purpose of that is that it's much easier to update as needed and when that occurred they found that Title VIII did not get updated and found conflicts so the simplest way to resolve it was to remove the specifications from Title VIII and simply refer to the City engineering standards and construction specifications, so that they are kept in one location.

7:25:32 PM

Commissioner Jensen stated essentially that first sentence is sufficient to let people know where to look, Planner Schow stated correct. Commissioner Jensen asked if there was any discussion from the Commission before he opened it up for public hearing, it seems pretty straight forward.

7:25:41 PM

Commissioner Rackham asked if those standards are on the City's website. Planner Schow stated they are, they're under the Public Works Department.

7:25:53 PM

Commissioner Rackham stated that was fine but he was wondering if they should put a little more direction on how to find them in the, in the comment here. Like a web address or something, because navigating the City website is a little troublesome sometimes. Commissioner Jensen stated now that this is electronically, if we could have the link embedded in the Title VII or something that went to where those standards are. Planner Schow stated which has been added since this meeting by our City Recorder. Commissioner Jensen stated that way people aren't going to know where these standards are but where do they find the link for these standards, just want to make sure they're easy to find. Planner Steele stated as an alternative idea or an additional idea, maybe in addition to a link, sometimes the web links change over time or it's broken, paper copies could be available at Public Works or something, even though that's a little old fashioned. Commissioner Jensen stated some people like paper copies, and they'd have to pay for those but, because those standards are pretty lengthy. Planner Steele stated he thought it was like .25 cents a page. Planner Schow showed the link that is currently in Title VIII that's been added, so that we can get people to them until we've been able to amend the code.

7:27:27 PM

Public Hearing Open.

7:27:40 PM

Public Hearing Closed.

7:27:42 PM

Commissioner Jensen asked if this goes to City Council. Planner Schow stated yes. Commissioner Jensen confirmed they we're just making a recommendation.

7:27:57 PM

COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR UPDATED CODE AMMENDEMNTS TO TITLE VIII. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL VOTED IN FAVOR; THE MOTION CARRIED.

7:28:28 PM

9. Adjourn.

COMMISSIONER VAUGHAN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL VOTED IN FAVOR; THE MOTION CARRIED.

_____ _____

TJ Jensen, Chairman Stacy Adams, Admin Professional

Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on July 7, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chair Dale Rackham Curt McCuistion Troy Moultrie Greg Day Grant Thorson
	City Employees:	Noah Steele, Planner (Interim Director of Community Development) Jenny Schow, Planner
	City Council:	None
	Excused:	None
	Visitors:	Adam Bernard

7:38:06 PM

Commissioner Jensen wanted to skip Department Business for a second and go over Commissioner Reports first.

1. **Commissioner Reports:**

Chairman Jensen stated at the last City Council meeting the City Council voted to retain Commissioner Rackham and Commissioner McCuistion and of bringing Commissioner Thorson on board as our new Commissioner to replace Commissioner Hatch, who had to leave for job commitments. I should also point out that Adam Bernard was put forward as the Mayor's alternate and is in the audience tonight. The City Council at that time did make the determination they did not want to appoint an alternate at this time, certainly appreciate Adam sitting in to attend to try to be up to speed while they figure out what they're going to do with that. Councilman Mike Gailey did send an email today apologizing that he would not be able to attend tonight, he recently had a death in the family and so he's dealing with family matters that precluded him from attending here. He wanted to make sure to extend his thanks and congratulations to our new Commissioner and exiting Commissioners for staying on for another four years, he very much appreciates your service and thought you guys were doing a great job and just wanted me to share those comments.

Commissioner Jensen since the last meeting, there was a trails meeting for the Davis County Act of Transportation meeting, actually Act of Transportation committee. Essentially it sounds like the County Commission is looking very seriously at. In fact they may have decided to do since that time, to put the sales tax increase for alternate transportation on the ballot. So for Syracuse, that would be extra money in which would have to be use for improving trails and that type of thing. The County would basically be looking at maintaining some of the regional trails, not all the trails through the County, but some of the ones that cross multiple City boundaries, how they would implement that. Commissioner Rackham asked about the money going to UTA would UTA jut put it in their general pool or would they focus it in Davis County.

Commissioner Vaughan stated last week they presented the General Plan and we need to discuss that, those amendments and everything, those on the calendar.

Commissioner Vaughan had one comment for the Commissioners, you probably know this, but our bylaws require that if you're not going to be in attendance that you notify the staff or the Chair so they're aware that you're not going to be here.

7:44:04 PM

2. **Department Business:**

Commissioner Jensen stated the City Council did pass the accessory building ordinance. Planner Steele stated that was correct with no changes. Commissioner Jensen wanted to point out that they had the public comment about the rail fencing not being a real effective deterrent for swimming pools, so that might be something the Commission would want to look at in the future, as far as that swimming pool ordinance.

Planner Steele stated Farmer's Market starts tomorrow, 4pm to dusk. Hopes everyone can make it out, it's going to be a good time, something that Community Development Department's been working on. It adds good will, community building and is a good thing for local business. Planner Steele stated our the new Community & Economic Development Director Brigham Mellor is going to start July 20, 2015 and he was the previous Director of Salt lake County Economic Development and he's also a City Council member in Farmington, I'm very confident we'll be in good hands. Planner Steele stated we're swamped and Planner Schow stated they're doing interviews for new Administrative position on Friday.

7:46:24 PM

3. **Upcoming Agenda Items:**

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* General Plan (closing date)
* Eric Craythorn, West of Banbury, purchase land on East side
* Final Tivoli phase 2
* Pool Fencing (type and safety)
* Noise/Sound Ordinance (basketball courts, residential and commercial)
* Sign Ordinance for Residential
* Parking Ordinance (update for commercial)

4. **Discussion Items:**

8:16:07 PM

a. **General Plan Amendment, Professional Office to Business Park.**

Planner Steele stated Mike McBride has approached the City about the use of his property near the Golf Course along Antelope Drive, directly East of Paul's Auto. He has someone who is interested in potentially purchasing some land and so there's some discussion about the best use of that property, if we just wanted to slice off a little piece or, but he concluded that best use of the property is to do it a Business Park, which would include multiple buildings with a common theme with parking in the front and some loading the rear. He wanted to come and do the General Plan first and test the waters. The General Plan's zoned it says it's 'to be a transition zone between residential and high traffic arterials' and this would definitely meet the intent of zone and also recommends, or the Business Park zone mentions that it's to have 'really high architecture standards', a unified theme that's approved by City Council. Mike McBride's written a letter and hopefully you've had a chance to review it in the packet, that's addressed all of those reasons why it would be a good candidate for changing it from Professional Office to Business Park. This is actually a product that we don't have much of in the City, that if it had a unified development theme with the architecture in the front there, there's a lot of home based contractors and types of businesses that could potentially move into this type of a space with a small office and some warehouse type in the back.

7:55:46 PM

Mike McBride stated initially the request from the individual who has his home based business and has two trucks and quite a bit of supplies that he uses and he's got it all in his garage and his backyard and he knows of several others that are very similar to that and so he just feels that if these other business men had a another place to go in the City and right now apparently the only place similar to this is up near the Peach Factory and they have a long waiting list and it's very difficult for them to find a space. Initially he came and asked if he could purchase a piece, but in order for us to maintain access to that whole piece of property, UDOT told us when Paul built his auto shop there on the West end, we have that access that we share with Paul and of course we have Doral Drive but they told us they would probably only give us one other access about half way down form Doral to Paul's auto. So, we've got to maintain access along the entire parcel from a frontage road basically, so I can't sell a piece of that property off on the West end or I lose access to the rest of it. So I discussed this with the individual and he's more than willing to just lease, and talking with Planner Steele about it and decided that maybe a Business Park where we have control of the entire parcel putting in the access road and maintaining that ourselves and putting in a kind of business owners association where they contribute to the maintenance of all of those things including parking and everything. That would allow it to be able to maintain a very attractive area, landscaped along the front and as well as provide a place for a lot of these home occupations to be able to go. So I think it would meet a need in the City as well as allow it be, to begin to developing some of commercial property that we have down there.

7:59:01 PM

Commissioner McCuistion stated he's seen things similar to this and they function well as long as there's a buffer landscape in between the street and the buildings, it looks pretty nice, so it can be done.

Commissioner Vaughan asked what the depth of the property is from North to South. Mike McBride stated 220 feet basically. Commissioner Vaughan asked how much of that will UDOT take for the expansion of Antelope, when West Davis Corridor goes in, assuming it goes in. Mike McBride stated that current roadway is already planned for 110 foot wide. Commissioner Jensen asked if that was well to the East of this parcel where they would put the freeway. Mike McBride stated West Davis Corridor would not impact this parcel. The way it's currently planned it would go up along the Bluff and this is approximately. Commissioner Vaughan stated if West Davis corridor goes though Antelope will be widened if UDOT hadn't already, have they entered into any discussions on how much property they would want to take, if they widened it to full width of 110. Commissioner Jensen asked Planner Steele if they currently have 110 foot right of way through there or 84 foot. Planner Steele stated that was a good question and that's something he looked at as well. Looking at the aerial, there's a sidewalk, curb and gutter that they've put in on the North side of the road.

Commissioner Jensen was thinking it was 84, but not sure. Mike McBride stated he hadn't looked at the proposed drawing from UDOT recently to see how far west they plan to widen Antelope with this new highway, but can research that. Planner Steele was trying to measure it, but it was not cooperating. Commissioner Jensen stated he's walked that area several times and in thinking about the cross section of that road as far as putting some type of a cycle track down the one side and I think there is sufficient room for two travel lanes a center lane and cycle track to the South, there's actually quite a bit of right of way that they've got available there that I've seen. What the exact right of way is though, I don't know.

Commissioner Vaughan asked does UDOT have that right of way already, they own and possess that, so you're property would be running 220 feet back from the edge of their current right of way. Assuming when they get ready to

expand they would not be using imminent domain on any of your property as you understand it at this point. Mike McBride stated right and that was not an issue when Paul built his shop down there, they did not take any additional, Paul's shop is currently in a Professional Office, his was put in when that was all zoned Commercial, general Commercial, so his is actually in a Commercial zone and then it changed to Professional Office after that. Commissioner Vaughan stated he had Professional Office showing on the map, that he is Commercial. Mike McBride stated his half acre was designated general Commercial when he built it and so he was able to build it under that zoning ordinance. The entire piece was at that time general Commercial, after that, he built his shop, then changed the remaining portion to Professional Office anticipating that they were going to, at one time they had plans to put in Assisted Living Center, that was back about 2005, but could not get financing through Department of Housing and so we just dropped that project and have just been leasing it out for agriculture since. Commissioner Vaughan asked Staff why Paul's Automotive is showing as pink on both the current General Plan.

Commissioner Jensen stated it was showing Commercial but there is this little parcel here that Mike McBride doesn't own that is. Commissioner Vaughan said that's where Paul's is, where that pink spot is, because it's the anchor boys has that corner spot where they've got the red, yellow and blue ship anchor boys, that's not Paul's Automotive, Paul's is directly beside that. Planner Steele stated Paul's is Professional Office, but like Mike McBride was saying I think that that's been changed since they built it. Mike McBride stated he didn't realize that they changed his piece to Professional Office as well, because I'm not sure an automotive shop fits into a Professional Office zone, that's one of the reasons we're talking about Business Park is because some of the things that people may want to do, don't fit into Professional Office. Planner Steele sated mainly General Commercial doesn't allow warehouse and the automotive in General Commercial is actually a stretch, it's the list of allowed uses says automotive retail and routine maintenance or something like that.

Commissioner Vaughan asked was Jer's property zoned as, Planner Steele stated current zoning is General Commercial and the General Plan is Professional Office. Planner Steele agreed and it sets a bit of precedence there with Paul's Auto for Jer's auto. Commissioner Jensen agreed, well it's essentially you questioned why is, why did Paul's auto get into a Business Park, it didn't, cause the current zoning showing Commercial, it sits that the General Plan would like that to be Professional Office. Planner Steele and Schow agreed. So that'd be one of the couple of instances where we've got an existing zoning that doesn't match up on the Commercial, the Ninigret property being another one, cause they're zoned Industrial but the zoning General Plan for them shows Business Park. Commissioner Vaughan stated the bottom line is the applicant at this particular point has fully completed the application to ask for a General Plan amendment. Planner Steele stated yes, he's paid he fee and submitted an application.

8:08:31 PM

Commissioner Jensen wanted to state that he likes the fact that it is being held to a higher architectural standard then it would have been before, I think that Professional Office does have some pretty good standards but I know that the Business Park is very robust and ultimately will be up to City Council what they want on this, but I don't think that this is an unreasonable request, does anybody else. Mike McBride stated that we, when they had Paul build his building we did set a standard with the facade in the front of that with the design and so forth that we intend to continue with the rest of the buildings and so if that's what you feel is compatible with the zone then that's the kind of thing that we're looking at something similar to that and continuing that all the way up the street. Planner Steele stated given the width of the parcel and being adjacent to Antelope the options are Commercial Business Park and ya know Professional Office works too. Commissioner Jensen stated his issue with Professional Office being that far West is that anybody that try to locate there it's going to be a little bit of a chore to, they'll get the immediate neighbors but getting someone who's willing to drive down form even 1000 W to go there, that might be a bit of a stretch, they probably be better off locating at 1500 W then out at 4000 W. In that respect I think it makes a little of sense and with the type of business that Mike McBride's talking about don't necessarily sound like destination business, they sound like operational centers more or less. Mike McBride agreed and they would be primarily occupied by probably local residents who want to move away from their garage and their backyard, they may have a small office in there but other than that, it's not going to be a place that they'll be a lot of retail customers. Commissioner Jensen stated that he hopes also that the Golf Course since it's your parcel has a vested interest to make sure that the back of that is screened so it looks nice, so it doesn't lower the, I know that a lot of the neighbors came in when Paul's came in and they were really upset that they'd have to look at all those cars parked behind Paul's, that was kind of a big deal at the time, so certainly anything, nice screening you can put along the back of this is going, not just make your Golf Course happy, but all those neighbors that live on the other side. Mike McBride and we need to be able to protect these building from golf balls, so we're going to probably have to put trees on the back side just to keep the golf balls from wandering over there. Commissioner Jensen wonders how many windshields have been taken out at Paul's since it went in. Planner Steele wouldn't know, he's always in the middle of the fairway. Commissioner Jensen asked if any other further discussion with this if not, it sounds like this should probably go forward along with some of the other changes we're talking about.

8:11:45 PM

b. General Plan Amendment.

Commissioner Rackham stated they didn't go over all the General Plan map because he needed to get with Planner Steele, there was some confusion on some of the changes he had verses what I had in my notes. Commissioner McCuistion said that could be handled next meeting. Commissioner Rackham stated yes, that can follow on, the General Plan and General Plan map, we just need to get those in the discussion, on the agenda and have a vote on it. Commissioner Jensen stated there were some language changes so it'd be coming along with that. It's really be up to the new Chairman as to how soon you'd like to see that on the agenda, would like to see one meeting where we go through

the language in depth to make there's not any changes, just kinda read through and then as far as the General Plan document and then that could go to a vote to the next meeting. Commissioner Vaughan stated that the changes to the General Plan were pretty extensive, so it's not redlined and marked, it's just here it is. Commissioner Jensen stated essentially it was an attempt to, there was a lot of duplication in the current document that there were sections were duplicating each other multiple times and some places it just seemed like it was a little muddled, so the General Plan committee felt like they wanted to write a more stream line and robust document. Is that a fair characterization. Commissioner Rackham stated yes, that they tried to eliminate duplication and take out a lot of things that were somewhat irrelevant to a General Plan. Commissioner Jensen stated also it included some stuff from the General Plan that probably should have been included in the first place. Commissioner Jensen stated they had discussed some of the proposal of language changes so maybe we could have those in the packet for next time as our starting point. Commissioner Rackham stated the question is, do we want to have it in a work session or just go right to. Commissioner McCuistion stated to bring the map to a work session first. Commissioner Rackham stated the map, he would highly recommend that they look at it, because once they change it, its locked for another year, so if there are changes you want to see. Commissioners Rackham stated he'd get with Planner Steele. Planner Schow stated especially since there is a new Community & Economic development Director is coming on and will be here at the next meeting, to maybe give him a chance as well to participate. Commissioner Jensen recommended to staff and the new Chairman that we put that on the work session here soon, that will be up to them.

8:18:47 PM

c. Title X Code Amendments: Metal buildings in Industrial Zone.

Commissioner Jensen stated at this point he'd like to see them wrap up at least get the Planning Commission get one work session where they get the map in front of us and get the changes that have been proposed by the committee at that time the Planning Commissioner can suggest the changes they would like to see, if anyone's got any suggestions at that point, such as Mike McBride's would be handled separately but it would be handled as part of that change. If there are other land owners that are wanting to get their changes in at that time, they could bring it forward and we could just get one consolidated map, that way it could be handle it all at one public hearing, he thought that would be the most efficient. Commissioner Jensen stated that's also contingent on the language that the General Plan committee proposed about reducing the number openings on the General Plan to one every other year and the Planning Commission certainly does need to discuss whether it wants to recommend that or not and that would tie into this as well.

8:20:41 PM

5. **Adjourn**

DRAFT

PLANNING COMMISSION AGENDA

September 15, 2015

Agenda Item # 4 Rezone from R-1 to Neighborhood Services

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Noah Steele, City Planner.

Location:	1317 S 2000 W
Current Zoning:	R-1 Residential
General Plan:	Neighborhood Services
Requested Zoning:	Neighborhood Services
Total Area:	0.98 Acres
Density Allowed:	2.9

Summary

The Syracuse City General Plan has designated this property for Neighborhood Services which allows professional offices. The applicant intends to move his Investment Firm from the currrent location in the old Mia Design building as a result of the road widening of 2000 W by UDOT.

Attachments:

- **Aerial**
- **Zoning Map & Map from Applicant**

Suggested Motions

Grant

I move 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 (and to the condition(s) that…)

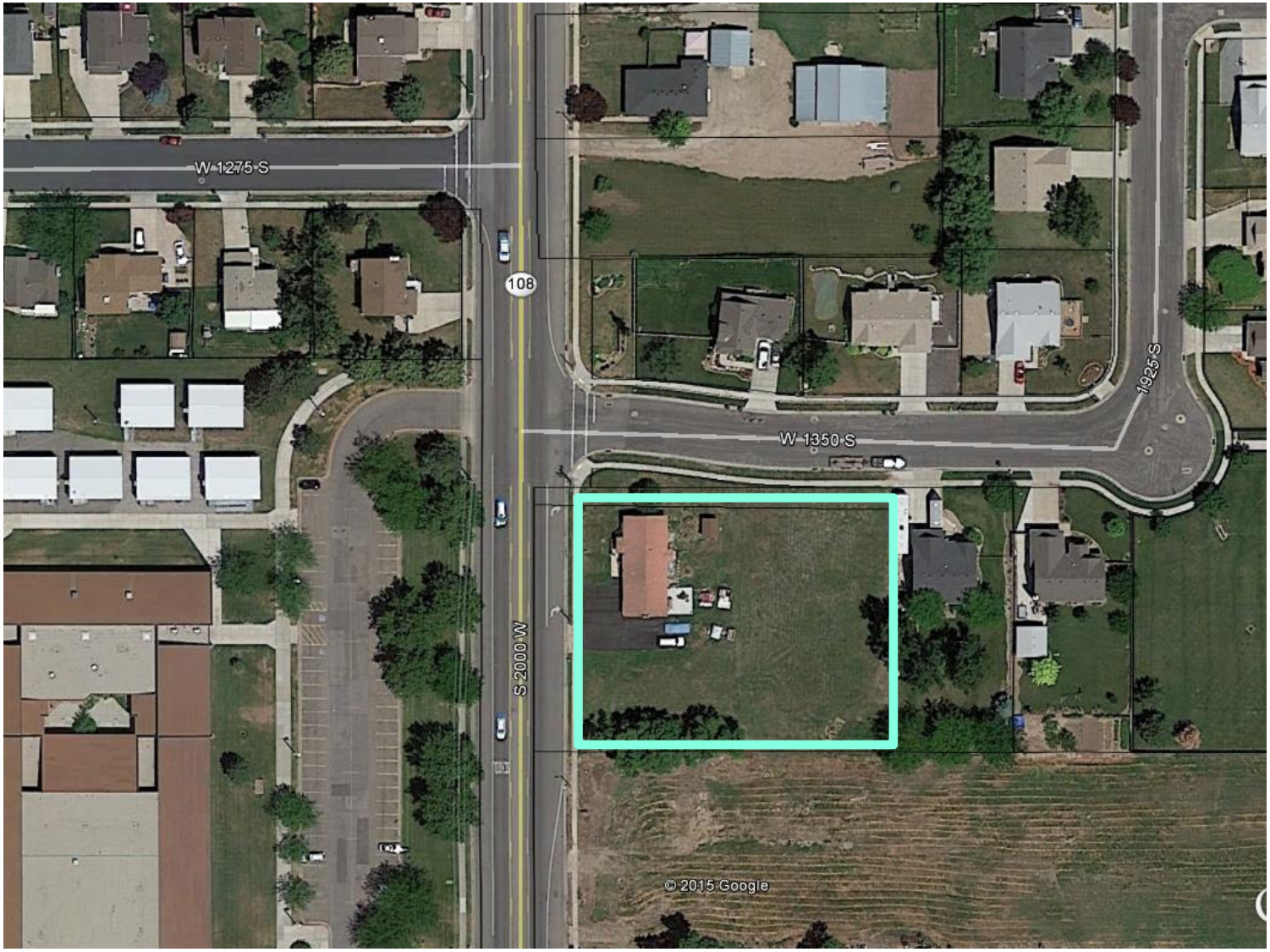
Deny

I move to recommend denial, to the City Council, to rezone property located at 1317 S 2000 W from R-1 to Neighborhood Services, based on…

Table

I move to table discussions pertaining to the rezone request for property located at 1317 S 2000 W from R-1 to Neighborhood Services, until….

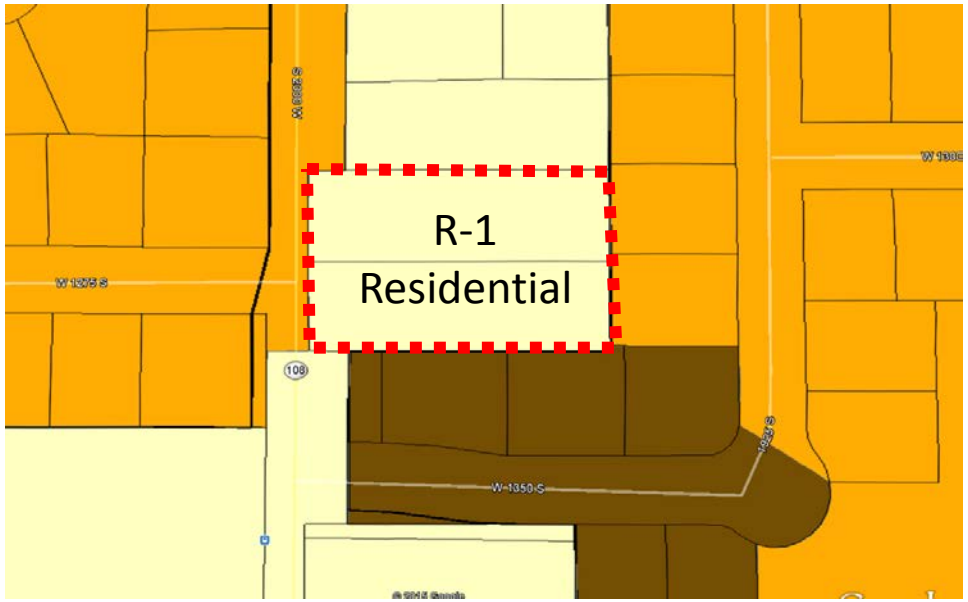
Rezone Request
1317 S 2000 W



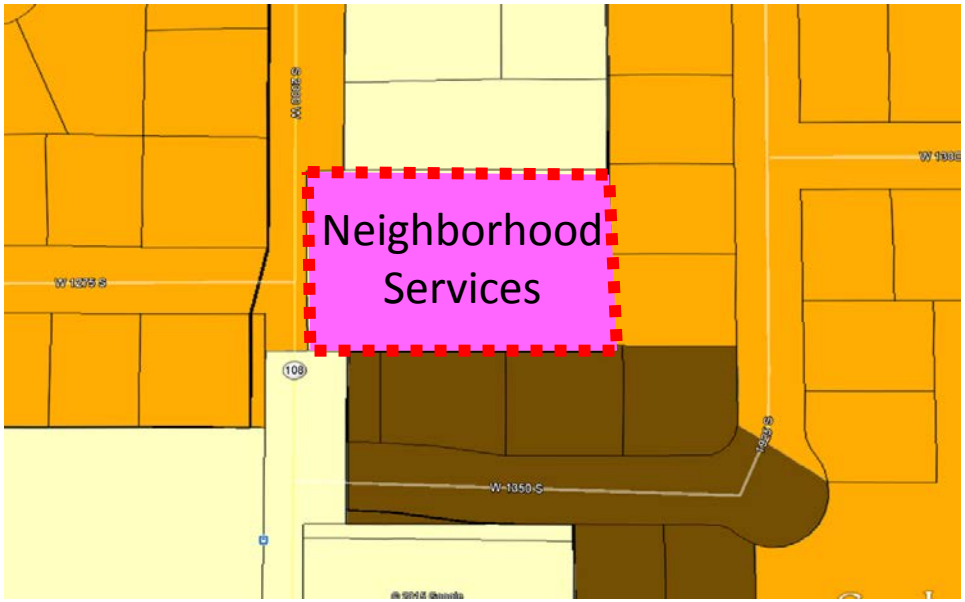
Rezone R-1 to Neighborhood Services
1317 S 2000 W

N

Existing Zoning Map

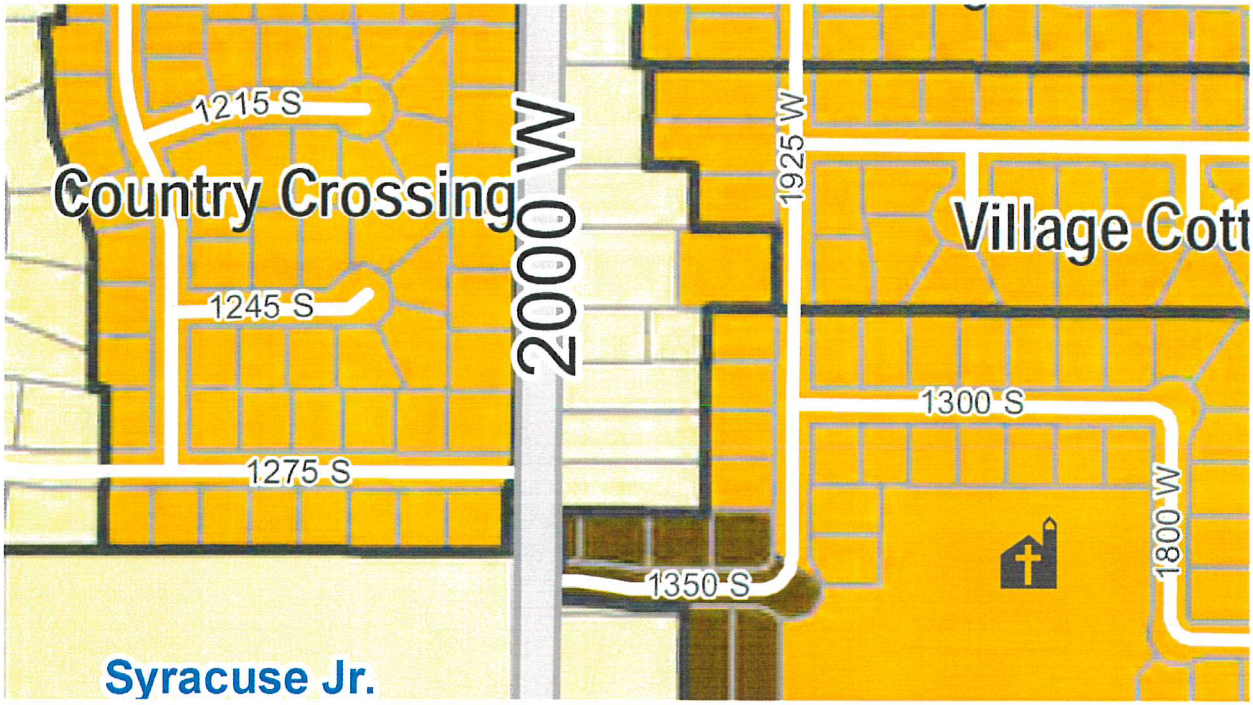


Proposed Zoning Request

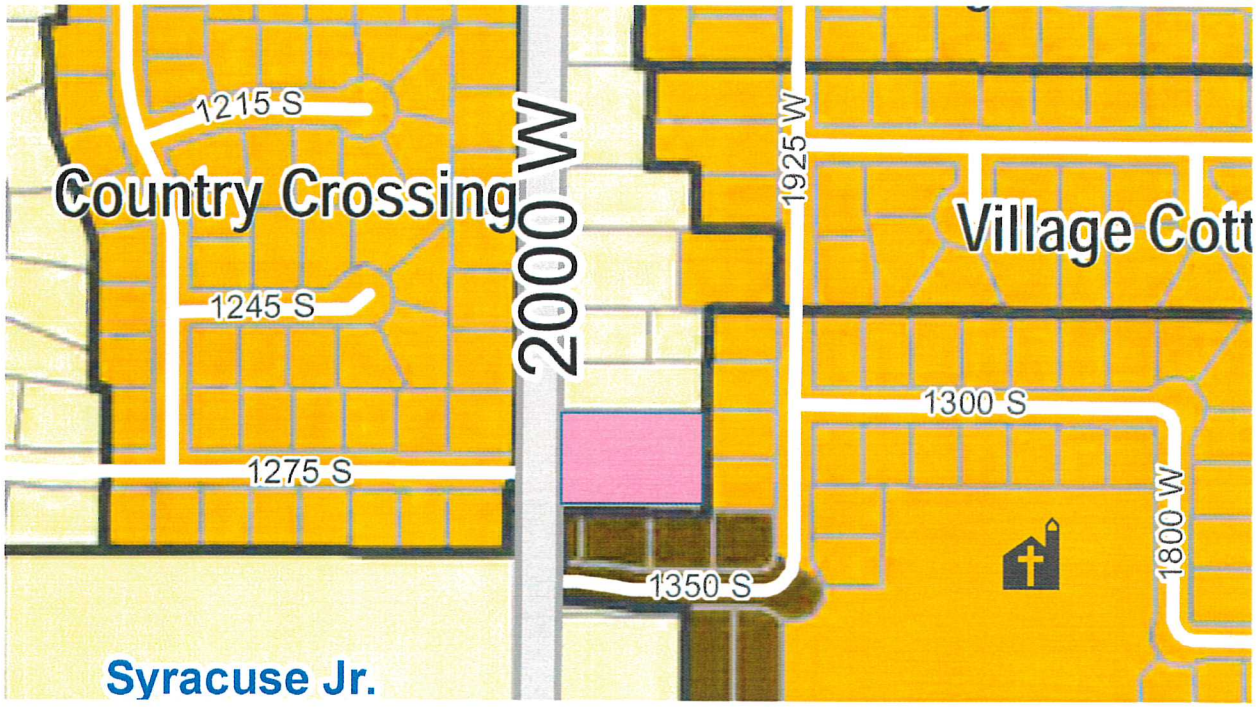


- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Neighborhood Services
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

Current Zoning of 1317 S 2000 W



Proposed Zoning of 1317 S 2000 W



- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office

PLANNING COMMISSION AGENDA

September 15, 2015

Agenda Item # 5 **Code Amendments to Title X pertaining to the Residential Zoning**

Public Meeting Outline

Planning Commission Work Session Discussions

July 14, 2015

Planning Commission Public Hearing

August 4, 2015

Planning Commission Regular Meeting Discussion

September 1, 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. 10.80 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 the 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 residential zoning, based on…

Table

I move to table discussion of the code amendments to Title X pertaining to 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.

10.50.040The 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
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~~

PO professional office

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.

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?

(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 ~~. 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~~ 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.

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

(~~D~~E) Procedure. City staff shall process and consider general plan amendments as provided in this subsection.

(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~~E~~) 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.

(~~F~~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.

(H~~G~~) 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.

(I~~H~~) 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.]

Proposed Changes to 10.20.070
Note: I don't have strikethru in wordpad, the an should have a strikethrough. Also, suppoints have been changed to letters, to accomodate sections (1) and (2)

10.20.070 Zoning map and text amendments.

(E)Approval Standards.

(1) A decision to amend the text of this title is a matter of legislative discretion by the City Council and not controlled by any one standard. However, in making an a text amendment, the City Council should consider:
(a) Whether it would be consistent with the goals, objecvives, and policies of the City's General Plan.
(b) The extent to which said text amendment may adversely affect subject, adjacent, and nearby properties.
(c) For text that describes a specific area or zoning within the city, whether said amendment would be harmonious with the overall character of existing developments in the areas governed by said text.
(d) For a text amendment related to overlay zones, whether the amendment to said overlay zone text would be harmonious with the areas which fall under said overlay zone.
(e) The adequacy of facilities and services intended to serve the affected properties, including but not limited to roadways, parks and recreation facilites, police and fire protection, schools, storm water drainage systems, and waste water and refuse collection.

(2) A decision to amend the Zoning Map is a matter of legislative discretion by the City Council. Any such changes must be consistent with the current General Plan Map. When considering a Zoning Map amendment, the City Council should consider:

(a) Whether it would e harmonious with the overall character of existing development in the vicinity of the subject property.
(b)Whether it would be consistent with the standards of any applicable overlay zone.
(c) The extent to which it may adversely affect adjacent property; and
(d) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilites, police and fire protection, schools, storm water drainage systems, and waste water and refuse collection.

Current text:

(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, in
making an amendment, the City Council should consider:
(1) Whether it would be consistent with the goals, objectives, and policies of the City's
general plan;

(2) Whether it would be harmonious with the overall character of existing development in
the vicinity of the subject property;
(3) Whether it would be consistent with the standards of any applicable overlay zone;

(4) The extent to which it may adversely affect adjacent property; and
(5) 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

Chapter 10.50

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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.]

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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.]

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~~, 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 10.70

R-3 – RESIDENTIAL ZONE (~~5.44~~ 4.0 LOTS PER ~~NET~~ GROSS ACRE)

Sections:

10.70.010 Purpose.

10.70.020 Permitted uses.

10.70.030 Conditional uses.

10.70.040 Minimum lot standards.

10.70.050 Off-street parking and loading.

10.70.060 Signs.

10.70.010 Purpose.

The purpose of this zone is to provide for medium 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 1991; Code 1971 § 10-14-010.]

10.70.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and 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) 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 § 10-14-020.]

10.70.030 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) Home occupations (major).

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

(G) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 14-01 § 1; Ord. 11-10 § 8; Ord. 11-04 § 4; 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 1994, 1991; Code 1971 § 10-14-030.]

10.70.040 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 8,000 square feet, but in no case shall the density exceed ~~5.44~~ 4.0 lots per ~~net~~ gross acre.

(B) Lot width: 80 feet.

(C) Front yard: 25 feet.

(D) Side yards: Eight feet both sides.

(E) Rear yard: 20 feet.

(F) Building height: as allowed by current adopted 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. 04-04; Ord. 03-08; Ord. 02-16; amended 1998; Code 1971 § 10-14-040.]

10.70.050 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 § 10-14-050.]

10.70.060 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 § 10-14-060.]

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 zones. The purpose of this chapter is to encourage open space conservation and imaginative 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 frpm 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.

Comment [JS1]: Vague

(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:

1. The development shall provide (50) Fifty Percent open space.

2. Open space shall not include streets, driveways, or parking areas. The developer may identify property within the development that surrounds the dwelling structures as ~~common~~ open space.

3. Property designated as open space shall not be enclosed with fencing, except as required per buffer table of Title X.

3. Open space shall be totally landscaped or utilized as agricultural or recreation areas.

4. Nonagriculture and nonwetlands preserve open space shall be developed for the enjoyment and use of all residents of the development and/or the public.

5. Open space and common areas shall include the funding and placement of approved amenities.

6. Property designated as open space shall not be enclosed with fencing, except as required per buffer table of Title X.

(I) Common Space:

1. Property designated as ~~open~~ common space on the landscaping plan shall be for the full use and enjoyment of all the residents of the development or community at large.

2.The developer shall develop and improve ~~open~~ common space that is not in the ownership of the City or maintain it for agricultural use or grazing. .

3. Preservation, use, maintenance, and ownership of open common space within the development shall be accomplished through a homeowners' association, or, by deeding the open common space to Syracuse City, if the developer makes the request and the city council grants the request at the Councils sole discretion ~~at the discretion of the City Council, deeding the open common space to Syracuse City.~~.

3.The developer must complete the ~~open~~ common space landscaping prior to approval of the next consecutive phase of subdivision development, or within negotiated phasing per the development agreement. ~~Open~~

4. Common space that is designated for agricultural use is required to have a recorded perpetual conservation easement and must be

zoned A-1, agriculture.

5. Common Space adjacent to Buildings: The developer shall landscape all common space around or adjacent to building lots. This common space shall be maintained by the HOA from the onset.

(J) Landscape Plan: The Land Use Authority shall review the ~~conceptual~~ landscaping 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.

~~2. The estimated cost of these improvements shall be provided to the City by the developer and, after approval by the City Engineer, such estimated costs shall be included in the bonding requirements for the development.~~ (This is already a requirement in Title VIII)

(K) Trail System/Walking Paths: The development when applicable per the Trail Master Plan, shall contain walking paths connecting to the City's trail system.

(L) Landscaped Entrance Ways: The development shall include identification entry signs maintained by the home owners association.

(M) Sidewalks and Park Strips: The design and location of public sidewalks within a cluster subdivision may deviate from the standard roadway section in the Syracuse subdivision ordinance typical details if the sidewalk location is within a public use easement or completely within the street right-of-way per City approval.

1. Minimum width shall be 15 feet from back of curb.

2. Sidewalks shall be four to five (5) feet closer to the homes.

3. Sidewalk and utilities shall comply with the adopted Engineering Standards and Specifications.

(N) Street Trees:

1. Street Trees shall have a minimum 2 inch caliper trunk size at the

time of installation.

2. Street trees shall be selected in accordance with the approved tree species in city code.

3. Street trees shall be planted every 50 feet in park strips.

(O) 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.

(P) 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. (ARC ??)

(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 WORK SESSION AGENDA September 15, 2015

Agenda Item # 4a. General Plan Update

Public Meeting Outline

Planning Commission Work Session Discussions

August 4, 2015

Summary

The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in the attachment.

Attachments

- Proposed General Plan
- Current General Plan

PLANNING COMMISSION WORK SESSION AGENDA

August 4, 2015

Proposed General Plan

Syracuse City General Plan

2015

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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

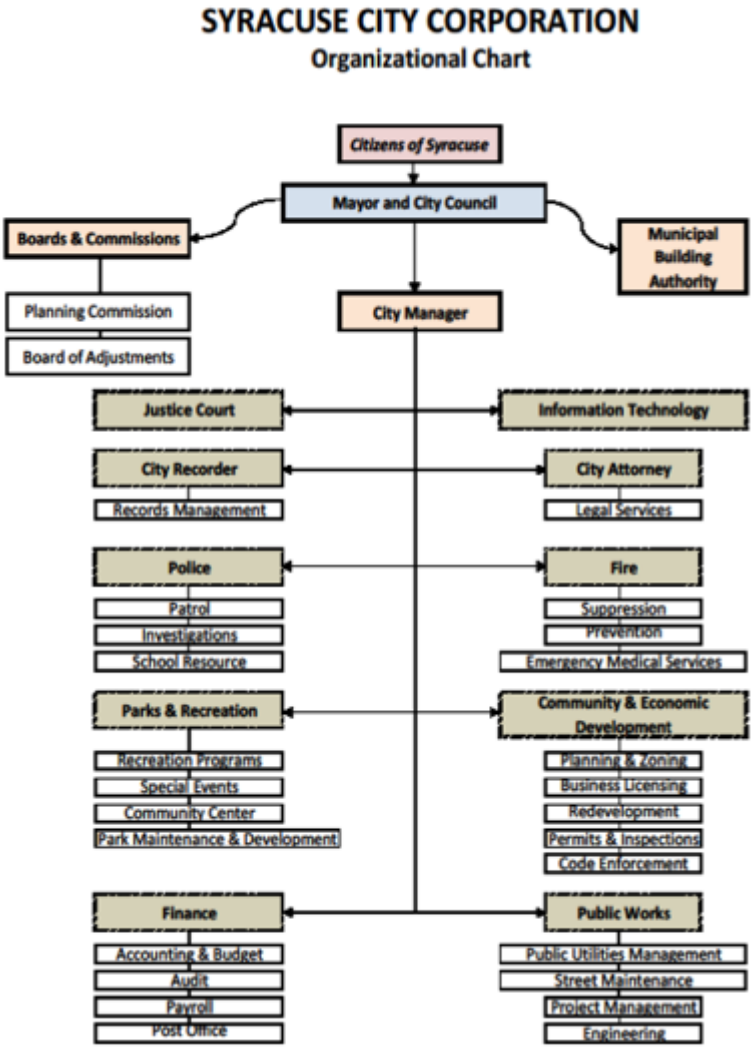
To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

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

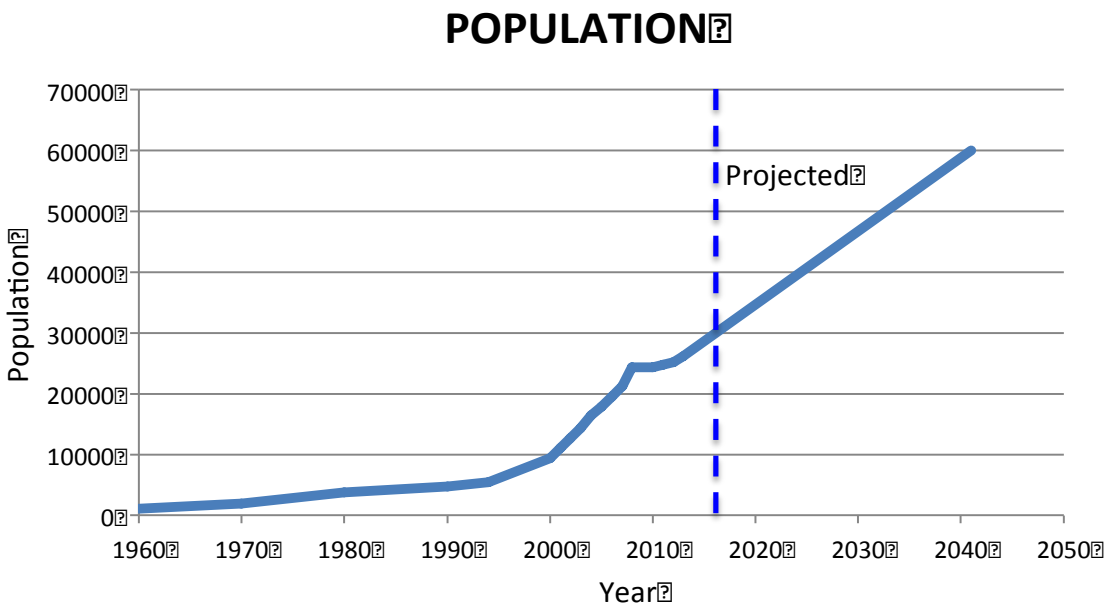
The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. Syracuse City is a community that highly values the preservation of quality of life. This goal is of utmost importance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



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.

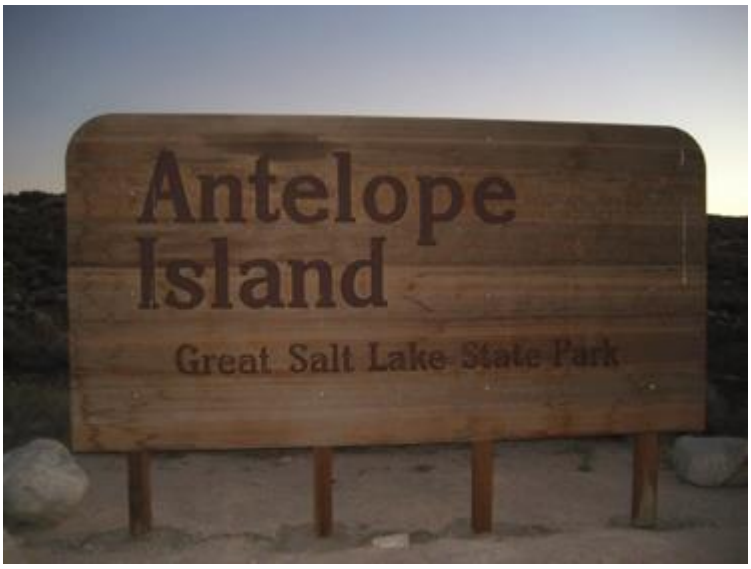
2.2.4 Syracuse Becomes A Town

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.



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.

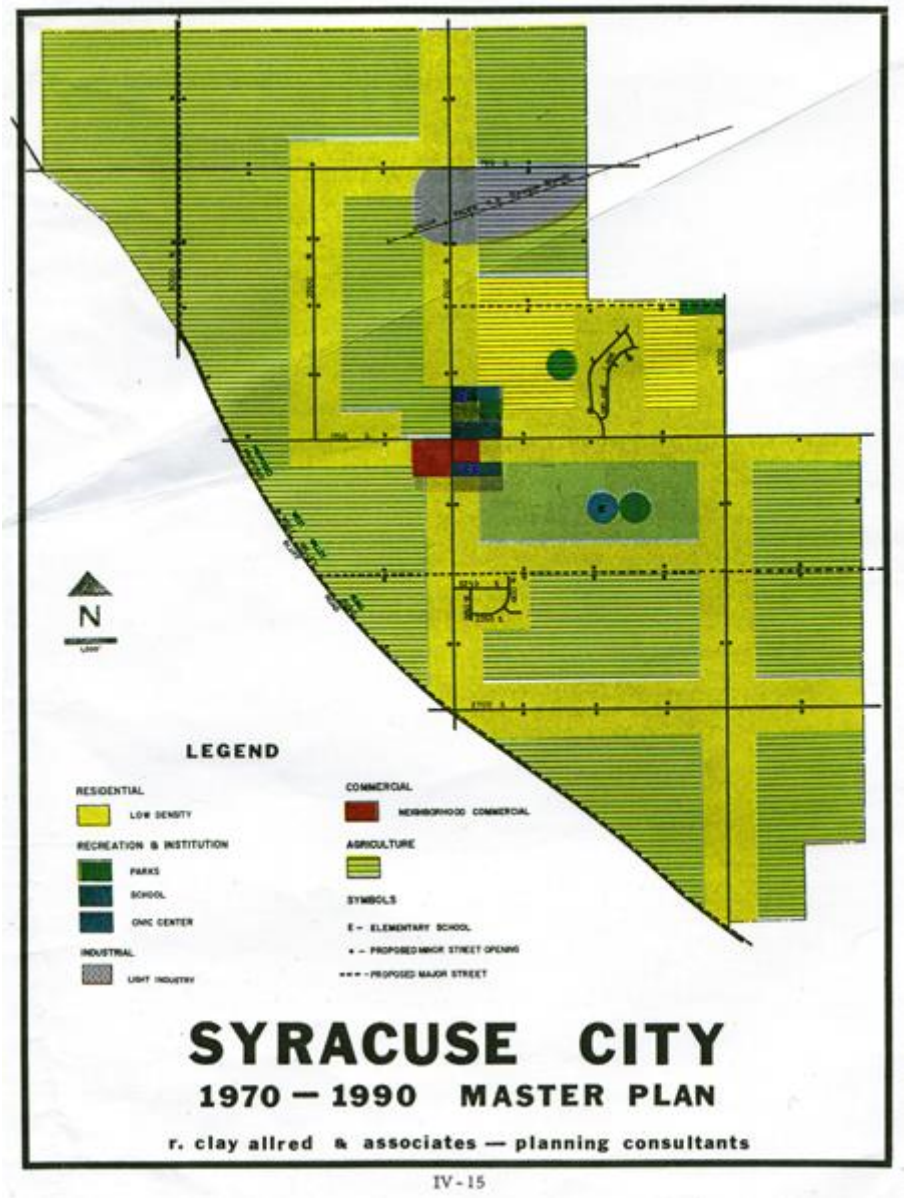
2.4.2 Current Zoning Map

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.



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

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

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

3.3.2 Bonus Density Zoning

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

3.4 Non-Residential Land Use

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

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

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

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

3.5 The Town Center

The physical location of the Town Center has been identified as the general area surrounding the intersection of Antelope Drive 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.

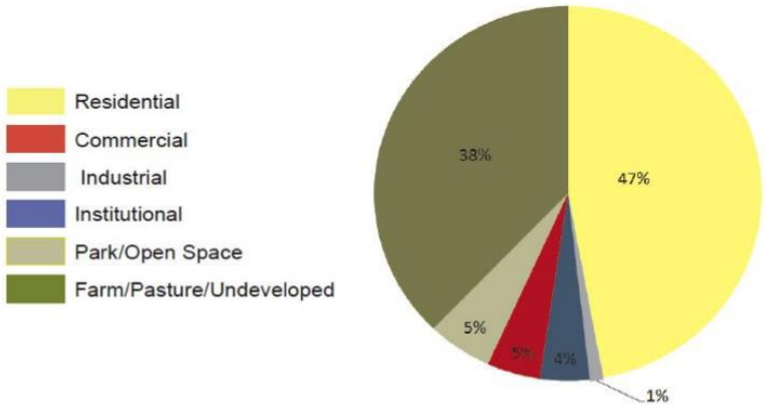
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

PLANNING COMMISSION WORK SESSION AGENDA

August 4, 2015

Current General Plan

Syracuse City General Plan

MISSION STATEMENT:

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

Updated 3/11/14

SYRACUSE
EST. CITY 1935

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ORDINANCE 14-

AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011 and 2012 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission has opted to review the Syracuse City General Plan in parts and has established a cycling calendar that allows the Planning Commission to review specific districts within the overall General Plan for the City; and

WHEREAS, the Syracuse City Planning Commission efforts for Districts 2 and 8 have been completed; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has proposed amendments to the General Plan Districts 1, 2 and 8 that provide development objectives with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density in the planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

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

Section 1. General Plan District 1 Master Plan. That the Syracuse City General Plan District 1 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 2 Master Plan. That the Syracuse City General Plan District 2 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 8 Master Plan. That the Syracuse City General Plan District 8 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF MARCH 2014.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

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SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08 and 11-06
May 26th, 2009 and July 26th, 2011

GENERAL PLAN HISTORY AND PROCESS

In 1976 the first Syracuse City Master plan was developed by the Syracuse Planning Commission using professional consultants for data gathering, analysis, conducting citizen participation sessions, and preparing maps and the text. This Master Plan was updated in 1989 after many changes had been experienced in Syracuse and it became clear that the old plan was obsolete. Upon reviewing the 1988 Plan and conditions in the City, the Planning Commission and City Council felt it had become necessary to update the plan again, and this was done in 1996.

Taking recommendations from the Planning commission, in late 1993, the City Council formed a citizens committee to review the Master Plan and make recommended changes. This new committee known as the Syracuse General Plan Committee met over a period of more than a year discussing and making recommendations, which at the time reflected the goals and ideals of the community. In April 1995, the Committee finalized their recommendations and forwarded them to the Planning Commission in the form of a draft General Plan. The Planning Commission and City Council adopted revisions at the recommendation of the committee. Since that time there have been minor revisions to the General Plan with the most recent revision in early 2004. Two years later the Syracuse Planning Commission initiated an update of the plan to better address current conditions in the City. The 2006 general plan update represented nearly two years of work by many dedicated individuals who selflessly volunteered their time to this planning process. During the numerous meetings and hearings pertaining to the general plan, it became evident that there were several general principles that were part of that General Plan that crossed the boundaries of individual chapters in the document. These general principles of identity, beauty, livability, balance, economic prosperity, and sustainability all became universal values of the City and helped to establish a foundation for future iterations of the Syracuse City General plan.

Because of the rapid growth the City has experienced during the past six to eight years, together with expanding commercial development, the Planning Department, together with the Planning Commission and City Council, have made recommendations to revise portions of the General Plan. Updating the General Plan enables the City to modify existing policies, establish new policies, react to recent growth and transportation planning efforts and trends all while upholding the universal values mentioned above. Updates were needed in many areas of the General Plan including the transportation master plan land use designations and various zoning requirements. These areas represent the main catalysts for amendments to the General Plan in 2009.

The General Plan as presently constituted in this document reflects the general growth and development goals and policies for Syracuse City at this time and for at least 5 years from the date of adoption of this document. It is recommended that this plan be reviewed by the City Planning staff as necessary from time to time, and changes recommended as deemed necessary with a full review of the General Plan at an interval of no greater than five (5) years.

Currently, for the purpose of creating a manageable plan, the City's General Plan is subdivided into ten (10) planning districts. Each of these planning districts is approximately six-hundred and forty (640) acres in size and each is uniquely addressed in this document. These districts are identified on the map associated with this plan.

It should be noted that 1700 South in Syracuse City is referred to by many names depending on the context of the reference. Some citizens know this road as 'Syracuse Road', while others refer to it '1700 South'. As it is also a state highway, the highway designation is Stare Road 108. For the purposes of this document,

this road is referred to simply as 1700 South in order to place it in context to other Syracuse City streets that are identified on an ordinal grid.

MASTER GOAL

To begin any task or any process it is important to first establish the final goal. Once this goal is identified it is possible to map a route, which will eventually take you to that goal. The goal gives you direction. It is the same with the production of a general plan for a community. A master goal has been established for Syracuse City so that various aspects of the General Plan could be evaluated with respect to it. The General plan can be used to ask the question 'Does it or doesn't it take the City closer to its goal?' This goal is a reflection of the values of the residents of Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. 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. There are few unsightly places in the community and no environmentally hazardous sites.*

These qualities meld together to form a pleasant, harmonious community atmosphere and tend to produce and attract friendly people to that community. It is the goal of Syracuse City to preserve and perpetuate these qualities and this way of life. The residents of the community would prefer Syracuse City remain the way it is and wish to preserve these stated qualities, especially in the face of tremendous growth. However, as Syracuse City continues to develop and grow as part of a larger region, there is a balance that needs to be maintained in order for residents both new and old to remain satisfied that the City is upholding these qualities and values. In this ongoing effort to maintain the highest quality community atmosphere, values and standards for every member of the community, it is necessary that the contents of this document be revisited from time to time and any necessary changes made accordingly. The City should also be mindful of relationships that inherently affect the quality of the growth that occurs, namely:

- Relationships to the region
- Relationship to the city as a whole
- Relationship to local neighborhoods and communities

POPULATION PROJECTIONS

The Syracuse City General Plan is not based on an anticipated City population but rather on the goals and desires of City residents and local decision-makers. However, through the General Plan amendment process the City will regularly monitor and evaluate population changes and modify and redirect actions, priorities, and implementation policies to achieve the goals of the City's General Plan. Until the late 1990's, Syracuse's history was still rooted in a small active farming community. Currently, the population is increasing at a fairly rapid pace. The time has now come when the population growth is having a dramatic affect on the City. City services, transportation, schools and quality of life will be impacted by the strain of this rapid growth. The following table shows the growth of Syracuse over the past 45 years:

Year	Population	% Change
1960	1,061	-

1970	1,843	42.43%
1980	3,702	50.22%
1990	4,781	22.57%
1994	5,456	12.37%
1998	8,219	33.62%
2000	9,398	12.55%
2001	11,007	14.62%
2002	12,639	12.91%
2003	14,377	12.09%
2004	16,368	12.16%
2005	17,916	8.64%
2006	19,562	8.41%
2007	21,198	7.72%

From 1990 through 1992 the City grew at a rate of 2.06% annually. From 1992 through 1994 the annual growth rate was 6.25%. From 1995 to 2005 the yearly growth rate has averaged nearly 12% annually. As the city has grown, the rate of growth annually has slowed as well, but at more than has still remained well above the average for the State of Utah (2.2%) and the nation (1.2%). While it is projected that Syracuse City will continue to grow at a relatively higher rate until projected build-out of 36,000 in 2030, year-over-year projections may not ever get back to double-digit growth. At one time it was projected that Syracuse City would not experience significant growth rates until such time as larger surrounding communities reached a build-out status. However, in light of the past five years of growth, it is felt that Syracuse will continue to see higher rates of development, and this despite a recent downturn in economic conditions. In 2007 Syracuse experienced a growth rate of nearly 8% while in the same year building permits declined more than 22% over the previous year. This indicates that the Syracuse City population is structured such that it will most likely continue to grown despite regional or national economic conditions.

Given the estimated population projections Syracuse City will still need to strive to provide varied, high quality housing options in order to continue to meet the goals and desires of City residents as outlined above. The City will need to continue to work with property owners to project availability and potential uses of remaining developable land in Syracuse City.

The Davis County Vacant Land and Population Study done by the Davis County Planning Department in 1990 indicated at that time there were still 4,236 acres projected for residential development within Syracuse and its expected growth area. The study projected that when all of that acreage is developed the City would have a population of 35, 100. If the City continues to grow at the conservative rate of 6.25% annually, the population would expand as shown in the following table:

Year	Population
2010	22,522
2015	30,636
2020	34,776
2025	36,526
2030	37,941

At 6.25% annual growth rate, Syracuse will reach a population of 35,000, sometime near the year 2020. If the growth rate continues at the current pace, build out will likely occur earlier than projected. This accelerated growth rate presents some difficult challenges for infrastructure and City services. A means of managing growth with its associated impacts upon City services is to quantify the impacts of annexing additional land into the existing boundaries of Syracuse. The City shall follow its adopted annexation policy plan with prudence to avoid untimely annexations through evaluation of the City's ability to provide services to new residents without burdening existing residents and City resources.

POPULATION DENSITY

Low population density has traditionally been identified as one of the most attractive aspects of Syracuse. It is the reason many residents cite for having moved to this community. While this remains one of the most important community attributes to Syracuse and every effort has been made to preserve it, the community still continues to grow at a rapid pace. This situation represents a common paradox of growth in small attractive suburban communities. The paradox being that the first residents in the community enjoy the benefits of a low population and open, small-town, rural atmosphere. Then those first residents are joined by more and more people seeking the same low population and rural atmosphere. As the population begins to increase, land values begin to rise and pressure builds on the owners of any remaining open land to sell to builders and developers and eventually the population grows to a point that begins to diminish the original features that attracted the first residents. A goal of this plan is to minimize the diminishment of these original qualities while still recognizing and planning for the growth that will inevitably continue to occur.

Many communities regulate development based on lot sizes in the various zones. This allows a developer to configure development for the maximum yield of building lots within the zone. Syracuse, however, has adopted zoning ordinances that regulate density rather than strictly lot size. Density is calculated on the allowable number of homes per net acre. This approach to zoning addresses the number of homes that can be built within the City while meeting the goals of residential density for the City.

Dwelling Unit Net Density* Definitions

R-4 Residential	Not to exceed 14.52 Dwelling Units/Net Acre**
R-3 Residential	Not to exceed 5.44 Dwelling Units/Net Acre
R-2 Residential	Not to exceed 3.79 Dwelling Units/Net Acre
R-1 Residential	Not to exceed 2.90 Dwelling Units/Net Acre
PRD Residential	Not to exceed 8.0 Dwelling Units/Net Acre
Agricultural	Not to exceed .5 Dwelling Units/Net Acre A cluster subdivision as a conditioned use in this zone allows up to 2.5 dwelling units per net acre.

* Density is defined as the number of single-family residential building lots or dwelling units per net acre

** Net Acre is defined as the total land area for residential development after 20% is excluded for roads, other public rights-of-way or easements

It is clear that in order to achieve an overall moderate to low population density within the City it will be necessary to have some significant amounts of low and very low density residential development as well as significant open spaces. Following are some recommendations designed to encourage the maintenance of the recommended density:

1. The City should adopt zoning regulations that will encourage planning districts to develop with the land uses and residential densities described for each planning district in this document and on the Syracuse General Plan Map.

2. Development regulations should be amended or adopted that will make it economically feasible to develop at low and very low residential densities while still meeting any federally or state mandated affordable housing criteria.

3. Dedicated public open spaces should be encouraged within developed and developing areas. (See Recreation Section)

4. Incentive overlay zoning ordinances should be considered that utilize more flexible development policies in order to increase housing opportunities for buyers and renters. For example, the Plan specifies minimum lot densities but also allows "clustering" or "planned residential developments."

COMMUNITY PRIDE/IDENTITY

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 to meet this goal of preserving and strengthening community pride/identity:

1. The appearance of the City is important to community pride. In order to help keep a good appearance, the City's weed and nuisance ordinances should be vigorously enforced. The City should employ a Code Enforcement Officer to provide essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents. As population density, economic constraints and technology place ever greater pressures on the community, the need and demand for updated Code Enforcement Policies and Code Enforcement Officers continue to rise.

2. Ordinances should disallow unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

3. Attractive entryway signs with landscaped plots should be located at main entrances to the City. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Uniform identification signs located at various points throughout the City should be considered.

4. The City has been able to improve its image by the construction of city hall, public safety building, library, community center, fire station, post office, development of the town center plan, and the Syracuse Museum. The City has also improved open space amenities with the creation of the Jensen Nature Park and associated trail systems. The City has developed a master plan for the Town Center area. This plan identifies design principles and standards for this area and incorporates commercial, residential, and community service developments in a harmonious manner. Efforts to continue with the development of the Town Center Master Plan should be pursued and continued attention given to the way this area is developed. The City should continue work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city and especially the intersection design at 1700 south and 2000 west. Other municipal services and cultural facilities should also become part of a New City Hall campus area south of the Library.

5. Commercial development of the intersection of 3700 south and Bluff Road and land along the 200 South corridor should be master planned using overlay zones with a vision toward the character of the development as well as creating themes that will provide a pleasing sense of place to strengthen and beautify the southeast and northeast quadrant entryways into the community. Each of these areas should have a clearly identified and definitive development standards, formal landscape use, exceptional design criteria and careful integration of land uses while buffering existing single family residential areas.

AGRICULTURAL CHARACTER

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 and open 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. One option the City may consider would be a program that would transfer development rights to the City, allowing a farmer to receive a financial benefit, as if he were to sell his property for development while allowing the City to place the agricultural property in a perpetual open space status. This approach may be limited in scope, inasmuch as the City has finite resources for the purchase and preservation of any land and there have already been considerable amounts of agricultural property sold for residential and commercial development.

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 and commercial development. 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 residential land use. 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. At this time the City has no plans for the purchase of agricultural property for the sole purpose of preserving the "agricultural character" of the community; however the City will continue to work with property owners, builders and developers to encourage and sustain the Master Goals for Syracuse as outlined in this document.

As agriculture as an industry in Syracuse diminishes, other types of uses should be considered to replace it. Industries such as an environmental research park or a water treatment research center or similar uses would be appropriate industries to consider. Hobby farms and horse enthusiasts

provide other options; but 1/2 to 1 acre “ranchette” type lots will not provide a reasonable nor sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as Cluster sub 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.

LAND USE ELEMENTS & MAP

Purpose

The text and policies of the Land Use Element, and the General Plan Map provide the physical framework for future development of the City. The map designates the proposed general location, distribution and extent of future land uses. Land use classifications, shown on the Land Use Map, specify a range for population densities and commercial building intensity for each type of designated land use. The Land Use Element provides a basis for determining future impacts of growth conditions and the need for capital facilities, such as street improvements, parks and utilities.

LAND USE - RESIDENTIAL

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

1. Any efforts to expand the corporate limits of the City should coincide with the currently adopted annexation policy plan. However, the City should follow its adopted annexation policy plan with prudence to avoid untimely annexations and thereby hinder the City's ability to provide services to new residents without burdening existing residents and existing City resources.

2. Single family residential should remain the predominant residential land use in the city. As the United States prepares for the largest generation of retirees in U.S. history, the Baby Boom generation, the PRD zone should be used to provide areas for the types of homes many retirees may desire.., Many will desire a smaller, low-maintenance home on a single level. Clustered developments of this type of housing will be in high demand.

3. Multi-family residential development should be planned and approved in accordance with provisions identified on the General Plan Map and as outlined in the Zoning Ordinance and applicable overlay zones.

4. The current practice of density driven development limits the number of dwelling units that could be built on any given parcel, based on the net acreage. The City should continue to limit the number of units within a multifamily complex structure to four.

5. Syracuse City shall strive to achieve a balanced, well-planned community that offers proportioned housing throughout the economic spectrum. Design standards have been developed and incorporated by the City to insure quality growth; however, other design standards should be explored to encourage sustainable quality housing options.

6. Syracuse City should consider adopting a Rental Licensing Discount Program, also known as a “Good Landlord” program that would include requirements for multi-family housing owners in order to promote safe, crime free dwellings for residents. Such voluntary programs for property owners facilitate and improve the reliability and responsibility of tenants for the participating landlords and increased the value of rental

properties. These types of programs represent the foundation of a good partnership between the city, landlords and neighborhoods.

Residential Moderate Income Housing

Between 1992 and 1997, Utah led the nation in house price appreciation, increasing by a rate of approximately 70%. In response, the State Legislature passed H.B. 295 in 1996, which required municipalities to adopt affordable housing plans by December 31, 1998. These plans were to "afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there" (HB 295, 1996 General Session). In accordance with Section 10-9-307, Utah Code Annotated, Syracuse City is providing reasonable opportunities for a variety of housing, including housing, which would be considered 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. According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the area would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate-income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior too many years of inflation and rising housing costs. These occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

These being the case, it would be necessary to determine the actual gross income of every household in Syracuse City to determine how many of them fall within the moderate income category. In addition, if such a survey were done, it would not be of great significance in providing moderate income housing, for it is housing which can be purchased or rented today that is most significance in providing for moderate income housing.

In Syracuse City the median annual income, according to updates of the 2000 U.S. Census in 2007 was $75,165. Eighty percent of the median income is then $60,132. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling that has a maximum purchase price of 3. 1 times the annual income. In the case of Syracuse City that translates to a maximum purchase price of $186,409. The same manual indicates that 27% of the monthly income could be spent on rent, which would mean a maximum monthly rent of $1,353.

There are primarily three areas in which Syracuse City can significantly affect the cost of housing and subsequently meet the mandated requirements of providing moderate income housing opportunities while preserving the character and values of the community as outlined in this document.

Lot Size Requirements

The cost of land is one of the major factors affecting the cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resultant increase in housing

costs. The cost to construct large lot, single family developments are high due to the extensive infrastructure that must be installed to serve them. The size of lots required by the City has a direct affect on the average cost of housing. Requiring large lots in all development would decrease the opportunities to provide moderate income housing as required by the State within the City. However, a proliferation of small lots and high-density residential development is contrary to other stated goals of this plan. Moderate lot density is the one stated goal of this plan that the City should strive to reach at build out status.

Zoning

Syracuse City's residential zoning ordinance is density driven and offers developers clear direction concerning all potential housing options. For instance, agriculture areas may receive bonus densities with a Cluster Subdivision. This clustering tool is designed to help preserve agriculture open areas. The City has also identified within the General Plan areas in the City where R-4 residential would be best situated in order to meet the needs of the community and the goals of the General Plan.; R-4 zoning offers a density of 14.52 dwelling units per net acre. Other examples of constructive zoning practices include the identification of areas adjacent to commercial developments that have been planned for R-3 residential dwelling units (5.44 units/net acre),or Planned Residential Developments (PRD) which allows for up to 8.00 dwelling units per net acre.

Impact Fees

Impact fees on residential developments is a tool that City uses to cover the anticipated cost of impacts each new residential development has on the City's infrastructure. The City administers these fees and adjusts them periodically according to the projected future costs of impacts. These fees, however, are there as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems, such as the water system, storm drains, sewer system, roads, and parks, are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore, the impacts of a moderate-income house on these systems are comparable to those impacts of more expensive housing.

January 2009 Zoning Inventory

	Undeveloped	Total Acres
R-1	947 Acres	2,022 Acres
R-2	226Acres	2,039 Acres
R-3	9 Acres	355 Acres
R-4	0 Acres	31 Acres
PRD	47 Acres	65 Acres
A-1	N/A	1,099 Acres
GC & C-II	585 Acres	819 Acres
PO	41Acres	54 Acres

* NOTE: These figures include area yet to be annexed

The exact number of moderate income housing units recommended for any community by the Utah Affordable Housing Manual depends on a number of variables, including household income levels, which are not available for Syracuse City. It might, therefore, be of value to analyze the existing housing and income situation using available information and come to some reasonable conclusions as to need.

Number of Dwelling Units, 2007	5,339
2007 Population Estimate	19,315
Persons Per Household	3.85
Median Annual Household Income, 2007	$75,165
Moderate Annual Household Income, 2007	$60,132

Once again, by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3. 1 times the annual income or could afford to spend 27% of monthly income on rent.

Maximum Purchase Price	$60,132 x 3.1 =$186,409
Maximum Monthly Rent	$60,132/12 = $5,011 x .27 = $1,353

Many of the older residences within the City would fall under the maximum purchase price of a moderate-income family. Based on a recent review of the assessed value report provided by the Davis County Assessor, more than 1,650 of the homes currently within the City meet the moderate-income housing needs. This currently represents 44 percent of the homes within the City. Recommendations: It is apparent that the City currently exceeds the demands for moderate income housing and with the availability of existing homes already exceeds the requirement for moderate income housing at build out.

LAND USE – COMMERCIAL

As the population of Syracuse City continues to grow, the residents will need more access to a variety of services within their community. Such services may include grocery, medical, banking, automotive as well as a host of other needs must be serviced by local commercial developments. Growing communities also 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. The provision of 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. To assist in the provision of revenues for the highest quality of local services, and to provide commercial and professional business services, Syracuse City should provide for the establishment and viability of robust commercial and professional services in well planned commercial districts as determined by traffic and density studies.

Over the last few years as the city has grown, it has focused on increasing its commercial and retail base in an effort to maintain low property tax rates. This focus has been primarily along 1700 South (1700 South) from 500 West to 2500 West. Additional commercial zones should be considered based on road expansions, traffic studies and ease of access for maximum exposure to these other potential areas.

Syracuse established the 1700 South Street Redevelopment district in April of 1993; however, the actual legal recordation of this district did not occur until 2004. The District covers an area around the intersection of 1700 South St. and 2000 West St. (See General Plan Land Use Map). This district was created to take advantage of certain tax incentives as identified in the Utah State Code. The district boundaries were outlined in order to encourage and enhance business opportunities in what the elected officials identified as the center, or down town of Syracuse City. The District will be in effect for a 15-year period from date of recordation. This redevelopment district is just one of the steps the City can employ in order to promote commercial development. The City, in cooperation with the District, has worked to take full advantage of the District's legal benefits and has since attracted many quality commercial businesses. In looking for similar successes, the City continually works to expand and diversify its tax base in other parts of the community as well. The City should continue to work toward establishing major general commercial areas with some smaller more specialized commercial areas that would take advantage of future opportunities related to planned land uses. Based on this continuing effort toward promoting and sustaining successful commercial growth in targeted areas of the City, the City hereby recommends the following planning areas for focused commercial growth.

The Town Center

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the Town Center has been identified as the general area surrounding the intersection of 1700 South 2000 West. This Master Plan should be used not only to continue attracting commercial development but also to continue to create an identifiable downtown area for the City. 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. If the design standards and development criteria that have been established in the Town Center Master Plan are not strictly adhered to, the potential exists that the unique character of the Town Center could be eroded and leave the City with just another commercial shopping area. All commercial development in the Town Center should continue to be subject to review by the Architectural Review Committee and all developments should be checked against the Town Center Master Plan document for strict compliance.

1700 South

1700 South, between 1000 West and 2000 West is currently planned for improvements that will dramatically increase traffic movement through the city. Land areas on both the north and south side along this section of 1700 South should be viewed and utilized as "prime" commercial real estate areas. These areas will allow commercial establishments to take advantage of the future high traffic volumes while providing necessary services and commercial opportunities for residents as well as those who may be traveling through the City to visit Antelope Island. As 1700 South is improved and widened to the west of 2000 West, this corridor will evolve as a major commercial corridor in the City, eventually connecting the Town Center with the future North Legacy Parkway. Particular attention should be given to the quality and type of commercial development that occurs along this section of 1700 South as it will be become a new gateway to the City and Antelope Island via Legacy Parkway at Bluff and 1700 South.

Intersection of the Future North Legacy Parkway & 1700 South

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by 1700 South as it leads west from Interstate-15. The City should plan to take advantage of any current tourist-related commercial opportunities that may arise along this corridor but should also be planning for the eventual connection of 1700 South to the future North Legacy Parkway (near Bluff Road). Once this connection is completed, these tourist-related opportunities may expand to include a hotel or other specific auto-traveler related amenities. These types of commercial and tourist services should be specifically concentrated near that intersection. In addition to the tourist and traveler amenities, this intersection will create excellent opportunities for high profile commercial and Class 'A' office developers seeking high visibility and a high volume of vehicular traffic. The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

200 South Corridor

The corridor along 200 South in Syracuse between 1000 West and the future North Legacy Parkway (approximately Bluff Road) represents an area with the highest future potential for commercial development within the City. In a first phase, UDOT plans to widen (to 100') 200 South between I-15 and 2000 West sometime around 2011. As the time of completion of this roadway project draws near, the land along the south side of 200 South between 1000 West and 2000 West will become increasingly attractive to commercial developers. The City should maintain its current plan for a General Commercial and Business Park land use along most of this corridor. This land use will allow the greatest flexibility of development. A key focal point for retail locations along this corridor should be the corner of 2000 West and 200 south. UDOT is also planning for the widening of 2000 West from 1700 South all the way to Weber County, thus making this intersection a highly attractive location for future commercial activity.

Commercial development is also proposed along the city's shared boundary with Clearfield City along 1000 West between 200 South and 700 South. This location represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.

Syracuse City is also aware of the planned commercial development in neighboring communities along this corridor. Syracuse City should make every effort to coordinate planning along this corridor with neighboring cities in order to ensure that the basic infrastructure needs are not in conflict. Syracuse City should make every effort to position itself to take advantage of the commercial opportunities that will arise from potential projects in neighboring cities.

As the entire 200 South corridor is improved between I-15 and the future Legacy Highway, all of the attending commercial development pressures will eventually follow. The City should anticipate these eventual pressures and work with property owners and developers to ensure that the development of this corridor evolves in an orderly and sustainable manner. The City should also ensure that this corridor is developed in accordance with the standards and values established in this document.

Intersection of 700 South & 2000 West

As mentioned above, UDOT is planning for the eventual widening (to 110') of 2000 West all the way from 1700 South in Syracuse through to Weber County in the north. The section of 2000 West between 1700 South and 200 South represents a major arterial connection between 1700 South and 200 South. This connection will provide for a high volume of vehicular traffic and high visibility for commercial establishments along this corridor. While Syracuse High School currently occupies the north east corner of the intersection of 700 South and 2000 West, the remaining three corners of this particular intersection have been identified by the City as areas for future commercial development. This area should be planned for commercial developments that are congruent with the local residential communities as well as the high school.

The City should anticipate the eventual widening of 2000 West and also plan for any potential traffic related issues that may present themselves if this corner is developed as a commercial hub in the city.

Intersection of Future North Legacy Parkway & Gentile Street

A commercial area has been identified on the General Plan map at the intersection of Bluff Road and Gentile Street. While the future North Legacy Parkway will pass through this area, there is no planned intersection or off-ramp for this intersection. However, due to the proximity of the intersection to the future North Legacy Parkway and the associated visibility, the City has identified this particular intersection as a future commercial hub. New Roads or extensions of existing roads such as Bluff Road and Hill Field Road will eventually provide robust connections between Syracuse City and Layton City creating volumes of traffic that will potentially pass through this intersection. This traffic will create unique opportunities for Syracuse commercial development.

Due to the anticipated volume of ancillary traffic that will be generated by the confluence of these roads, any new commercial development should be carefully planned in order to maintain a sustainable level of vehicular movement through the area.

LAND USE – INDUSTRIAL

Syracuse City recognizes that industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and jobs for residents, but also while these industries contribute the tax base generally they require a fewer public services than residential land uses.. Industrial uses also further the concepts of sustainable communities and smart growth. It is important, however, that these uses are carefully planned for and that the City work to identify businesses and industries that will fit within the community without unduly burdening the infrastructure (i.e. roads, traffic, utilities etc.) while contributing the highest and best value to the community as a whole and to conserve the quality and charter outlined in this document.

There are several areas within the City limits that have been identified for the location of such light industrial land uses.

Legacy & Gentile Street

On the General Plan map, the southeast corner of Planning District 10 has been identified as a future industrial zone. This location has been identified because of its proximity to the future North Legacy Parkway. This is considered to become a prime candidate for light industrial use should Legacy Highway be constructed and should be protected for such a use.

Any efforts to annex the business in the eastern portion of District 1, which currently is within Clearfield City, should be supported.

The western portion of Planning District 5 near the North Davis Sewer District is considered to become a joint use development of research facilities and dual use with academia for water research facilities, environmental research, and green waste recycling facilities. The City should seek outside sources of funding, joint development cooperation or agreements and State and regional assistance to develop research facilities in this new zone. Close planning coordination with North Davis Sewer District would obviously benefit the district and the City for this endeavor.

200 South & 1000 West

On the General Plan map, the northeast corner of Planning District 1 has been identified as business park zoning, east of the Rocky Mountain Power Corridor. The property is under development for light industrial development. This location has been identified because of its proximity to the existing Freeport Center in Clearfield as well as for the proximity to the newly constructed SR-193 with easy access to Interstate 15, as well as rail service.

Land Use – Professional Office

The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone have been developed in order to promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods.

In addition to well paying jobs, Professional Office land uses provide a solid base for the provision of basic services (i.e. medical, legal, dental, real estate etc.) that are all necessary as part of a growing community. It is important that these varied but related professional services are located strategically in areas of the City that do not consume valuable commercial areas from which the City gains needed sales tax revenue. Professional Office land uses should be considered, where appropriate, in conjunction with the location of research parks and other similar professional employment centers. Some professional office uses that operate at a low intensity are suitable for locating in residential structures that border commercial areas. For instance four corners of the intersection of 1000 West and 2700 South has been identified as such a location. While the area is predominantly show on the General Plan map as R-2 residential land use, the corners of this intersection present an excellent opportunity to provide lower density professional office uses while still maintaining the character and quality of the surrounding residential neighborhoods.

Appropriate attention should be paid to the proposed development details of all professional offices in all areas of city. Care should be taken to ensure that the goals of the City as outlined in this document are met while providing the best opportunities for professional office developments of the highest quality and design standards.

TRANSPORTATION

In 1996 the City employed Horrocks Engineers to develop a Transportation Master Plan. Based on Horrocks recommendations and input from the citizens of Syracuse City, a final copy of the City's Master Transportation Plan was presented. At that time it was determined that the plan should be updated when the General Plan is reviewed to account for changes in the City's growth, land use, and transportation demands.

In 2005, the Romney Institute of Public Management at Brigham Young University conducted a study and published a report on the need for future services and facilities based on the City's ultimate build out population in 2030 (approximately 45,000). It was determined in that report that traffic congestion from the population growth would be a major quality of life concern to residents.

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.

The following are recommendations that are intended to improve the safety and convenience of City streets and to plan for anticipated future traffic demands. Design Criteria

Setbacks

Enforcement of the clear view ordinance as well as the enforcement of setback distances from all major collector and arterial roads should be provide for in all planned future widening when necessary.

Curb & Gutter

It is becoming increasingly more important, for reasons of safety and storm drainage control, that the City continue to install curb, gutter, and sidewalk along existing streets. There are many children walking to school along roads without these facilities. The City has installed curb and gutter along all major collector roads in an area bounded by 1000 West Street on the east, Bluff Road and 3000 West Street on the west, 700 South Street on the north and 2700 South Street on the south. In the case of sidewalks, those districts include as many benefactors of the sidewalk as possible, not just the adjacent property owners. Funding for transportation improvements outlined in the Transportation Master Plan should be funded

through impact fees collected from new development. The city should also seek support from Utah Department of Transportation to require curb, gutter, and sidewalk for new homes being built along the State highways.

North Legacy Parkway

The construction of the 14-mi. Parkway connecting Salt Lake City on the south with Farmington City on the northern end was completed in 2008. The next phase of this project, North Legacy Parkway, is a proposed to extend from Farmington through the north-western side of Weber and Davis counties. At this time, the plans for this project are on UDOT's long-range plan with construction at least 10 to 20 years away. In 2001 WFRC and UDOT conducted a study on the North Legacy Parkway project in Davis and Weber Counties in order to identify alternative planning corridors, recommend a preferred corridor to assess and preserve environmental concerns and other issues. Currently, a more detailed environmental study of the area is planned to begin sometime in 2009. This study will include a public hearing process, to help finalize project details such as a final alignment, interchange locations and impacts to the surrounding environment and communities.

While no final alignment or interchange location decisions have been made, Syracuse City did participate in the 2001 study with UDOT and WFRC and did preliminarily determined a preferred alignment for the future roadway as well as preferred interchange locations. These interchange locations were identified at Gentile Street in Layton, 1700 South in Syracuse and approximately 700 South in West Point. 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.

Arterial Improvements

1700 South

Congestion problems currently exist along 1700 South and future population increases as well as increasing tourist traffic to the Great Salt Lake will only increase this congestion as time passes. While improvements are planned in 2009-10 for the section of 1700 South between 1000 West and 2000 West, the City should work with UDOT to study and evaluate the widening of 1700 South from 2000 West to the Bluff Road, The City should plan to protect a minimum 100-foot wide right-of-way from 2000 west to the Davis County Causeway for future road expansion. In order to be recognized as the route to Antelope Island, 1700 South should also be known as Antelope Drive, to be consistent with the eastern portion of the road.

Hill Field Road

A new arterial street, Hill Field Road, providing access from Syracuse City to Interstate 15 is planned as part of the RTP and has been partially constructed into west Layton. Syracuse should continue to work with UDOT and WFRC 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.

Bluff Road

The extension of Bluff Road in a southeasterly direction in order to connect to 700 South Street in Layton should be considered. This improvement would provide an alternate route to a newly planned 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.

200 South

With all of the growth that has occurred in north west Davis County over the last ten years, UDOT has identified the 200 South corridor between I-15 (700 South interchange in Clearfield) and the future Legacy Highway as a key component of traffic management in the region. UDOT is currently conducting the environmental study and evaluation of this corridor. This corridor would benefit all adjoining communities and Syracuse City should continue to support the study and eventual construction of this roadway.

Two north/south minor collector roads designed at a 72-foot width right-of-way should be constructed to connect the future 200 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would provide access to the major east/west route of 200 South Street for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point.

700 South

Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. 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. 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.

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

Collector Streets

1700 South1700 South Marilyn Drive

Once the improvements to 1700 South between 1000 West and 2000 West are completed, Syracuse in coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the site of 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. As part of these improvements, the City has also planned for the truncation and

construction of a cul-de-sac at the northern end of Allison Way1700 South immediately adjacent to 1700 South. The City should also consider ways to connect the Banbury Subdivision to Marilyn Drive (1475 West Street) to promote greater traffic safety for vehicle turning movements onto 1700 South.

Trail System Master Plan

See Appendix 1.

PUBLIC SERVICES AND CAPITAL FACILITIES

The City should continue to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects. The City should continue to use the Capital Improvement Plan to make annual expenditures to implement the City's General Plan. In practice, preparing or updating a Capital Improvement Plan may expose inadequacies in the City's planning efforts and should be reconciled accordingly. The linkage between capital improvement projects and land-use planning is very important in a fast growing community such as Syracuse. The high percentage of growth in the City should promote an aggressive CIP implementation. The plan should include projection for five years for each major service function of the City and should be reviewed annually with the City Council during budgetary planning. The City Council should budget accordingly for consulting and engineering services to review the Capital Improvement Plan with City staff and implement changes according to provided recommendations.

Recreation

With the continued growth within the community, recreational needs continue to impact revenue sources of the City. As Syracuse grows recreational needs along with funding for those needs will grow proportionately. As the annual City budget allows, the City should plan to:

1. Maintain area in major city parks at a minimum rate of 7.2 acres per 1000 population. These parks should be spread throughout the community and should be located in accordance with the City’s Parks Master Plan and in conjunction with the development of schools in the city where possible to mutually benefit the City and the School District.

2. Present satisfying and challenging leisure-time opportunities and programs for people of all ages, interests and abilities by organizing and implementing recreation programs designed to meet the recreation needs of the community.

3. Continuously seek to improve the efficiency and quality of park operations to provide for expanded and developed recreation programs, open space and trail areas.

4. Pursue an aggressive land acquisition program to secure properties for future open space development. As the City continues to look for park property, efforts should be made to purchase available property in locations that would provide recreation accessibility for residents throughout the City.

5. Continue to support the existing Equestrian Park and related equestrian use facilities in Syracuse.

6. The City should continue to pursue the development of Jensen Nature Park as a major regional and local recreational and sports activity facility.

7. The City should continue to look for opportunities to develop regional and local scaled recreational complexes appropriate for the City. They should also work with the school district on the possibility of joint use of recreational facilities.

8. One locally significant phenomenon is the exponential growth of soccer programs in the Syracuse area over the past several years. The City should continue to pursue the development of a regional soccer complex. This facility would be used by residents of the community but also promote Syracuse City as a regional soccer focal point.

Recreational Trails

Maintain the trail system in order to be well designed and constructed and where possible link the major parks throughout the city together. This trail system should be correlated with Davis County and surrounding municipalities to provide for connections to their trail systems. Trail use by pedestrian, rollerblading and bicycles will continue to grow with the development of trails and pathways. The City should continue to secure outside sources of funding to expand trail development.

The City should follow the adopted Trails Master Plan map. The Trails Master Plan map outlines inter-linking development of recreation trails and pathways within community and future development. The City should make access connection points constructed of asphalt to the Old Emigration Trail based upon the adopted trails master plan map and cooperation with local residential and commercial sub-development.

Syracuse City should work to provide and maintain an inter-linking network of recreational asphalt trails for walking and bicycling; minimizing the cost of the trail system by encouraging the use of drainage channels, irrigation pipeline easements, existing trails, public lands, excess street rights-of-way, and major utility rights-of-way. The Recreational Trails Master Plan identifies the location of existing and proposed recreational trails throughout the City and establishes trail improvement, maintenance and management standards. The master plan calls for the development of additional new trails that, together with the existing trails, will provide an extensive citywide trail system. The proposed trail system, when complete, should provide non-motorized routes to connect parks, open space, schools and major community facilities for a variety of recreational and healthy exercise users.

Culinary Water

The City has followed closely recommendations of culinary water master plan. This plan identifies deficiencies in the system and recommendations for upgrading to meet demands at build out. The majority of these recommendations have been met; however, several miles of water lines are still in need of upgrade. It is recommended that the City engineer review and update the culinary water master plan to insure that it meets changes in the development of the City. Storage capacity and delivery pipelines will be needed with increased demand caused by residential growth. To this end it is recommended that the City evaluate the culinary water impact fee from time to time to insure that it covers the cost of future expansion and storage capacity of the system. The City should continue to protect and acquire water rights that could be used to meet culinary water needs at build out. In addition, the City has a few culinary water wells that may be extended deeper into the earth to supplement existing water resources. Extending the existing culinary water wells will also provide legal shelter for existing water use rights controlled by Syracuse City.

Secondary Water

The City's pressurized secondary water system has recently been upgraded with a major expansion of storage capacity with the construction of Jensen Nature Park storage pond. However, in order to meet future irrigation water needs in the City, a new transmission pipeline originating from the Jensen Pond along Bluff Road should be designed and capitalized. The City has a secondary water master plan that sets forth planned improvements that would meet the City's needs at build out. It is expected that the best funding alternative would be through the collection of impact fees. Current policy allows a maximum of one and a half acres in any lot with a home to be watered with secondary water. The current practice of requiring developers to contribute water shares for development should be continued. Moreover, the City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system.

Storm Water

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 is interested in regionalizing detention facilities wherever possible, 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.

Sanitary Water

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.

Public Safety

The City has full-time and reserve police officers, as well as a limited number of full-time fire fighters. The City should continue to hire police officers and fire fighters to meet the needs of the city as population increases. 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.

The City Fire and Planning Departments should begin to investigate a possible location for a third fire sub-station to accommodate the new commercial and residential growth. Land

purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Street Lights

It shall be the policy of Syracuse City 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, it shall be the policy of the City to locate street lights at all street intersections or every 800 feet if intersections are more than 800 feet apart. Locations of streetlights every 800 feet may not be necessary where development along the street is sparse. It shall also be the policy to locate streetlights at the end of the cul-de-sac streets where they are 400 feet or more from a street intersection. Development should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

Tail/Waste Water

Though not a service of the City, the handling of tail water or agriculture wastewater is an important issue related to irrigation of land which lie next to developed properties. To help reduce the potential for flooding and other problems associated with development at the low end of irrigated properties, the City should make every effort to see that developers of properties with the potential for such problems take appropriate measures to convey tail water to a reasonable place and facility that will avoid such problems.

Land Drains

A land drainage master plan should be created and adopted by the City to address current and future sub surface land drainage needs of the City. The boundary of this plan should follow the City's future annexation areas and include existing land drain facilities currently being maintained by the City. The proposed land drain pipelines and collection systems within such master plan should include the construction and maintenance of land drain systems and the creation of major collection pipelines that may route collected water to storage facilities for use within the City's pressurized irrigation system or for recreational use within City parks. The existing land drain system maintained by the City is designed to relieve residential sub-surface flooding problems. A master plan should be developed to include estimates of facility capacity, use of collected water, pipe sizes, facility locations, and cost of improvements.

The land drain master plan should contain several functional objectives. First, the plan should provide a guide for the development of future land drain systems. Second, provide an estimate of costs to develop and maintain land drain collection systems. This plan should be used by the City to determine yearly Capital Improvement Project expenditures for the land drain system. Third, guide the City in utilizing existing water rights for the collection of sub-surface land drain water. Finally, the plan should be used to establish impact fees for new residential growth within the community, which would prevent existing City residents from having to shoulder the burden of land drain development impacts.

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 continue to pursue negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

PLANNING DISTRICTS

In order to permit a more detailed description of the plans for various geographic areas of Syracuse, the City has been divided into ten (10) planning districts. The following section includes a description of each district, which, together with the accompanying Syracuse General Plan Land Use Map, provides a comprehensive set of recommendations for future land use within the City. These plans and recommendations provide the specific details of the plan as identified in the broader goals and objectives stated in this document.

District 1

This district is located in the far northeast corner of the City. The northern boundary of this district is 200 South and on the south by 1700 South. To the east, the district boundary is the same as the municipal boundary between Clearfield and Syracuse. The western boundary of the district is 2000 West. As shown on the accompanying map, this district has deliberately included a portion of Clearfield City. As Syracuse was evaluating the available land for its existing cemetery located at 1030 W 1290 South it was determined that based on the projected population growth, the City would eventually require additional land for its cemetery. The City has purchased the additional land adjacent to the existing cemetery for a planned future expansion, but the land that was purchased is part of Clearfield City. While the City is not in immediate need of the land for expansion of the cemetery at this time, Syracuse should continue to pursue negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

There are several general planning areas that are part of this district and each is described briefly below.

Residential Areas

More than two-thirds of the land in District 1 is currently identified for residential development. primarily R-2 and R-3 single-family residential uses and most of the residential land identified in this area has been developed in accordance with this plan. The City should continue to follow the current development patterns as outlined in this document and according to the General Plan Land Use map.

2000 West & 700 South Commercial Area

The location of Syracuse High School on the northeast corner of the intersection of 2000 West and 700 South has created specialized commercial opportunities such as restaurants and other retail and commercial activities. The City has anticipated these opportunities and has identified the majority of the land on all four corners of this intersection as either General Commercial or Professional Office. There is also a section of land located south of this intersection along 2000 West, on the east side of this roadway, that is anticipated to be utilized as a Neighborhood Services (NS) zone as homes along 2000 West are redeveloped for other uses.

200 South Corridor Commercial Area

The area of land between 200 South and 700 South and from 2000 West east to 1000 West has been identified as a future General Commercial zone and Business Park. There are more than 100 acres of land currently in use as agricultural property but it is anticipated that as the 200 South corridor is widened by UDOT (see 'Land Use – Commercial') this area has been identified for future development which includes, retail, commercial, housing and professional office uses. Planning tools such as commercial or Business Park design guidelines should be developed and the area should be treated as a district similar to that created for the City's Town Center. Such a small area plan would allow the City to guide and implement distinctive and enhanced development options for commercial development in the northeast corner of the City.

1700 South Commercial Corridor

Part of another large commercial zone has been identified in this district; it is located along 1700 South. The land along the north side of 1700 South from 1000 West to the corner of 1700 South and 2000 West is planned for future General Commercial and Neighborhood Services development. This particular corridor represents the gateway to Syracuse City and ultimately leads to the Syracuse Town Center.

The northwest corner of 1700 South and 1000 West represents part of what can be considered the "gateway" to Syracuse City. Three of the corners at this intersection are located within the City boundaries. Two of these corners have been developed with General Commercial businesses in accordance with this plan. In order to put the best commercial image forward to the public, the development of this corner should replicate the type and quality of development that has occurred on the southwest and southeast corners of this intersection. Professional office zoning has also been identified as a future land use along 1700 south from approximately 1100 West to Marilyn Drive.

UDOT is moving forward with improvements and widening of this particular stretch of 1700 South. As 1700 South is a high traffic arterial class road, commercial enterprises that serve both local and region wide needs should be encouraged to develop here. This type of development will provide the necessary services and commodities for the City while enhancing the sales tax base.

Founders Park, a City owned and operated park, is located in this district immediately east of the Syracuse Elementary school. The plan identifies all of the land in the park to remain as 'Open Space/Recreational" but an eastern portion of the park may also be considered in future for retail and commercial development. Any proceeds from the sale of this land for such commercial development would be used for the purchase and development of other park lands elsewhere in the City. Also located just south of this park is a small general commercial area that has been identified as part of the Town Center. The northeast corner of 1700 South and 2000 West should be considered as part of the Town Center and the standards established in the Town Center Master Plan should apply in this area.

The widening of 1700 South along this corridor will provide much needed relief to traffic congestion that has existed for many years. Care should continue to in order to prevent unnecessary traffic conflicts as this commercial district area develops further. In addition, sidewalks should be required and provided along 1700 South as shown on the Master Transportation Plan.

District 2

This district is located in the far northwest corner of the city (east of Bluff Road) and is bounded on the north by the 200 South and on the south by 1700 South. Its eastern boundary is 2000 West Street and its western border is the Bluff Road and approximately 3500 West.

Residential Areas

This district is comprised of a number different zone types, but the majority of land area is identified as R-1 and R-2 residential use... Generally, the portion of the district west of 2500 West and South of 700 South should continue to develop as planned with R-1 residential. The eastern half of the district, east of 3500 West should continue to develop primarily as R-2 residential use with other uses as shown on the Syracuse future Land Use Map.

State Road 193 Corridor Commercial Area

Commercial activities should be oriented and planned along this corridor in a similar way that the 200 South Corridor is planned for development in District 1 above. This commercial corridor will be critical to providing an auxiliary commercial district to supplement the 1700 South corridor. The State Road 193 corridor east of 2000 West is planned primarily for commercial development and should also be planned to serve both local retail and service needs as well as similar needs of tourist traffic passing through the City headed toward Antelope Island. The City should also be aware of the future land uses that are planned on the north side of the State Road 193 Corridor in the City of West Point. In all cases any planned commercial developments should be scrutinized using the principles outlined in this document to ensure the highest quality of commercial, retail development and minimization of associated traffic congestion/safety problems to the surrounding residential communities.

2000 West Commercial Corridor

UDOT is currently planning for the widening of 2000 West through Syracuse City from 1700 South north to 200 South. This will be a 110' wide, arterial class road, similar in size and character to 1700 South. The west side of 2000 West between 700 South and 200 South has been identified as General Commercial (CG) zone that is planned across the street. This corridor should be planned and developed in the same fashion as the land across the street to the east, and where possible, any mixed-use developments should complement each other and appear as part of an overall well-planned mixed-use development.

Coordination and anticipation of traffic conditions related to planned developments and any road widening projects should be a priority. Specifically traffic volumes and potential conflicts with Syracuse Junior High and Syracuse Elementary School should be anticipated and prevented where possible.

1700 South & Town Center Commercial Area

A large portion of the Syracuse Town Center Plan is within this district fronting 1700 South between 2500 West and 2000 West. Enforcement of the Town Center Master Plan guidelines and recommended design standards should continue to be upheld by the City in order to ensure that a unique, attractive Town Center identity continues to evolve.

Both sides of the road along the 1700 South corridor between 2000 West and Bluff Road represents a future commercial district that will become more prominent once the extension of the North Legacy Parkway is completed through Syracuse City. The corridor will have a similar "gateway" character to the Town Center as travelers will now be able to enter the City via an interchange at North Legacy Parkway and 1700 South. The City should pursue development of commercial and professional office land uses in this corner of District 2, paying particular attention to the land on the northeast corner of Bluff Road and 1700 South. When the North Legacy Parkway interchange is completed at this location, the four corners of this interchange will become highly attractive properties to commercial developers and the City should work to ensure that any development that occurs presents the City in the best way to travelers on the Parkway that may or may not exit to enter the City..

District 3

This district is located in the northwest corner or the City (west of Bluff Road) extends from the current West Point City south boundary line at 700 South Street to 1700 south to the south, and from the Bluff Road on the east to 4000 West on the west.

Residential Golf Course Community

Approximately half of this district has been developed as a residential golf course community (PRD and R-2 land uses surrounding a golf course). The development of this type of golf course community is consistent with the recommendations of this Plan. There are a few parcels of undeveloped land remaining in the northwestern corner of this district that have been identified for development as R-1 residential housing. This also is consistent with the overall planning goals as set forth in this document.

1700 South & Bluff Road

As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and Antelope Island an attractive location for commercial developers. The intersection just west of this future interchange (1700 South and 3000 West) therefore has been identified as future General Commercial zone.

The proposed alignment of the future Legacy Parkway extends immediately along the west of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area, including part of the Layton Canal right-of-way, the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway highway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects Syracuse City to West Point in the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

Sensitive Overlay Zone

This whole district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 4

District four is located on the far western boundary of the City bounded on the north by the West Point City boundary, on the south by 2700 South, on the east by 4000 West Street, and on the west by the Great Salt Lake. The majority of the district is identified on the Future Land Use Map as being located in a "Sensitive Overlay Zone" due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. More detailed and specific information and construction standards should be required to insure that soil and water conditions can be adequately addressed prior to approval and construction of any development.

Agriculture & Open Space

The lands adjacent to the shore of the Great Salt Lake in this district have been identified as "Open Space/Recreation" on the Land Use Map. This land should continue to be preserved as open space, and the City should try to closely follow the Davis County Shorelands Plan in this area. Nearly all of the area south of 1700 South has been purchased by the North Davis Sewer district as a buffer for the sewer plant and to have space where sludge from the plant can be disposed of as agricultural fertilizer. The City should pursue an the opportunity of a dual partnership with North Davis Sewer District on discharge water re-use and joint composting efforts with the district utilizing yard waste material (green waste) with sewage byproducts.

R-1 Residential

District four is primarily comprised of agricultural land uses with some R-1 and future Planned Residential Development uses in the northeast corner of the district. The area of this district that has been identified for residential development is planned for R-1 residential land use. Approximately half of the R-1 land in this district has been developed. The remaining R-1 land in this district should continue to be developed primarily as R-1 residential land use.

District 5

This district is located in the western-central portion of the city. It consists of an area between 1700 South on the north, 2700 South Street on the south, 3000 West Street on the east, and 4000 West Street on the west. Currently more than fifty percent of the land use in this district is agriculture. The balance of the land is currently developed with R-1 residential dwelling units.

R-1 Residential

The General Plan identifies approximately three-quarters of this district to develop in the future as R-1 residential land use. The development of R-1 land uses is consistent with the stated goals of this plan.

Sewer District Research Park

Syracuse City and the North Davis Sewer District have partnered in planning a joint land use in this district. The land use is a planned academic Research Park zone on the far western boundary of this district east of 4000 west between 1700 south and 2700 south. This site would be the location of future research park facility constructed to support higher education in waste management technologies in and formulating job creation. The project would be developed through a cooperative effort between the North Davis Sewer District, Syracuse, and state agencies.

Commercial

There is a small area planned for General Commercial on the south side of 1700 South 1700 South near the intersection of 3000 West 1700 South. See "1700 South & Bluff Road" description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 6

District 6 is a small district located in the geographic center of the city, just west of Bluff Road. The boundaries are 1700 South on the north, 2700 South Street on the south, Bluff Road on the east, and 3000 West Street on the west.

R-1 Residential

More than three-quarters of the land in this district has been identified on the General Plan Map as R-1 residential land use. Of the land identified for R-1 residential land use, half of that land has already been developed. While the development of R-1 land uses in this district is consistent with the stated goals of this plan, , there are issues related to utility infrastructure, specifically the management of sewer and water, which have been presented in the development of the current and proposed residential communities. The City should ensure that a high level of engineering scrutiny be employed in any future residential development in this area so that there is no unforeseen burden placed on the City's ability to provide these basic utility services.

Future Legacy Parkway

On the north end of this district there is the same commercial opportunity adjoining districts 2, 3 and 7. As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and Antelope Island an attractive location for commercial developers. As stated earlier, it is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area,

Parks & Trail

Fremont Park is located just south of 1700 South and east of 3000 West. The City has planned for the development of Fremont Park as a regional park that will be used to serve the community as a recreational park and tournament caliber soccer complex. This park will be connected to other parks in the City through the planned trail network. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail may replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

1700 South Commercial Corridor

There is a small area planned for General Commercial on the south side of 1700 South near the intersection of 3000 West 1700 South. See “1700 South & Bluff Road” description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a “Sensitive Overlay Zone”. It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 7

District 7 is a small district located in the geographic center of the city, just east of Bluff Road and the boundaries are1700 South on the north, 2000 West Street on the east and Bluff Road on the west.

R-2 Residential

More than ninety percent of this district is planned for R-2 residential land use. All of the R-2 residential land in the district is now developed and the City should plan to provide the necessary

improvements to public infrastructure in order to ensure that these residential communities remain an asset and contribute to the stated goals and objectives of this plan.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the Town Center. See "1700 South & Town Center Commercial Area" as described in District 2 above for more details.

District 8

District 8 is located in the eastern and central part of the city and consists of all the area from 1700 South on the north to Bluff Road on the south, and from 1000 West Street on the east to 2000 West Street on the west.

R-2 Residential

Approximately ninety-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. The development of R-2 land uses in this district is consistent with the stated goals of this plan. The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

R-3 Residential

Located between the existing R-2 residential land uses and the commercial corridor along 1700 south are some parcels identified as R-3 residential land uses. There are also additional R-3 residential locations at 1901 West and 2250 South and at 2150 South and 1100 West.

Planned Residential Development

This district contains one area identified as Planned Residential Development (PRD). The PRD area is at 1000 West and approximately 2050 South. The PRD type of development is residential, subject to PRD standards consistent with the stated goals of this Plan. A PRD may have an allowance of up to 12 units per net acre subject to the development design as a transitional residential buffer to commercial, industrial, and/or retail zones as established in the General Plan as well as other requirements found in Title 10, the Land Use Ordinance.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the Town Center. See "1700 South & Town Center Commercial Area" as described in District 2 and "1700 South Commercial Corridor" as described in District 1 above for more details

Public & Municipal Uses

This district is also the location of the municipal functions of the City. City Hall, Public Safety, the City museum, Community Center, Post Office and the Davis County library are all located within the Town Center in the northwest corner of this district. The City has also identified this

area as the location for other potential public improvements on adjacent City owned land. These other improvements could include an amphitheater, recreation facility, parks etc. and should be pursued in order to continue to develop the area as outlined in the Town Center Plan.

Other Commercial Zones

There are three other small yet viable commercial zones located in this district. This zone is home to a number of small, well established retail and service oriented businesses that each contributes to the small-town feel of the community as a whole. One zone is located just east of 2000 West on 2250 South and has been designated for Neighborhood Services zoning. As a complement to this area, another Neighborhood Services zone is located on the corner of 2700 South and Allison Way. Additionally, General ~~c~~Commercial zoning is applied at the location of one of Syracuse City's oldest retail establishments, R. C. Willey. While situated in the midst of a largely residential area, the City feels that it is vital that this business be protected, supported and sustained. When the West Davis Corridor is completed near Bluff Road, the increased vehicular traffic to this area will ensure the continued success of this well established Utah business. The extension of Bluff Road to the proposed West Davis Corridor interchange near the southeast corner of the City must be preserved as a simple and conspicuous access

Professional Office

The intersection of 1000 West and 2700 South has potential to sustain and support a small pocket of professional offices and services (i.e. dental, legal, medical, therapy etc.). Based on existing and project traffic volumes and other existing non-residential land uses, this area has been identified on the General Plan Map as Professional Office land use.

District 9

District 9 is located in the central part of the city along the eastern City boundary. It is a long and narrow geographic area that is bordered on the north by 1700 South, on the south by Bluff Road, on the east by the City boundary at 500 West and on the west by 1000 West Street.

1700 South Commercial Corridor

The northern boundary of this district is 1700 South. See "1700 South Commercial Corridor" as described in District 1 above for more details.

Gentile Street & Bluff Road Commercial District

Along the north side of 3700 South near Bluff Road the General Plan Map has identified C-G commercial.

Planned Residential Development

This District contains two areas that have been identified as Planned Residential Developments (PRD). One is located just south of 1700 South and east of 1000 West. This parcel will become an "Independent Senior Living" development. This type of development is consistent with the stated goals of this plan. The other PRD zone is located near the intersection of 1000 West and Bluff Road. Recognizing that the pending baby-boom generation is nearing retirement and will have a need for low-maintenance, independent living lifestyle dwellings, this area should be

considered for more development similar in purpose to the Senior Living development located at the north end of this district.

R-2 & R-3 Residential

More than eighty-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. There is a small portion of the land in the district that has also been identified as R-3 residential land use. Of the land identified for R-2 residential land use, nearly all of that land has already been developed. The development of R-2 land uses in this district is consistent with the stated goals of this plan. The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

Professional Office

A small professional office zone is planned south of and along 3700 south. Coordination will be needed with Layton on transportation infrastructure as development occurs along the city's border.

Arterial Roadway Development

Three of four future main East/West arterial roadway corridors are located inside the southern portion of this district. It is recommended that the City plan accordingly to create attractive entryways with City identification signage and landscaped plots as indicated in the community pride section of this document. While the convergence of these roads into this area will promote future commercial growth potential for the City, the City should manage the projected traffic impacts accordingly so that the residential areas located adjacent to these corridors are not negatively impacted.

District 10

Located in the far southwestern corner of the City, this district is the largest of the planning districts, containing about 5.75 square miles. It extends from 2700 South Street on the north to the Great Salt Lake on the south and from Bluff Road on the east to the shore of the Great Salt Lake on the west.

Agriculture & Open Space

This district is predominately agricultural land uses, most of which lie outside the incorporated boundaries of Syracuse City. The nearby shore of the Great Salt Lake provides not only scenic value but wildlife habitat for waterfowl and shore birds; development in this area carries adverse environmental impacts from encroachment and the potential for the required use of septic tank systems. The area along the shores of the Great Salt Lake should be preserved as open space that is buffered by adjoining agriculture uses as identified in the Davis County Shorelands Master Plan. This land is largely in an active wetland status with very little topographical relief. The area is not serviceable by gravity type sewer or land drain systems and has soils which are not suitable for development or use of septic tank sewage systems.

Lack of underground utilities and narrow transportation roadways adversely affect the development potential of the southwestern portion of the district. However, over time utilities and transportation provisions may occur that may improve development potential. The majority of the land in the district is located on the far western boundaries of the City and therefore any development will impose very costly infrastructure improvements. The City should be aware of these costs as agricultural land is made available for development and take them into consideration in any approval process.

Equestrian Park & Syracuse City Public Works

This district contains the City's Equestrian Park located at 2400 West and approximately 3000 South, which provides much needed equestrian training and stabling facilities in the area. It is recommended that the City continue to support further expansion and improvement of public equestrian facilities with the goal of developing a rodeo grounds and associated amenities. Linking this facility into the city's master trails plan should also be pursued. In addition to equestrian facilities this district is also home to Jensen Nature Park and its future expansion will serve as a regional park to the community as well as helping to preserve open space.

This area is also home to the City's Public Works facilities, just south of the Equestrian Park. The Public Works facilities should be planned accordingly for future expansion as residential and commercial growth demand necessitates additional services from the department.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

Gentile Street & Bluff Road Commercial District

Along the south side of 3700 South and west of Bluff Road the General Plan Map has identified a general commercial zone.

North Legacy Parkway

The proposed alignment of the future Legacy Parkway is located adjacent to the west side of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area, including part of the Layton Canal right-of-way, for the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects Syracuse City to West Point in the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail.

However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document.

GENERAL PLAN IMPLEMENTATION

As the General Plan is written, care is taken to ensure it is in harmony with the values, goals, and objectives of the residents of Syracuse City. The General Plan is most influential when specific implementation policies are written and when land use decisions abide by those policies. Implementation policies can involve changes or additions to ordinances, zoning, and City policy.

POLICY TOOLS FOR PLAN IMPLEMENTATION

The General Plan details developmental goals and policies which promote land use patterns adopted by the City Council. General guidelines necessary to accomplish the objectives of the plan are given. However, in the end, the impacts of this plan are dependent upon its usage in day-to-day planning decisions relating to development and land use. The General Plan is carried out by tools designed to help the City Council, Planning Commission, and the Community Development staff. These tools include land use ordinances, subdivision regulations, capital improvements program, and periodic comprehensive review and updates (as necessary) of the General Plan.

LAND USE ORDINANCES

Land Use ordinances are adopted and enacted for the purpose of promoting the health, safety, morals, prosperity, convenience, and general welfare of the present and future inhabitants of Syracuse City. Furthermore, the purpose of the Land Use ordinance is to:

1. Encourage and facilitate the orderly growth and development of the city;

2. Provide adequate open space for light and air, air quality, to prevent overcrowding of the land, and to lessen congestion on the streets;

3. Secure economy in municipal expenditures, to facilitate adequate provision for public services such as culinary water, sewage, schools, parks, secondary water, transportation, and other public facilities and services;

4. Preserve and create a more desirable environment for the citizens of Syracuse City;

5. Secure safety from fire, crime, and other dangers;

6. Stabilize and improve property values resulting from the orderly growth of the City;

7. Enhance the economic and cultural well being of the inhabitants of Syracuse City;

These objectives are achieved through regulation and control of types and patterns of land uses, building densities in residential areas, regulation of commercial and industrial areas, and the arrangement and size of buildings through setback and height regulations. In addition to periodic reviews and updates to the General Plan, the Land Use ordinances should also be periodically reviewed and, when necessary, revised in order to assure agreement and compatibility with the General Plan. Neither the General Plan nor its implementation tools should be considered static. Ideally, the Land Use ordinance is used in conjunction with the General Plan and is used as a tool for implementation of the plan and its objectives.

SUBDIVISION REGULATIONS

Subdivision regulations provide the basic, minimum design standards for new streets, utilities, land divisions and other public infrastructure in the City. They also enable the community to require developers to construct utility lines, roads, curbs, and other necessary infrastructure according to the impacts of their developments and in compliance with adopted City standards. Subdivision regulations are important to the General Plan because of the orderly regulation of development they provide and should be crafted in a way that is complimentary to the General Plan. All new subdivisions of land must meet the subdivision regulations or they cannot be approved for development. To ignore or abandon the rules outlined in the subdivision ordinances undermines the city's ability to grow and mature according to the values, goals and objectives outlined in the General Plan.

CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) should be the single most important tool in executing the development guidelines of the General Plan. The CIP should be used to plan and schedule financing for the construction of all major non-recurring community facilities and infrastructure such as streets, utilities, public buildings, acquisition of land, etc. The capital improvements plan should be based on an analysis of the community's financial capability in order to reconcile proposed expenditures with fiscal reality. This presents the opportunity for planning finances for the developments proposed in the General Plan. The capital improvements program enables the City to:

1. Relate physical planning to financial planning;

2. Obtain maximum value from the expenditure of public funds;

3. Ensure the City's financial ability to meet future demands for public service;

4. Devote adequate time to the study and development of capital improvement projects.

MINOR GENERAL PLAN REVISIONS

Minor revisions to the General Plan may be made without formally opening the General Plan provided that all of the following conditions exist:

1. The property to be changed must be a designated parcel of land that is five (5) acres or smaller.
2. A neighboring property must be currently zoned the same zone as the property to be changed.
3. The indicated neighboring property must have a shared property line of 100 feet or greater.

PERIODIC REVIEW OF THE GENERAL PLAN

The City Planning Commission should evaluate the General Plan periodically as mentioned in the introduction of this plan and Title II Chapter 1 of the Syracuse City ordinance. Comprehensive updates to the General Plan should be considered at least every three (3) years and not more than every (5) years. Updates to the General Plan should take into consideration the time elapsed since

the previous update, the growth that the City has experienced since the last update as well as the involvement for accomplishing the update as required for the City staff, elected officials, and citizens involvement. The primary objective in consideration of updates to the General Plan should be the ability for the City to function and have a stable plan for a sufficient period of time to allow the adopted policies to effectively work in the community.