



SYRACUSE CITY

Syracuse City Council Work Session Agenda

May 28, 2024 – 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 874 2363 5389

Streamed on Syracuse City [YouTube Channel](#)

- a. Meeting called to order.
- b. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. *(Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.gov, by 4:00 p.m. on May 28, 2024. Comments submitted by the deadline will be read for the record of the meeting.)*
- c. Report from Syracuse City Disaster Preparedness Committee (DPC) regarding Great Shakeout Drill performed on April 20, 2024. (15 min.)
- d. Presentation from Councilwoman Carver and Dream Works, LLC regarding Farmer's Market. (15 min.)
- e. Planning items:
 1. Proposed Ordinance 24-10 amending the Syracuse City Zoning Map for property located at approximately 2250 West Antelope Drive from Residential (R-2) with the Town Center Overlay and Agriculture (A-1) with the Town Center Overlay to General Commercial (GC) with the Town Center Overlay (continued from the May 14, 2024 business meeting). (10 min.)
 2. Recommendation from Planning Commission: application for zone change and preliminary plan approval for property located at 2425 W. 2700 S., Agricultural (A-1) and Residential (R-3) to Planned Residential Development (PRD). (10 min.)
 3. Discuss regarding potential creation of residential rental unit registration program. (15 min.)
- f. Review/discussion of proposed Interlocal Agreement for dispatch services for Fiscal Year (FY) 2025. (5 min.)
- g. Consideration of surplus action, Police Department K-9 officer vehicle. (5 min.)
- h. Easement request from Nature Conservancy at 2550 West Gentile Street, pertaining to the Utah Department of Transportation (UDOT) West Davis Corridor project. (10 min.)
- i. Continued review/discussion of tentative budget for Fiscal Year (FY) 2025. (30 min.)
- j. Discussion regarding participation rates of Syracuse City in the Utah Public Employees Retirement System (URS) and the Public Safety Retirement System for Fiscal Year (FY) 2025. (5 min.)
- k. Discussion regarding proposed wage scale updates for Fiscal Year (FY) 2025. (10 min.)
- l. Discuss proposed amendments to the Syracuse City Consolidated Fee Schedule for Fiscal Year (FY) 2025. (10 min.)
- m. Continued discussion of public information tool(s). (15 min.)
- n. Review/discussion of Resolution R11-23, which regulates advertising in the Syracuse City utility bill. (10 min.)
- o. Proposed update of the Syracuse City Americans With Disabilities Act (ADA) Transition Plan. (10 min.)
- p. Adjourn.

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

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 23<sup>RD</sup> day of May 2024 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov/>. A copy was also provided to the Standard-Examiner on May 23, 2024.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

## May 28, 2024

Agenda Item “c”

Report on Syracuse Great Shakeout Drill  
Coordinated by the Disaster Preparedness  
Committee.

### **Background Information:**

The City’s Disaster Preparedness Committee is established to “act as an advisory committee to the Mayor and City Council regarding preparation efforts and volunteer coordination related to larger scale natural disasters and other similar emergency events that will involve the participation of City residents and businesses.” (City Code 3.50.010)

Per section 3.50.040 of the City Code, the duties and responsibilities of the Committee are as follows:

1. Make recommendations to the Mayor and Council on measures that the City can take to better prepare for natural disasters and other similar emergencies.
2. Communicate and coordinate with City emergency management personnel on emergency response plans, and protocol involving volunteers.
3. Develop and make recommendations to the Mayor and Council on public education and awareness programs for better disaster preparedness of the City and its residents.

Councilmember Savage is assigned to the Committee as the Council Liaison and has requested this agenda item to provide a report to the Council on the Great Shakeout Drill performed on April 20, 2024.

### **Discussion Goals**

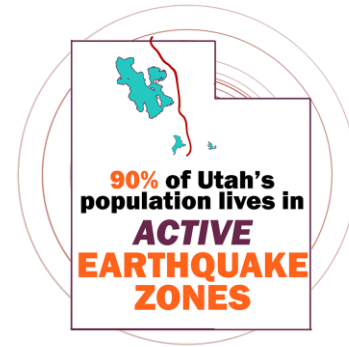
1. Review and discuss the results of the drill and provide feedback to the Disaster Preparedness Committee, as needed.

Saturday April 20, 2024

10:00 a.m.



# Great Syracuse Shakeout Drill



SIGN UP FOR TIPS & I  
TEXT  
**UTAHQUAI**  
**TO 43361**

STANDARD MESSAGES & DATA RATES APPLY



Utah  
**Shake  
Out**  
TM

## Putting Down Roots in **EARTHQUAKE COUNTRY**

Your Handbook for Earthquakes in Utah

2nd Edition



Developed by the:  
Utah Seismic Safety Commission  
Utah Division of Emergency Management

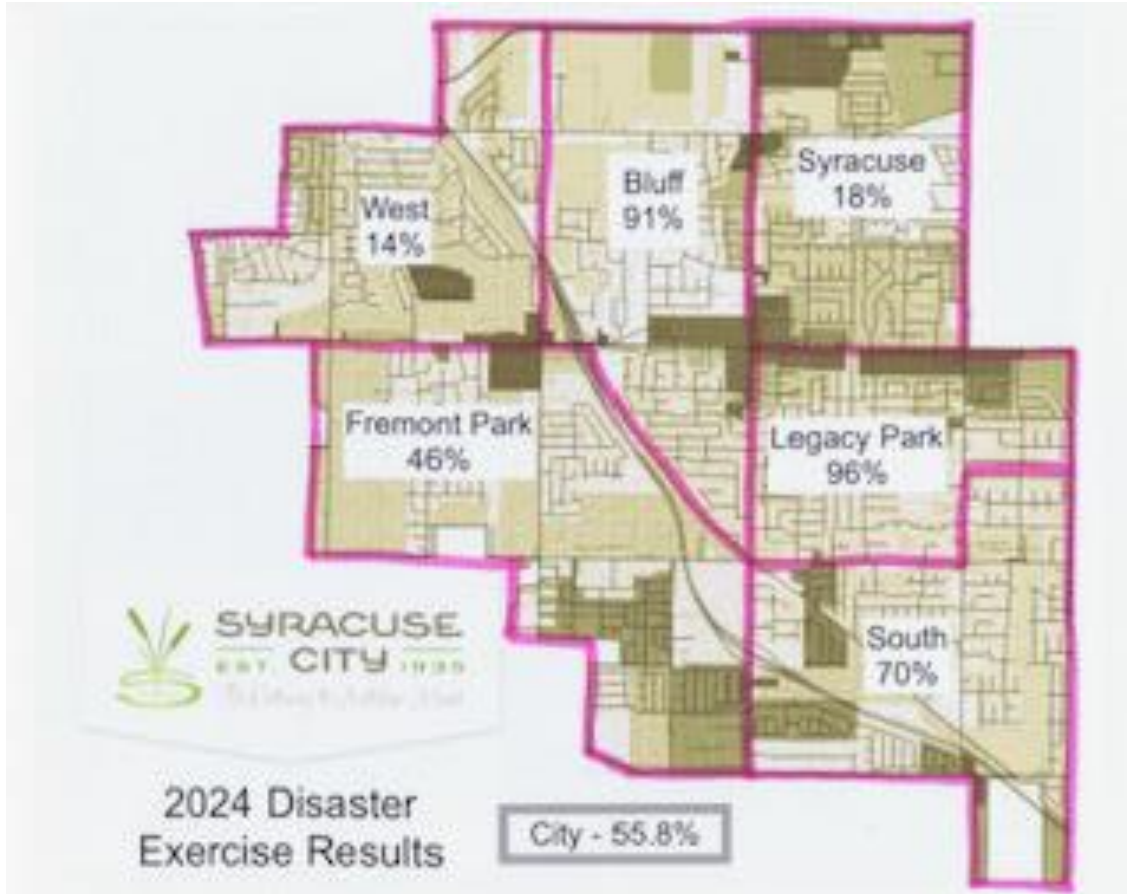
Utah Geological Survey  
University of Utah Seismograph Stations  
Structural Engineers Association of Utah

In cooperation with the:  
U.S. Geological Survey  
Federal Emergency Management Agency

# Exercise Description

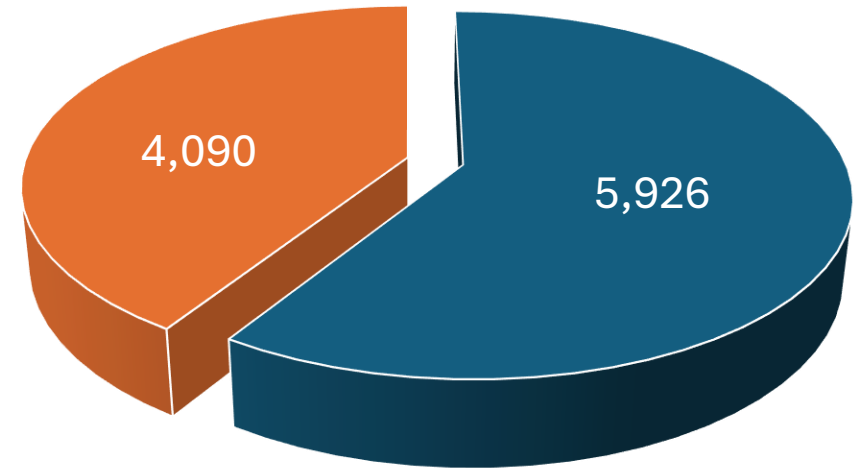
- The exercise, this year, will be a simple house count of which homes are safe, need help, or need a callback.
  - On Saturday morning, April 20, just before 10:00am, put something red (need help) or green (home is safe) on your porch, garage door, or mailbox.
  - The assessment teams will count the number of red and green homes and all others counted as yellow.
  - The local neighborhood leaders will pass the counts up to the city for evaluation.
  - This is an initial test of RDAP (Rapid Disaster Assessment Program), which the city will implement in the event of a real emergency.

# City Exercise Results



10,016 Total Addresses

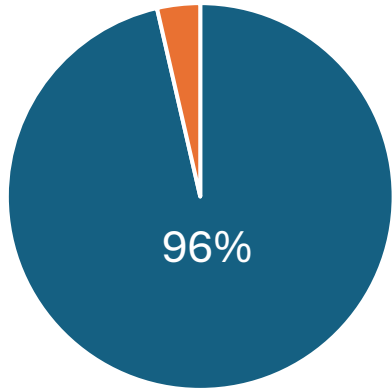
## Syracuse City



■ Address Assessed ■ Not Assessed

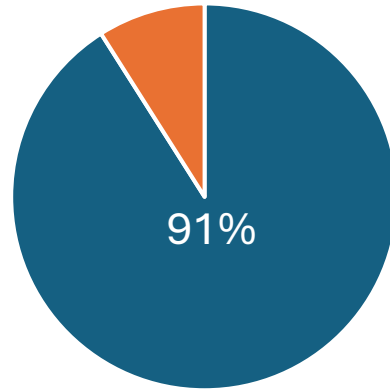
# Participation By Region

Legacy Park District



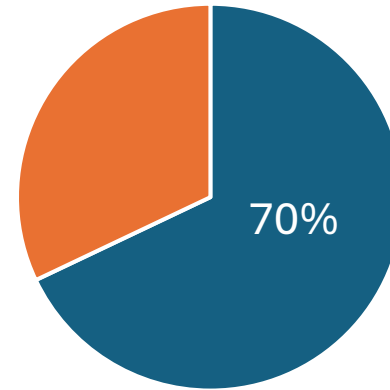
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Syracuse Bluff District



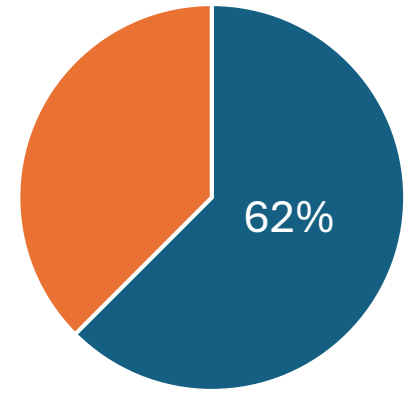
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Syracuse South District



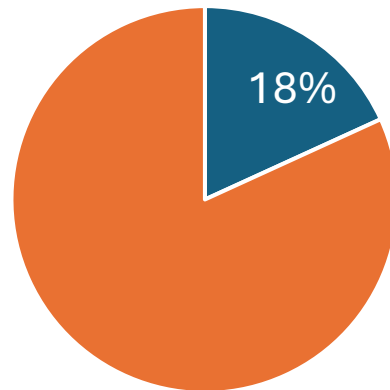
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Syracuse West District



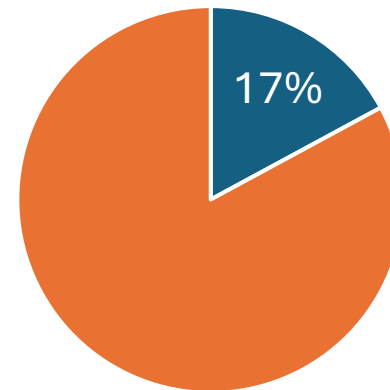
■ Address Assessed ■ Not Assessed

Syracuse District



■ Address Assessed ■ Not Assessed

Fremont Park District



■ Address Assessed ■ Not Assessed

# By The Numbers

|                       | AddressCount  | Address Assessed | Not Assessed | Percentage Assessed | Red        | Yellow       | Green      | Ham Opers |
|-----------------------|---------------|------------------|--------------|---------------------|------------|--------------|------------|-----------|
| <b>Syracuse Bluff</b> | 1,411         | 1,284            | 127          | 91                  | 44         | 1,255        | 112        | 4         |
| <b>Fremont Park</b>   | 1,496         | 256              | 1,240        | 17                  | 32         | 139          | 85         | 0         |
| <b>Legacy Park</b>    | 2,030         | 1,957            | 73           | 96                  | 119        | 1,597        | 314        | 12        |
| <b>Syracuse South</b> | 1,800         | 1,223            | 577          | 70                  | 105        | 955          | 163        | 8         |
| <b>Syracuse</b>       | 1,903         | 346              | 1,557        | 18                  | 2          | 160          | 22         | 4         |
| <b>Syracuse West</b>  | 1,376         | 860              | 516          | 62                  | 33         | 767          | 60         | 0         |
| <b>Total</b>          | <b>10,016</b> | <b>5,926</b>     | <b>4,090</b> | <b>59</b>           | <b>335</b> | <b>3,278</b> | <b>756</b> | <b>28</b> |



- CodeRED is the emergency notification system used by Syracuse in the event of an emergency situation.
- **We encourage everyone to sign up for Code Red**



<https://public.coderedweb.com/CNE/en-US/E3BC2EED087A>



# COUNCIL AGENDA

May 28, 2024

## Agenda Item “d” **Farmers Market Presentation**

### *Factual Summation*

- Over the past several months, the Mayor and Council have been discussing the concept of reinstating a Farmers Market in Syracuse City.
- During the February 27 work session meeting, Councilmember Carver was asked to research options for a Farmers Market that would not require a great deal of City resources/support.
- Councilmember Carver has invited representatives of Dream Events, LLC to attend the meeting to provide a presentation regarding their ability to administer a Farmers Market in the community.
- The presentation is attached.

### *Discussion Items*

- Would the Council like to authorize Dream Events, LLC to produce a Farmers Market in Syracuse City?

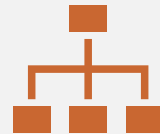
# June - 2024

June - October 17th

SYRACUSE  
FARMERS  
MARKET



Dream Events LLC an event planning company would like to run the farmers market for the City of Syracuse.



Organized by Matthew & Diana Siemens.

Running a farmers market can be a rewarding venture, offering fresh produce and local goods to the community while also fostering connections between farmers, artisans, and customers.

What time and day ?

1. Thursdays
2. Mondays

5 to 9 pm

## LOCATION;

- Working on it
- Which location the city would recommend?

# DREAM EVENTS LLC

## **1. Vendor Recruitment:**

1. Reach out to local farmers, growers, producers, and artisans to gauge interest in participating.
2. Provide information about the market and vendor requirements.
3. Establish guidelines for product quality, diversity, and pricing.

## **2. Permits and Regulations:**

1. Obtain necessary permits and licenses from the local authorities.
2. Ensure compliance with health and safety regulations.
3. Set up procedures for handling payments and sales tax.

# FARMERS MARKET

- Entertainment
- Low fees
- Farmers
- Craft Vendors
- Food trucks
- Food booths

# MARKETING PLAN

- Email Campaign
- Facebook ads
- Banners
- More



# COUNCIL AGENDA

May 28, 2024

Agenda item "e.1"

## Request to Amend the Zoning Map

### *Summary*

The City has received an application from Keith Lindstrom of Leisure Villas to amend the Zoning Map. Current zoning is R-2/A-1 within the Town Center Overlay. The requested zoning is General Commercial. The Town Center Overlay Zoning would remain. The proposed site is located approximately 2250 West Antelope Drive. The proposed rezone would be consistent with the General Plan Map. A rezone application to GC does not require concept plans however the applicant has provided concept plans and description that is attached to this report.

The applicant originally applied to amend the property's zoning to MXD, but that application was disqualified because of the recent amendment to the MXD zone requiring a minimum project size of 5 acres. The project area is approximately 4.2 acres.

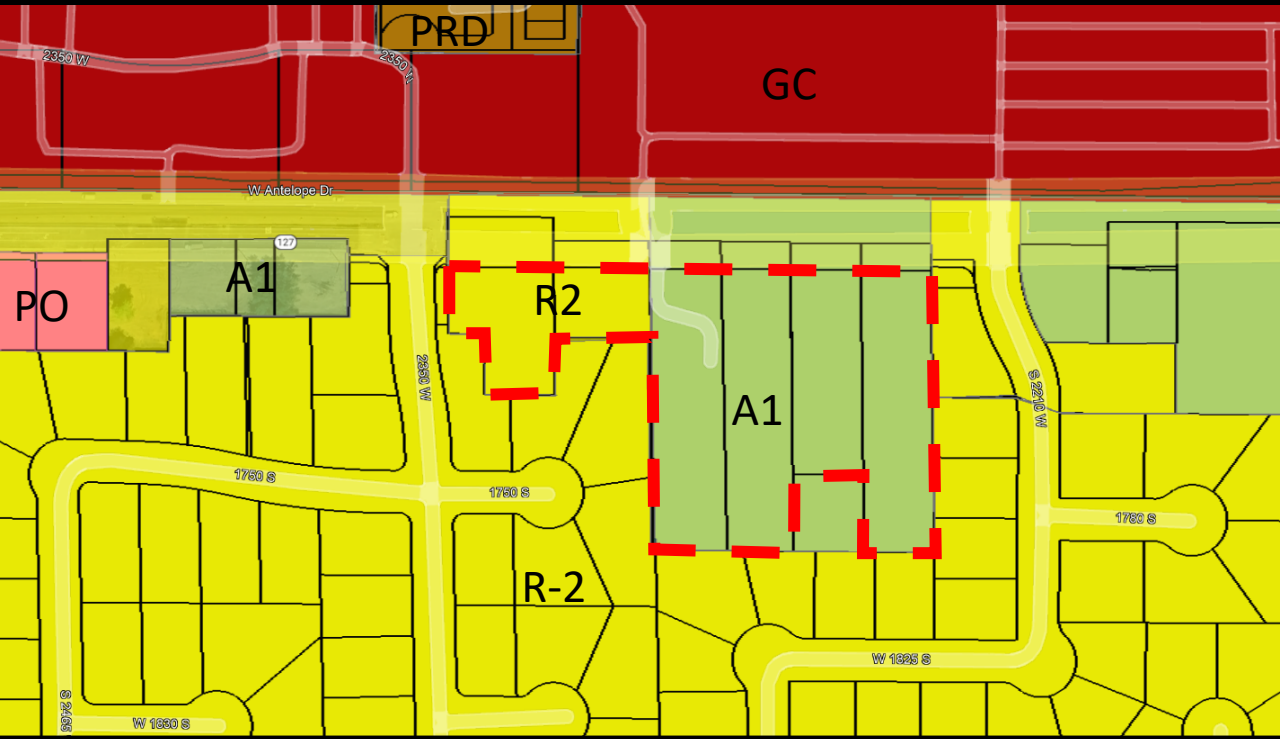
If the rezone were successful, any of the permitted uses listed in the GC zone could be built on the property without further approvals required by the city beyond the administrative site plan and building permit processes. Also, the Town Center overlay prohibits auto repair, auto body, auto maintenance, auto detailing, car washes, and car dealerships but allows gas stations.

The Planning Commission held a public hearing and reviewed the item on 4/16/24 and is forwarding a split vote of 5-2 in favor of the rezone. The City Council reviewed the item on 4/23/24 and again on 5/14/24 during which, the item was continued for additional discussion. The council discussed the idea of a conditional approval limiting the approval to the requested land uses, while uncommon, is an option the council could implement if included in the motion.

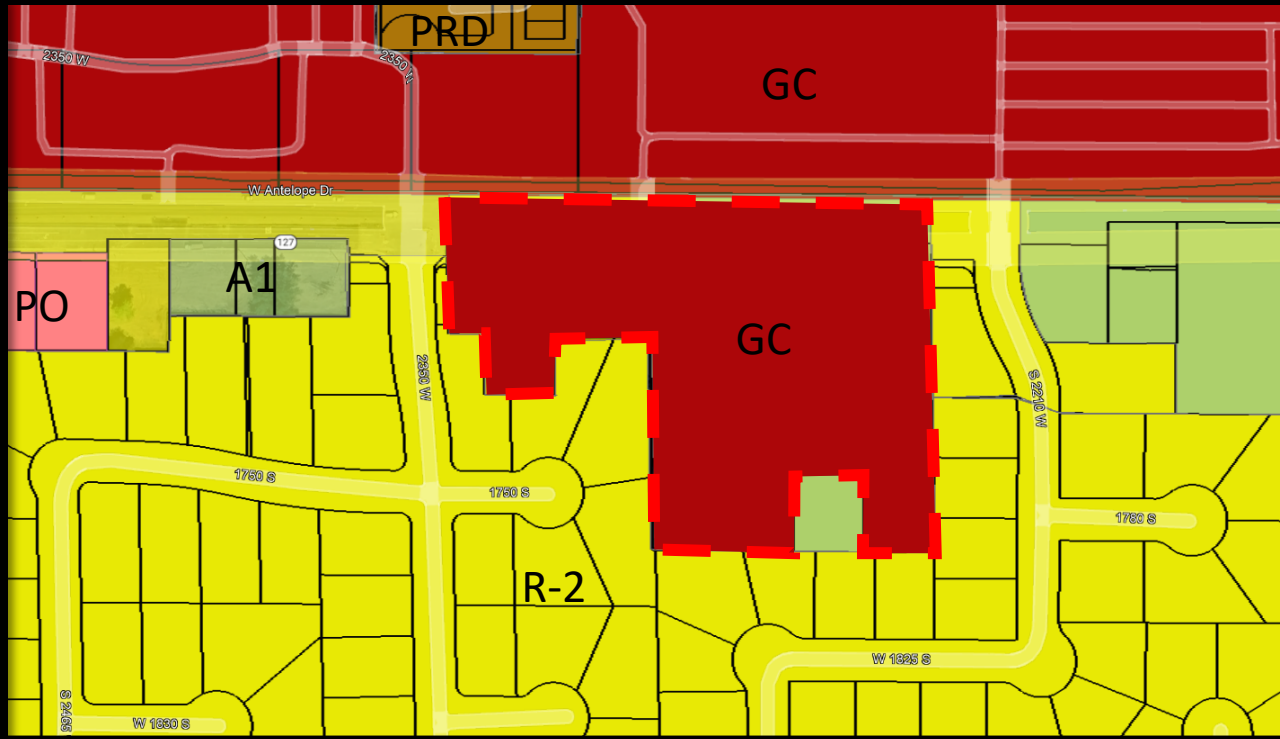
### *Attachments*

- Existing Zoning Map
- Proposed Zoning Map
- General Plan Map
- GC Ordinance (proposed)
- Town Center Overlay Ordinance
- R2 Ordinance (current)
- Concept Plan and Description from Developer

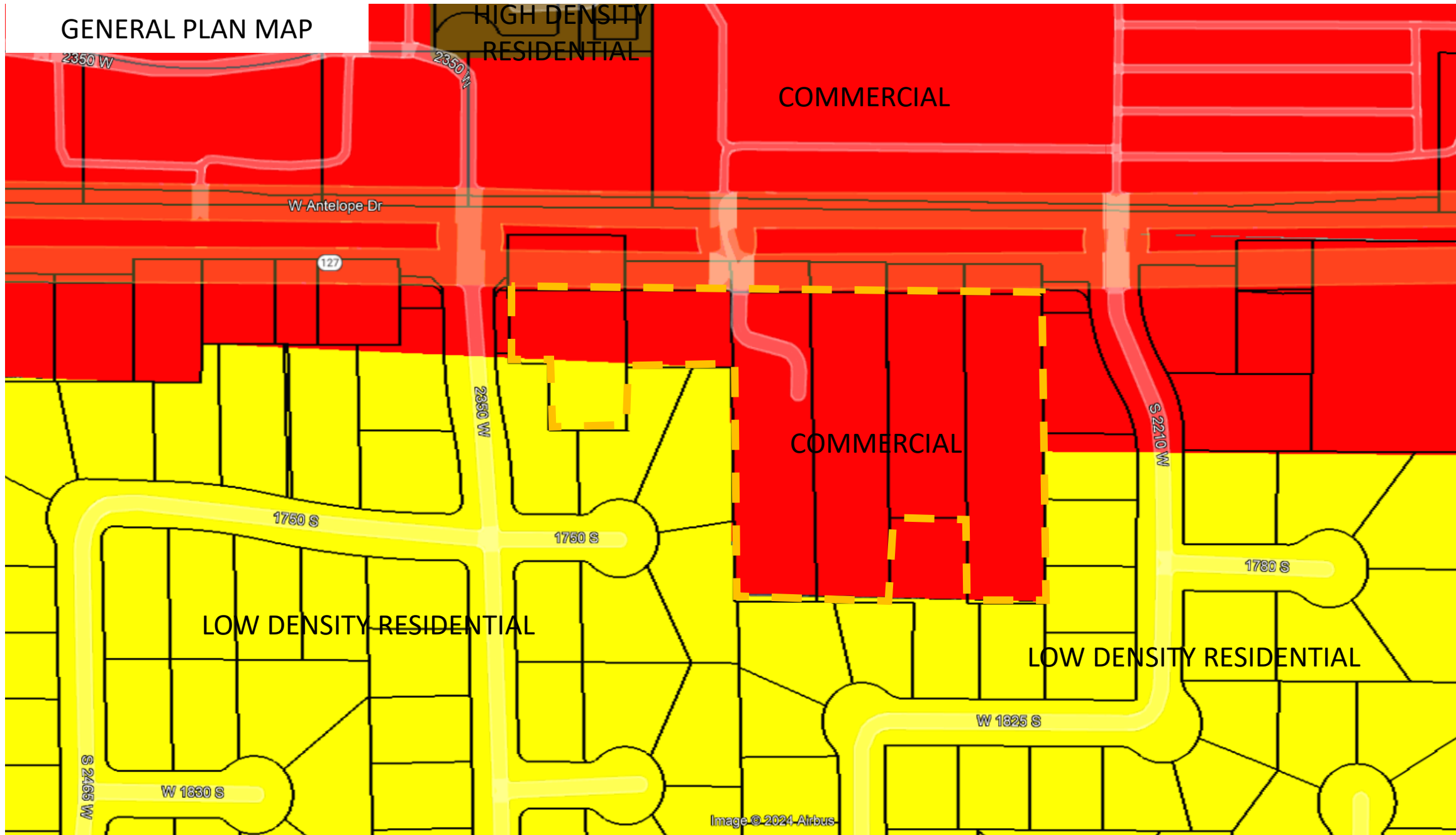
Existing Zoning



Proposed Zoning



# GENERAL PLAN MAP



HIGH DENSITY  
RESIDENTIAL

COMMERCIAL

COMMERCIAL

LOW DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL



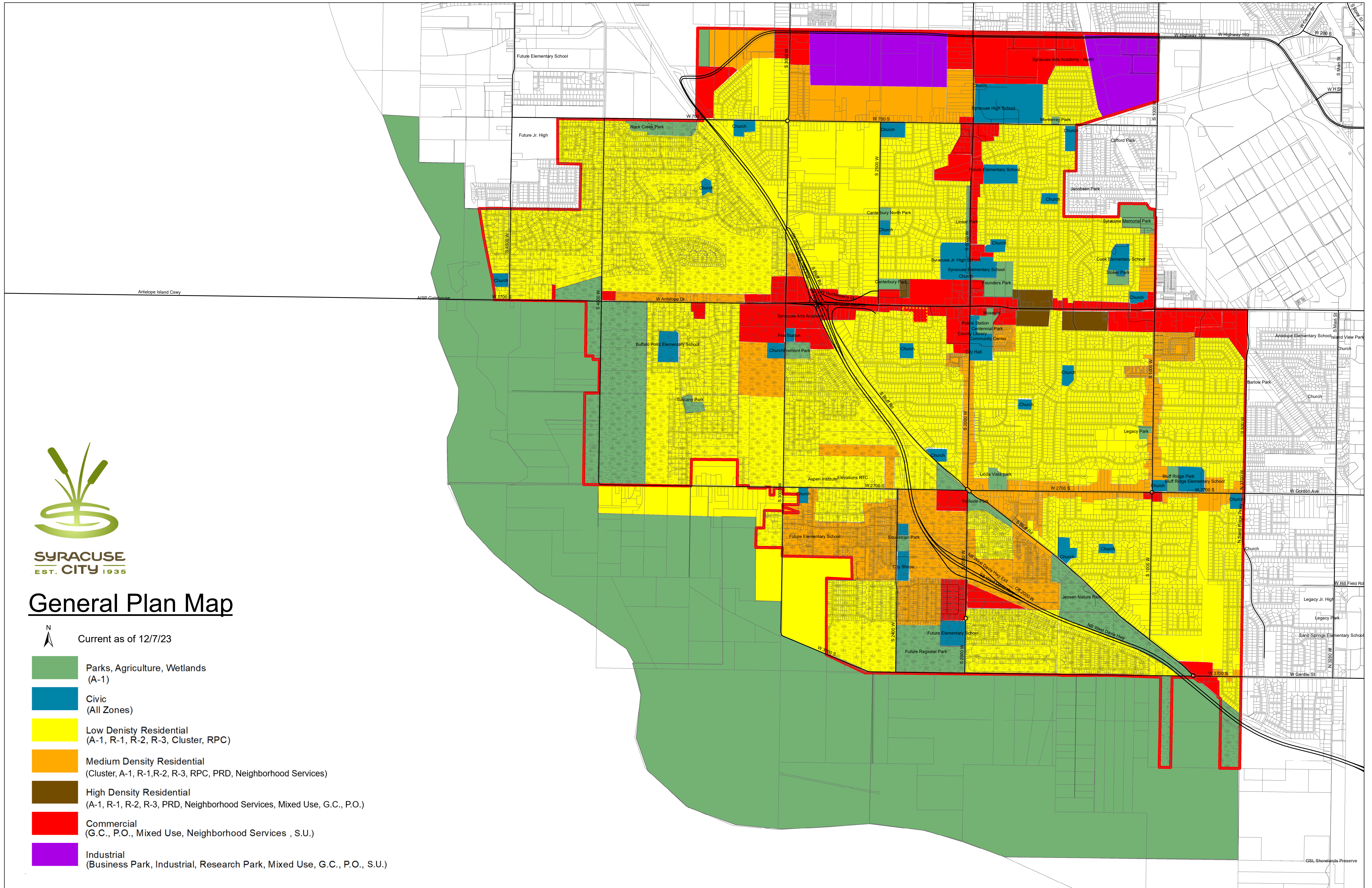
**SYRACUSE**  
EST. CITY 1935

# General Plan Map



Current as of 12/7/23

- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Density Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, A-1, R-1, R-2, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (A-1, R-1, R-2, R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services, S.U.)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O., S.U.)



## Chapter 10.90

# GC – GENERAL COMMERCIAL ZONE

Sections:

- 10.90.010 Purpose.**
- 10.90.020 Permitted uses.**
- 10.90.030 Conditional uses.**
- 10.90.040 Minimum lot standards.**
- 10.90.050 Off-street parking and loading.**
- 10.90.060 Signs.**
- 10.90.070 Special provisions.**
- 10.90.080 Development theme.**
- 10.90.090 Development plan.**
- 10.90.100 Architectural Review Committee.**

### **10.90.010 Purpose.**

The purpose of this [zone](#) is to provide for a broad range of retail, service, and entertainment functions. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-19-010.]

### **10.90.020 Permitted uses.**

The following are [permitted uses](#) by right provided the parcel and [building](#) meet all other provisions of this title or any other applicable [ordinances](#) of Syracuse City and receive [site plan](#) approval as provided in SCC [10.20.090](#).

- (A) [Agriculture](#).
- (B) Amusement and recreational activities.
- (C) [Animal clinics](#).

- (D) Automotive retail and routine maintenance services.
- (E) Car washes, full-service tunnel style.
- (F) Churches, [synagogues](#), and [temples](#).
- (G) Community or civic services.
- (H) [Dwellings](#). (Completed or under construction at the time of adoption of this title. If such [dwellings](#) convert to any other permitted or [conditional use](#) allowed in this section or SCC [10.85.030](#), they may not thereafter convert back to residential [use](#) without first obtaining a [conditional use](#) permit.)
- (I) Fully enclosed dog boarding facilities (see SCC [10.30.040](#)(D)).
- (J) Hotels and motels.
- (K) [Public](#) and quasi-public [buildings](#).
- (L) [Professional office](#) buildings (situated on one acre or less).
- (M) [Public](#) parks.
- (N) Restaurants and fast food services.
- (O) Retail trade.
- (P) Theaters and amusement facilities. [Ord. 22-28 § 1 (Exh. A); Ord. 21-30 § 1 (Exh. A); Ord. 14-10 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 2001, 1991; Code 1971 § 10-19-020.]

#### **10.90.030 Conditional uses.**

The following may be permitted as [conditional uses](#) after application and approval as specified in SCC [10.20.080](#).

- (A) [Accessory uses](#) and [buildings](#) (200 square feet or greater) (minor).
- (B) [Animal hospitals](#) (major).
- (C) Day care centers (major).

(D) Professional nonretail services, up to a maximum 25 percent of the commercial subdivision (major).

(E) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor). [Ord. 21-30 § 1 (Exh. A); Ord. 14-10 § 1; Ord. 11-10 § 11; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 2001, 1991; Code 1971 § 10-19-030.]

#### **10.90.040 Minimum lot standards.**

All lots developed and all [structures](#) and [uses](#) placed on lots shall be in accordance with the following lot standards:

(A) Lot area: no minimum required.

(B) Lot width: as required by [site plan](#) review.

(C) Front yard: 15 feet.

(D) Side yards: as required by [site plan](#) review.

(E) Rear yard: 10 feet.

(F) [Building](#) height: the height of [buildings](#) over 35 feet may be equal to the horizontal distance from the nearest [zone](#) boundary line. [Buildings](#) 35 feet high or less may be permitted within 10 feet of the [zone](#) boundary line. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 2001, 1991; Code 1971 § 10-19-040.]

#### **10.90.050 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 § 10-19-050.]

#### **10.90.060 Signs.**

The [signs](#) permitted in this [zone](#) shall be those allowed in commercial [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 § 10-19-060.]

#### **10.90.070 Special provisions.**

(A) All lots, parcels, or sites shall have a minimum 15 percent of the total [area](#) landscaped, including all required [front yards](#), installed within four months of occupancy and permanently maintained in good condition.

(1) [Turfgrass](#) is not to exceed 15 percent of the total landscaped [area](#).

(2) No [turfgrass](#) in [parkstrips](#).

(3) Drip irrigation only in landscape [areas](#) less than eight feet wide.

(B) Temporary [buildings](#) for [temporary commercial uses](#) shall meet the provisions of the currently adopted edition of the International [Building Code](#) and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Commercial [uses](#) that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service [building](#) and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Restaurant, food service businesses, or commercial [uses](#) of used fryer oil shall dispose of such oil into a self-contained oil rendering tank for disposal and transport. Outside or “refuse/dumpster” storage of oil-rendering barrels or other containers is prohibited.

(D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility [use](#) agreement with the City prior to the issuance of a [building](#) permit. Additionally, the owner shall submit a facility maintenance plan as required in subsection (D)(3) of this section 30 days prior to the owner vacating the [building](#).

(1) The term “vacant” or “vacate” as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.

(2) The facility [use](#) agreement shall outline the responsibility of the owner to remove the [building](#), should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a [building](#) is vacant for more than three and one-half consecutive years, the owner shall remove the [building](#) and restore the property to a safe and compatible condition. The facility [use](#) agreement shall be in substantially the following form, which form is hereby adopted as part of this title.

#### Facility [Use](#) Agreement

AN AGREEMENT BY AND BETWEEN \_\_\_\_\_, A \_\_\_\_\_  
HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE CITY, A MUNICIPAL CORPORATION  
HEREINAFTER REFERRED TO AS CITY.

Recitals

- (1) The Owner desires to construct a commercial facility, at approximately \_\_\_\_\_, in Syracuse City to conduct a business known as \_\_\_\_\_.
- (2) The City has adopted [ordinances](#) to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.
- (3) The City has valid concern that blighted conditions might occur should said facility or [structure](#) become vacant for an extended period of time.
- (4) The Owner and City are desirous to minimize impact to the community should the [building](#) become vacant.

#### Agreement

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:

- (1) Owner will provide the City a written facility management plan 30 days prior to vacating the [building](#) which outlines plans to maintain the property according to City [Ordinance](#). Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.
- (2) Should the [building](#) remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the [building](#) and restore the property to a condition that does not distract from surrounding businesses.
- (3) Should the Owner fail to comply with the City's request to remove the [building](#) within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

- (a) The estimated time the facility will be vacant.
- (b) Detailed plans to maintain the property during the time it will be vacant.
- (c) Method of securing all entrances to the facility.
- (d) Plans to restrict access to off-street parking.
- (e) Plans to remove all advertisement and business signage.
- (f) Plans to market the property.

(E) Existing residential and accessory [structures](#) in this [zone](#) may be converted for commercial purposes if the property meets all the following conditions:

- (1) The proposed [use](#) for the [structure](#) conforms to the [permitted use](#) for this [zone](#).
  - (2) The proposed [use](#) of the [building](#) does not adversely impact the surrounding [area](#).
  - (3) The primary residential [structure](#) adds appeal and character to the [area](#), and the property owner ensures appropriate maintenance of all existing [structures](#) on the property as well as the entire property itself in order to keep the appeal.
  - (4) The lot size has a minimum of 21,780 square feet.
  - (5) The parcel has a minimum 110 feet of [frontage](#) on an existing [public street](#).
  - (6) [Setbacks](#) comply with the established minimum requirements for this [zone](#) and receive approval with [site plan](#).
  - (7) The lot has an existing driveway access from a [public street](#) and receives approval with [site plan](#) for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).
  - (8) All off-street parking complies with the requirements in Chapter [10.40](#) SCC and receives approval with [site plan](#).
  - (9) All [signs](#) and lighting complies with the requirements in Chapter [10.45](#) SCC and receives approval with [site plan](#).
  - (10) All landscape and buffering complies with the established requirements in Chapter [10.30](#) SCC and receives approval with [site plan](#).
  - (11) The [Building](#) and Fire Departments inspect and approve the [use](#).
- (F) In order to maximize the availability of commercial and retail space for commercial and retail businesses in this [zone](#), the amount of space available for professional businesses shall be limited to no more than 20 percent of the gross [floor area](#) available for lease or purchase in any commercial development. Professional business shall include but not be limited to physicians, dentists, lawyers, accountants, real estate agents, insurance agents, artists, planners, architects, engineers, travel agencies, and similar professional businesses. [Ord. 22-08 § 1 (Exh. A); Ord. 11-10 § 11; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 2001, 1991; Code 1971 § 10-19-070.]

### **10.90.080 Development theme.**

Development in this [zone](#) shall conform to an approved development theme. The theme shall be approved by the [City Council](#), and shall conform to the provisions outlined in the [area](#)'s master plan. [Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-080.]

#### **10.90.090 Development plan.**

To ensure development conforms to the [area](#)'s master plan, City staff shall review and approve all development plans. Drawings should include the placement of [buildings](#) and their [uses](#), [landscaping](#), parking, lighting, and design guidelines outlined in the [area](#)'s master plan. The Architectural Review Committee shall likewise review and approve the plans prior to consideration and recommendation by the [Planning Commission](#). [Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-090.]

#### **10.90.100 Architectural Review Committee.**

Developments within the GC [zone](#) are required to be reviewed by the Architectural Review Committee in accordance with Chapter [10.28](#) SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-100.]

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## Chapter 10.100

# TOWN CENTER OVERLAY ZONE

Sections:

**10.100.010 Purpose.**

**10.100.020 Development requirements.**

**10.100.030 Permitted uses.**

**10.100.040 Development theme.**

**10.100.050 Development plan.**

**10.100.060 Architectural Review Committee.**

**10.100.070 Special provisions.**

### **10.100.010 Purpose.**

This [zone](#) includes the land [area](#) as defined on the Syracuse City current zoning and [general plan](#) maps. The purpose of the town center overlay [zone](#) is to provide a method for implementing special provisions regarding the establishment and promotion of a central core [area](#) of the community characterized by stringent design standards for [buildings](#), [public](#) spaces, site design and [landscaping](#) with a harmonious and wide range of development opportunities that introduce a mixed-use concept. While the town center zoning classification is intended to address new construction that may occur within the town center [area](#), it is also intended to support the preservation and adaptive reuse of any existing historic [structures](#); the preservation of existing natural features, especially trees; new development that blends in with existing conditions and enhances the traditional town center character; the advancement of architectural and site design standards that promote walkability and human scale; and the creation and maintenance of historic town center identity. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-010.]

### **10.100.020 Development requirements.**

Developments shall conform to the following standards in addition to the standards in the ARC, [site plan](#), and underlying zoning ordinances:

(A) [Buildings](#) within the town center shall be oriented towards the street with the purpose of creating visual interest to slow traffic for pedestrian safety and a more interesting visitor experience.

- (1) [Buildings](#) shall have a maximum front [setback](#) of 30 feet, minimum of 15 feet.
- (2) A deeper [setback](#) of the principal [structure](#) may be allowed in rare circumstances only if objects or [structures](#) are built within the standard [setback](#) creating the effect of an enclosed street wall that the principal [structure](#) would have created.
  - (a) Acceptable objects and [structures](#) to qualify for a deeper [setback](#) include canopies, trellis, architectural [screens](#), columns and/or pedestrian lighting.
  - (b) Objects such as walls, benches or fencing alone do not qualify as creating the effect described in this subsection.
  - (c) The objects or [structures](#) shall be featured along at least 50 percent of the property [frontage](#).
  - (d) All [structures](#) shall conform to the commercial [building](#) standards including cladding, height and roofline.
  - (e) If the site is located on the corner of two [public streets](#), the deeper [setback](#) shall not be allowed.
- (3) [Buildings](#) shall feature a street facing storefront that:
  - (a) Has an operable door;
  - (b) Is surrounded by a glass storefront denoting a main entrance; and
  - (c) Has a direct sidewalk connection to the sidewalk along the road and any other nearby sidewalks.
- (4) Sidewalk connections described in subsection (A)(3)(c) of this section shall:
  - (a) Be at least five feet wide;
  - (b) Connect with the shortest distance possible;
  - (c) Feature pedestrian scale lighting; and
  - (d) Include the following features, when a sidewalk connection crosses a [parking lot](#) or drive aisle:

- (i) Decorative colored concrete;
- (ii) Paint treatment with reflective paint; and
- (iii) A landscaped refuge island a minimum of every 50 feet to 70 feet of sidewalk.

(B) Parking shall be screened with [landscaping](#) and a low brick or stone wall when visible from street.

(C) Signage in the town center shall conform with the following regulations in addition to the regulations found in Chapter [10.45](#) SCC:

(1) On-site detached signage shall be no taller than 10 feet, except [signs](#) associated with a multi-tenant [office](#) building may be up to 15 feet.

(2) Maximum [area](#) of 100 square feet including base [structure](#), signage, roof, foundation, hollow [areas](#), and any other associated elements.

(a) [Signs](#) shall be measured as a generalized length times width.

(b) [Signs](#) associated with a multi-tenant [office](#) building may be up to 120 square feet in [area](#).

(3) All [signs](#) shall feature a decorative [masonry](#) base of brick, rock, or stone. Block concrete [masonry](#) units are prohibited, whether split, honed or other.

(4) Off-premises signage shall not be allowed.

(5) Attached [building](#) signage or branding colors shall not exceed 10 percent of any side of any [structure](#)'s facade.

(6) Electronic message centers (EMC) shall:

(a) Be limited to one per [building](#) per site;

(b) Be a maximum of 40 square feet;

(c) Be counted towards the maximum detached signage square footage and height allowances; and

(d) Have adjustable brightness that is adjusted down to prevent light pollution, particularly at night, which is accomplished by:

- (i) Using a photocell sensor that notifies the display to change brightness according to the ambient light conditions.
- (ii) Setting a maximum brightness level for EMC of 0.3 foot-candles above ambient light conditions when measured at an appropriate distance. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-020.]

#### **10.100.030 Permitted uses.**

[Uses](#) permitted within the town center overlay [zone](#) are those [uses](#) as permitted or conditionally permitted under current zoning or the [uses](#) as outlined in the City's [general plan](#) as adopted with the exception of the following [uses](#) which are prohibited within the town center overlay zone: auto repair, auto body, auto maintenance, auto detailing, car washes, and car dealerships. These [uses](#) are limited with the intent to create a pedestrian-friendly mixed-use City core, including the location and orientation of drive-through service [uses](#). [Ord. 21-26 § 1 (Exh. A); Ord. 18-10 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-030.]

#### **10.100.040 Development theme.**

Development in this [zone](#) shall conform to an approved development theme. The theme shall be reviewed and recommended for approval by the Architectural Review Committee. Final approval of any development theme shall be by the [City Council](#), and shall conform to the provisions outlined in the town center master plan. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-040.]

#### **10.100.050 Development plan.**

To ensure development conforms to the town center master plan, City staff shall review and approve all development plans. Drawings should include the placement of [buildings](#) and their [uses](#), [landscaping](#), parking, lighting, and design guidelines outlined in the [area](#) master plan. Before submittal to the [Planning Commission](#) for recommendation and to the [City Council](#) for final approval all plans, elevations and architectural details shall be reviewed by the Architectural Review Committee. The Architectural Review Committee shall review and recommend any plans, elevations or details prior to consideration by the [Planning Commission](#) and approval by the [City Council](#). [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-040.]

#### **10.100.060 Architectural Review Committee.**

Developments within the town center overlay [zone](#) are required to be reviewed by the Architectural Review Committee in accordance with Chapter [10.28](#) SCC, Architectural Review Committee and Design Standards. [Ord. 21-26 § 1 (Exh. A); Ord. 13-11 § 1; Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-050.]

**10.100.070 Special provisions.**

(A) All lots, parcels, or sites shall have a minimum 15 percent of the total [area](#) landscaped, including all required [front yards](#), installed within four months of occupancy and permanently maintained in good condition.

(B) Temporary [buildings](#) shall meet the provisions of the currently adopted editions of the International [Building](#) Code and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Commercial [uses](#) that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service [building](#) and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner.

Restaurant, food service businesses, or commercial [uses](#) of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or “refuse/dumpster” storage of oil-rendering barrels or other containers is prohibited.

(D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility [use](#) agreement with the City prior to the issuance of a [building](#) permit. Additionally, the owner shall submit a facility maintenance plan as required in this chapter 30 days prior to the owner vacating the [building](#).

(1) The terms “vacant” or “vacate” as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.

(2) The facility [use](#) agreement shall outline the responsibility of the owner to remove the [building](#), should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a [building](#) is vacant for more than three and one-half consecutive years, the owner shall remove the [building](#) and restore the property to a safe and compatible condition. The facility [use](#) agreement shall be in substantially the following form, which form is hereby adopted as part of this title:

Facility [Use](#) Agreement

AN AGREEMENT BY AND BETWEEN \_\_\_\_\_, A \_\_\_\_\_ HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE CITY, A MUNICIPAL CORPORATION HEREINAFTER REFERRED TO AS CITY.

Recitals

- (1) The Owner desires to construct a commercial facility, at approximately \_\_\_\_\_, in Syracuse City to conduct a business known as \_\_\_\_\_.
- (2) The City has adopted [ordinances](#) to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.
- (3) The City has valid concern that blighted conditions might occur should said facility or [structure](#) become vacant for an extended period of time.
- (4) The Owner and City are desirous to minimize impact to the community should the [building](#) become vacant.

#### Agreement

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:

- (1) Owner will provide the City a written facility management plan 30 days prior to vacating the [building](#) which outlines plans to maintain the property according to City [Ordinance](#). Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.
- (2) Should the [building](#) remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the [building](#) and restore the property to a condition that does not distract from surrounding businesses.
- (3) Should the Owner fail to comply with the City request to remove the [building](#) within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

- (a) The estimated time the facility will be vacant.
- (b) Detailed plans to maintain the property during the time it will be vacant.
- (c) Method of securing all entrances to the facility.
- (d) Plans to restrict access to off-street parking.
- (e) Plans to remove all advertisement and business signage.
- (f) Plans to market the property.

(E) Existing residential and accessory [structures](#) may remain in this [zone](#) for commercial purposes if the property meets all the following conditions:

- (1) The proposed [use](#) for the [structure](#) conforms with the [permitted use](#) for this [zone](#).
- (2) The lot size has a minimum of 21,780 square feet.
- (3) The parcel has a minimum [frontage](#) as required by zoning on an existing [public street](#).
- (4) [Setbacks](#) comply with the established minimum requirements for this [zone](#) and receive approval with [site plan](#).
- (5) The lot has an existing driveway access from a [public street](#) and receives approval with [site plan](#) for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).
- (6) All off-street parking complies with the requirements in Chapter [10.40](#) SCC and receives approval with [site plan](#).
- (7) All [signs](#) and lighting comply with the requirements in Chapter [10.45](#) SCC and receive approval with [site plan](#).
- (8) All landscape and buffering comply with the established requirements in Chapter [10.30](#) SCC and receive approval with the [site plan](#).
- (9) The [Building](#) and Fire Departments inspect and approve all plans and [uses](#). [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-060.]

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## Chapter 10.65

### R-2 – RESIDENTIAL ZONE (3.0 LOTS PER 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. 15-24 § 1 (Exh. A); 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](#) meet all other provisions of this title and any other applicable [ordinances](#) of Syracuse City.

- (A) [Accessory uses](#) and [buildings](#) (200 square feet or less).
- (B) [Agriculture](#).
- (C) Churches, [synagogues](#), and [temples](#).
- (D) [Dwellings](#), single-family.
- (E) *Repealed by 22-32.*
- (F) [Household pets](#).
- (G) Minor and major A [home occupations](#) (see SCC [10.35.040](#)).
- (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. 22-32 § 1 (Exh. A); Ord. 15-24 § 1 (Exh. A); 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) (minor).

(B) Apiaries (minor).

(C) *Repealed by 22-32.*

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

(E) [Dwelling](#) groups (major).

(F) Major B [home occupations](#) (minor/major, see SCC [10.35.040](#)).

(G) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).

(H) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(12)) (minor). [Ord. 23-18 § 1 (Exh. A); Ord. 22-32 § 1 (Exh. A); Ord. 15-24 § 1 (Exh. A); 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 3.0 lots per gross acre.

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

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

(E) Rear yard: 25 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. 22-29 § 1 (Exh. A); Ord. 15-24 § 1 (Exh. A); 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. 15-24 § 1 (Exh. A); 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. 15-24 § 1 (Exh. A); 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.]

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hearing, the [Planning Commission](#) may modify the proposed amendment before forwarding its recommendation to the [City Council](#).

(4) 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](#).

(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)(4) 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) 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.

(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.

(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. 20-04 § 1 (Exh. A); Ord. 16-10; Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-060.]

#### **10.20.065 Pre-application City Council consultation.**

Any landowner or designee may apply for and receive a pre-application consultation with the [City Council](#) about a development opportunity that would require a [zone](#) change. The consultation is voluntary, informal and nonvesting. The pre-application consultation will occur during a [public](#), nonvoting meeting and individual Council Members will provide their input to the applicant. [Ord. 22-13 § 1 (Exh. A).]

#### **→ 10.20.070 Zoning map and text amendments.**

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

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

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

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

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

(a) Name and address of every person or company the applicant represents.

(b) Requested amendment and reasons supporting the request.

(c) If the proposed amendment requires a change in the zoning map, the application shall include:

(i) An accurate property map showing present and proposed zoning classifications;

(ii) All abutting properties showing present zoning classifications; and

(iii) An accurate legal description and an approximate common address of the [area](#) proposed for rezoning.

(d) If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

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

(3) The [Planning Commission](#), as the Advisory Body, shall schedule and hold a [public](#) hearing on the application as provided in SCC [10.20.040](#) and [10.20.050](#). Following the [public](#) meeting the

[Planning Commission](#) shall recommend approval, approval with modifications, or denial of the proposed amendment and submit its recommendation to the [City Council](#) for review and decision.

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

(E) Approval Standards. A decision to amend the text of this title or the zoning map is a matter of legislative discretion by the [City Council](#) and not controlled by any one standard. However, such changes shall be consistent with the current [general plan](#) and [general plan](#) map, except A-1, R-1 and R-2 [zones](#) may be applied to properties with a [general plan](#) designation of medium or high density residential. In making an amendment, the [City Council](#) should also consider:

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

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

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

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

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

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

(H) Effect of Disapproval. [City Council](#) denial of an application to amend the provisions of this title or the zoning map shall preclude the filing of another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval, unless the [Planning Commission](#) determines a substantial change in circumstances occurred to merit consideration of the

application or the application is for a change to a different [zone](#). The [City Council](#) or [Planning Commission](#) may propose any text or zoning map amendment at any time. [Ord. 20-30 § 1 (Exh. A); Ord. 20-04 § 1 (Exh. A); Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-4-070.]

#### **10.20.080 Conditional use permits.**

(A) Purpose. This section sets forth procedures for considering and approving [conditional use](#) permits.

(B) Authority. The Community Development Department, as the Advisory Body and/or [Land Use Authority](#), or [Planning Commission](#), as the [Land Use Authority](#), has the authorization to issue [conditional use](#) permits as provided in this section.

(C) Initiation. A property owner, or the owner's agent, may request a [conditional use](#) permit as provided in subsection (D)(1) of this section.

(D) Procedure. The City shall process and consider an application for a [conditional use](#) permit 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 application shall include at least the following information:

(a) Address and parcel identification of the subject property.

(b) [Zone](#), [zone](#) boundaries and present [use](#) of the subject property.

(c) Complete description of the proposed [conditional use](#).

(d) A plot plan showing the following:

(i) Applicant's name;

(ii) Site address;

(iii) Property boundaries and dimensions;

(iv) Layout of existing and proposed [buildings](#), parking, [landscaping](#), utilities, and easements;

(v) Adjoining property lines and [uses](#) within 100 feet of the subject property; and



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 TELEPHONE (801) 347-2369  
 EMAIL: kbranden@dfpsh.com



**Keith Lindstrom Property**  
 2250 West Antelope Drive, Syracuse, Utah



| PROJECT INFO. |              |
|---------------|--------------|
| PROJECT NO.   | 2024-022     |
| CAD FILE NAME | KAJ005.DWG   |
| DRAWN BY      | BL           |
| CHECKED BY    |              |
| SCALE         | 1/8" = 1'-0" |
| DATE          | 03-30-2024   |

| REVISIONS |          |                |
|-----------|----------|----------------|
| NO.       | DATE     | DESCRIPTION    |
| 1         | 03/30/24 | ISSUE FOR PERM |
|           |          |                |
|           |          |                |

SHEET TITLE  
 DRAWING TITLE  
 DRAWING TITLE  
 DRAWING TITLE

Town Center Overlay Zone  
 A-1 / R-2 Zoning

**SHEET #**  
 SHEET XX OF XX

Dear City council,

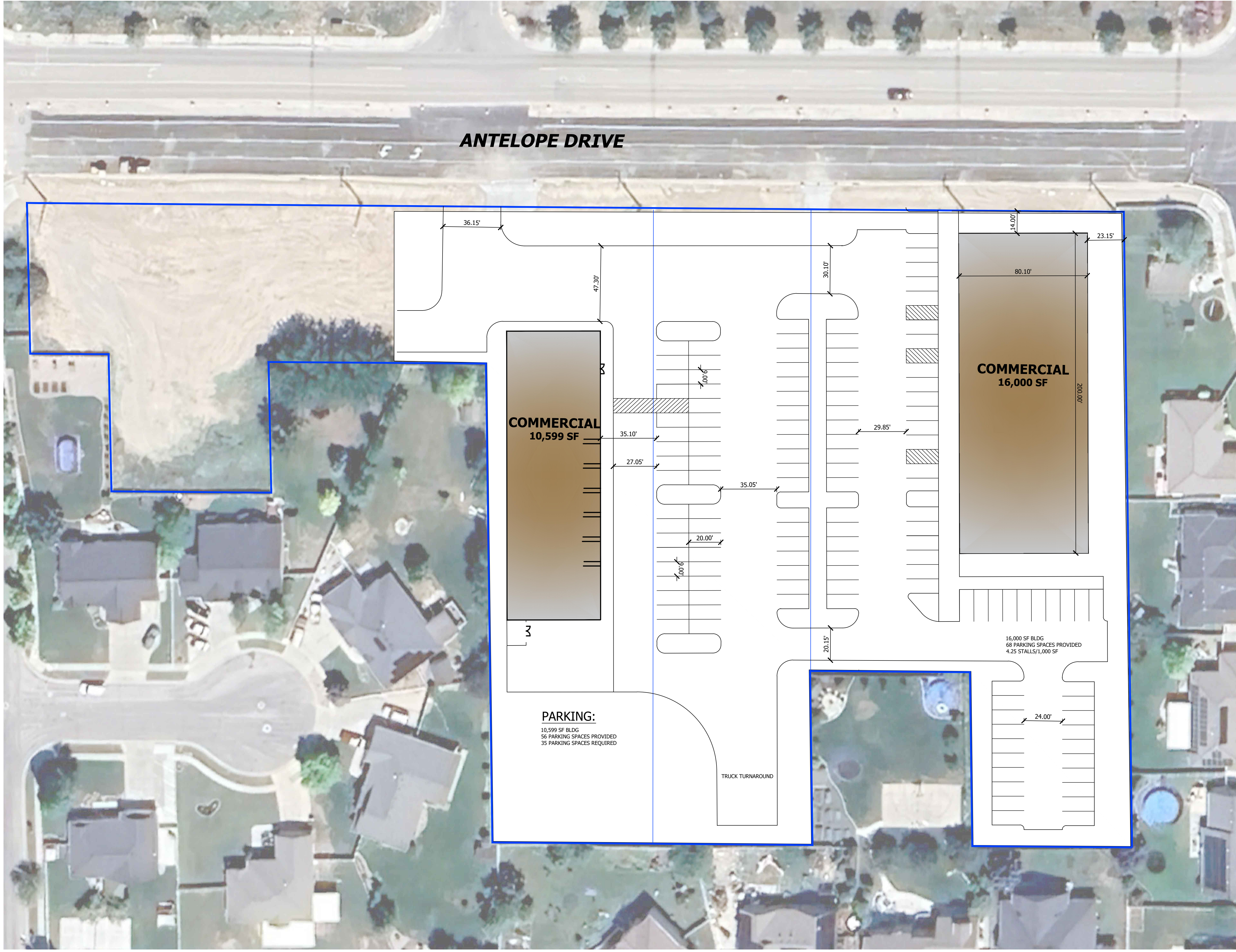
We think we have come up with a good commercial layout that should work in the city. Due to the proximity to Walmart, we feel this layout would be successful.

Along the front of the property next to antelope drive we plan on having 2 or 3 buildings (layout showing the 3 buildings) and then having 2 buildings set back behind the front buildings. In these 3 buildings we are planning on sectioning them out into 2000 sq ft retail spaces. We plan on having 4 retail shops in each of the front buildings. These pads will be set up to accommodate a lot of different companies from small offices to small retail or online businesses that only need a small store for their business. The building will be set up to be able to combine units if we need to make a larger unit for somebody that needs more like 4000 sq ft for their business if they are a little larger. We will be targeting business like smaller furniture stores, Clothing stores, Golf sales and Simulators memberships, appliance stores that offer in store sales. We will also be marketing this to places like hair salons, chiropractic's, dentist, financial planners etc. in the back buildings. Our goal is to get around 15-18 small retail businesses here.

This property is too small to have a large-box or mid-box store in there but it's a good location to get a mix of a few smaller businesses that need around 2000-4000 sq ft of space. We are currently planning these buildings to be 1 story tall and have the design specified in the town center overlay and will move forward on that if the zoning is approved.

Regards,

Keith Lindstrom

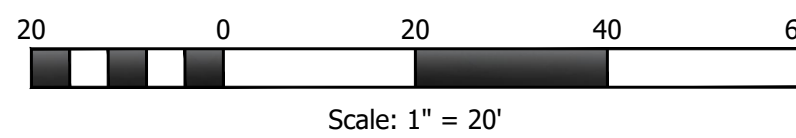
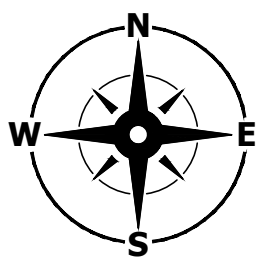


**COMMERCIAL**  
10,599 SF

**COMMERCIAL**  
16,000 SF

**PARKING:**  
10,599 SF BLDG  
56 PARKING SPACES PROVIDED  
35 PARKING SPACES REQUIRED

16,000 SF BLDG  
68 PARKING SPACES PROVIDED  
4.25 STALLS/1,000 SF



- Legend**
- = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%
  - = ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION
  - = SPILL CURB, SEE APPLICABLE CURBING DETAIL

**Notice To Contractors**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF FIELD CONDITIONS VARY FROM SHOWN AT MOBILIZATION, CONTRACTOR TO PROVIDE NOTICE TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

**PROJECT TITLE**  
**ANTELOPE COMMERCIAL**  
2250 WEST ANTELOPE DRIVE  
SYRACUSE CITY DAVIS COUNTY, UT  
LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

| REV. | DATE     | DESCRIPTION               | BY |
|------|----------|---------------------------|----|
| 0    | 03-31-23 | INITIAL SUBMITTAL TO CITY | TP |
|      |          |                           |    |
|      |          |                           |    |
|      |          |                           |    |
|      |          |                           |    |

SEAL

**VERIFY SCALES**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**PROJECT INFO.**  
Engineer: T. Hunt  
Drawn: T. Pridemore  
Date: 03 / 22 / 2024  
Proj. No. 102 - 46

**SHEET TITLE**

**Proposed  
Site Plan**

SHEET NO.  
**C200**

T:\NOVA\_C:\Users\liboma\Hunt Day Dropbox\Projects\102-46 Antelope\MOB\100-CAD\1-AutoCAD\Antelope\_Les\_Schwab\_Option B 5/22/2024 4:38 PM

**811** Know what's below.  
Call before you dig.



# COUNCIL AGENDA

May 28, 2024

Agenda item "e.2"

**Proposed Rezone/Preliminary Plan Located 2425 W 2700 S**

## *Summary*

The City has received an application from Brad Frost of Ovation Homes to amend the current zoning map from A-1 and R-3 to PRD. He has also applied to receive approval of a preliminary plan for the project. The general plan map was amended from low density residential to medium density residential on November 14, 2023 and therefore, this proposal is consistent with the general plan map. Because the applicant is seeking a PRD zoning, the concept and general plan processes were considered concurrently. The PRD zoning also requires that the preliminary plat and the zoning request is also considered concurrently.

The proposed preliminary road layout is the same as the original concept plan layout, however, the number of units increased from 107 up to 121 between concept and preliminary plat. The PRD zone allows up to 6 units per acre and with the 121 units, it is still within the allowed density at 5.17 units per acre. The concept plan included 20.2% common space but the preliminary plan includes 13.9% common space. The zone requires 20% so the new design is short 6.1% common space and would require an in-lieu common space fee. The applicant has requested that an in lieu common space fee of \$200,000 be applied to the new dog park in Fremont Park which is .47 miles away. This comes out to be about \$3.23 per square foot for 61,909 sf. The zone also requires a development agreement where the maximum allowed units, the architectural elements, and the in lieu payment amounts will be agreed upon.

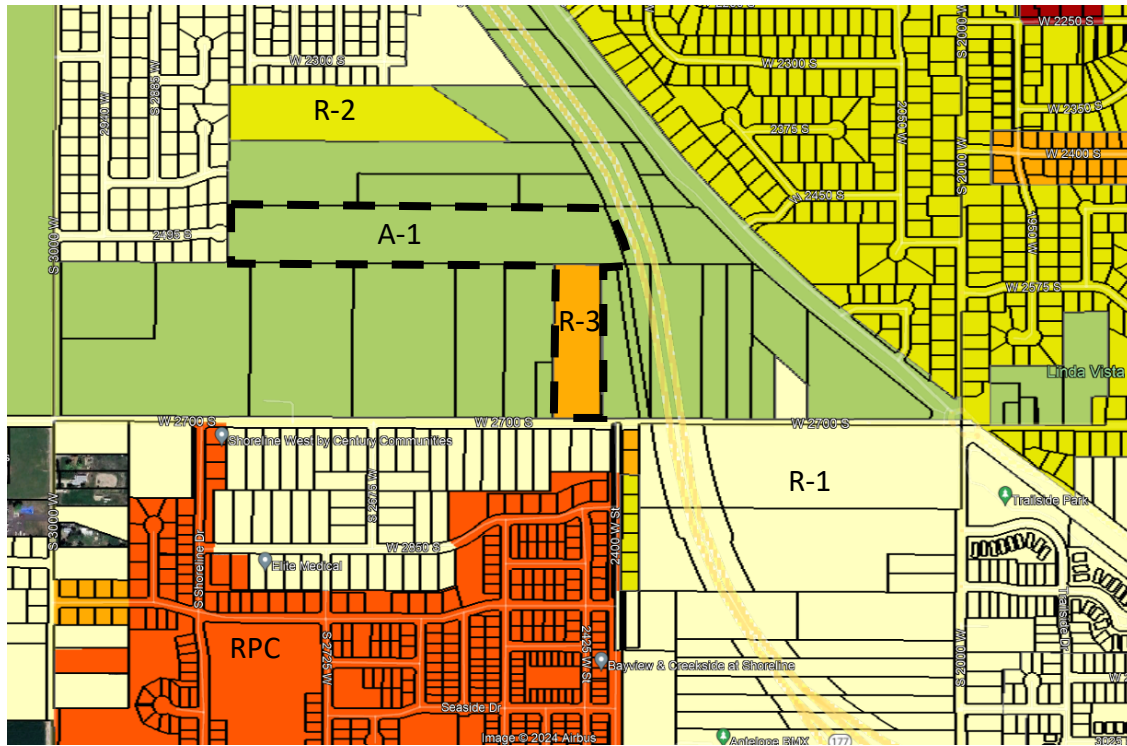
## *Process*

A rezone is a matter of legislative discretion by the City Council and not controlled by any one standard. A public hearing and recommendation from Planning Commission is required before the Council can act on the application. Planning Commission held a public hearing on 5/21/24 and is forwarding a recommendation for approval. City staff has reviewed the attached plans and does not have any unresolved staff comments.

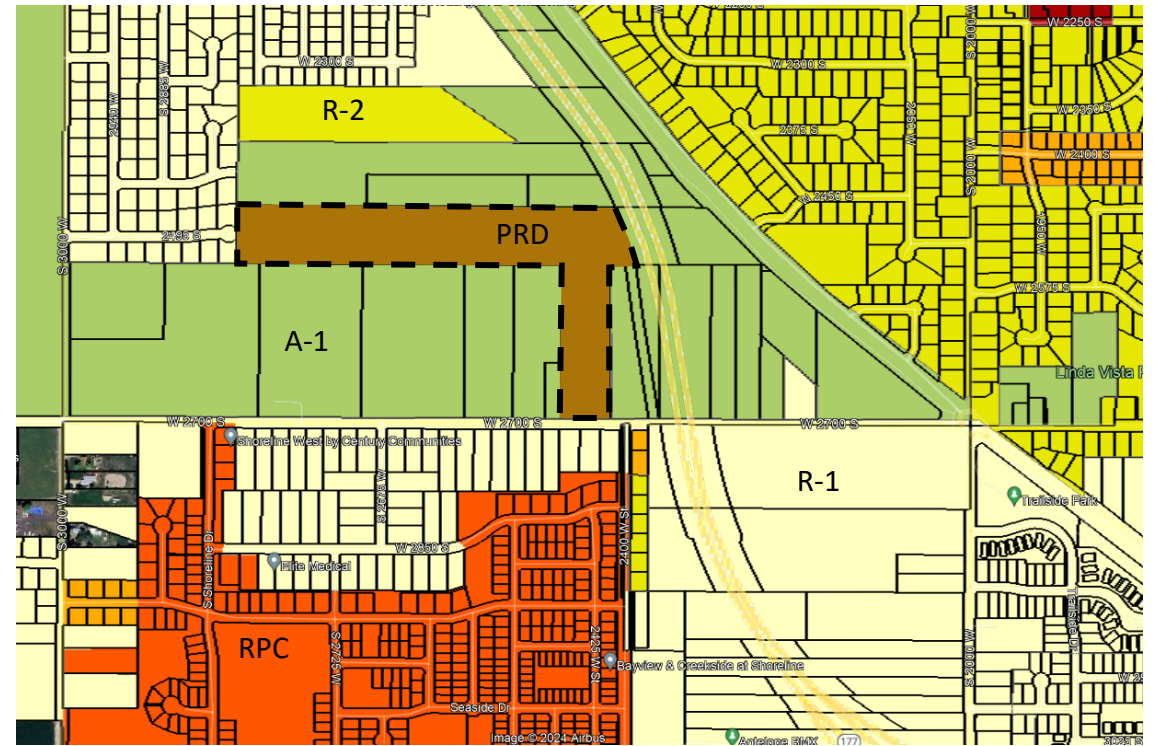
## *Attachments*

- Proposed Zoning Map
- General Plan Map
- Preliminary Civil Design
- Landscape Plan
- Architectural Plans
- Architectural Color Theme Boards
- Description Provided by Applicant
- Draft Development Agreement

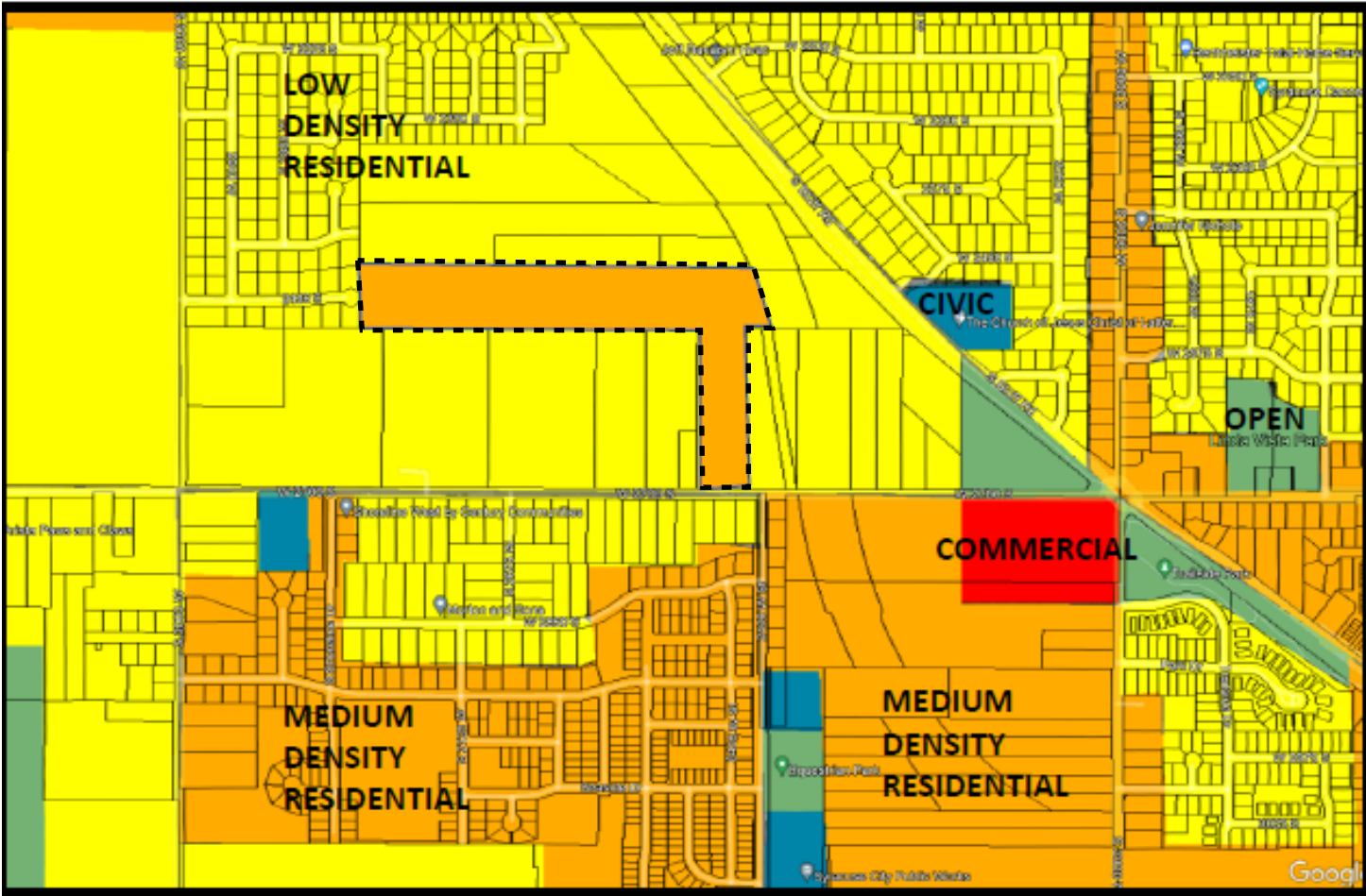
Existing Zoning



Proposed Zoning



# General Plan Map





**BENCHMARK**  
 SOUTHWEST CORNER OF SECTION 16,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN SYRACUSE  
 CITY, DAVIS COUNTY, UTAH  
 ELEV = 4239.93'

# SADIE'S GLENN PRD PRELIMINARY PLAT

2700 SOUTH STREET  
 SYRACUSE, UTAH

FOR REVIEW  
 NOT FOR CONSTRUCTION

DATE PRINTED  
 May 22, 2024



**LAYTON**  
 919 North 400 West  
 Layton, UT 84041  
 Phone: 801.547.1100

**SANDY**  
 Phone: 801.255.0529

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
 CAPITAL REEF MANAGEMENT, LLC  
 488 NORTH KAYS DRIVE  
 KAYSVILLE, UTAH 84037

CONTACT:  
 BRAD FROST  
 PHONE: 801.564.3886

**INDEX OF DRAWINGS**

- C-100 OVERALL PRELIMINARY SITE PLAN
- C-101 PRELIMINARY SITE PLAN
- C-102 PRELIMINARY SITE PLAN
- C-103 PRELIMINARY SITE PLAN
- C-200 OVERALL PRELIMINARY GRADING AND DRAINAGE PLAN
- C-201 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-202 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-203 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-300 OVERALL PRELIMINARY UTILITY PLAN
- C-301 PRELIMINARY UTILITY PLAN
- C-302 PRELIMINARY UTILITY PLAN
- C-303 PRELIMINARY UTILITY PLAN
- L-100 OVERALL PRELIMINARY LANDSCAPE PLAN

**NOTICE TO CONTRACTOR**

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**NOTICE TO DEVELOPER/ CONTRACTOR**

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

**UTILITY DISCLAIMER**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

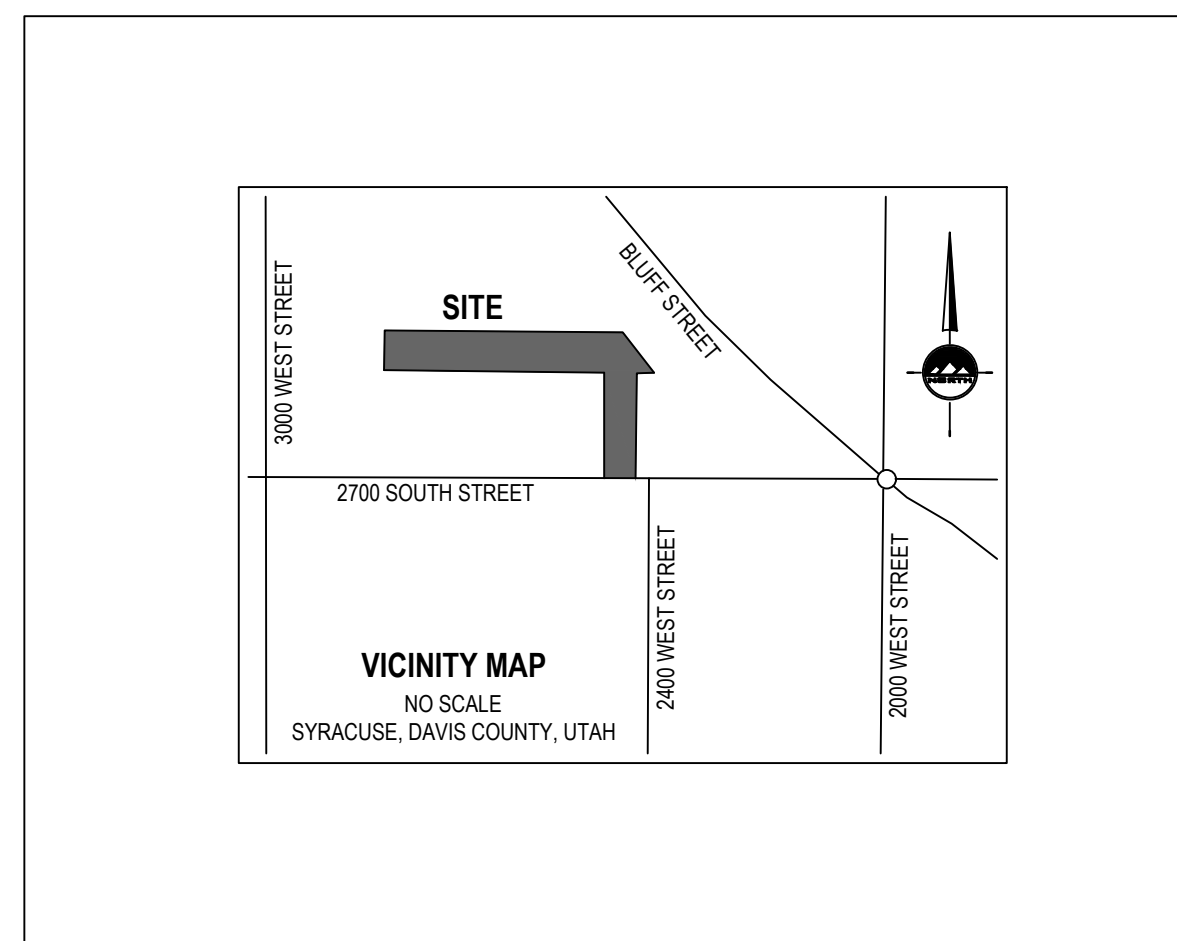
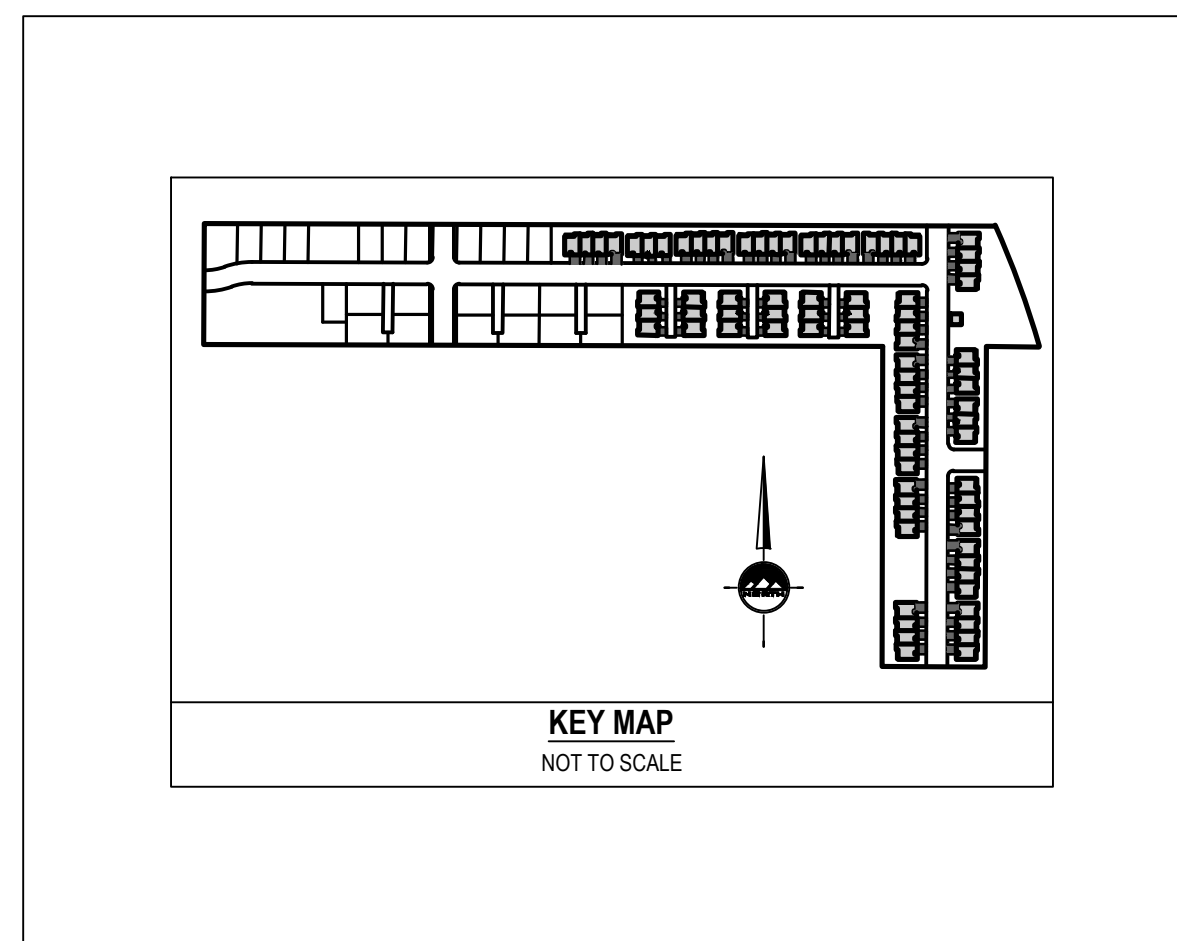
SADIE'S GLENN PRD  
 PRELIMINARY PLAT  
 2700 SOUTH STREET  
 SYRACUSE, UTAH



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 10633  
 PROJECT MANAGER C.PRESTON  
 PRINT DATE 2024-05-22  
 DESIGNED BY C.PRESTON



**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN SYRACUSE  
CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'

- GENERAL NOTES:**
- PROPOSED PRD ZONE.
    - FRONT YARD SETBACK IS 20'
    - REAR YARD SETBACK IS 15'
    - SIDE YARD SETBACK IS 8', 16' BETWEEN BUILDINGS
    - CORNER LOT SIDE YARD SETBACK IS 20'
  - HOA IS TO OWN AND MAINTAIN OPEN SPACE PARCELS
  - APPROVAL FROM NORTH DAVIS SEWER DISTRICT WILL BE RECEIVED FOR SEWER CONNECTION IN 2700 SOUTH STREET

**PARKING TABLE**

|                 |     |
|-----------------|-----|
| GARAGE STALLS   | 242 |
| DRIVEWAY STALLS | 242 |
| VISITOR STALLS  | 0   |
| TOTAL STALLS    | 484 |

**PHASE TABLE**

|              |                   |
|--------------|-------------------|
| PHASE 1 AREA | 165,964 sq. ft.   |
| PHASE 2 AREA | 234,907 sq. ft.   |
| PHASE 3 AREA | 151,001 sq. ft.   |
| PHASE 4 AREA | 219,876 sq. ft.   |
| PHASE 5 AREA | 247,996 sq. ft.   |
| TOTAL AREA:  | 1,019,744 sq. ft. |

**PRD LAND USE TABLE**

|                             |                                    |
|-----------------------------|------------------------------------|
| SINGLE FAMILY LOTS          | 13                                 |
| SINGLE FAMILY AREA          | 234,907 sq. ft.                    |
| ACTIVE ADULT VILLAS         | 108                                |
| ACTIVE ADULT AREA           | 784,835 sq. ft.                    |
| PRD COMMON SPACE            | 142,040 sq. ft. 3.26 acres = 13.9% |
| REQUIRED COMMON SPACE       | 203,949 sq. ft. 4.68 acres = 20%   |
| IN-LIEU OF FEE COMMON SPACE | 61,909 sq. ft. 1.42 acres          |
| TOTAL PRD AREA              | 1,019,744 sq. ft. 23.41 acres      |
| TOTAL LOTS/UNITS            | 121                                |
| UNITS PER GROSS ACRE        | 5.17 LOTS-UNITS / ACRE             |

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

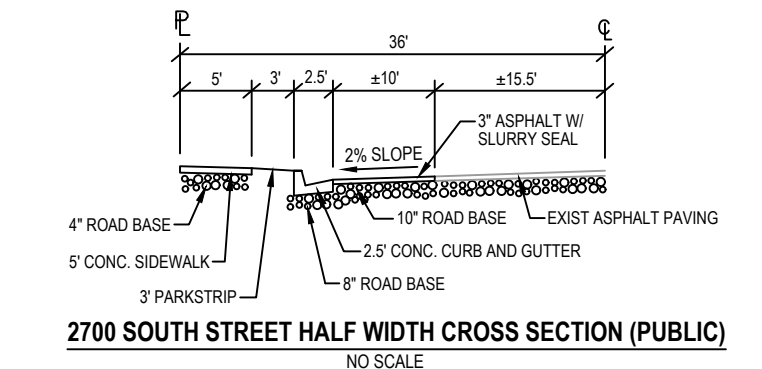
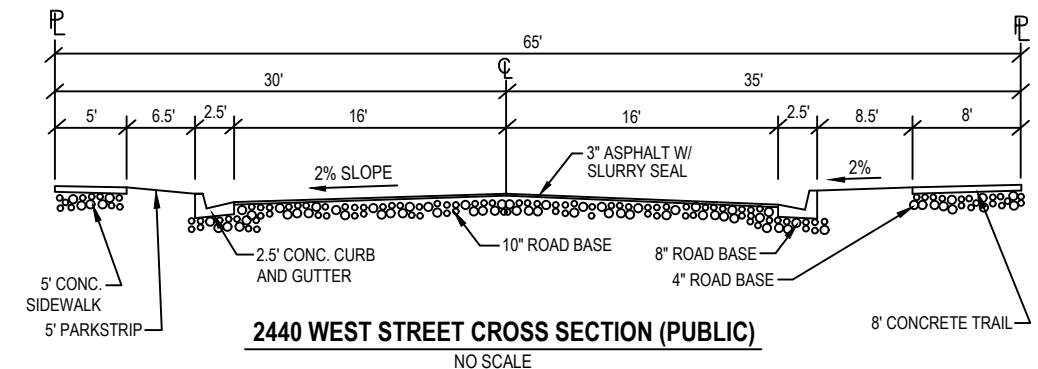
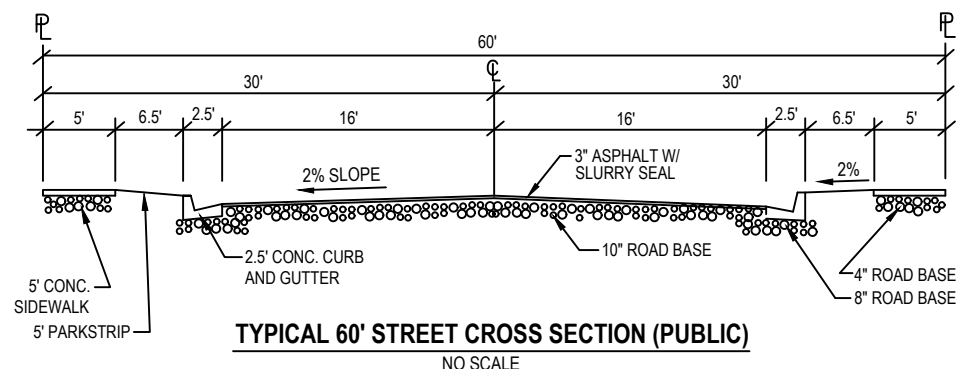
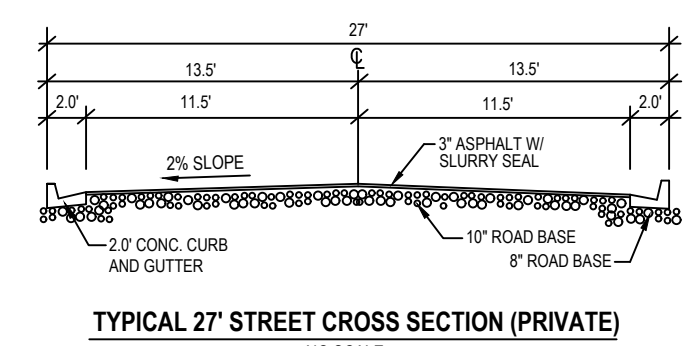
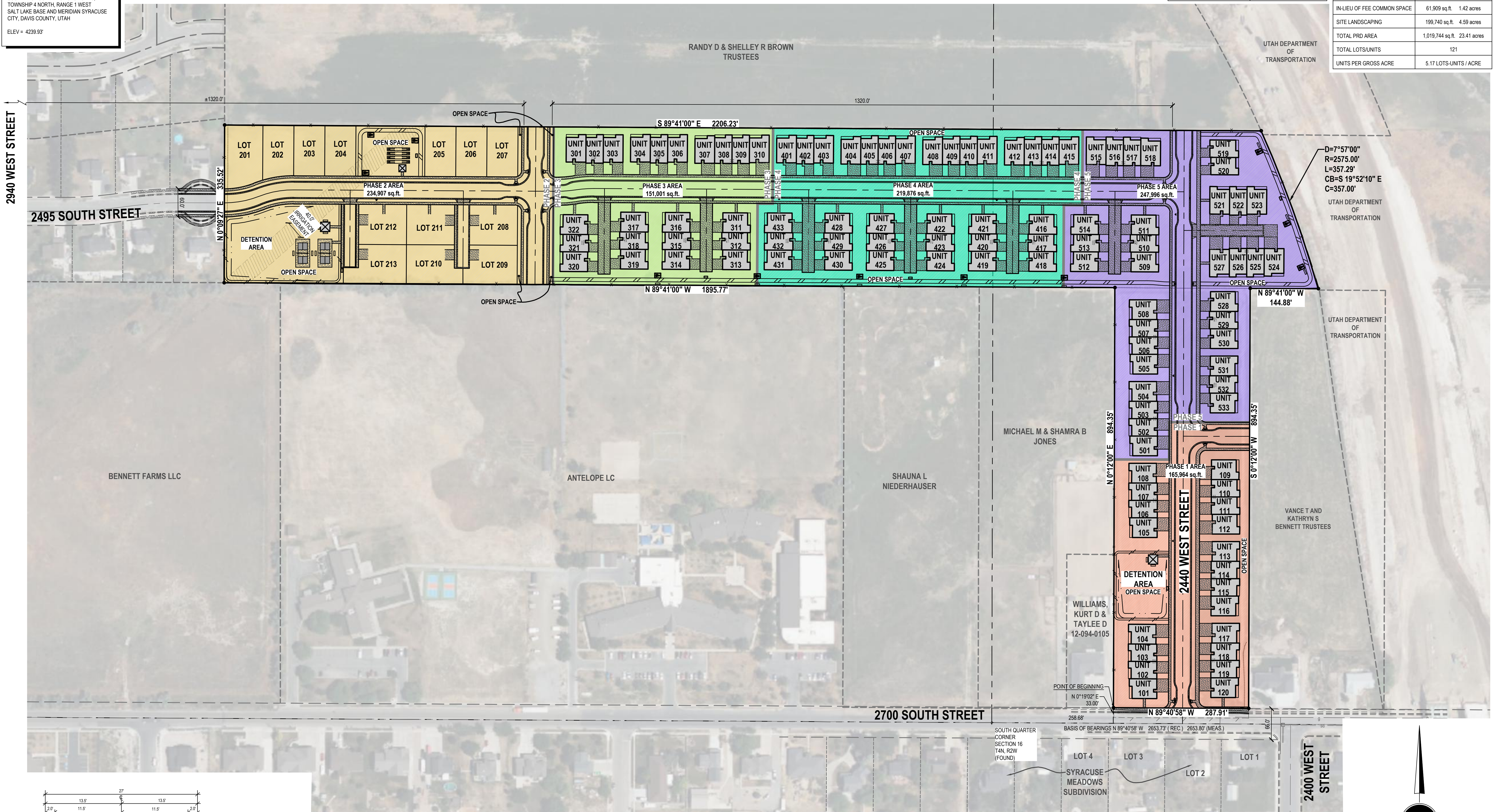
CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888



**OVERALL SURVEYED DESCRIPTION**

A parcel of land, situate in the South Half of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 2700 South Street, said point being South 89°40'58" East 258.68 feet along the Section line and North 0°19'02" East 33.00 feet from the South Quarter Corner of said Section 16 and running thence:

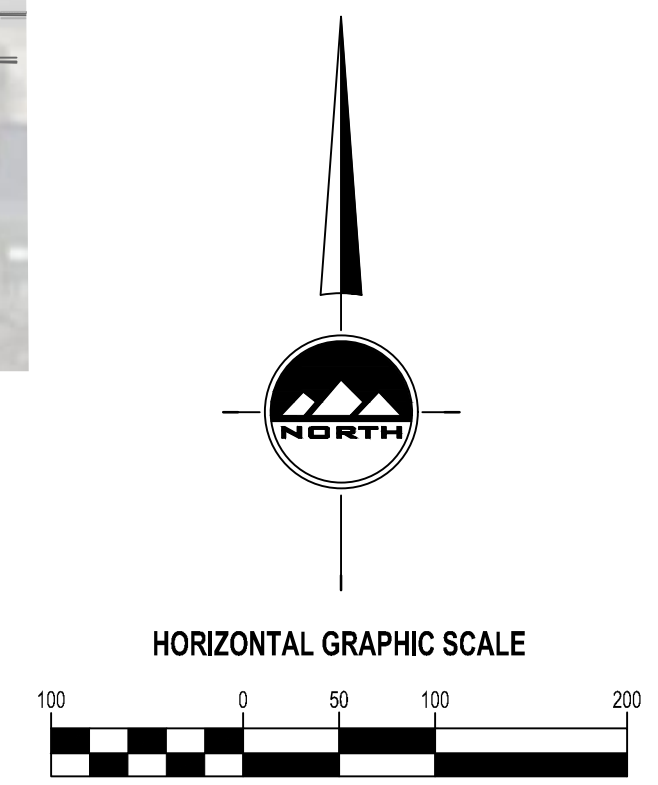
thence North 00°12'00" East 894.35 feet to a point on the southerly line of that parcel described in Entry No. 3529794;

thence along the perimeter of said parcel the following six (6) courses and distances:

- 1) North 89°41'00" West 1895.77 feet to the Southeast Corner of Eagle Estates Subdivision Phase 6
- 2) North 0°19'22" East 335.52 feet along the easterly line of Eagle Estates Subdivision Phase 6 to the southerly line of those parcels described in that Warranty Deed, Entry No. 2335813 (Book 4454, Page 533)
- 3) South 89°41'00" East 2206.23 feet to the westerly UDOT right-of-way line;
- 4) southeasterly 357.29 feet along a 2575.00-foot radius curve to the right (Center bears South 66°09'20" West, long chord bears South 19°52'10" East 357.00 feet with a central angle of 7°57'00");
- 5) South 7°50'11" East 0.46 feet;
- 6) North 89°41'00" West 144.88 feet;

South 0°12'00" West 894.35 feet to the northerly right-of-way line of 2700 South Street;  
North 89°40'58" West 287.91 feet along said right-of-way to the Point of Beginning.

Contains: 1,019,744 square feet or 23.410 acres.



**SADIE'S GLENN PRD  
PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH



NO. DATE REVISION FOR REVIEW

**OVERALL PRELIMINARY  
SITE PLAN**

PROJECT NUMBER: 10633  
PROJECT MANAGER: C.PRESTON

PRINT DATE: 2024-05-22  
DESIGNED BY: C.PRESTON

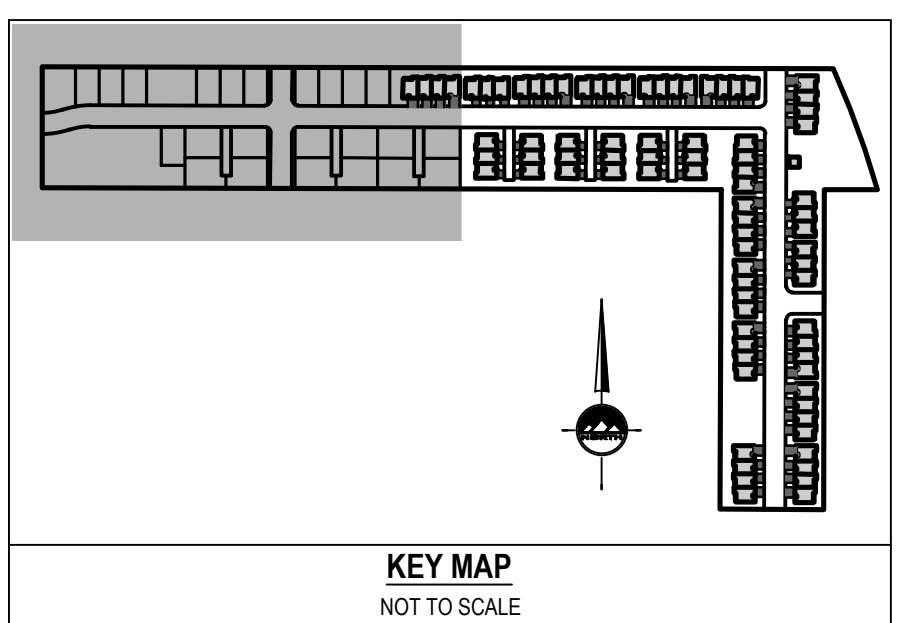
**C-100**

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 16  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

**811**  
Know what's below.  
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**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16,  
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CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
  2. INSTALL 5.0' SIDEWALK
  3. INSTALL 24" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
  4. REMOVE EXISTING FENCE
  5. MATCH EXISTING IMPROVEMENTS
  6. INSTALL 6' PRECAST CONCRETE PRIVACY FENCE
  7. EXISTING FENCE TO REMAIN
  8. EXIST FIRE HYDRANT
  9. INSTALL FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9
  10. INSTALL DRIVE APPROACH PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS SHEET 5
  11. INSTALL ASPHALT TRAIL
  12. INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SYRACUSE CITY STANDARD DETAIL. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP.
  13. INSTALL BENCH
  14. ACTIVE ADULT WORKOUT STATION AREA
  15. DOG RELIEF CLEANUP STATION
  16. REMOVE EXIST TEMPORARY TURNAROUND ASPHALT, CURB, GUTTER AND SIDEWALK. INSTALL CURB & GUTTER TO MATCH EXIST IMPROVEMENTS. MATCH EXIST ASPHALT SECTION



**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
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Layton, UT 84041  
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SANDY  
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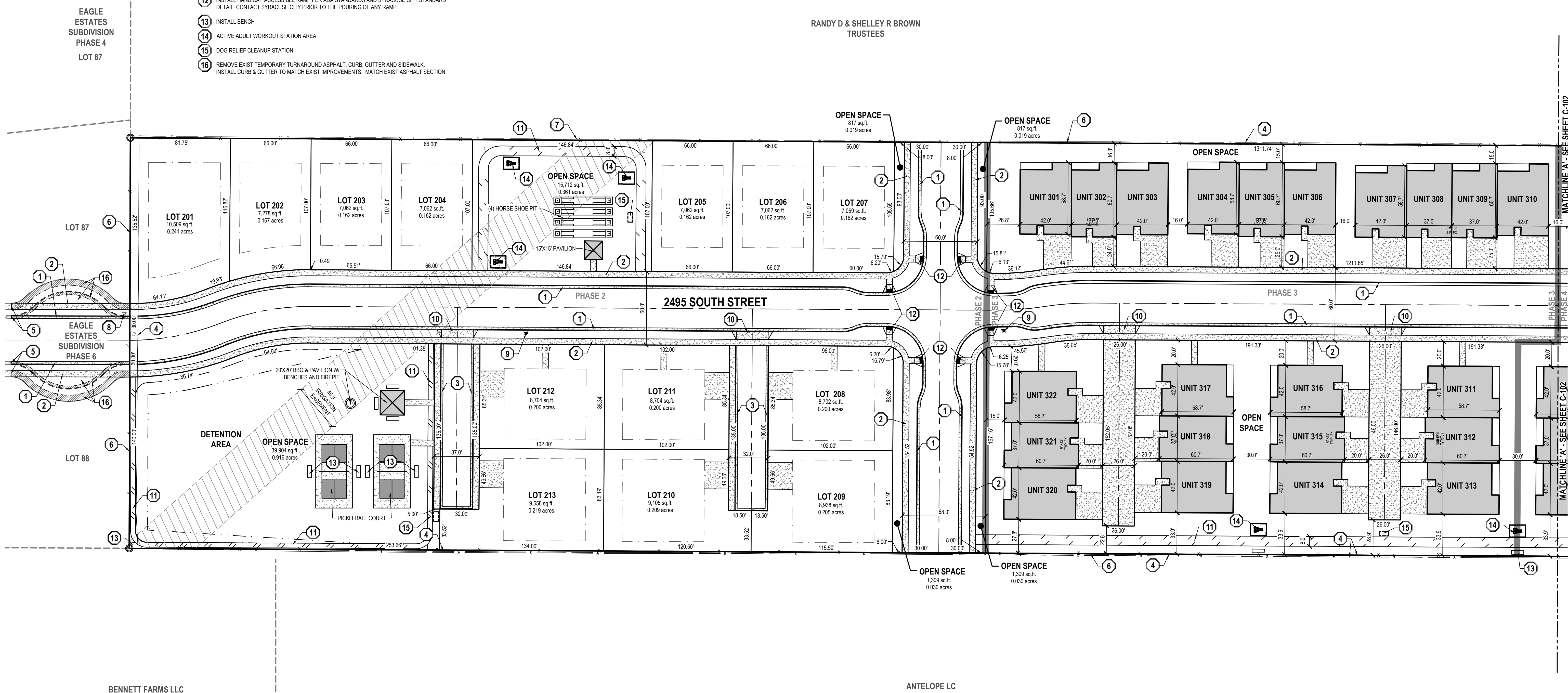
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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
498 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888



BENNETT FARMS LLC

ANTELOPE LC

**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH

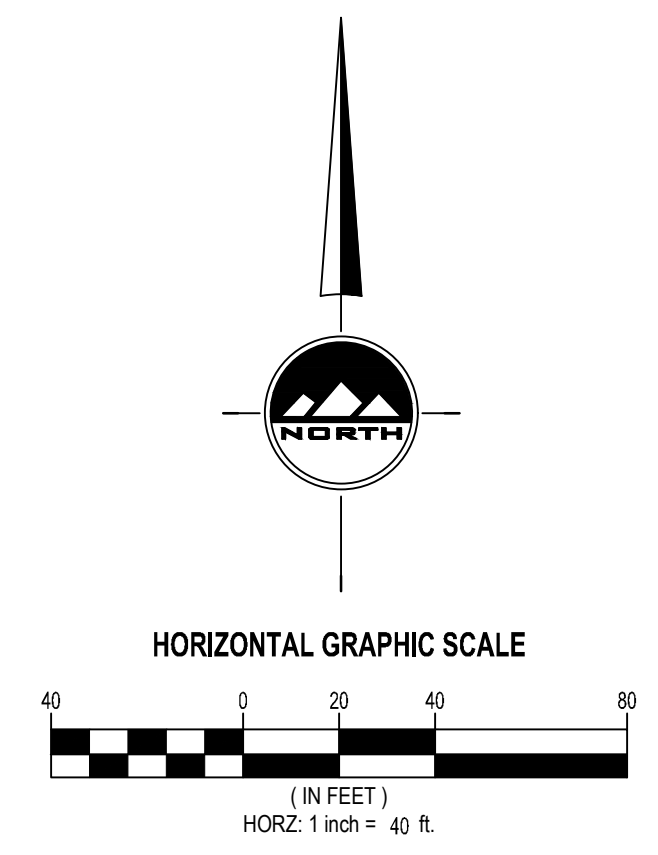


NO. DATE REVISION FOR REVIEW

**PRELIMINARY SITE PLAN**

PROJECT NUMBER 10633 PRINT DATE 2024-05-22  
PROJECT MANAGER C.PRESTON DESIGNED BY C.PRESTON

**C-101**

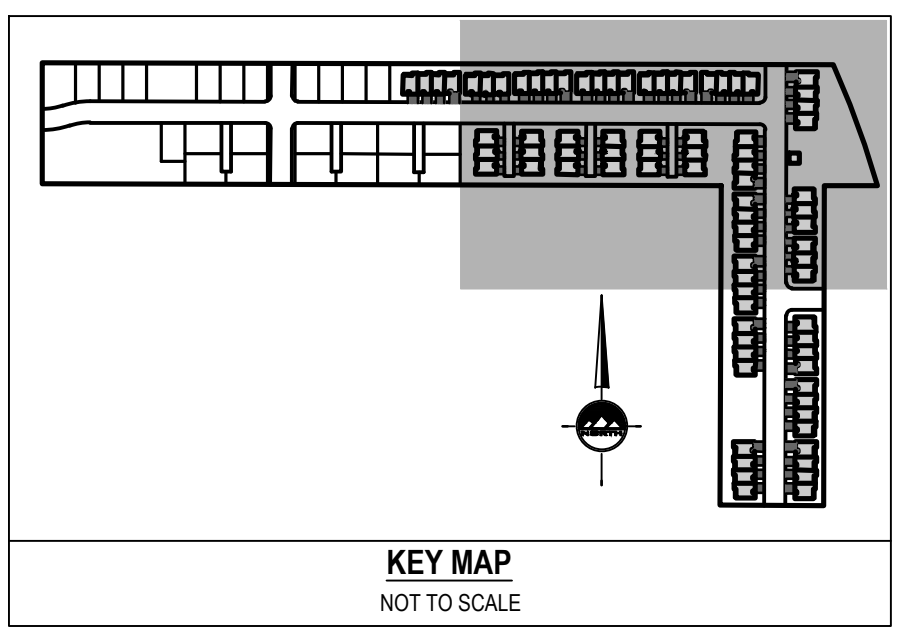
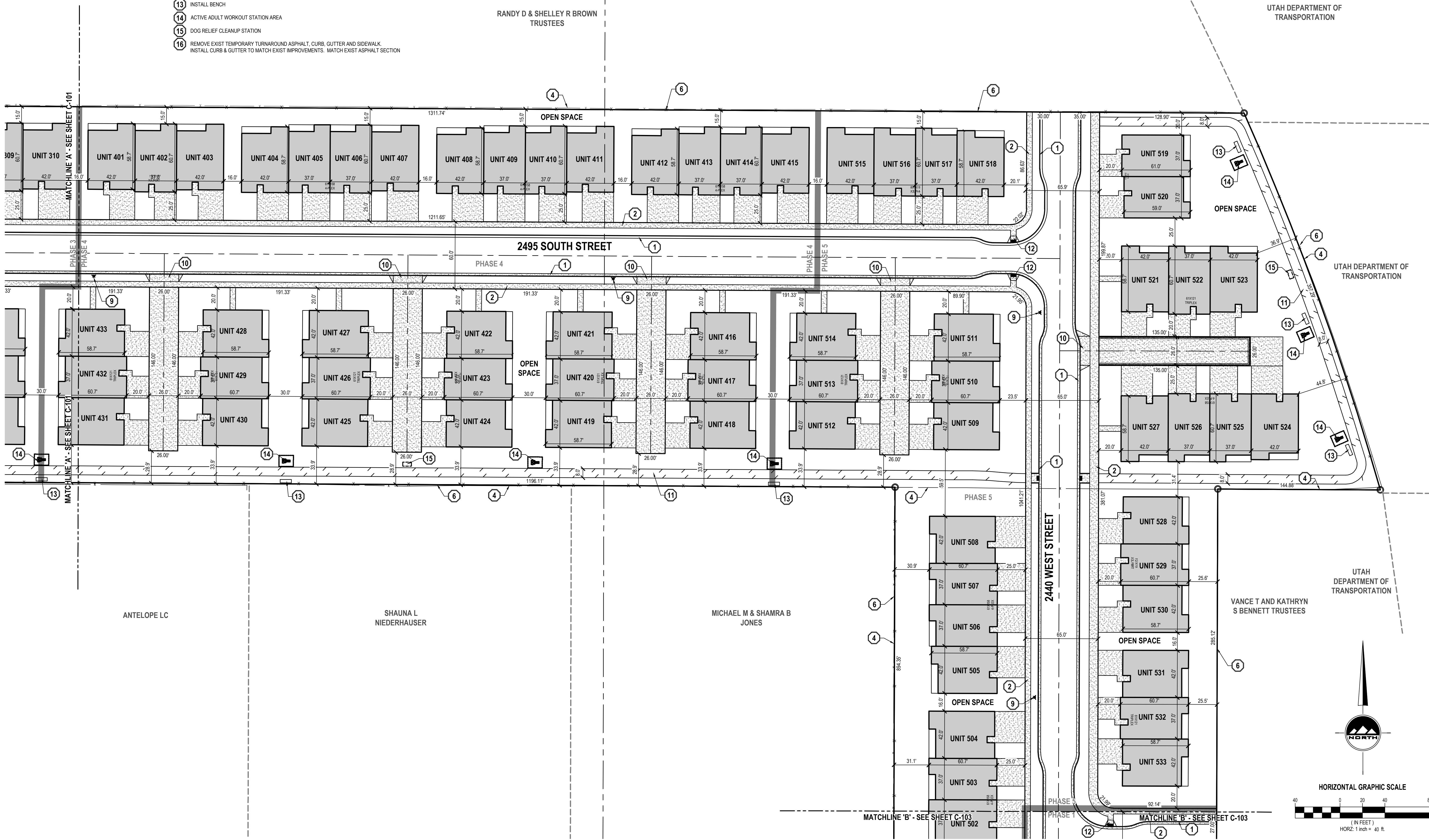


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INSTALL CURB & GUTTER TO MATCH EXIST IMPROVEMENTS. MATCH EXIST ASPHALT SECTION



**EN SIGN**  
THE STANDARD IN ENGINEERING

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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888

**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH

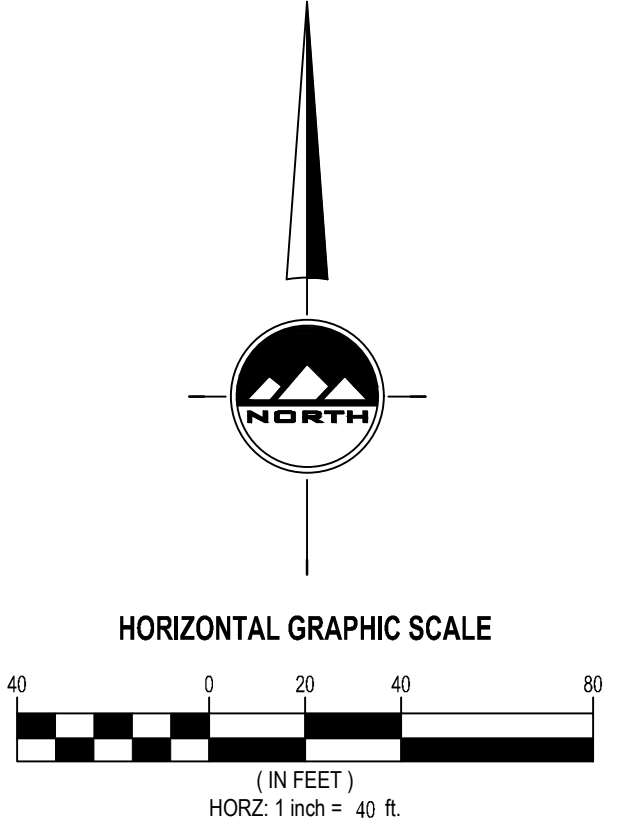


NO. DATE REVISION FOR REVIEW

**PRELIMINARY**  
**SITE PLAN**

PROJECT NUMBER 10633 PRINT DATE 2024-05-22  
PROJECT MANAGER C.PRESTON DESIGNED BY C.PRESTON

**C-102**

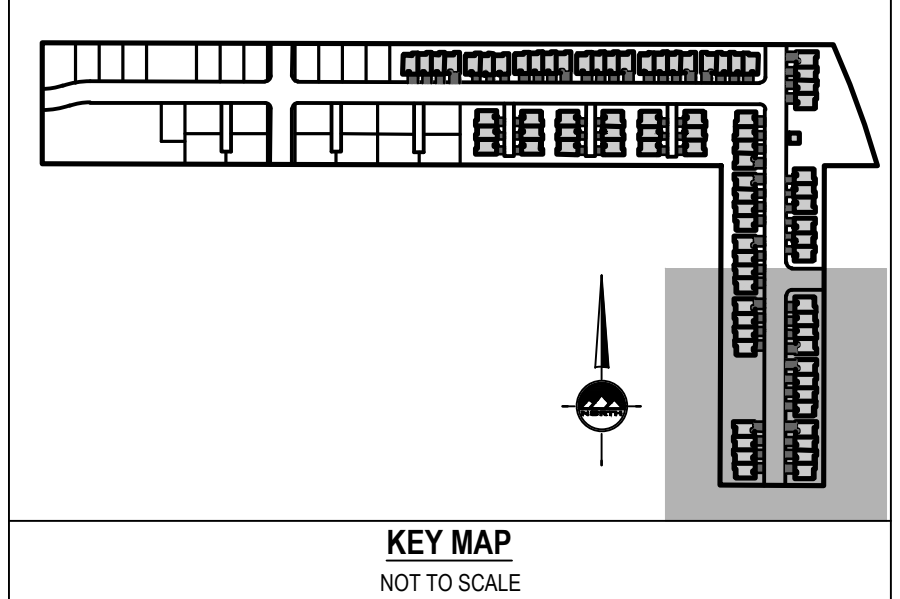
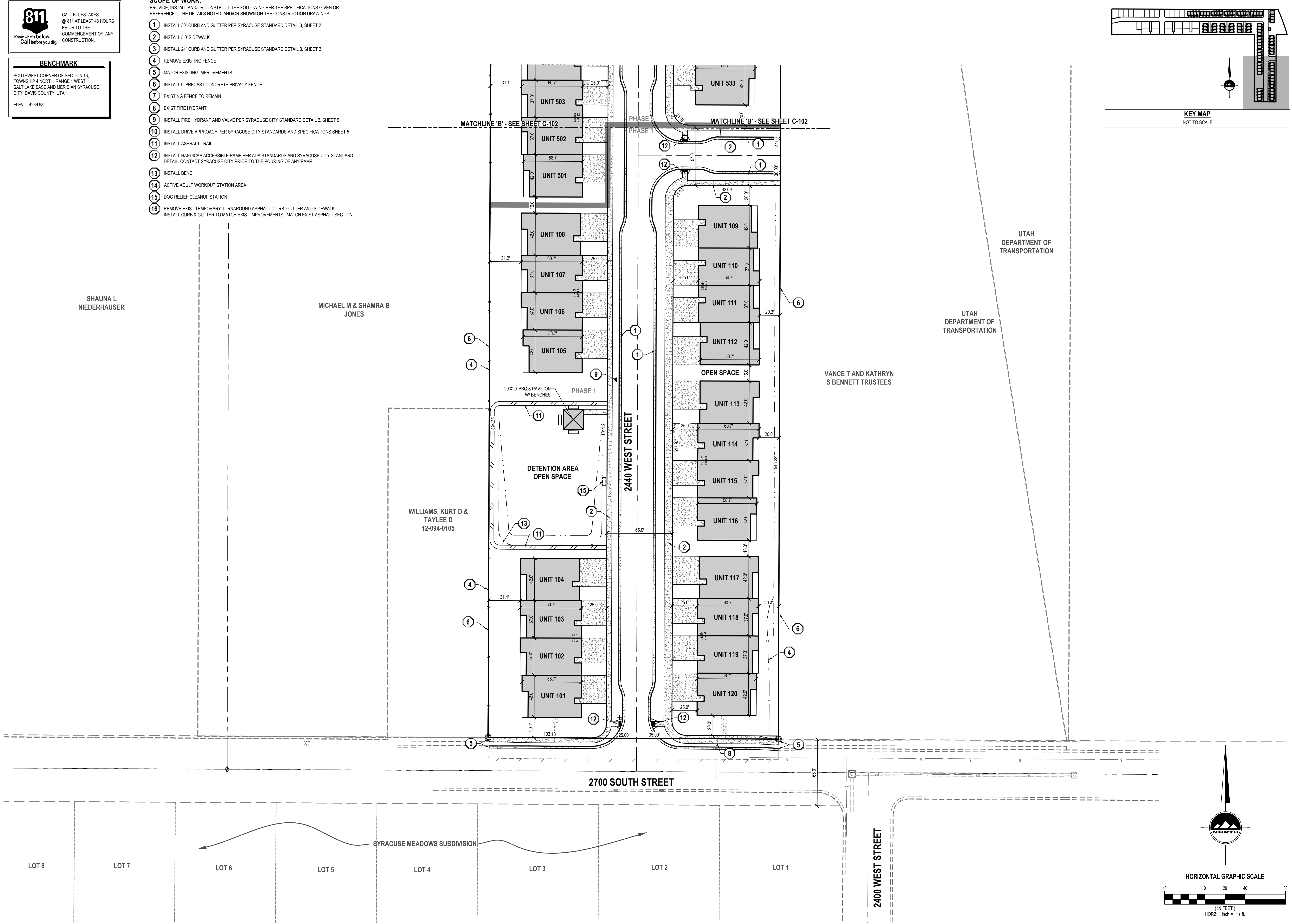


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Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16,  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN SYRACUSE  
CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 INSTALL 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
  - 2 INSTALL 5.0' SIDEWALK
  - 3 INSTALL 24" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
  - 4 REMOVE EXISTING FENCE
  - 5 MATCH EXISTING IMPROVEMENTS
  - 6 INSTALL 6" PRECAST CONCRETE PRIVACY FENCE
  - 7 EXISTING FENCE TO REMAIN
  - 8 EXIST FIRE HYDRANT
  - 9 INSTALL FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9
  - 10 INSTALL DRIVE APPROACH PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS SHEET 5
  - 11 INSTALL ASPHALT TRAIL
  - 12 INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SYRACUSE CITY STANDARD DETAIL. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP.
  - 13 INSTALL BENCH
  - 14 ACTIVE ADULT WORKOUT STATION AREA
  - 15 DOG RELIEF CLEANUP STATION
  - 16 REMOVE EXIST TEMPORARY TURNAROUND ASPHALT, CURB, GUTTER AND SIDEWALK. INSTALL CURB & GUTTER TO MATCH EXIST IMPROVEMENTS. MATCH EXIST ASPHALT SECTION



**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3886

**SADIE'S GLENN PRD**  
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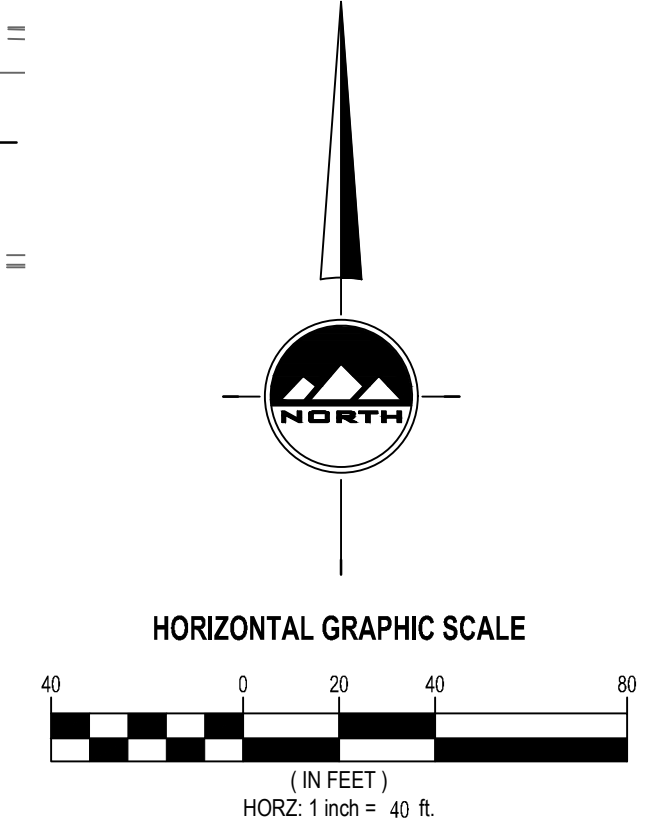


| NO. | DATE | REVISION FOR REVIEW |
|-----|------|---------------------|
|     |      |                     |

**PRELIMINARY SITE PLAN**

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>10633      | PRINT DATE<br>2024-05-22 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>C.PRESTON |

**C-103**



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**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'



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**TOELE**  
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**CEDAR CITY**  
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**RICHFIELD**  
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458 NORTH KAYS DRIVE  
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CONTACT:  
BRAD FROST  
PHONE: 801.564.3888

**SADIE'S GLENN PRD  
PRELIMINARY PLAT**  
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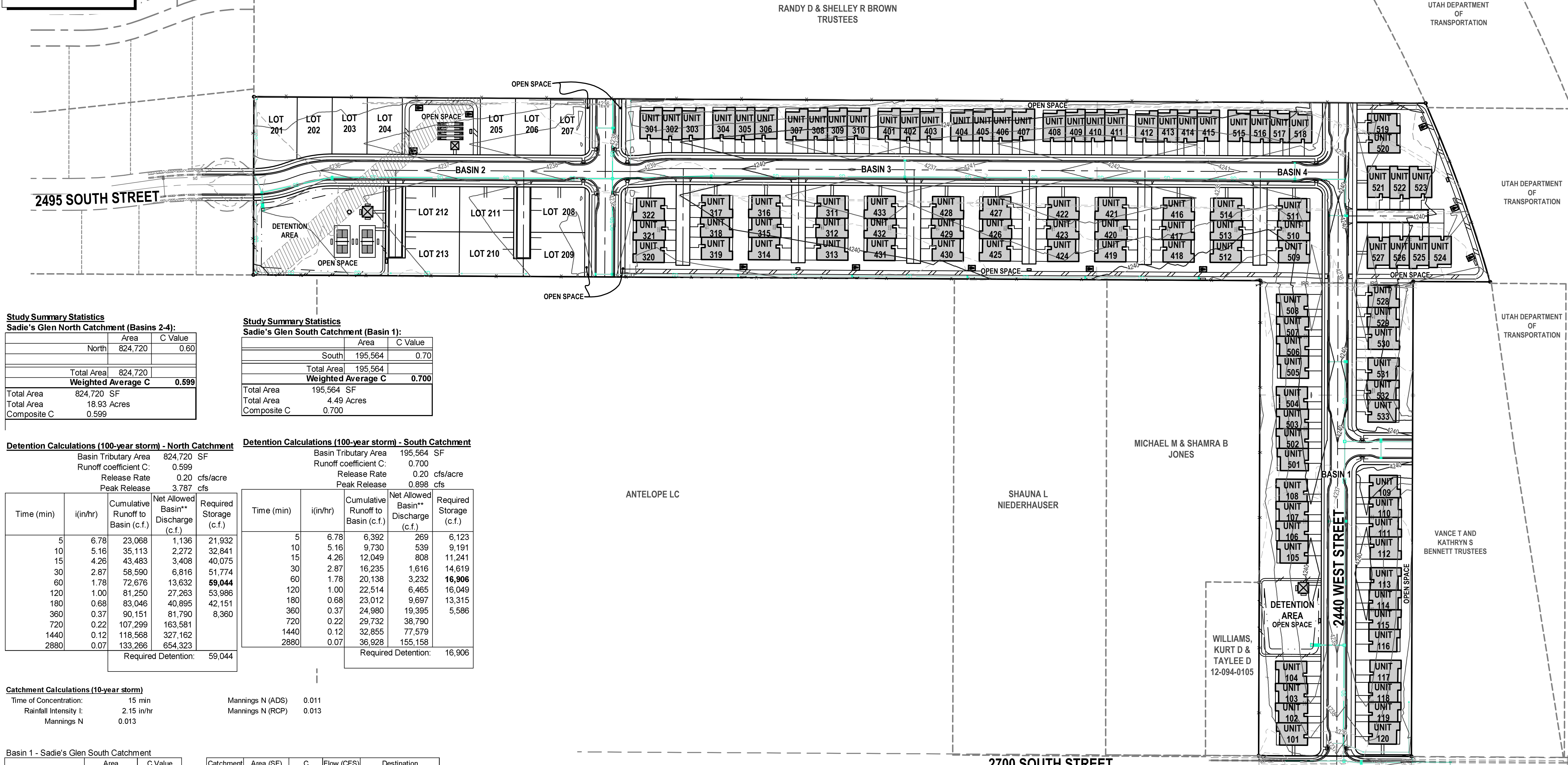


NO. DATE REVISION FOR REVIEW

**OVERALL PRELIMINARY GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 10633 PRINT DATE: 2024-05-22  
PROJECT MANAGER: C.PRESTON DESIGNED BY: C.PRESTON

**C-200**



**Study Summary Statistics**  
**Sadie's Glen North Catchment (Basins 2-4):**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| North                     | 824,720      | 0.60    |
| Total Area                | 824,720      |         |
| <b>Weighted Average C</b> | <b>0.599</b> |         |
| Total Area                | 824,720 SF   |         |
| Total Area                | 18.93 Acres  |         |
| Composite C               | 0.599        |         |

**Study Summary Statistics**  
**Sadie's Glen South Catchment (Basin 1):**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| South                     | 195,564      | 0.70    |
| Total Area                | 195,564      |         |
| <b>Weighted Average C</b> | <b>0.700</b> |         |
| Total Area                | 195,564 SF   |         |
| Total Area                | 4.49 Acres   |         |
| Composite C               | 0.700        |         |

**Detention Calculations (100-year storm) - North Catchment**

| Time (min)          | i(in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** Discharge (c.f.) | Required Storage (c.f.) |
|---------------------|----------|-----------------------------------|--------------------------------------|-------------------------|
| 5                   | 6.78     | 23,068                            | 1,136                                | 21,932                  |
| 10                  | 5.16     | 35,113                            | 2,272                                | 32,841                  |
| 15                  | 4.26     | 43,483                            | 3,408                                | 40,075                  |
| 30                  | 2.87     | 58,590                            | 6,816                                | 51,774                  |
| 60                  | 1.78     | 72,676                            | 13,632                               | 59,044                  |
| 120                 | 1.00     | 81,250                            | 27,263                               | 53,986                  |
| 180                 | 0.68     | 83,046                            | 40,895                               | 42,151                  |
| 360                 | 0.37     | 90,151                            | 81,790                               | 8,360                   |
| 720                 | 0.22     | 107,299                           | 163,581                              |                         |
| 1440                | 0.12     | 118,568                           | 327,162                              |                         |
| 2880                | 0.07     | 133,266                           | 654,323                              |                         |
| Required Detention: |          |                                   |                                      | 59,044                  |

**Detention Calculations (100-year storm) - South Catchment**

| Time (min)          | i(in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** Discharge (c.f.) | Required Storage (c.f.) |
|---------------------|----------|-----------------------------------|--------------------------------------|-------------------------|
| 5                   | 6.78     | 6,392                             | 269                                  | 6,123                   |
| 10                  | 5.16     | 9,730                             | 539                                  | 9,191                   |
| 15                  | 4.26     | 12,049                            | 808                                  | 11,241                  |
| 30                  | 2.87     | 16,235                            | 1,616                                | 14,619                  |
| 60                  | 1.78     | 20,138                            | 3,232                                | 16,906                  |
| 120                 | 1.00     | 22,514                            | 6,465                                | 16,049                  |
| 180                 | 0.68     | 23,012                            | 9,697                                | 13,315                  |
| 360                 | 0.37     | 24,980                            | 19,395                               | 5,586                   |
| 720                 | 0.22     | 29,732                            | 38,790                               |                         |
| 1440                | 0.12     | 32,855                            | 77,579                               |                         |
| 2880                | 0.07     | 36,928                            | 155,158                              |                         |
| Required Detention: |          |                                   |                                      | 16,906                  |

**Catchment Calculations (10-year storm)**

|                        |            |                  |       |
|------------------------|------------|------------------|-------|
| Time of Concentration: | 15 min     | Mannings N (ADS) | 0.011 |
| Rainfall Intensity I:  | 2.15 in/hr | Mannings N (RCP) | 0.013 |
| Mannings N             | 0.013      |                  |       |

**Basin 1 - Sadie's Glen South Catchment**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| Total Hardscape           | 195,564      | 0.7     |
| Total Area                | 195,564      |         |
| <b>Weighted Average C</b> | <b>0.700</b> |         |

**Basin 2 - Sadie's Glen North Catchment**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| Total Hardscape           | 237,919      | 0.35    |
| Total Area                | 237,919      |         |
| <b>Weighted Average C</b> | <b>0.350</b> |         |

**Basin 3 - Sadie's Glen North Catchment**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| Townhomes                 | 294,849      | 0.7     |
| Total Area                | 294,849      |         |
| <b>Weighted Average C</b> | <b>0.700</b> |         |

**Basin 4 - Sadie's Glen North Catchment**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| Total Hardscape           | 291,952      | 0.7     |
| Total Area                | 291,952      |         |
| <b>Weighted Average C</b> | <b>0.700</b> |         |

**Overall**

|                           | Area         | C Value |
|---------------------------|--------------|---------|
| Overall                   | 1,020,284    | 0.62    |
| Total Area                | 1,020,284    |         |
| <b>Weighted Average C</b> | <b>0.618</b> |         |

| Catchment    | Area (SF)       | C              | Flow (CFS)      | Destination      |            |               |           |                |        |
|--------------|-----------------|----------------|-----------------|------------------|------------|---------------|-----------|----------------|--------|
| Total        | 195,564         | 0.700          | 6,813           |                  |            |               |           |                |        |
| Basin Number | Surf Flow (CFS) | Upstream Basin | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Pipe Type | Capacity (CFS) | % Full |
| Basin 1 - S  | 6,813           |                |                 | 6,813            | 0.20%      | 30            | RCP       | 18,393         | 37.0%  |

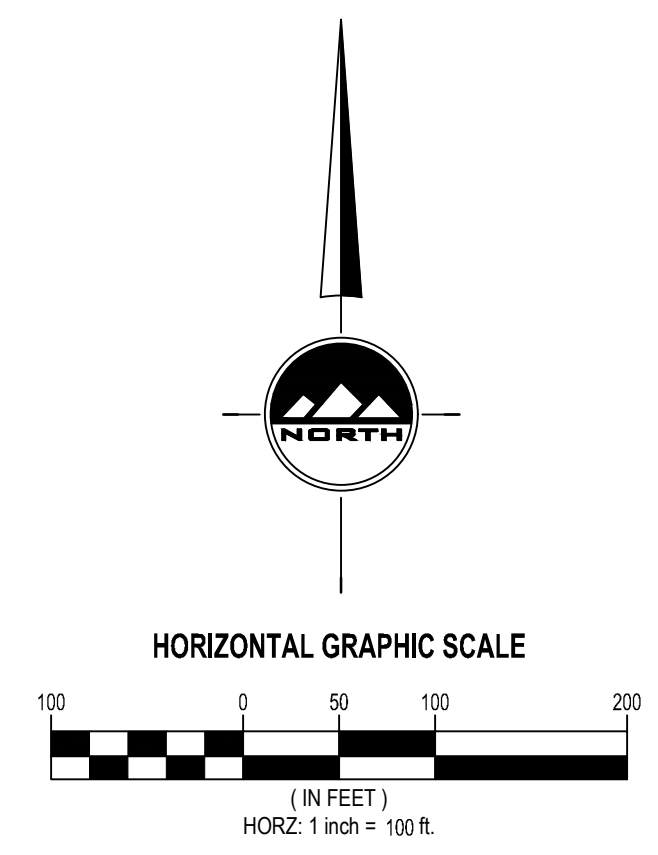
| Catchment    | Area (SF)       | C              | Flow (CFS)      | Destination      |            |               |           |                |        |
|--------------|-----------------|----------------|-----------------|------------------|------------|---------------|-----------|----------------|--------|
| Total        | 237,919         | 0.350          | 4,144           |                  |            |               |           |                |        |
| Basin Number | Surf Flow (CFS) | Upstream Basin | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Pipe Type | Capacity (CFS) | % Full |
| Basin 2 - S  | 4,144           |                |                 | 20,443           | 0.42%      | 30            | RCP       | 26,654         | 92.2%  |

| Catchment    | Area (SF)       | C              | Flow (CFS)      | Destination      |            |               |           |                |        |
|--------------|-----------------|----------------|-----------------|------------------|------------|---------------|-----------|----------------|--------|
| Total        | 294,849         | 0.700          | 10,272          |                  |            |               |           |                |        |
| Basin Number | Surf Flow (CFS) | Upstream Basin | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Pipe Type | Capacity (CFS) | % Full |
| Basin 3 - S  | 10,272          |                |                 | 20,443           | 0.25%      | 30            | RCP       | 20,564         | 99.4%  |

| Catchment    | Area (SF)       | C              | Flow (CFS)      | Destination      |            |               |           |                |        |
|--------------|-----------------|----------------|-----------------|------------------|------------|---------------|-----------|----------------|--------|
| Total        | 291,952         | 0.700          | 10,171          |                  |            |               |           |                |        |
| Basin Number | Surf Flow (CFS) | Upstream Basin | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Pipe Type | Capacity (CFS) | % Full |
| Basin 4 - S  | 10,171          |                |                 | 10,171           | 0.30%      | 24            | RCP       | 12,424         | 81.9%  |

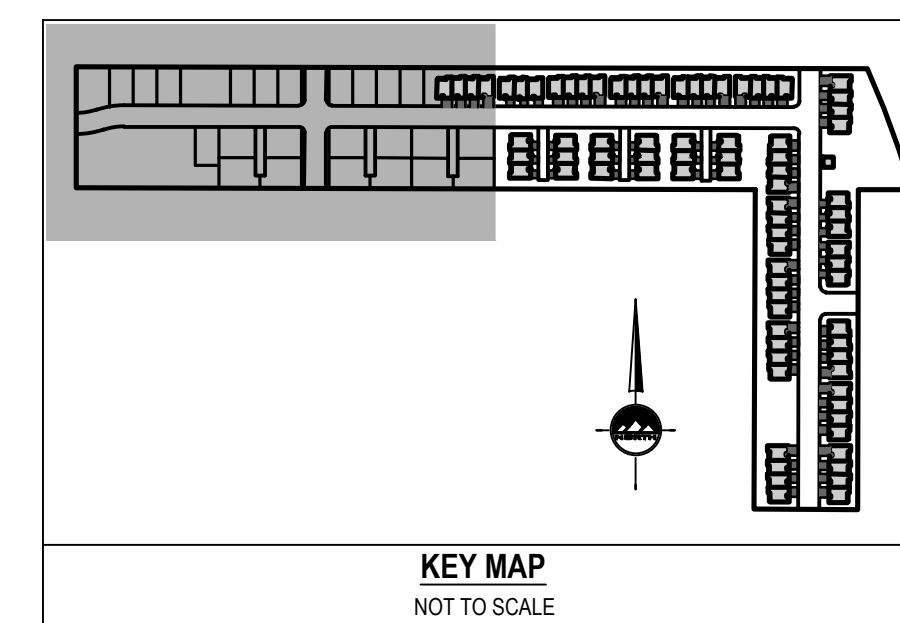


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**BENCHMARK**

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SALT LAKE BASE AND MERIDIAN SYRACUSE  
CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'



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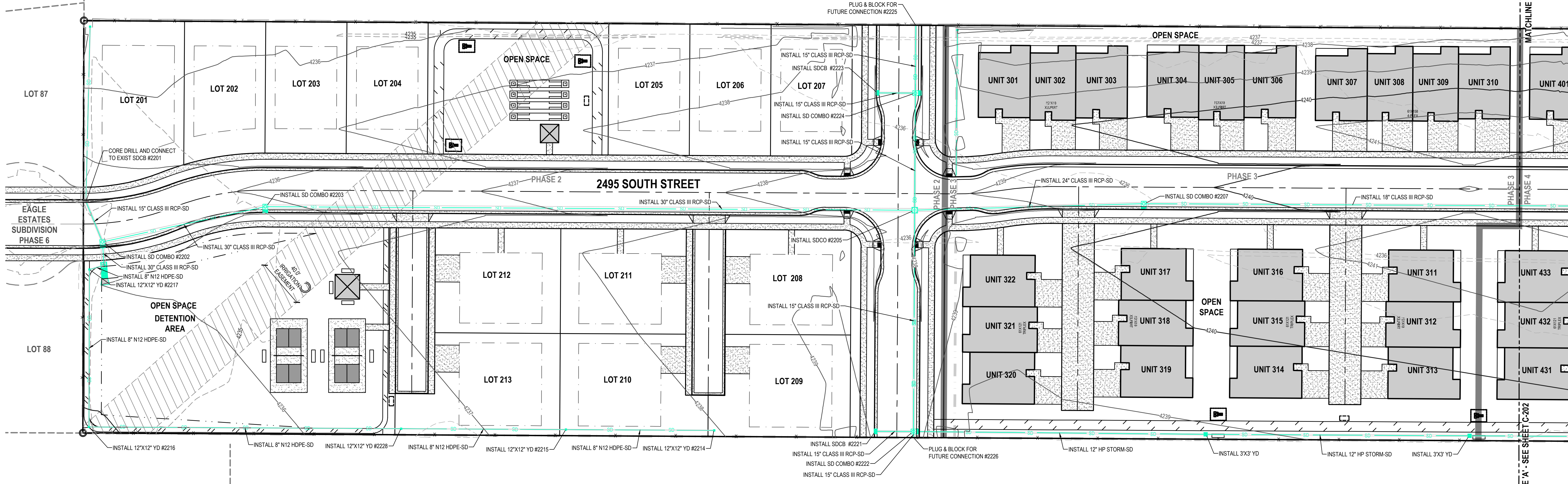
FOR:  
CAPITAL REEF MANAGEMENT, LLC  
498 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888

EAGLE  
ESTATES  
SUBDIVISION  
PHASE 4  
LOT 87

RANDY D & SHELLEY R BROWN  
TRUSTEES

MATCHLINE 'A' - SEE SHEET C-202



EAGLE  
ESTATES  
SUBDIVISION  
PHASE 6

LOT 88

BENNETT FARMS LLC

ANTELOPE LC

MATCHLINE 'A' - SEE SHEET C-202

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SYRACUSE, UTAH

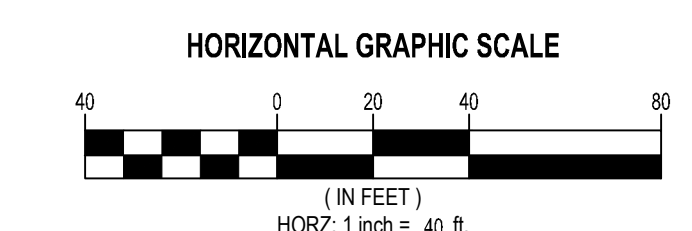
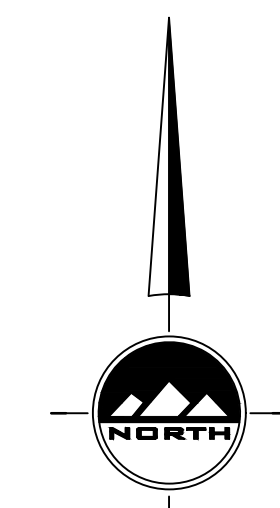


NO. DATE REVISION  
FOR REVIEW

**PRELIMINARY GRADING  
AND DRAINAGE  
PLAN**

PROJECT NUMBER: 10633 PRINT DATE: 2024-05-22  
PROJECT MANAGER: C.PRESTON DESIGNED BY: C.PRESTON

**C-201**



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ELEV = 4239.93'

**KEY MAP**  
NOT TO SCALE

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

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Phone: 435.843.3590

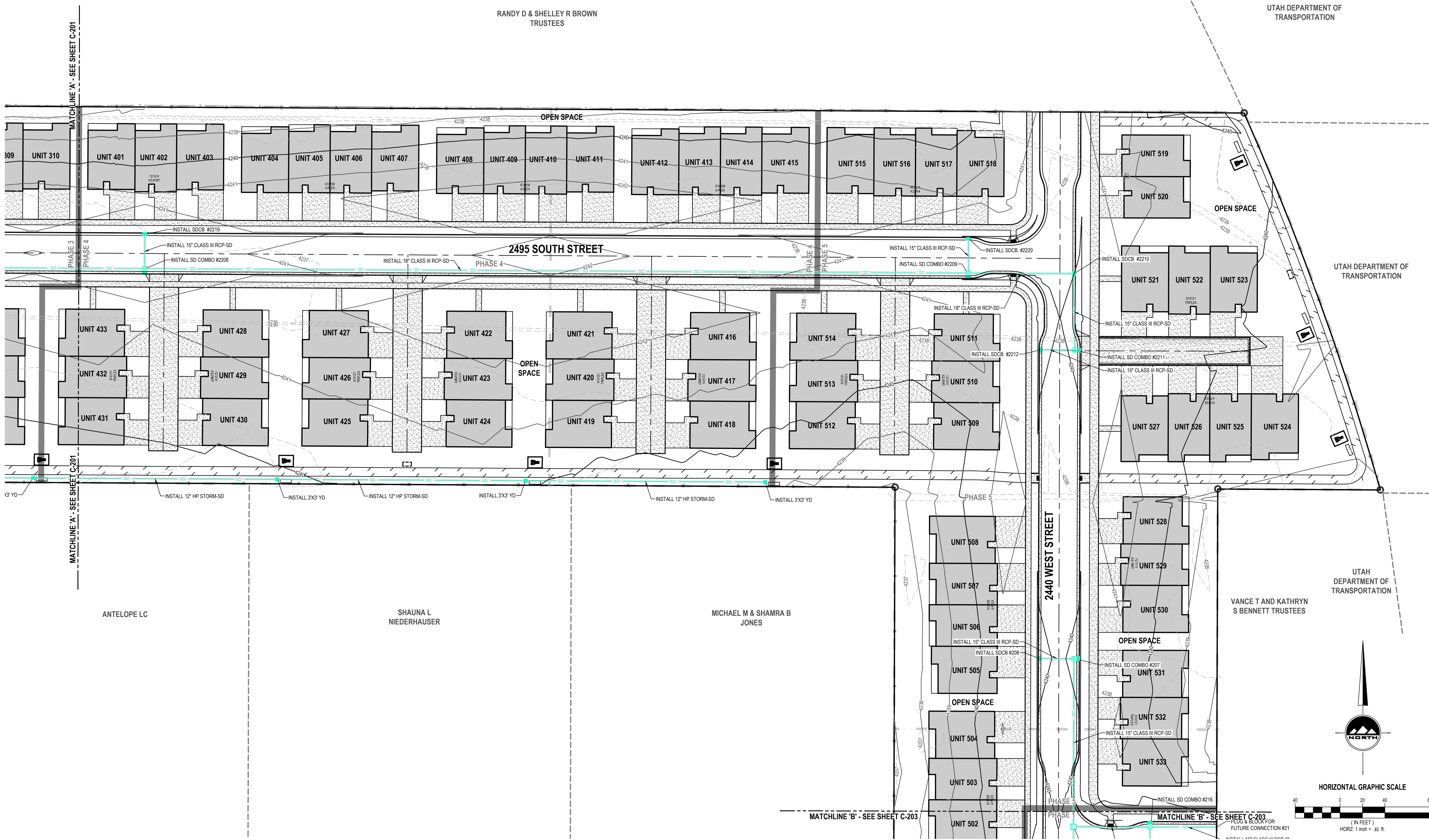
CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
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**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH

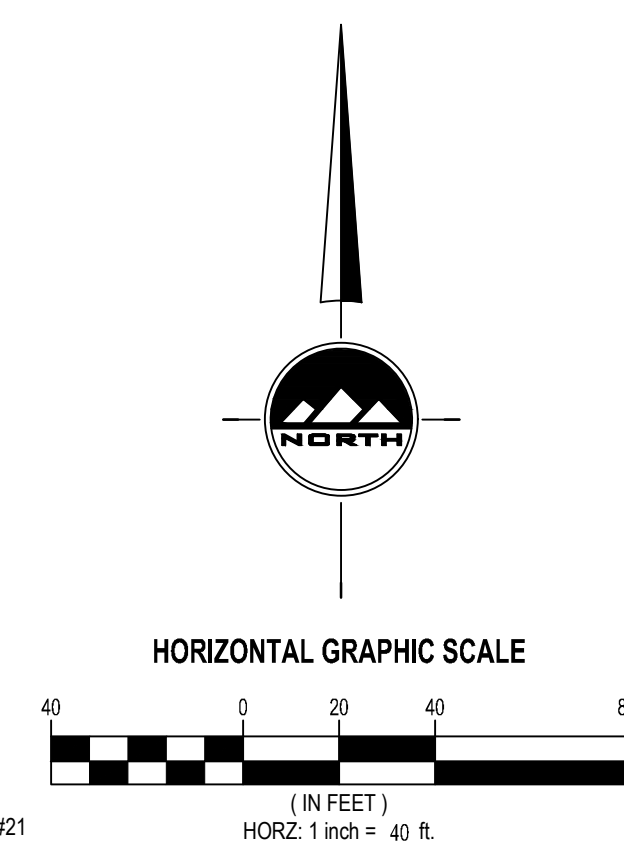


|     |      |            |
|-----|------|------------|
| NO. | DATE | REVISION   |
|     |      | FOR REVIEW |

**PRELIMINARY GRADING AND DRAINAGE PLAN**

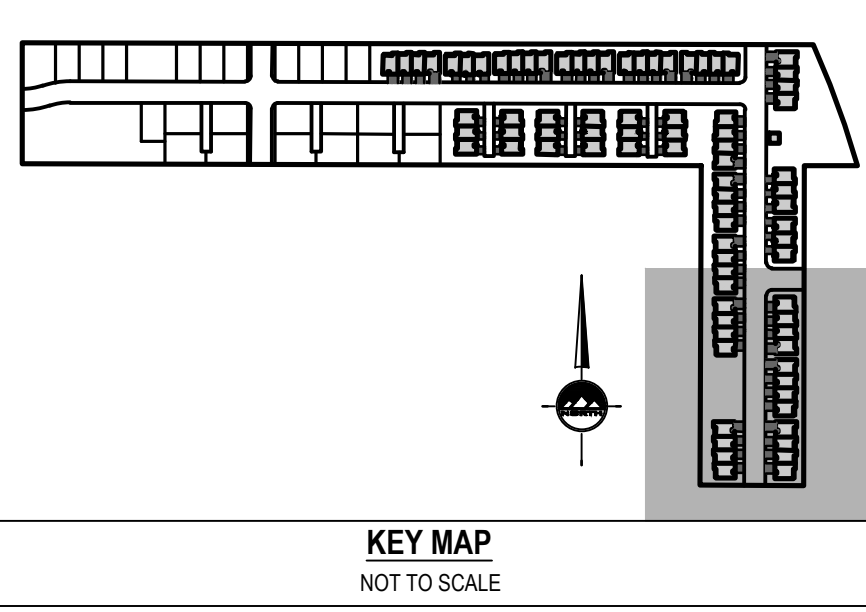
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| PROJECT NUMBER<br>10633      | PRINT DATE<br>2024-05-22 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>C.PRESTON |

**C-202**



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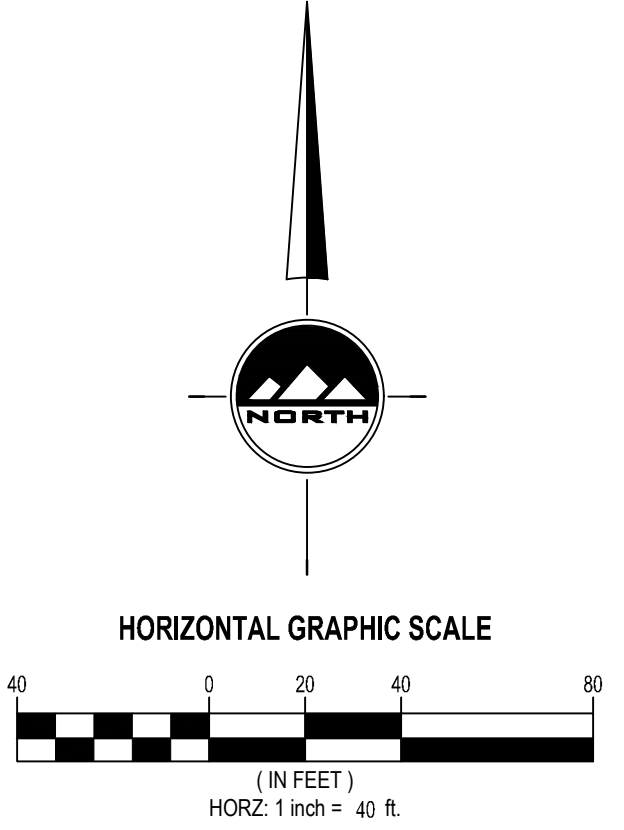
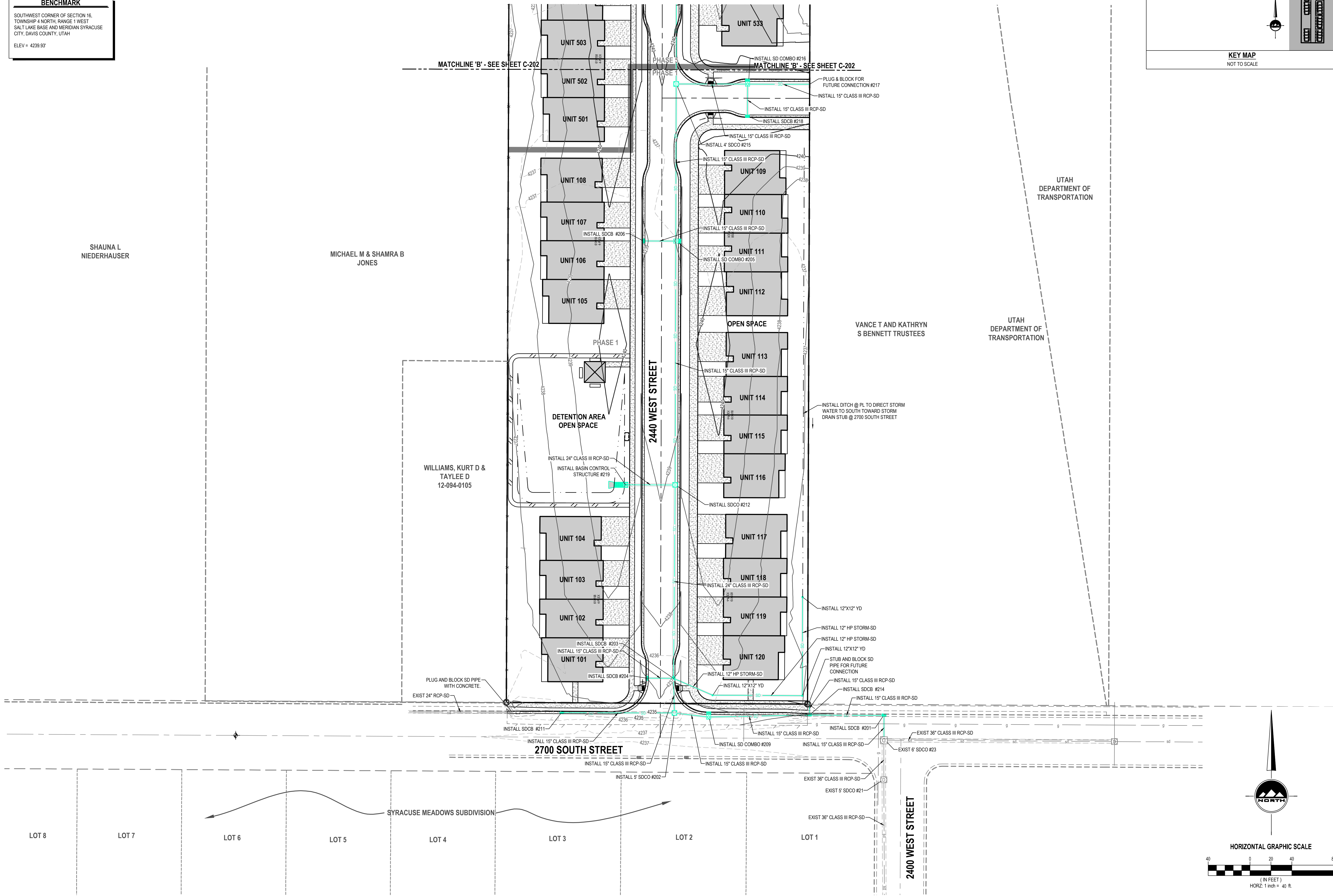
**SADIE'S GLENN PRD  
 PRELIMINARY PLAT  
 2700 SOUTH STREET  
 SYRACUSE, UTAH**



**PRELIMINARY GRADING  
 AND DRAINAGE  
 PLAN**

PROJECT NUMBER: 10633  
 PRINT DATE: 2024-05-22  
 PROJECT MANAGER: C. PRESTON  
 DESIGNED BY: C. PRESTON

**C-203**



SHAUNA L  
 NIEDERHAUSER

MICHAEL M & SHAMRA B  
 JONES

WILLIAMS, KURT D &  
 TAYLEE D  
 12-094-0105

VANCE T AND KATHRYN  
 S BENNETT TRUSTEES

UTAH  
 DEPARTMENT OF  
 TRANSPORTATION

UTAH  
 DEPARTMENT OF  
 TRANSPORTATION

LOT 8      LOT 7      LOT 6      LOT 5      LOT 4      LOT 3      LOT 2      LOT 1

SYRACUSE MEADOWS SUBDIVISION

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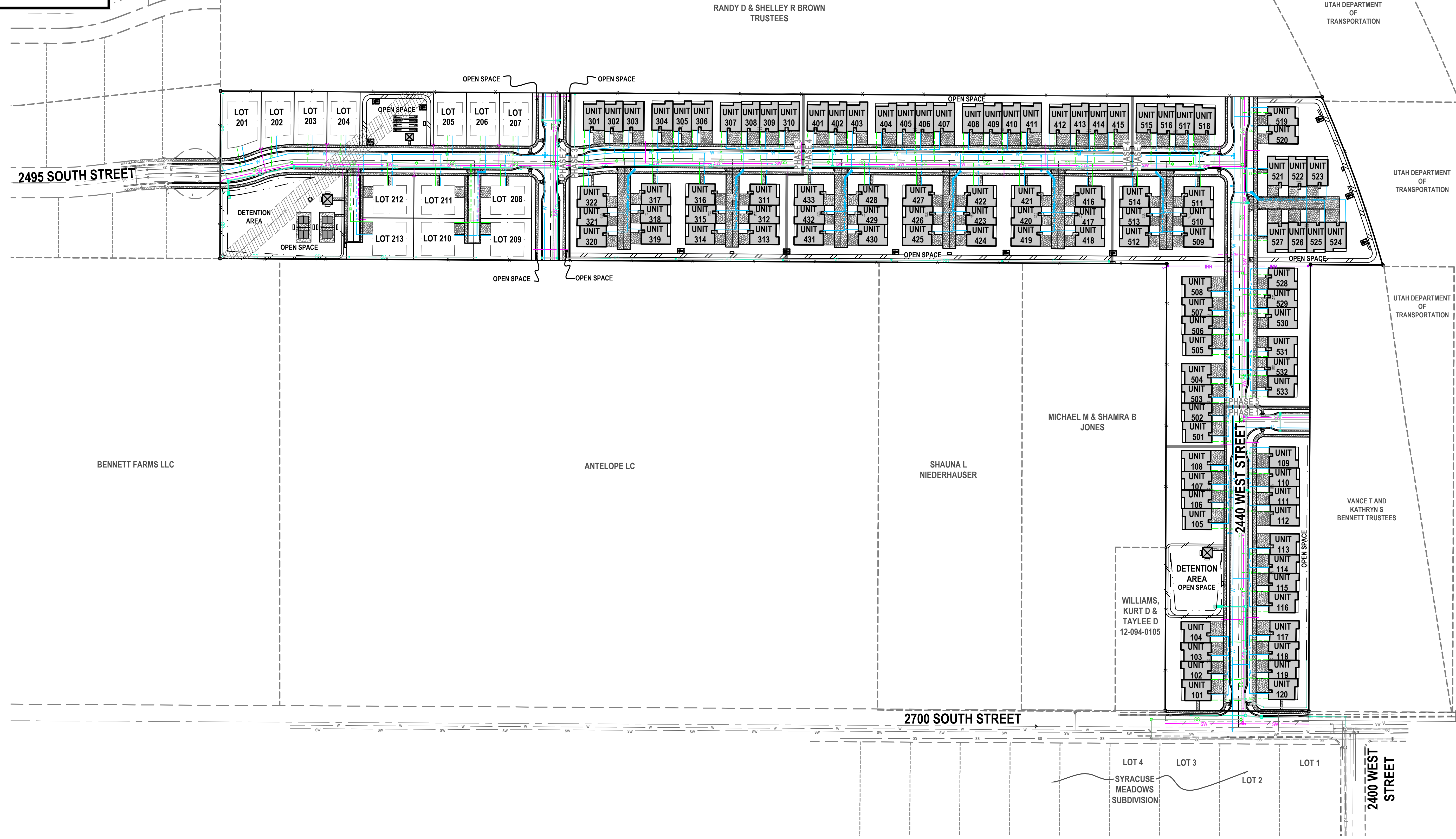
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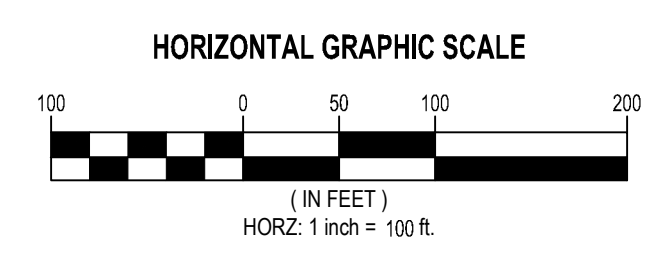
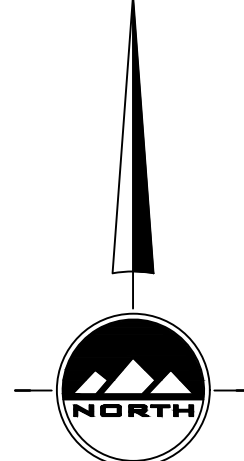


NO. DATE REVISION FOR REVIEW

**OVERALL PRELIMINARY  
 UTILITY PLAN**

PROJECT NUMBER: 10633  
 PRINT DATE: 2024-05-22  
 PROJECT MANAGER: C. PRESTON  
 DESIGNED BY: C. PRESTON

**C-300**

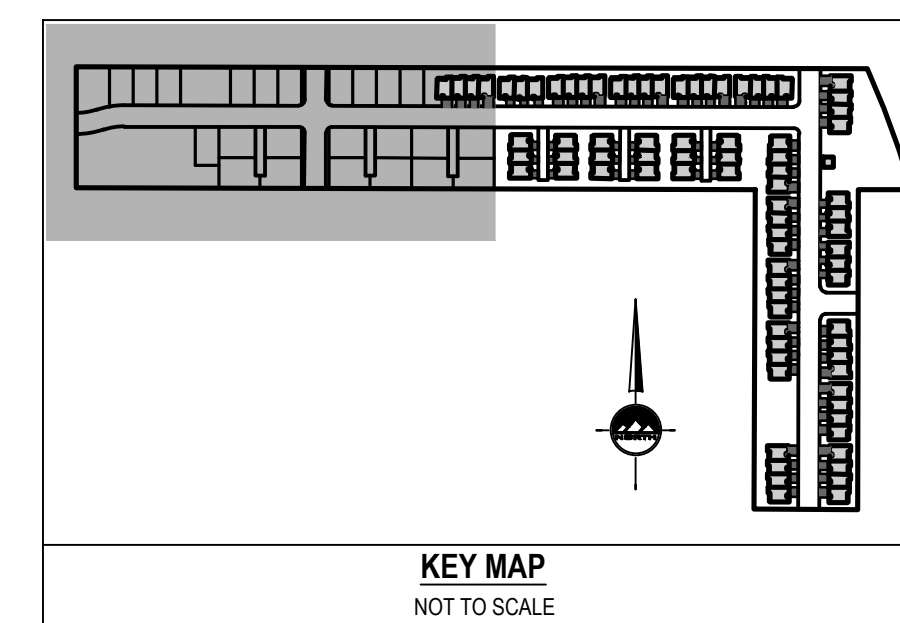


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- 1 INSTALL 8" CULINARY WATERLINE
  - 2 INSTALL 8" SECONDARY WATERLINE
  - 3 CONNECT TO EXISTING CULINARY WATERLINE
  - 4 CONNECT TO EXISTING SECONDARY WATERLINE
  - 5 INSTALL 3/4" CULINARY WATER SERVICE WITH METER PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 INSTALL 4" SDR-35 SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 7 INSTALL 1" SINGLE SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 8 INSTALL 1 1/2" DUAL SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 9 INSTALL FIRE HYDRANT WITH VALVE COMPLETE
  - 10 EXISTING FIRE HYDRANT
  - 11 STUB AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
  - 12 STUB AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
  - 13 INSTALL 8" GATE VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
  - 14 INSTALL 6" SDR-35 SANITARY SEWER LATERAL @ 1.0% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
1. LANDSCAPE SCREENING WILL BE PROVIDED FOR ALL TRANSFORMERS.
  2. CULINARY WATER LINE IS TO BE LOOPED THROUGH THE DEVELOPMENT WITH THE CONSTRUCTION OF PHASE 3.



**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

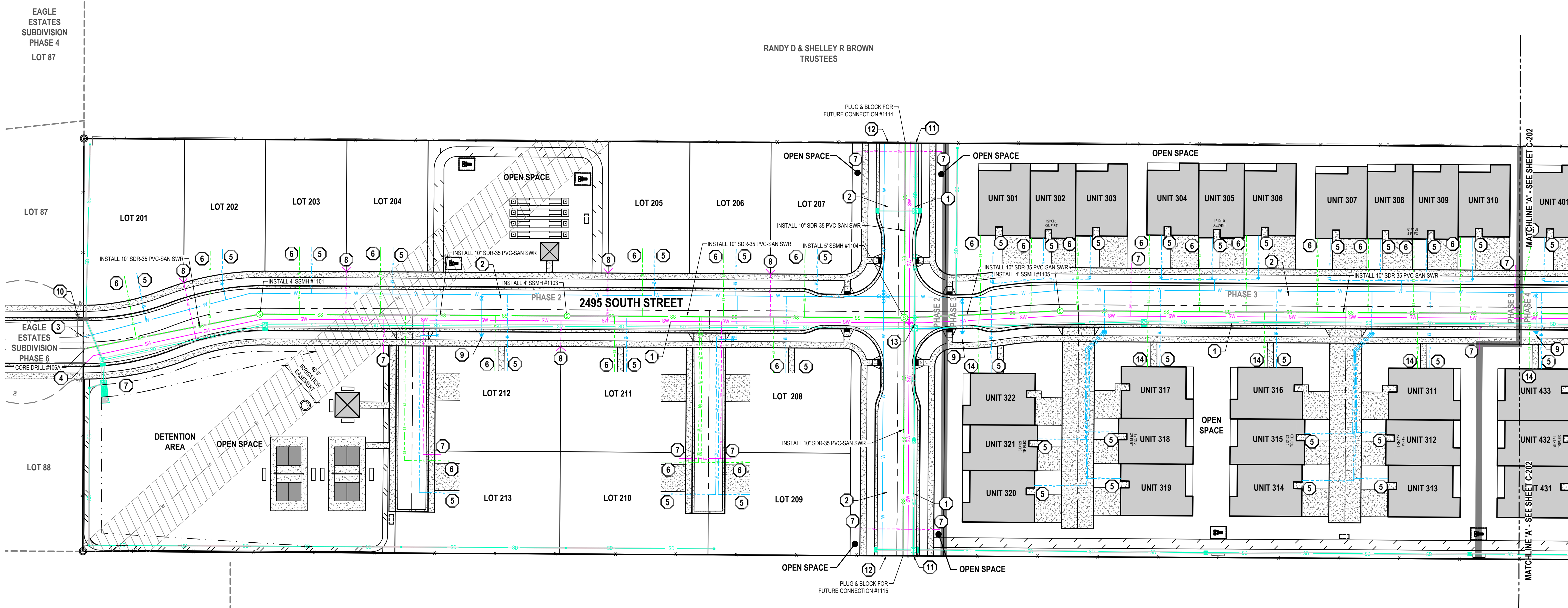
CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888



**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH



NO. DATE REVISION FOR REVIEW

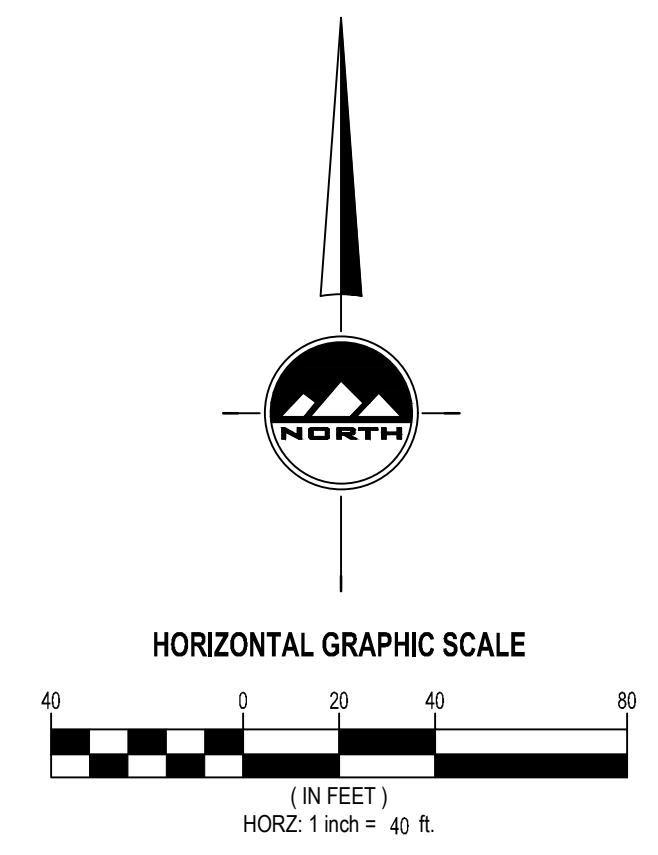
**PRELIMINARY UTILITY PLAN**

PROJECT NUMBER 10633 PRINT DATE 2024-05-22  
PROJECT MANAGER C. PRESTON DESIGNED BY C. PRESTON

**C-301**

BENNETT FARMS LLC

ANTELOPE LC

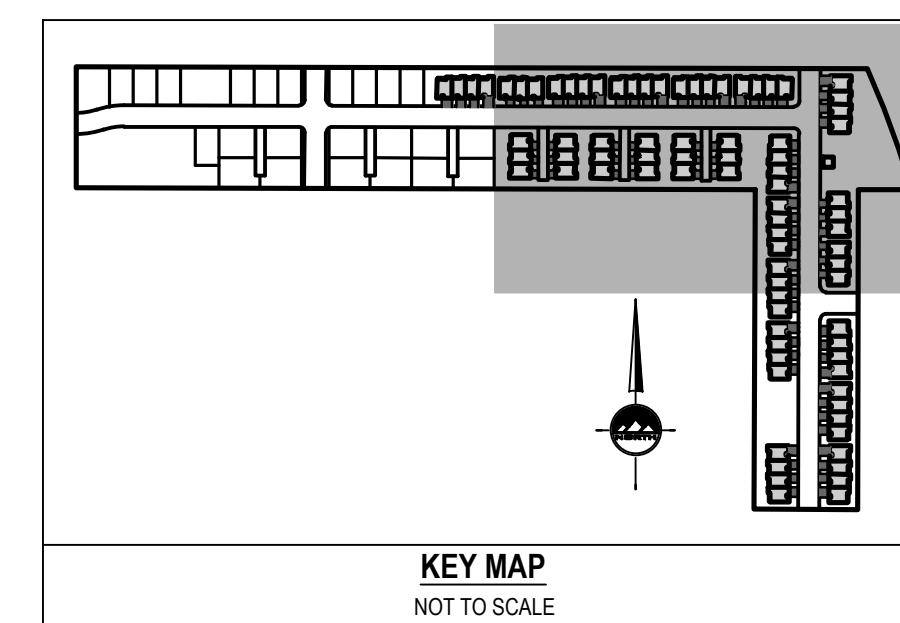


**811**  
Know what's below.  
Call before you dig.

**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16,  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN SYRACUSE  
CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 8" CULINARY WATERLINE
  2. INSTALL 8" SECONDARY WATERLINE
  3. CONNECT TO EXISTING CULINARY WATERLINE
  4. CONNECT TO EXISTING SECONDARY WATERLINE
  5. INSTALL 3/4" CULINARY WATER SERVICE WITH METER PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  6. INSTALL 4" SDR-35 SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  7. INSTALL 1" SINGLE SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  8. INSTALL 1 1/2" DUAL SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  9. INSTALL FIRE HYDRANT WITH VALVE COMPLETE
  10. EXISTING FIRE HYDRANT
  11. STUB AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
  12. STUB AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
  13. INSTALL 8" GATE VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
  14. INSTALL 6" SDR-35 SANITARY SEWER LATERAL @ 1.0% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
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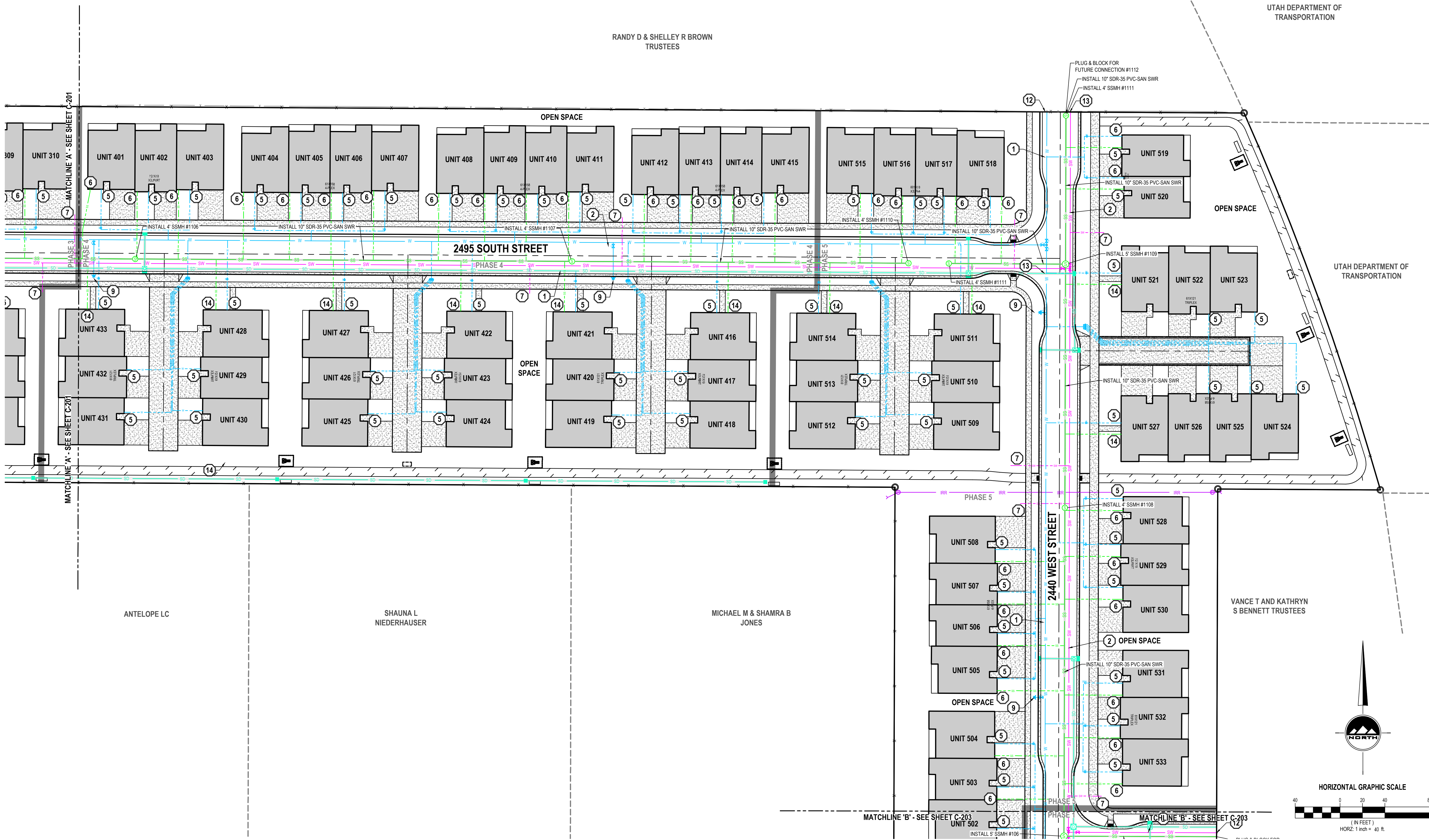
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Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
CAPITAL REEF MANAGEMENT, LLC  
488 NORTH KAYS DRIVE  
KAYSVILLE, UTAH 84037

CONTACT:  
BRAD FROST  
PHONE: 801.564.3888



UTAH DEPARTMENT OF TRANSPORTATION

UTAH DEPARTMENT OF TRANSPORTATION

**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH

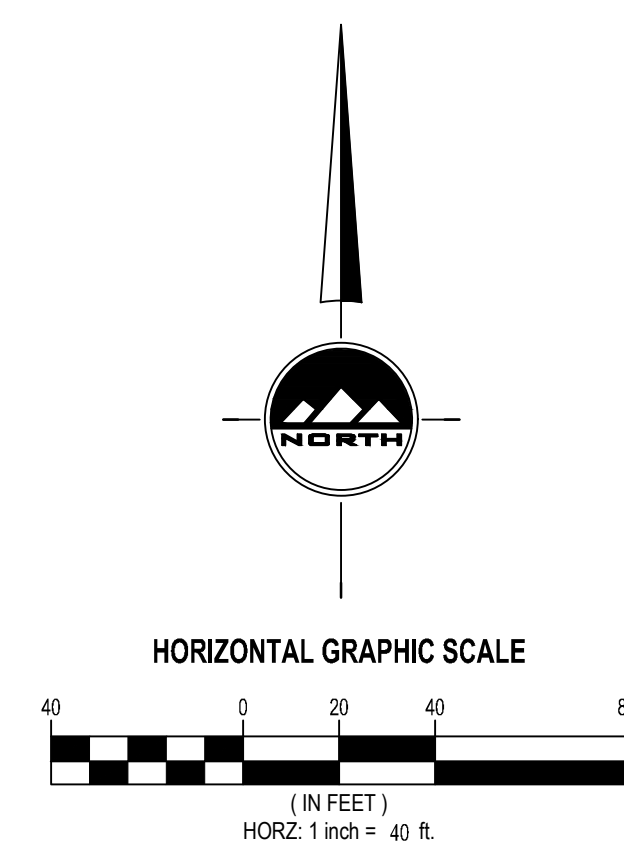


NO. DATE REVISION FOR REVIEW

**PRELIMINARY UTILITY PLAN**

PROJECT NUMBER: 10633  
PRINT DATE: 2024-05-22  
PROJECT MANAGER: C.PRESTON  
DESIGNED BY: C.PRESTON

**C-302**





**BENCHMARK**  
 SOUTHWEST CORNER OF SECTION 16,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN SYRACUSE  
 CITY, DAVIS COUNTY, UTAH  
 ELEV = 4239.93'

- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 INSTALL 8" CULINARY WATERLINE
  - 2 INSTALL 8" SECONDARY WATERLINE
  - 3 CONNECT TO EXISTING CULINARY WATERLINE
  - 4 CONNECT TO EXISTING SECONDARY WATERLINE
  - 5 INSTALL 3/4" CULINARY WATER SERVICE WITH METER PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 INSTALL 4" SDR-35 SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 7 INSTALL 1" SINGLE SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
1. LANDSCAPE SCREENING WILL BE PROVIDED FOR ALL TRANSFORMERS.
  2. CULINARY WATER LINE IS TO BE LOOPED THROUGH THE DEVELOPMENT WITH THE CONSTRUCTION OF PHASE 3.

- 8 INSTALL 1 1/2" DUAL SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
- 9 INSTALL FIRE HYDRANT WITH VALVE COMPLETE
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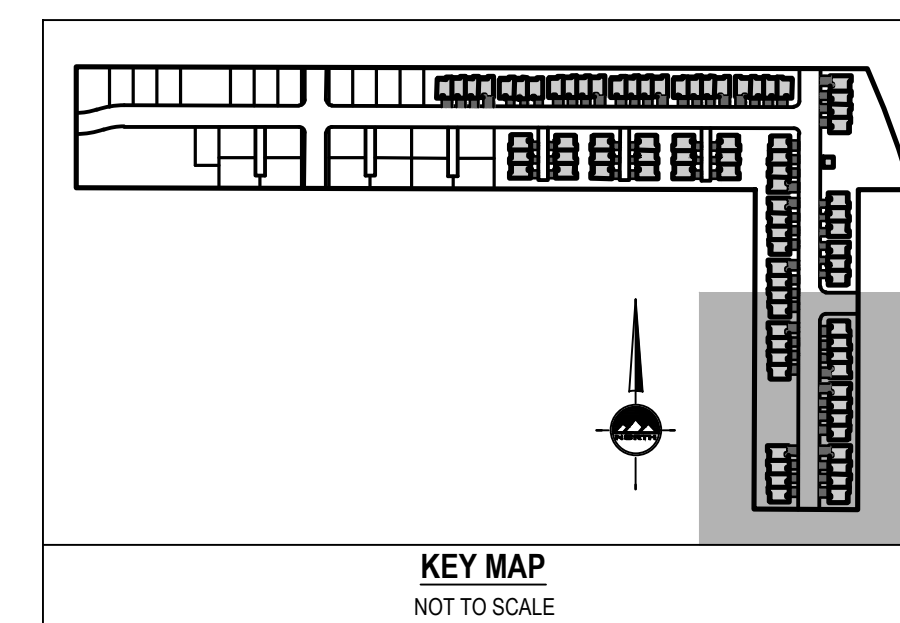
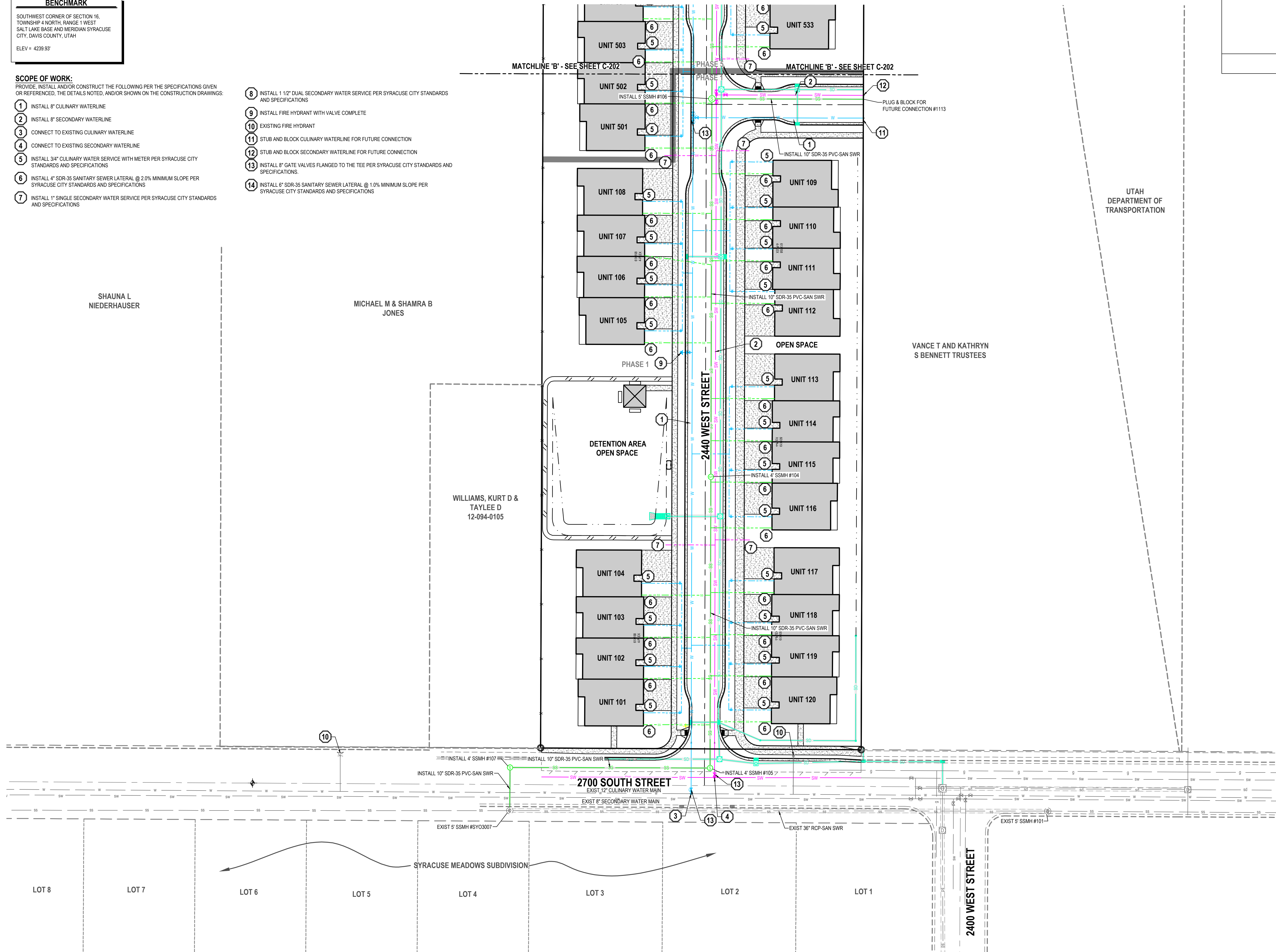
SHAUNA L  
 NIEDERHAUSER

MICHAEL M & SHAMRA B  
 JONES

WILLIAMS, KURT D &  
 TAYLEE D  
 12-094-0105

VANCE T AND KATHRYN  
 S BENNETT TRUSTEES

UTAH  
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 KAYSVILLE, UTAH 84037

CONTACT:  
 BRAD FROST  
 PHONE: 801.564.3886

**SADIE'S GLENN PRD**  
**PRELIMINARY PLAT**  
 2700 SOUTH STREET  
 SYRACUSE, UTAH

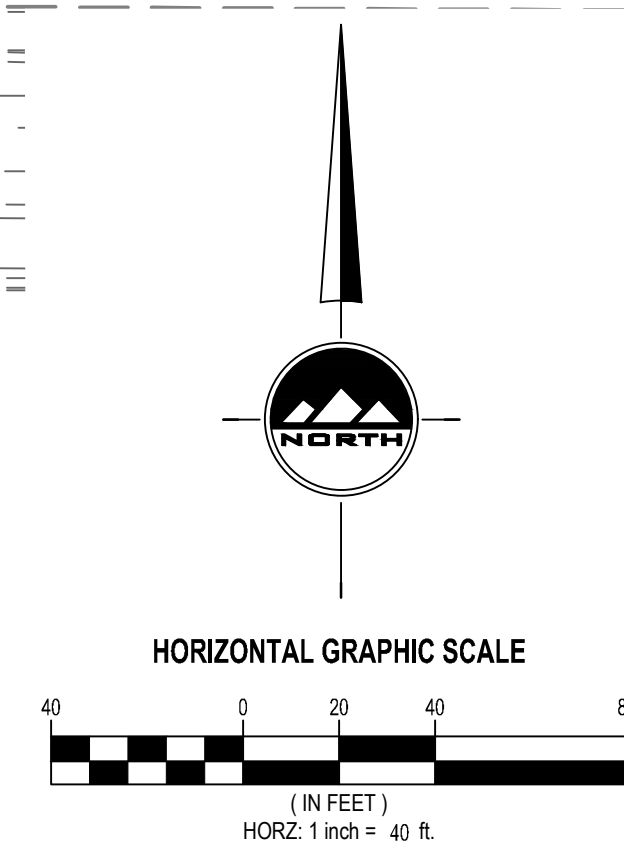


NO. DATE REVISION FOR REVIEW

**PRELIMINARY UTILITY PLAN**

PROJECT NUMBER 10633 PRINT DATE 2024-05-22  
 PROJECT MANAGER C.PRESTON DESIGNED BY C.PRESTON

**C-303**



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PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 16,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN SYRACUSE  
CITY, DAVIS COUNTY, UTAH  
ELEV = 4239.93'

| Qty | Symbol | Common Name           | Scientific Name                 | Plant Size |
|-----|--------|-----------------------|---------------------------------|------------|
|     |        | Redbud, Eastern       | Redbud, Eastern                 | 2" Cal.    |
|     |        | Imperial Honey Locust | Gleditsia tricanthos 'Imperial' | 2" Cal.    |
|     |        | Colorado Blue Spruce  | Picea pungens 'Glaucous'        | 5 Gallon   |

| PRD LAND USE TABLE |                                    |
|--------------------|------------------------------------|
| PRD COMMON SPACE   | 142,040 sq. ft. 3.26 acres = 13.9% |
| SITE LANDSCAPING   | 199,740 sq. ft. 4.59 acres         |
| TOTAL PRD AREA     | 1,019,744 sq. ft. 23.41 acres      |

- KEY NOTES**
- 6" CHAINLINK FENCE REQUIRED ON PROPERTY LINE NEXT TO AGRICULTURAL ZONING
  - 6" PRECAST CONCRETE PRIVACY FENCE REQUIRED ON PROPERTY LINE NEXT TO AGRICULTURAL ZONING. LANDSCAPE BUFFER REQUIRED WITH (2) TREES AND (10) SHRUBS EVERY 50'. SIZE AND TYPE TO BE PROVIDED WITH FINAL SUBMITTAL
  - EXISTING FENCE

**ENSIGN**  
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Layton, UT 84041  
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**SANDY**  
Phone: 801.255.0529

**TOOLEE**  
Phone: 435.843.3590

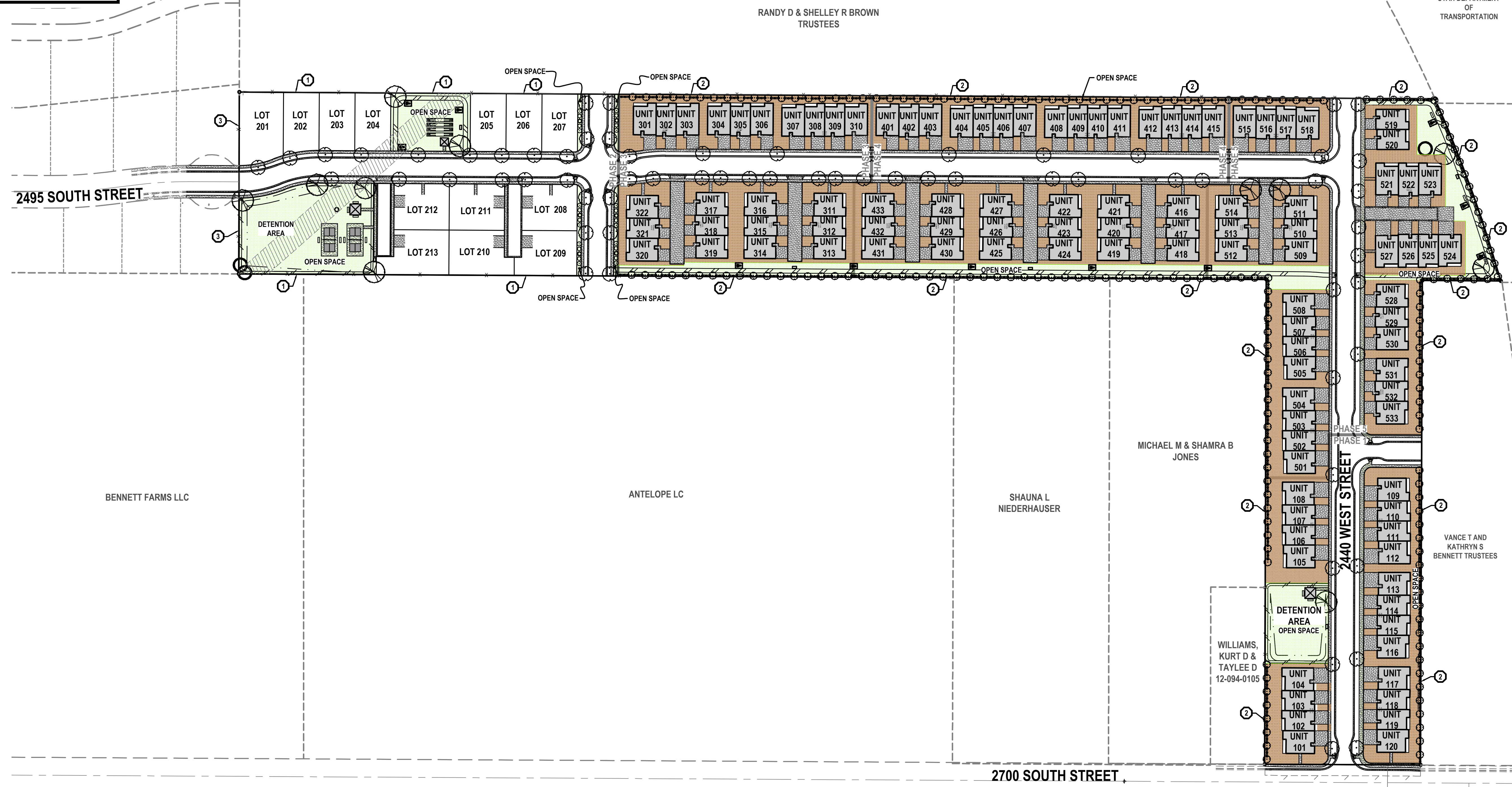
**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
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BRAD FROST  
PHONE: 801.564.3888



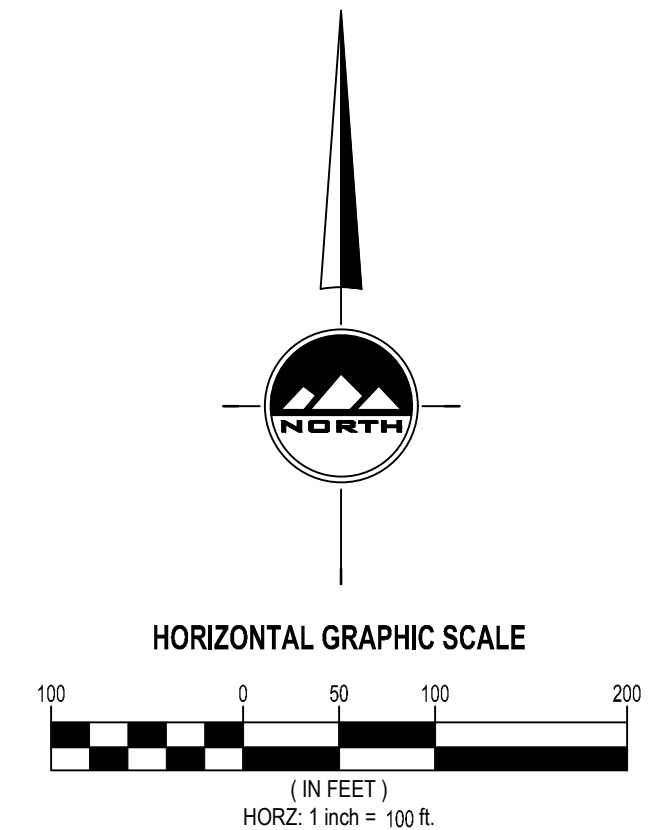
**SADIE'S GLENN PRD  
PRELIMINARY PLAT**  
2700 SOUTH STREET  
SYRACUSE, UTAH

NO. DATE REVISION FOR REVIEW

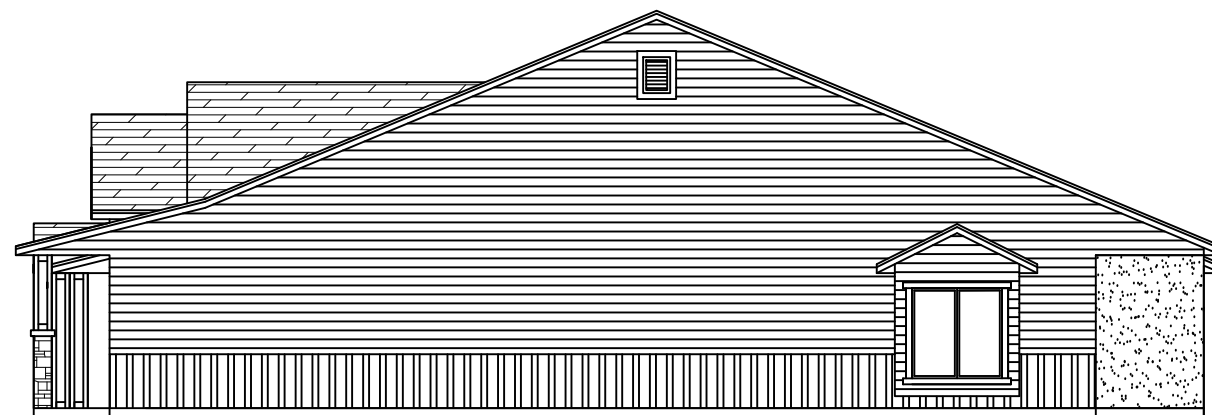
**OVERALL PRELIMINARY  
LANDSCAPE PLAN**

PROJECT NUMBER 10633 PRINT DATE 2024-05-22  
PROJECT MANAGER C.PRESTON DESIGNED BY C.PRESTON

**L-100**



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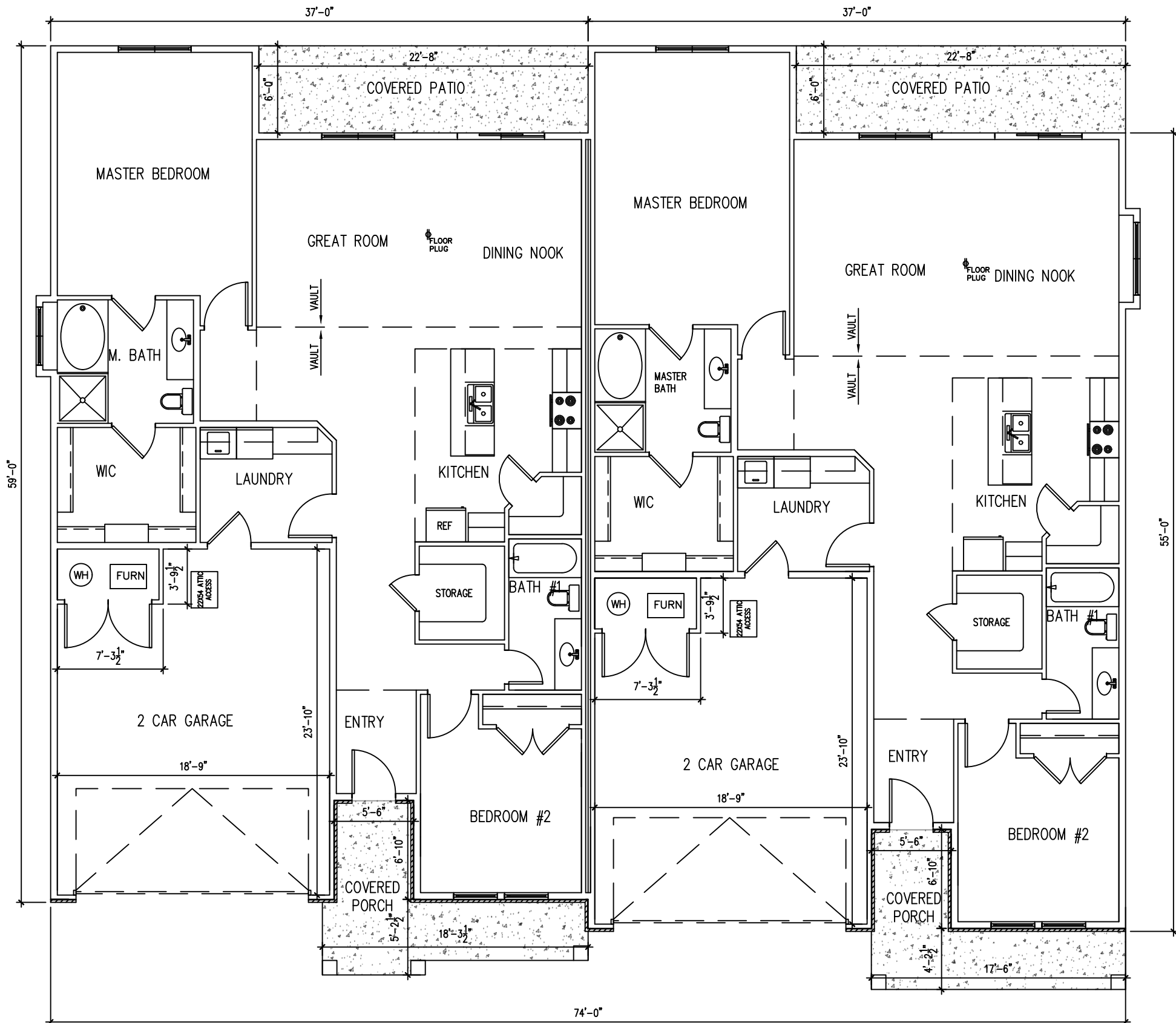


Ovation Homes  
 DUPLEX

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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>SEE PLAN     |
| PLAN NUMBER<br>2PLEX  |
| SHEET NUMBER          |

ELEVATION A

SCALE: 3/32" = 1'-0" (11x17)    3/16" = 1'-0" (24x36)



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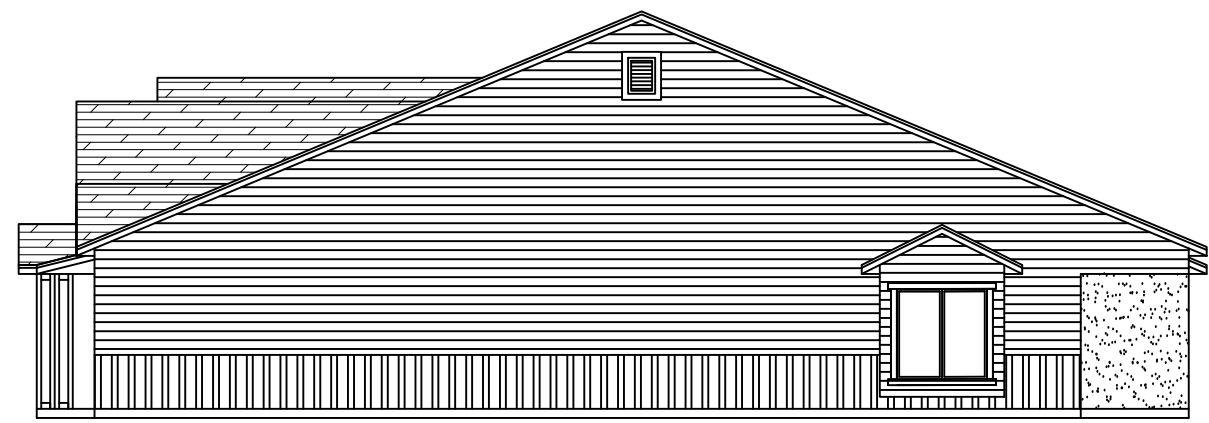
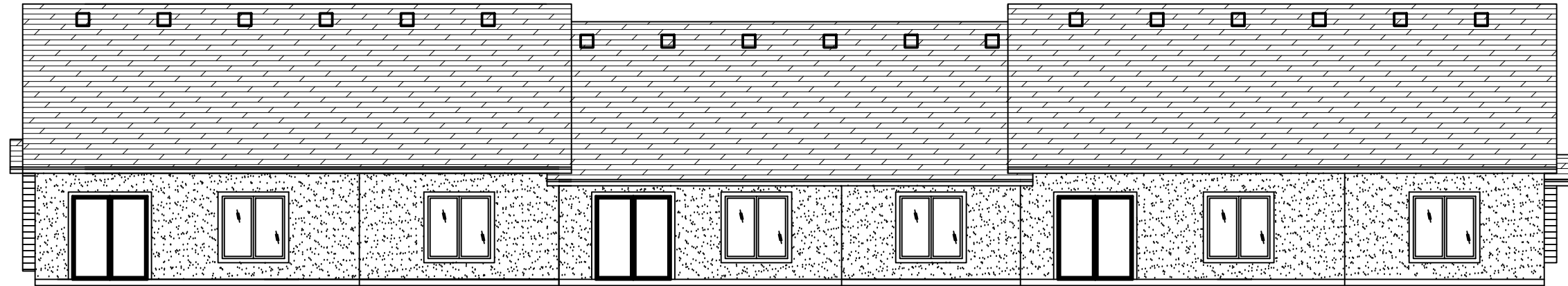


Ovation Homes  
Duplex

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| CHECKED BY            |
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| SCALE<br>SEE PLAN     |
| PLAN NUMBER<br>2PLEX  |
| SHEET NUMBER          |

**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (11x17)    1/4" = 1'-0" (24x36)

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Ovation Homes  
 TRIPLEX

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| DRAWN BY<br>M. PIPKIN |
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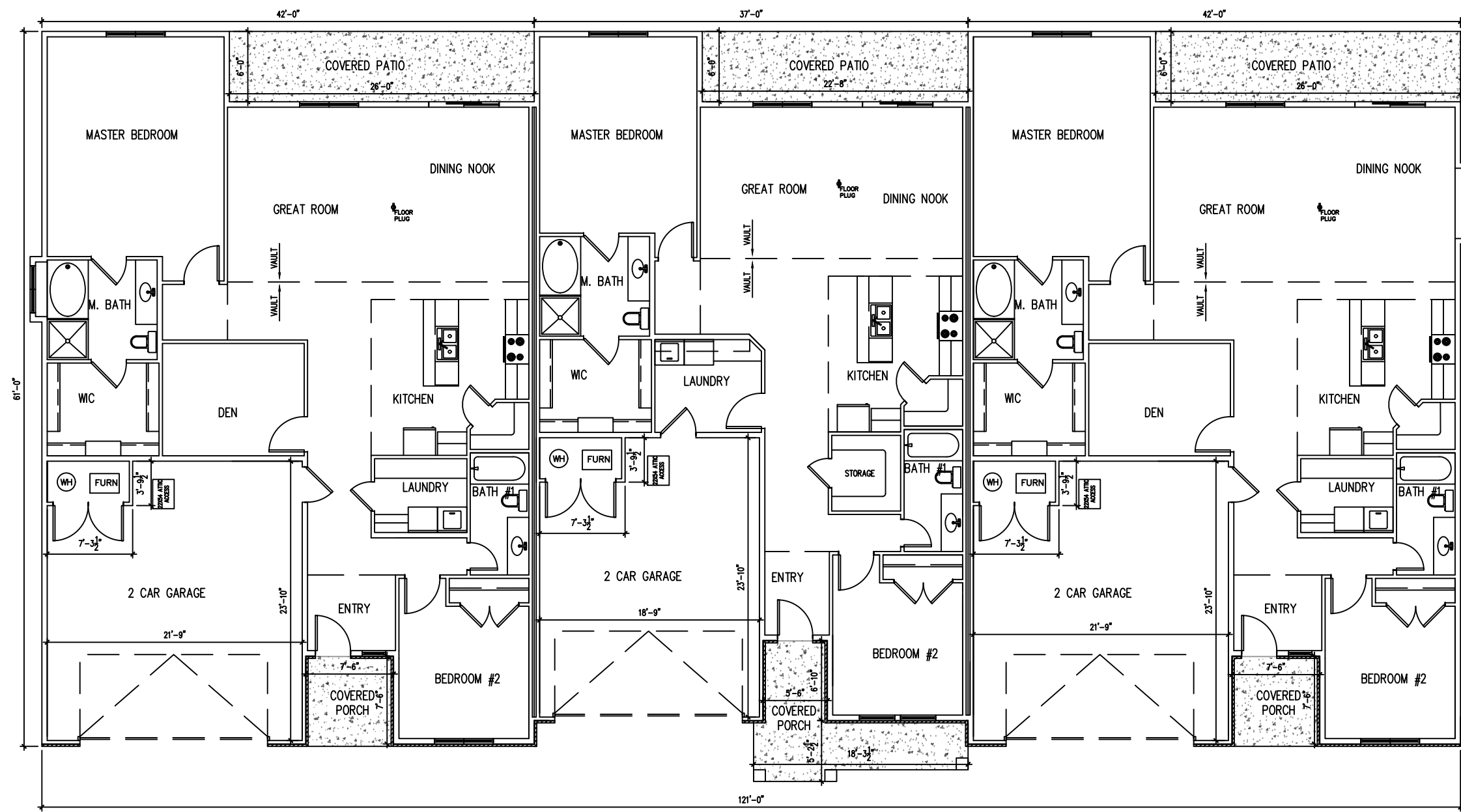
ELEVATION A  
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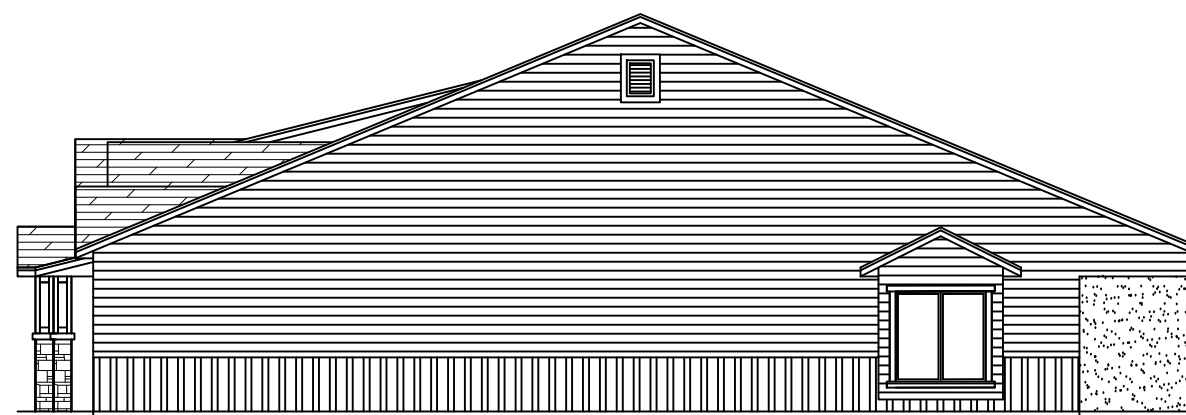
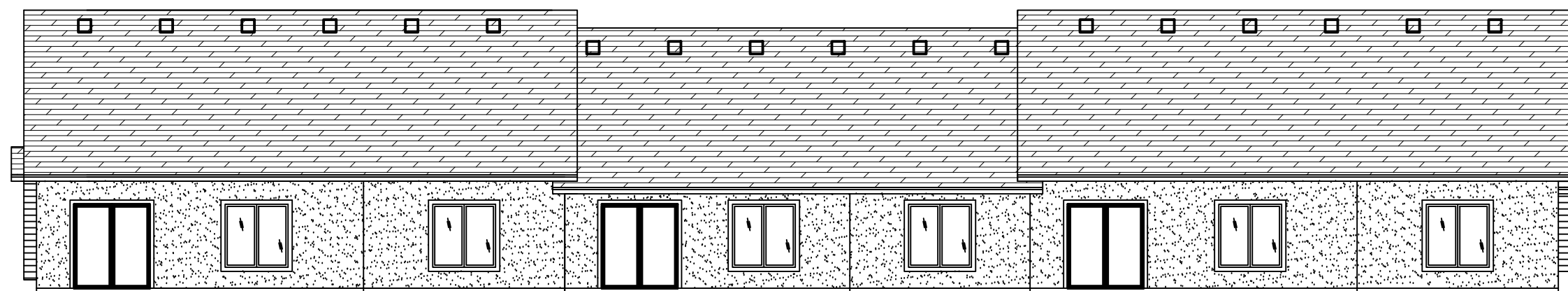
OVATION HOMES  
 TRIPLEX

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| DRAWN BY     | M. PIPKIN |
| CHECKED BY   |           |
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| SCALE        | SEE PLAN  |
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**MAIN FLOOR PLAN**  
 SCALE: 3/32" = 1'-0" (11x17)    3/16" = 1'-0" (24x36)

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Ovation HOMES  
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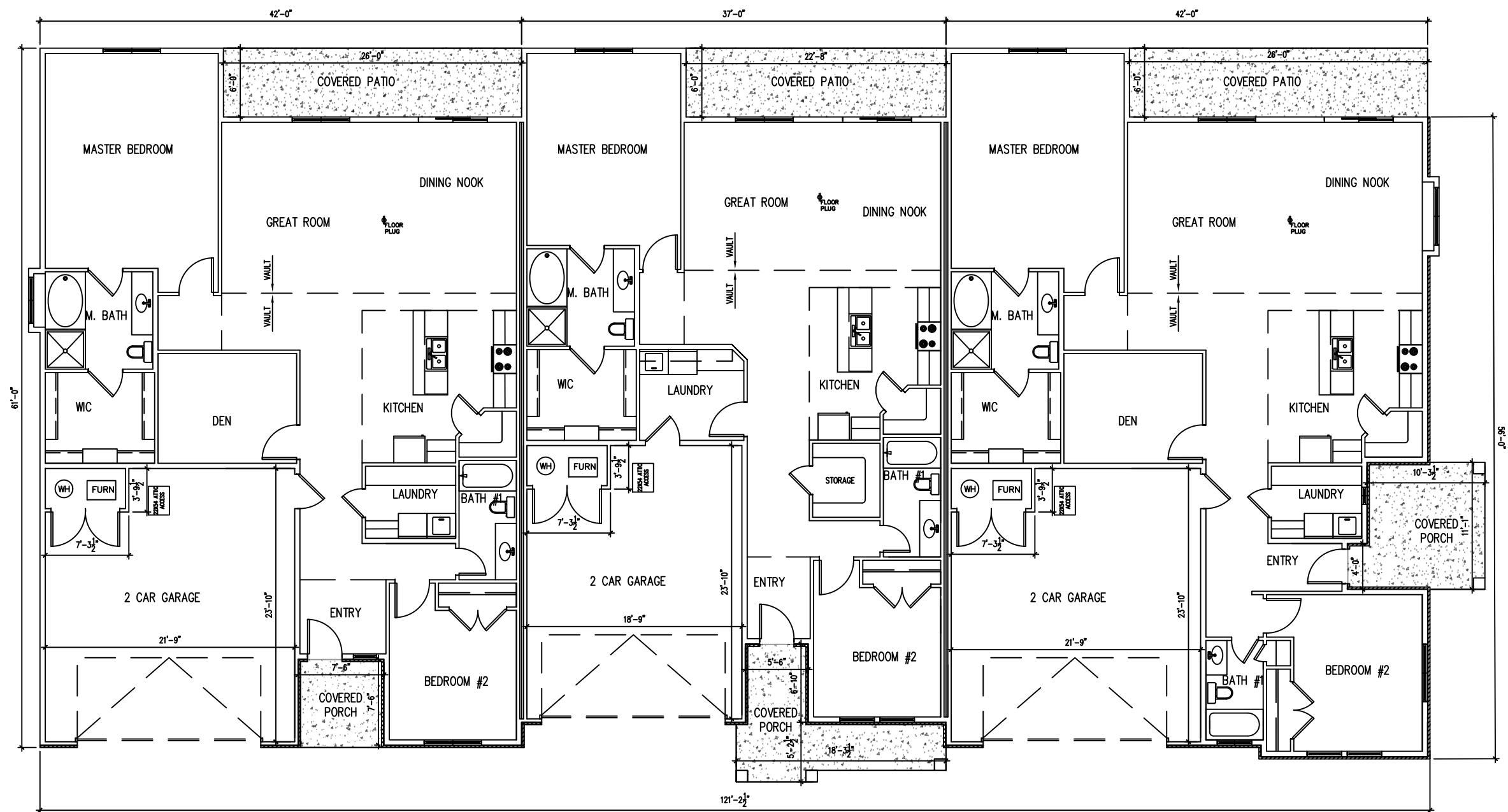
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OVATION HOMES  
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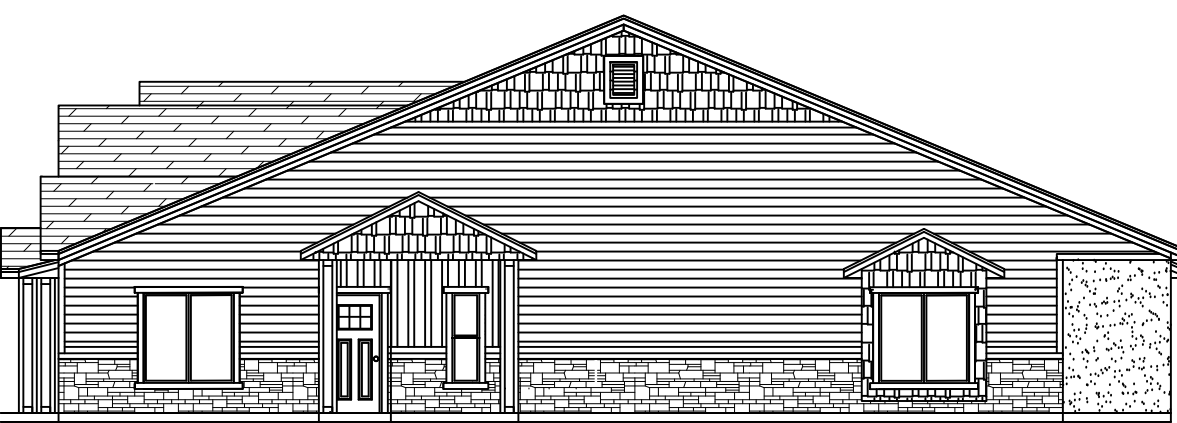
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| CHECKED BY            |
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MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0" (11x17)    3/16" = 1'-0" (24x36)

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OVATION HOMES  
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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>NTS          |
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ELEVATION A  
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Ovation Homes  
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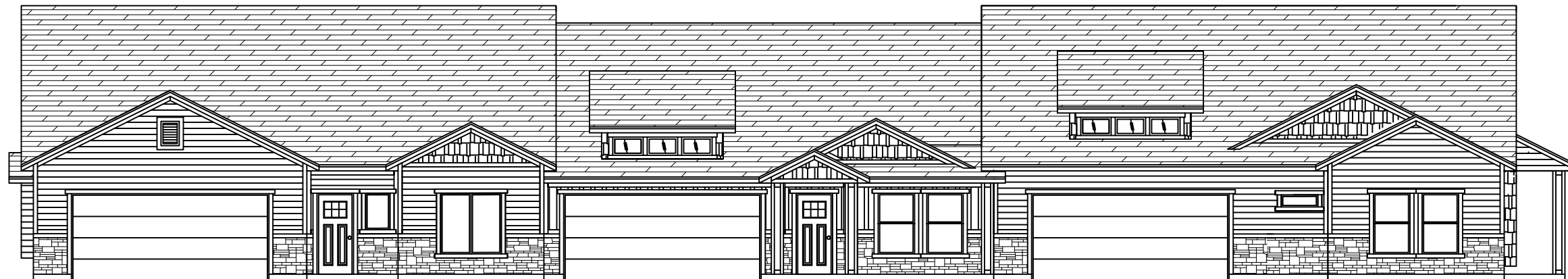
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OVATION HOMES  
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| DRAWN BY<br>M. PIPKIN |
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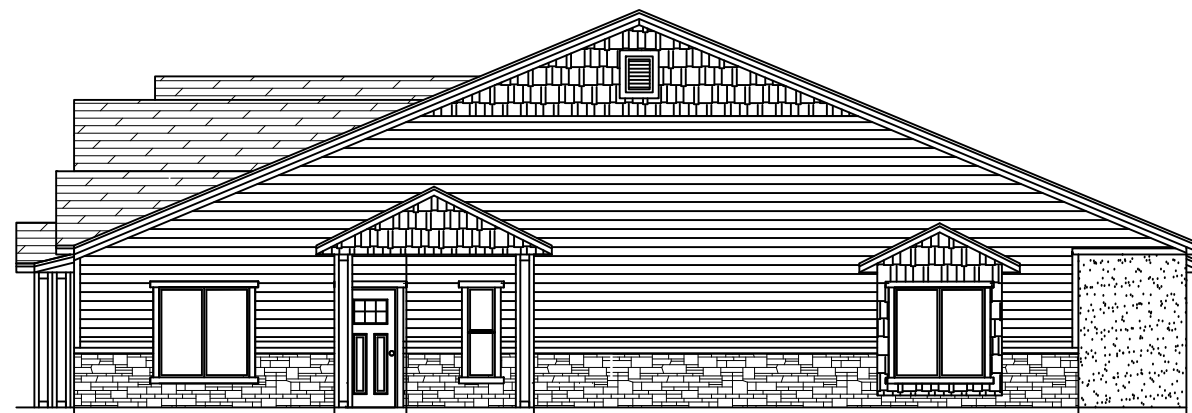
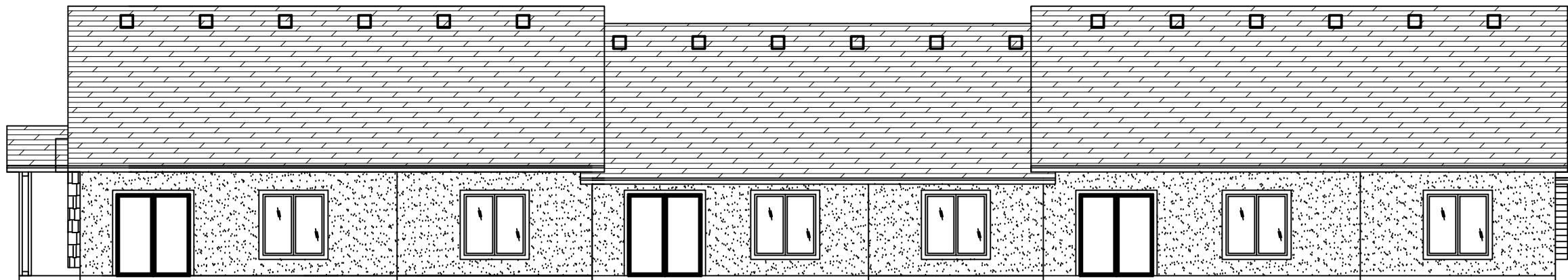
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OVATION HOMES  
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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
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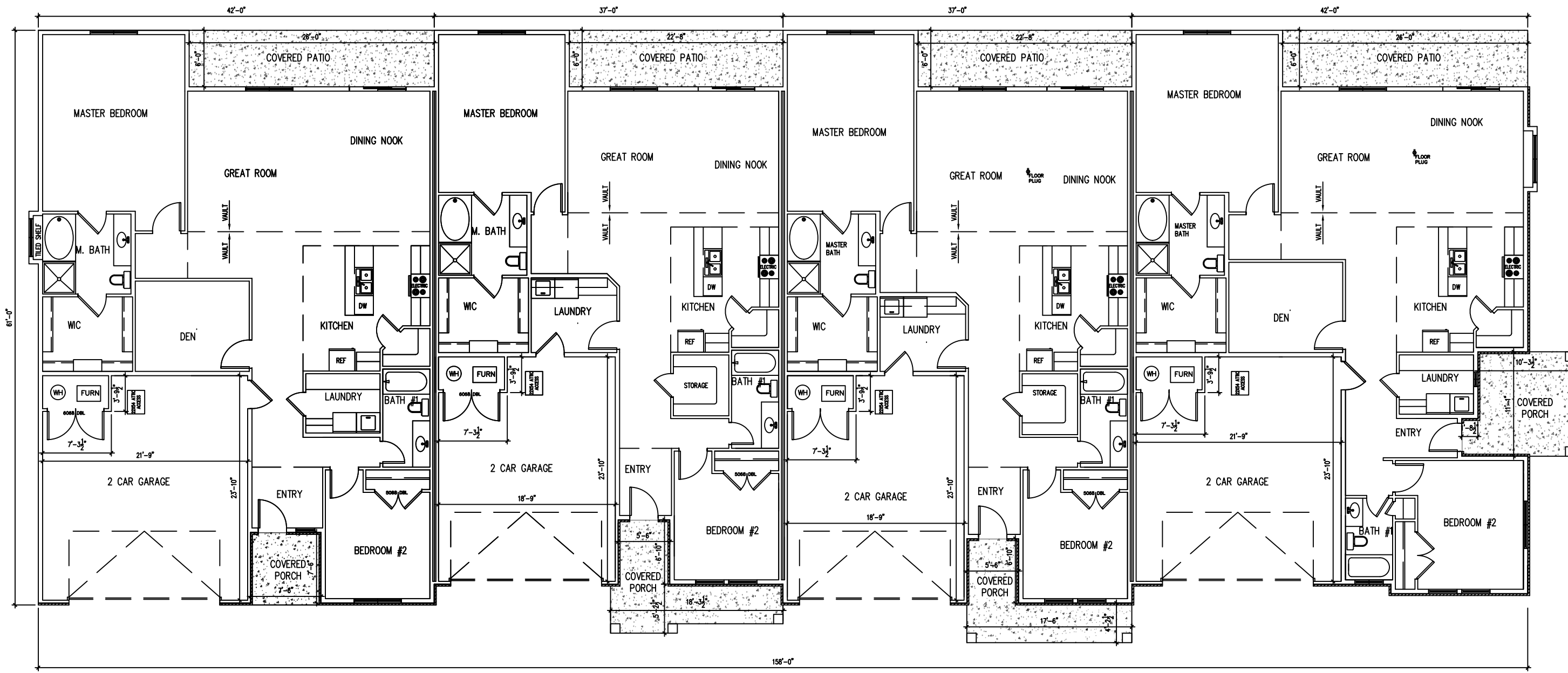
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OVATION HOMES  
FOURPLEX

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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
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| SCALE<br>SEE PLAN     |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |



MAIN FLOOR PLAN  
SCALE: NTS

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| DRAWN BY<br>M. PIPKIN |
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| DATE<br>MAR 2024      |
| SCALE<br>NTS          |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |



ELEVATION A  
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OVATION HOMES  
 FOURPLEX

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| DRAWN BY<br>M. PIPKIN |
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| SCALE<br>NTS          |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |



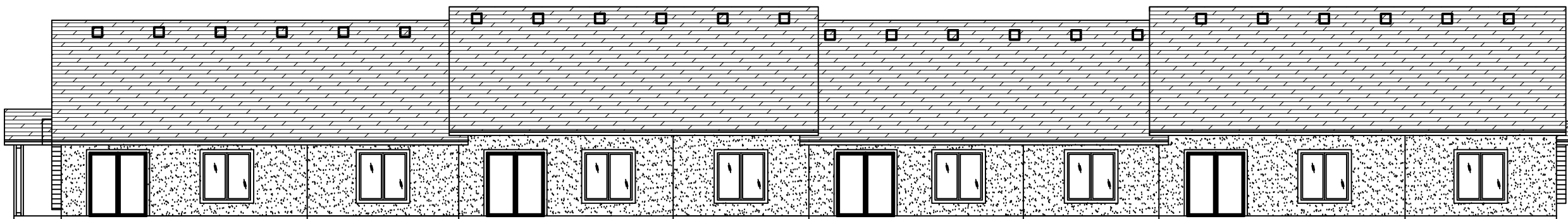
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OVATION HOMES  
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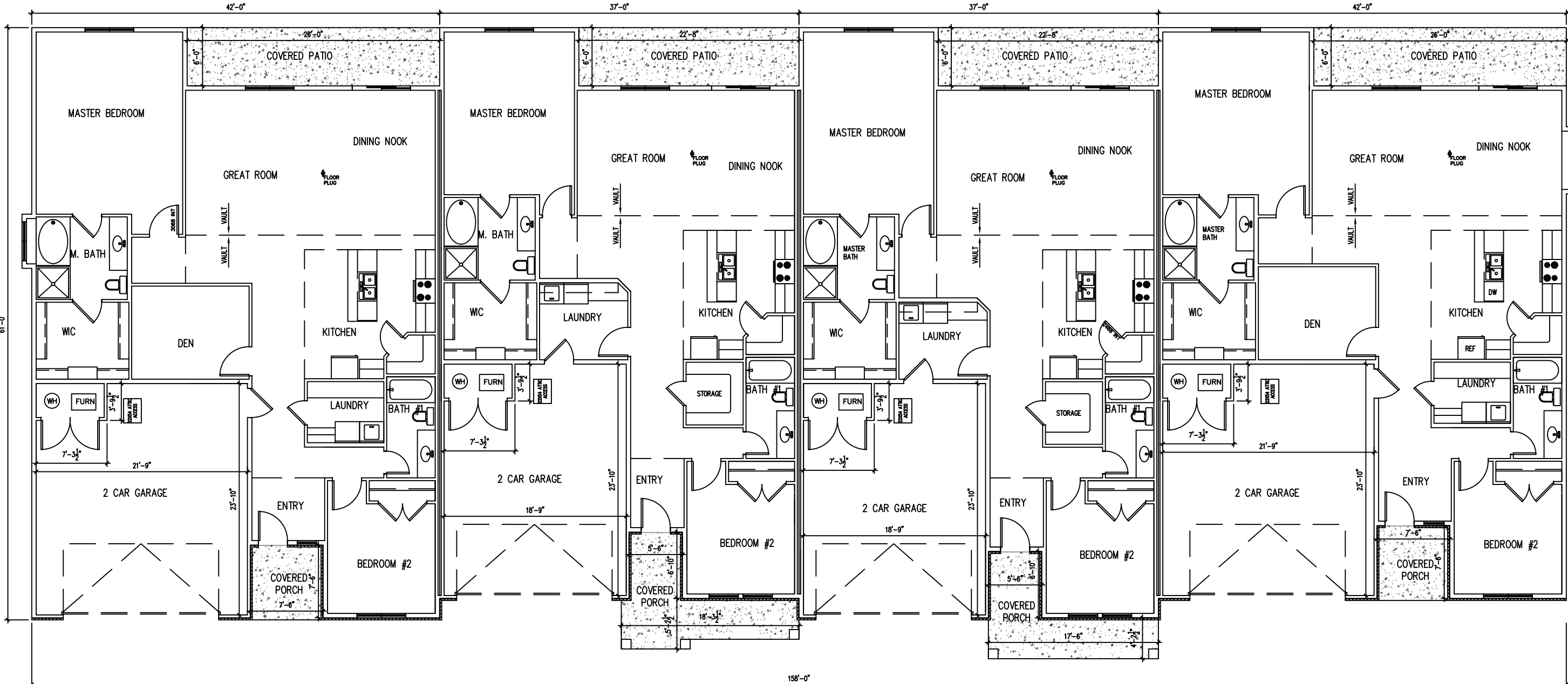
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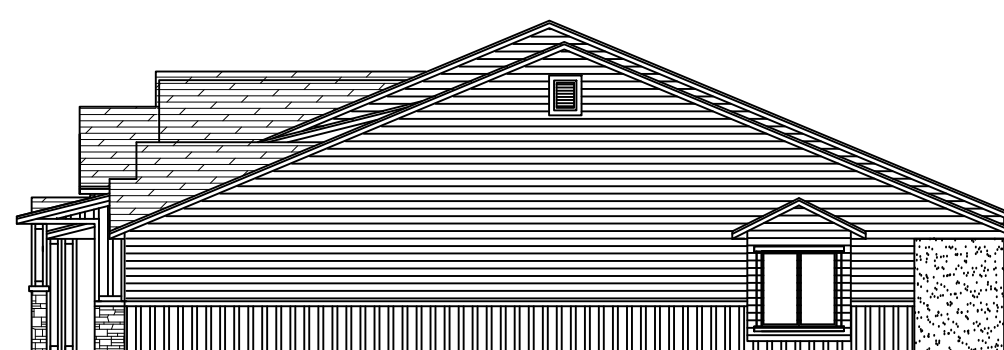
OVATION HOMES  
FOURPLEX



MAIN FLOOR PLAN  
SCALE: 3/32" = 1'-0" (11x17)    3/16" = 1'-0" (24x36)

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|-----------------------|
| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>SEE PLAN     |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |

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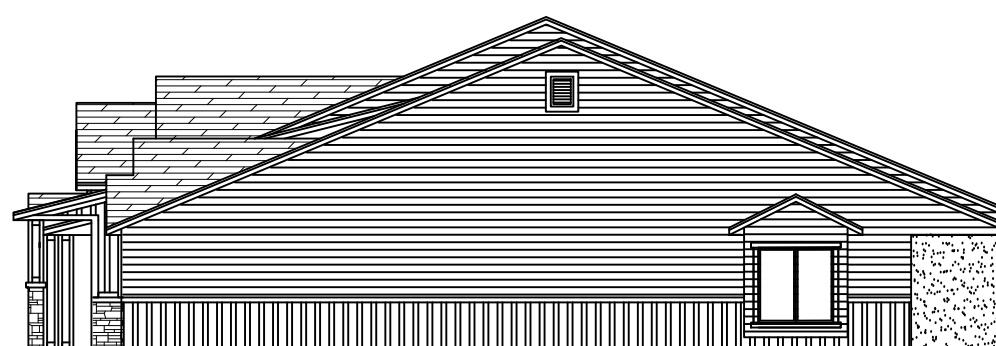


OVATION HOMES  
 FOURPLEX

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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>NTS          |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |

ELEVATION A  
SCALE: NOT TO SCALE

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OVATION HOMES  
 FOURPLEX

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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>NTS          |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |

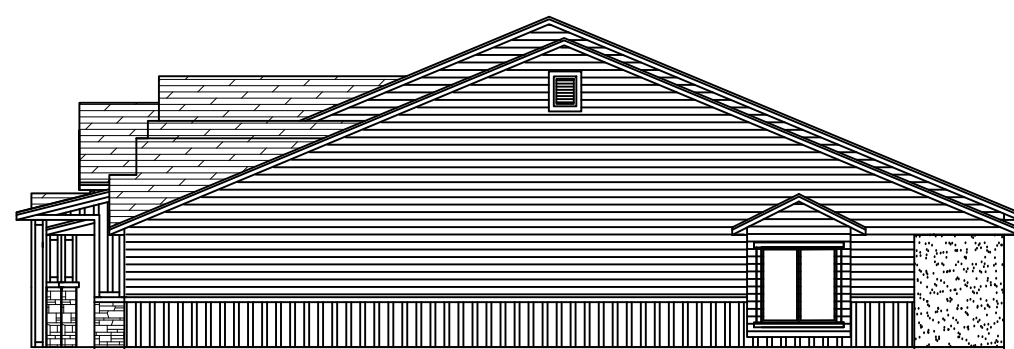
ELEVATION B  
SCALE: NOT TO SCALE

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OVATION HOMES  
FOURPLEX

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| DRAWN BY<br>M. PIPKIN |
| CHECKED BY            |
| DATE<br>MAR 2024      |
| SCALE<br>NTS          |
| PLAN NUMBER<br>4PLEX  |
| SHEET NUMBER          |



ELEVATION C  
SCALE: NOT TO SCALE



# OVATION HOMES-ASHMORE

DESIGNER

MEGAN PIPKIN  
KAYSVILLE, UTAH

ENGINEER



**SANDY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

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Phone: 801.547.1100  
[WWW.ENSGNENG.COM](http://WWW.ENSGNENG.COM)

BUILDER

OVATION HOMES  
KAYSVILLE, UTAH

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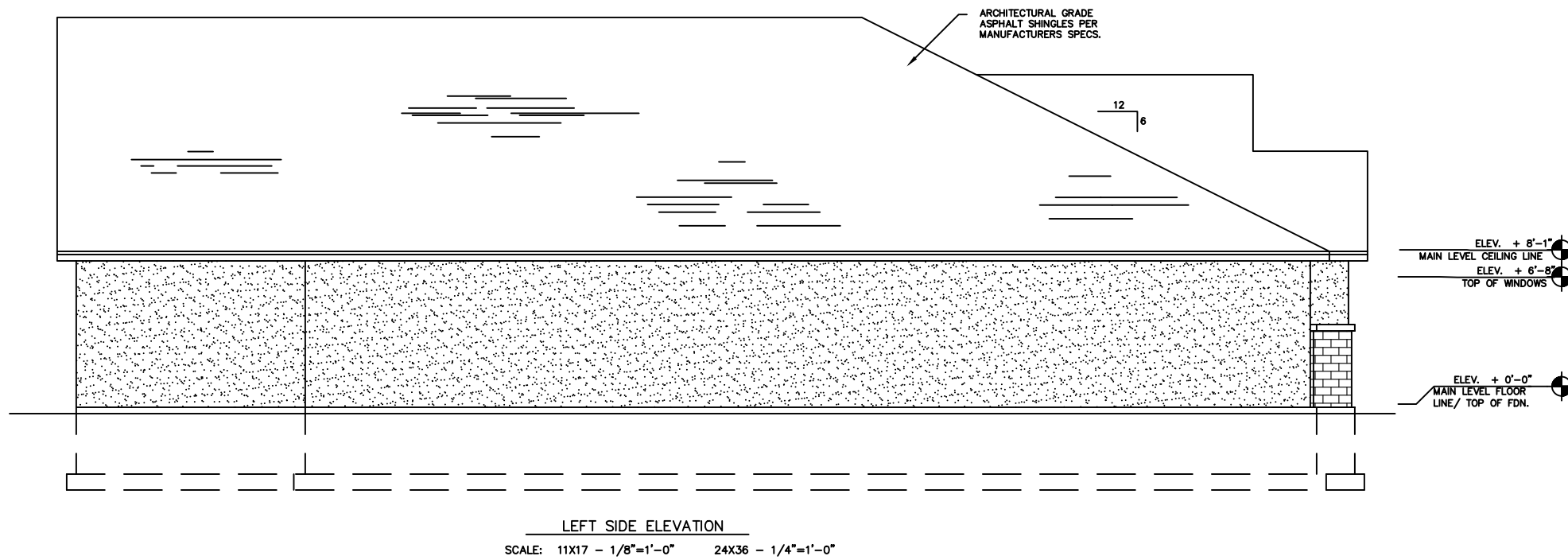
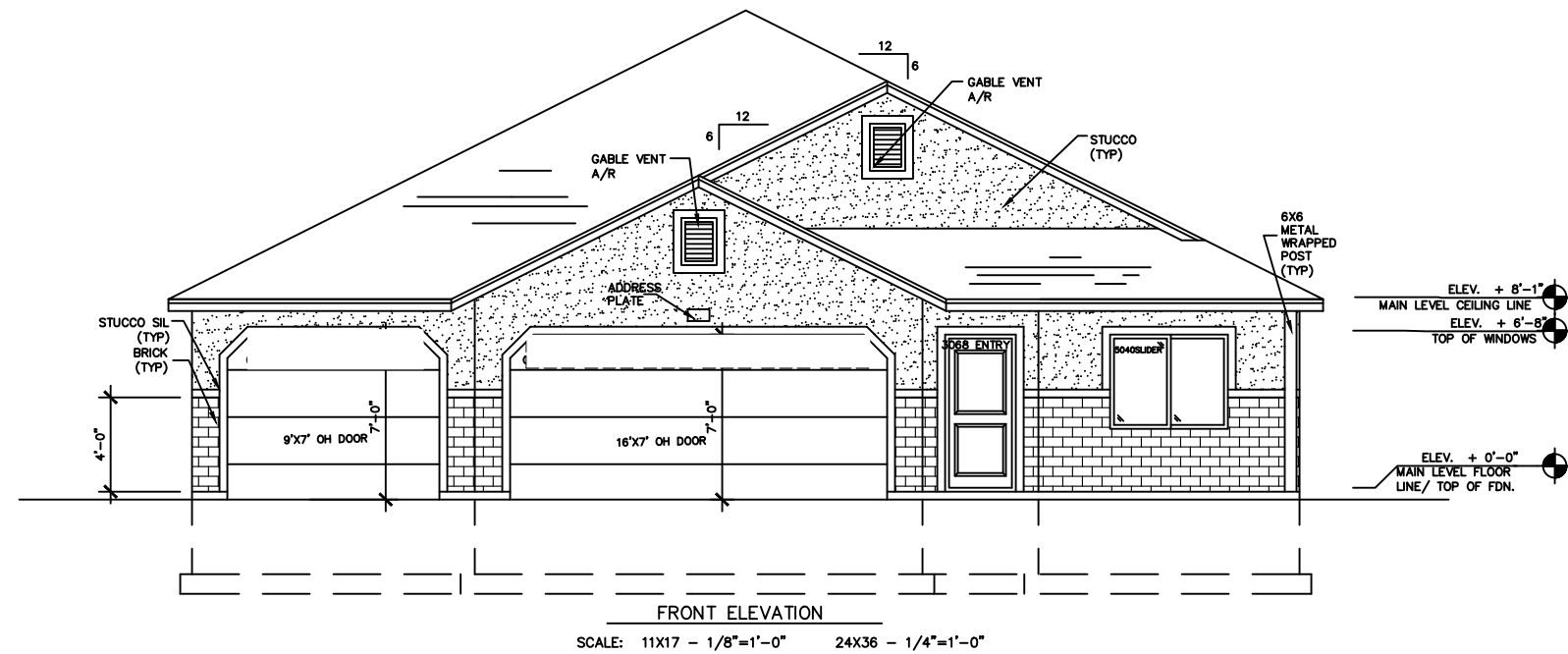
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|      |                                   |
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## PROJECT INFORMATION

|                             |              |                                |                    |
|-----------------------------|--------------|--------------------------------|--------------------|
| SQUARE FOOTAGE CALCULATIONS |              | CLIENT:                        | OVATION HOMES      |
| MAIN FLOOR                  | 2158 SQ. FT. | TYPE:                          | RESIDENTIAL PLAN   |
| GARAGE                      | 744 SQ. FT.  | LOCATION:                      |                    |
| COVERED PATIO               | 144 SQ. FT.  | W. S.<br>LOT #<br>, UTAH 84075 |                    |
| COVERED PORCH               | 80 SQ. FT.   |                                |                    |
|                             |              | ISSUE DATE:                    |                    |
|                             |              | REV. DATE:                     |                    |
| IRC CODE: 2021              |              | PLAN NUMBER<br>AMGL            | SHEET NUMBER:<br>1 |



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NOTES:

OVATION HOMES - ASHMORE  
STANDARD ELEVATION

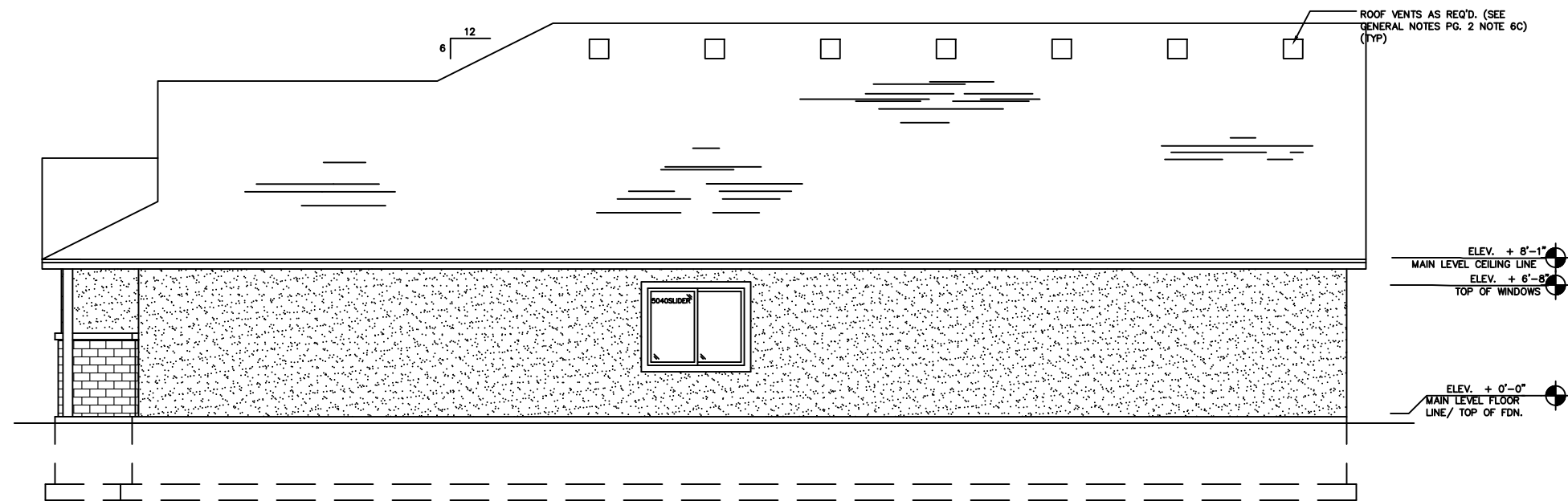
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| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>4      |

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REAR ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"

NOTES:

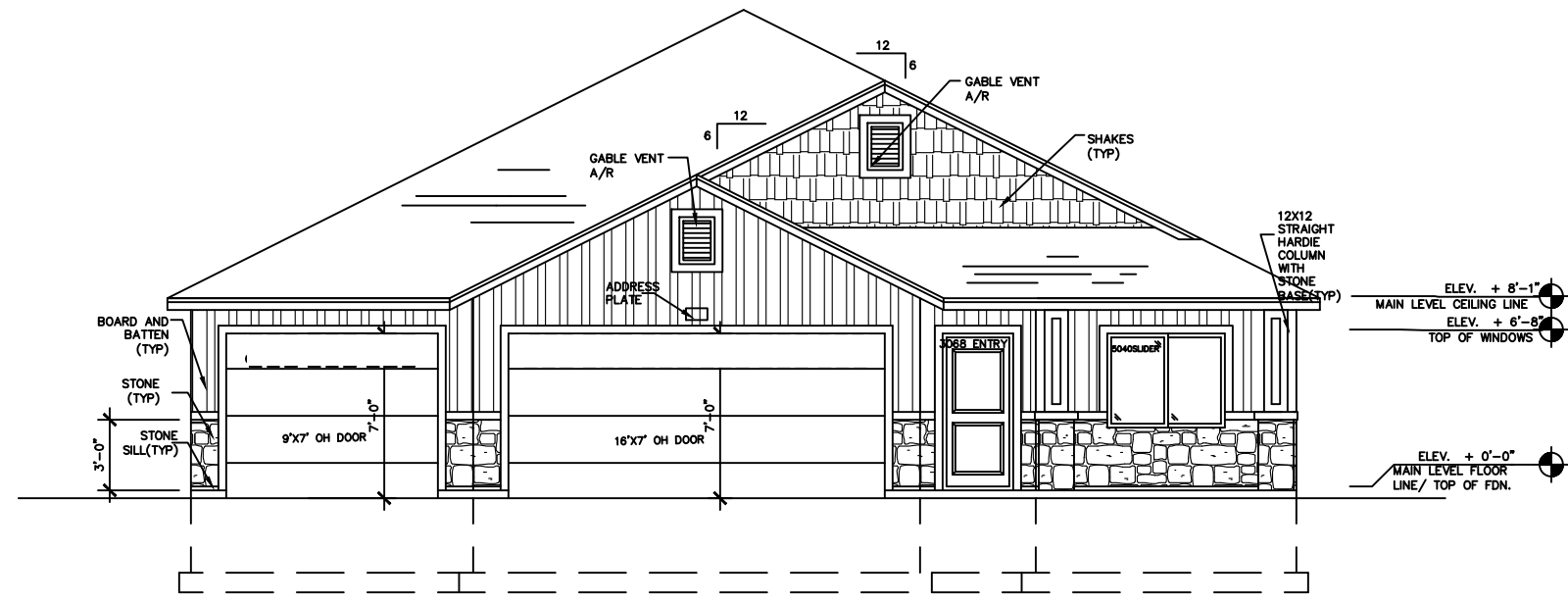


RIGHT SIDE ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"

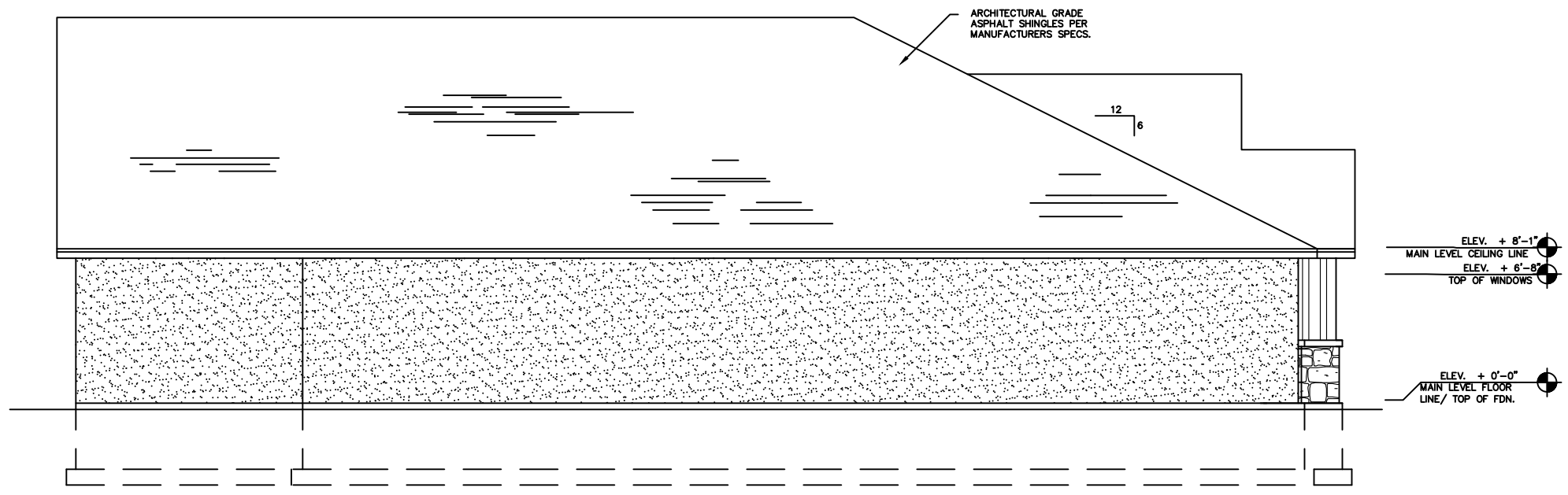
OVATION HOMES - ASHMORE  
STANDARD ELEVATION

|                        |
|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>4      |

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FRONT ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"



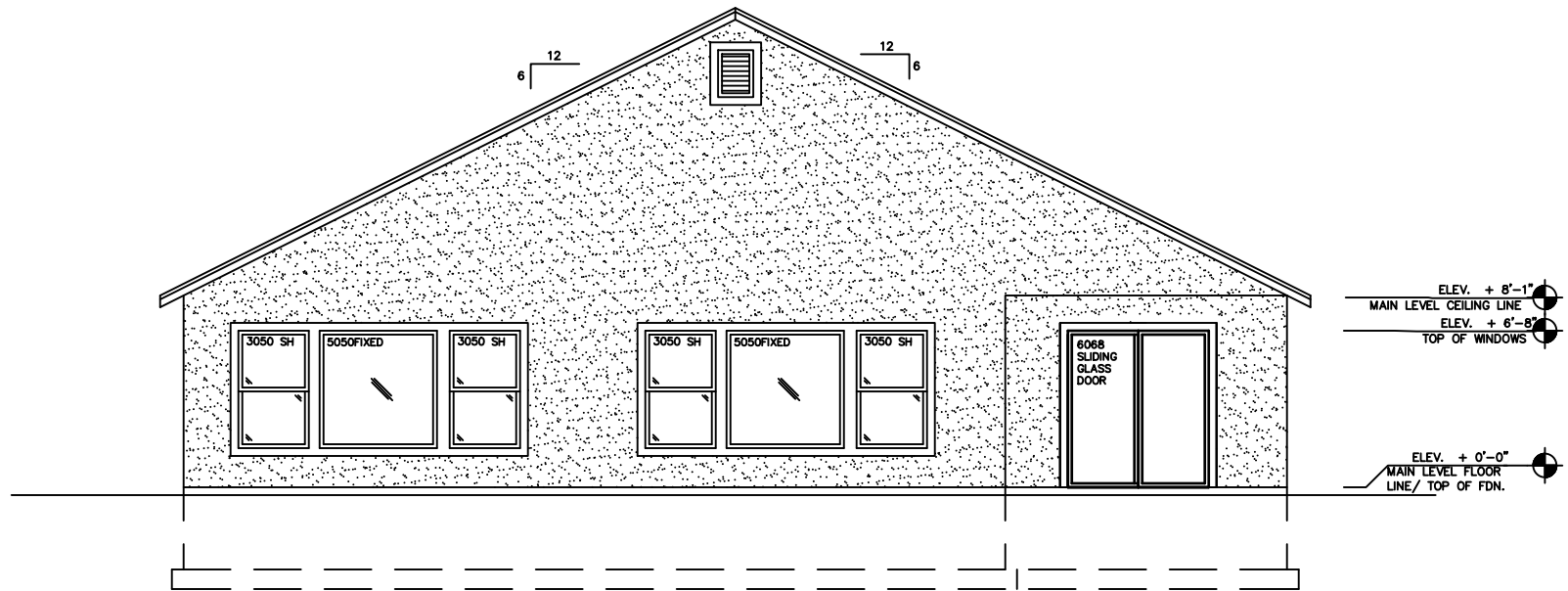
LEFT SIDE ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"

NOTES:

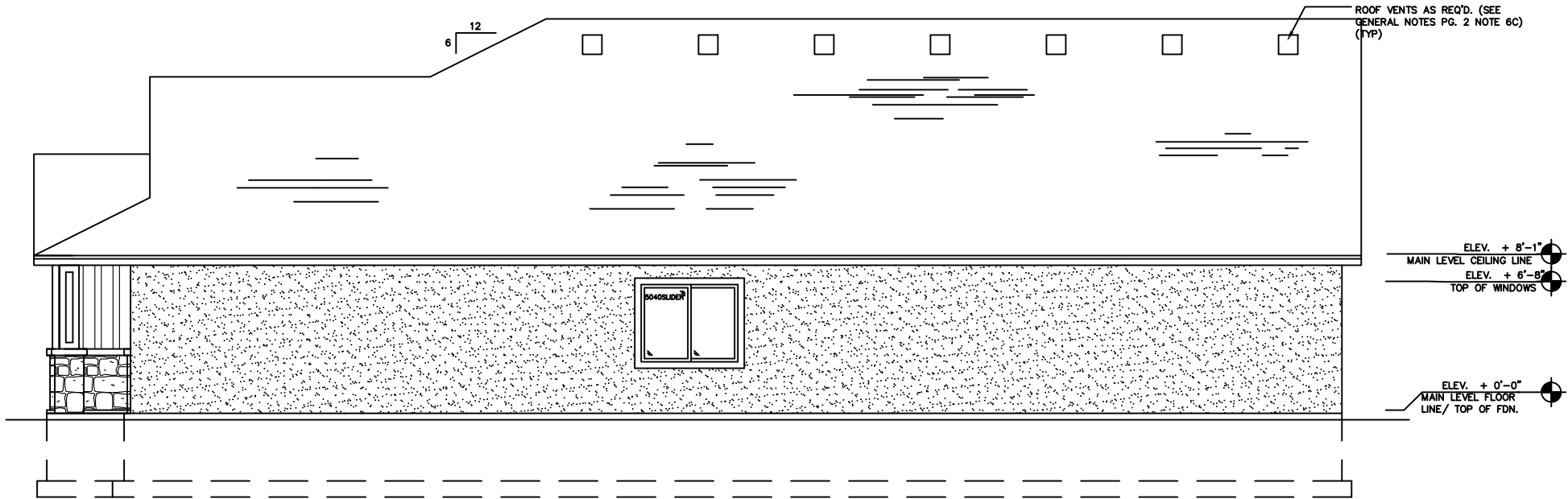
OVATION HOMES - ASHMORE  
ELEVATION OPTION A

DRAWN BY  
M. PIPKIN  
CHECKED BY  
B. DIXON  
DATE  
JAN 2023  
SCALE  
SEE PLAN  
PLAN NUMBER  
AMGL  
SHEET NUMBER

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REAR ELEVATION  
SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"

NOTES:

OVATION HOMES - ASHMORE  
ELEVATION OPTION A

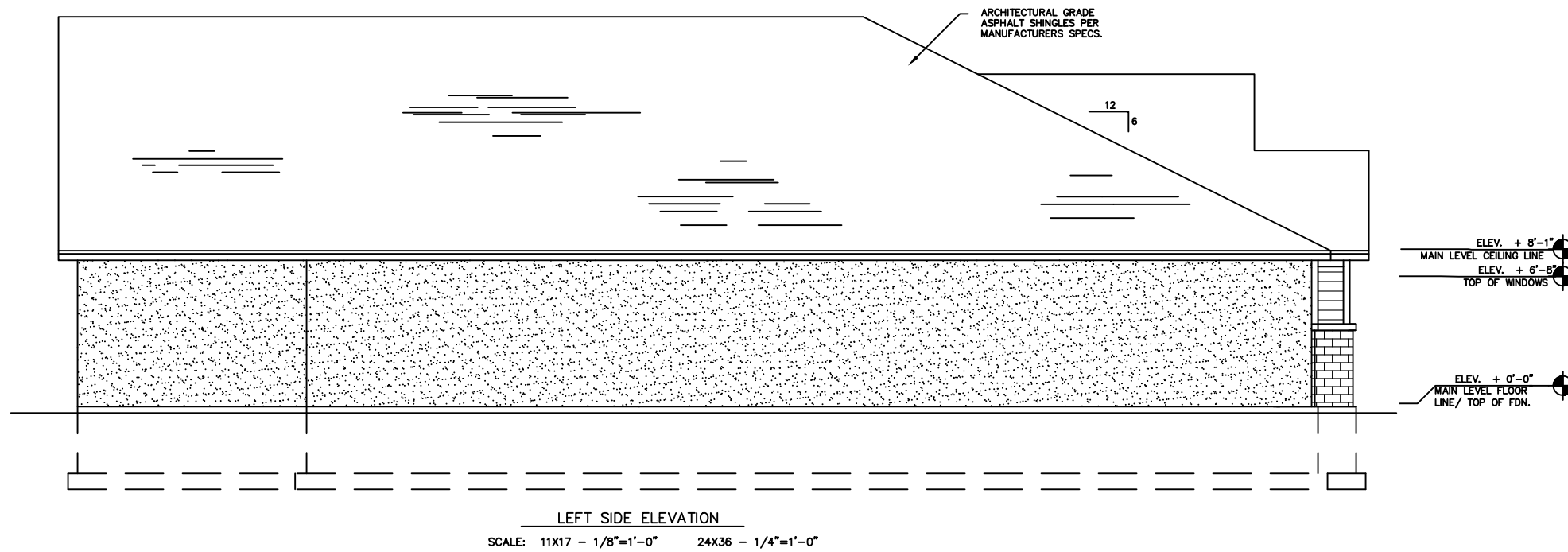
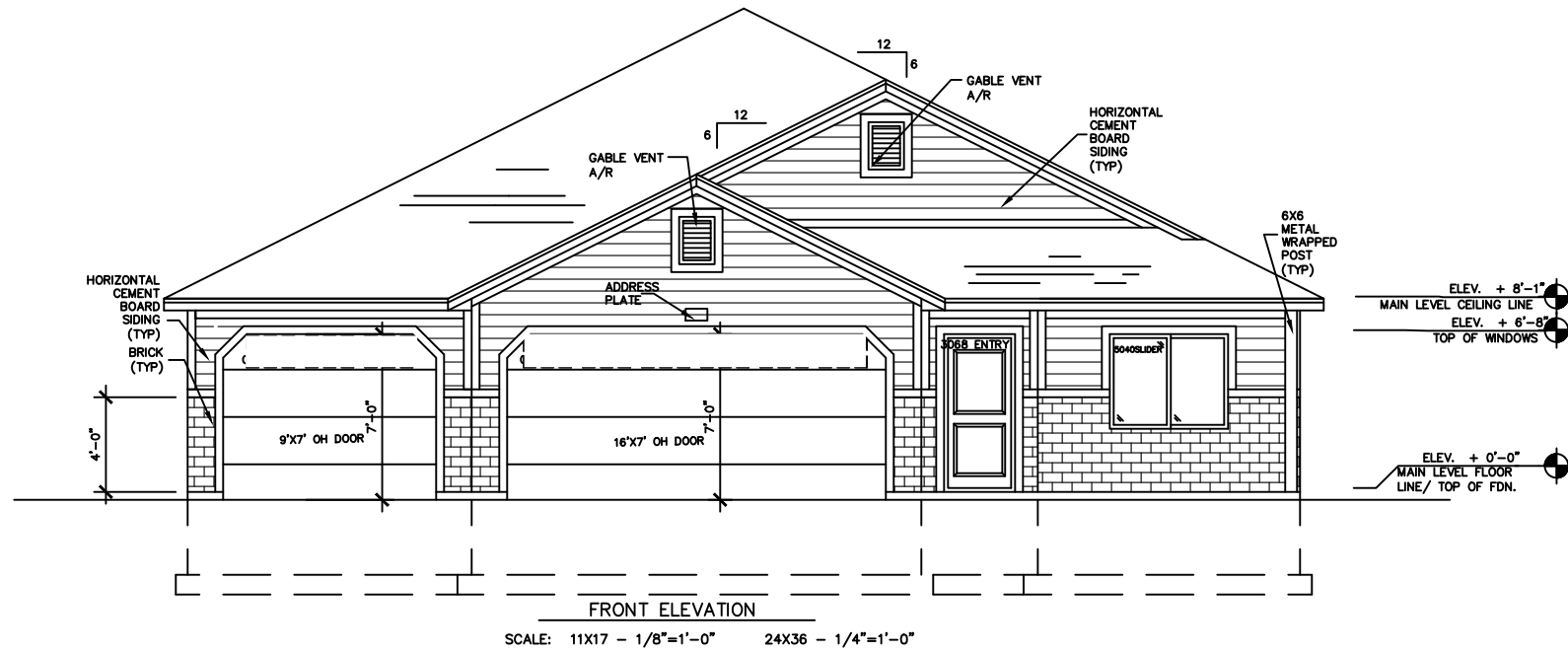
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| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>4      |

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OVATION HOMES—ASHMORE  
 ELEVATION OPTION B

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|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>4      |



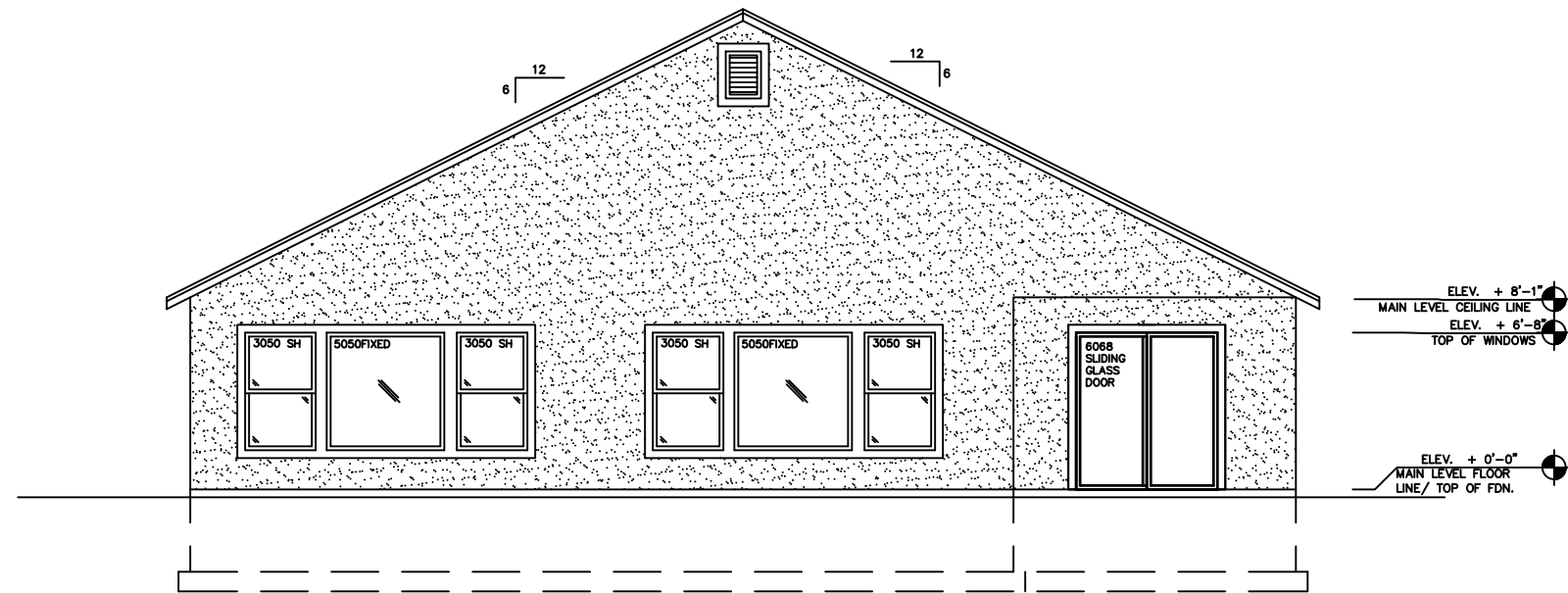
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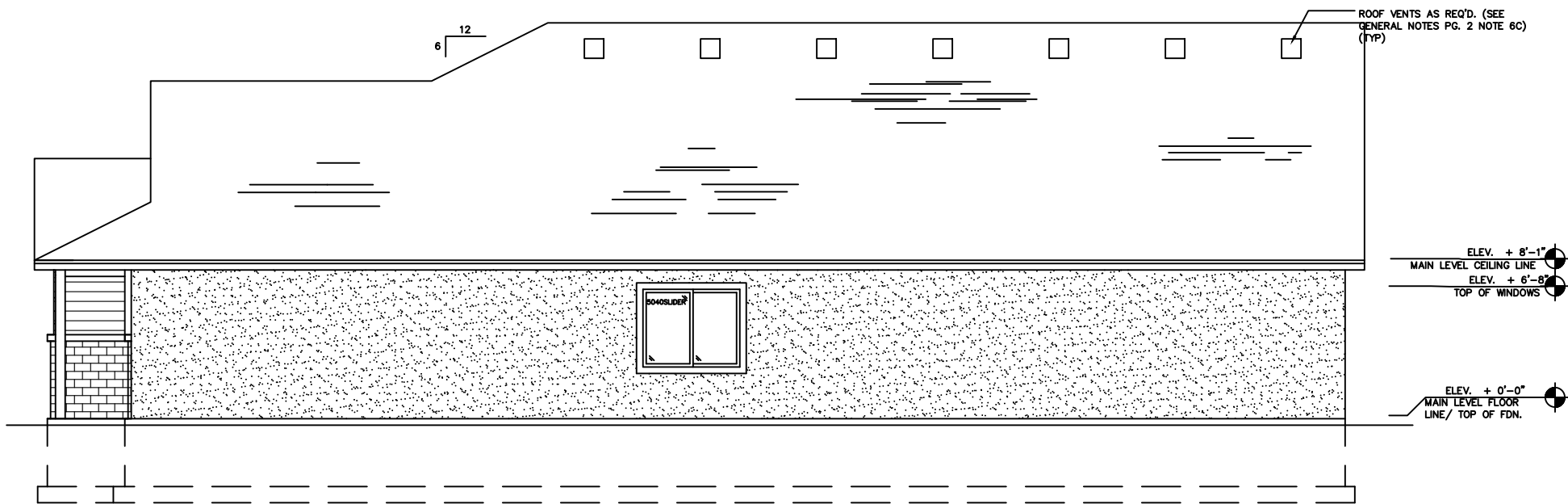


OVATION HOMES - ASHMORE  
 ELEVATION OPTION B

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| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>4      |

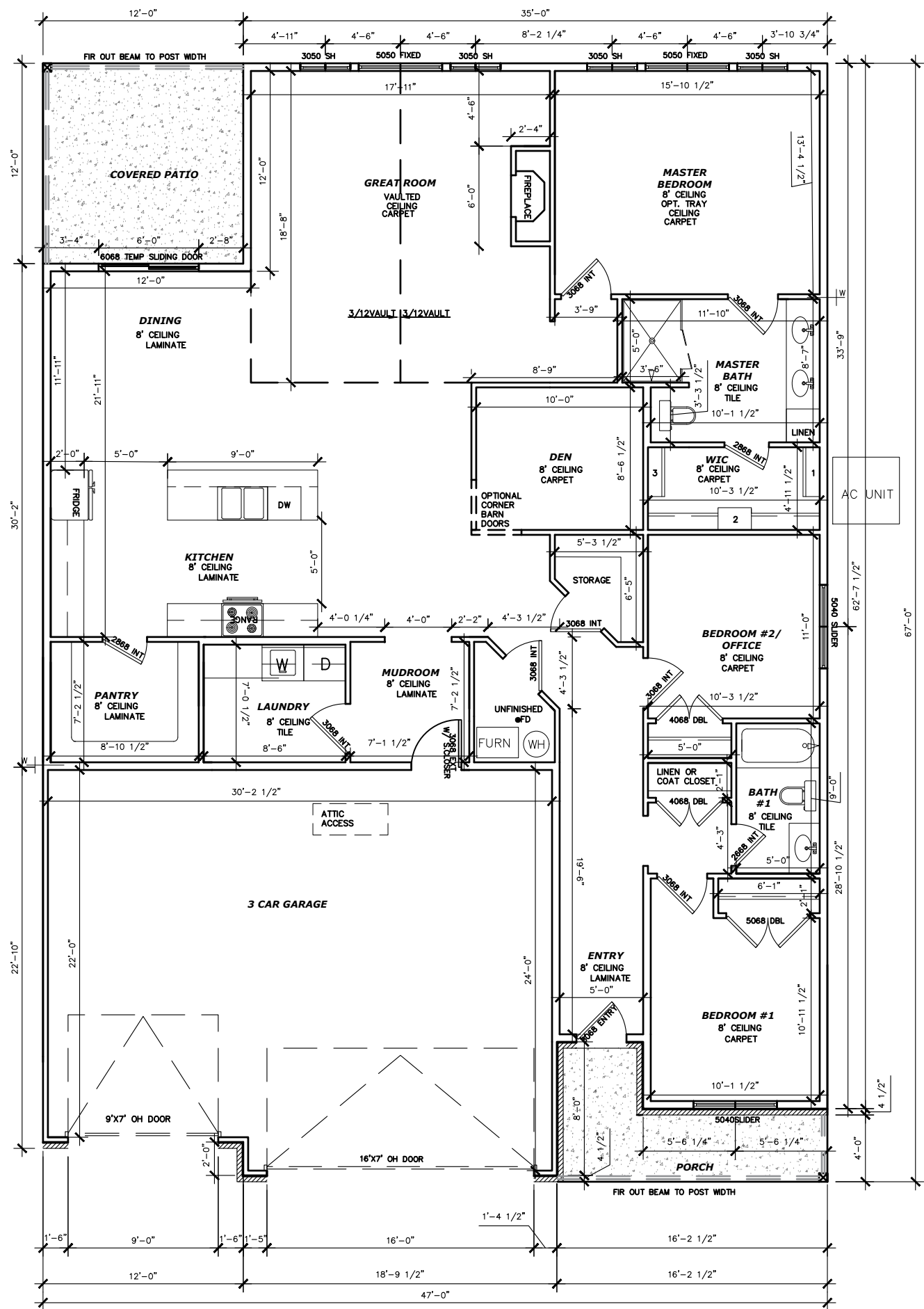


**REAR ELEVATION**  
 SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
 SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"

NOTES:



NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

NOTE: UNLESS OTHERWISE NOTED ALL WINDOWS SHALL BE VINYL CLAD BY VALLEY GLASS, MILGARD OR EQUAL. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

**WALL SCHEDULE**

|  |                   |
|--|-------------------|
|  | 2"x4" FRAMED WALL |
|  | 2"x6" FRAMED WALL |
|  | BRICK OR STONE    |

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.  
2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:  
VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.  
BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.

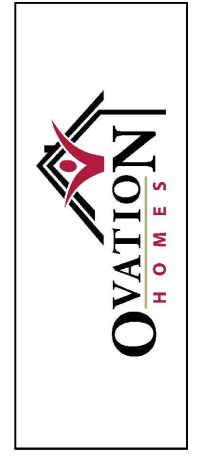
**NOTES:**

- 

**WINDOW SCHEDULE**

| QTY | DESCRIPTION      |
|-----|------------------|
| 2   | 5050 FIXED       |
| 2   | 5040 SLIDER      |
| 4   | 3050 SINGLE HUNG |

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OVATION HOMES—ASHMORE  
MAIN LEVEL FLOOR PLAN

|                        |
|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>AMGL    |
| SHEET NUMBER<br>6      |

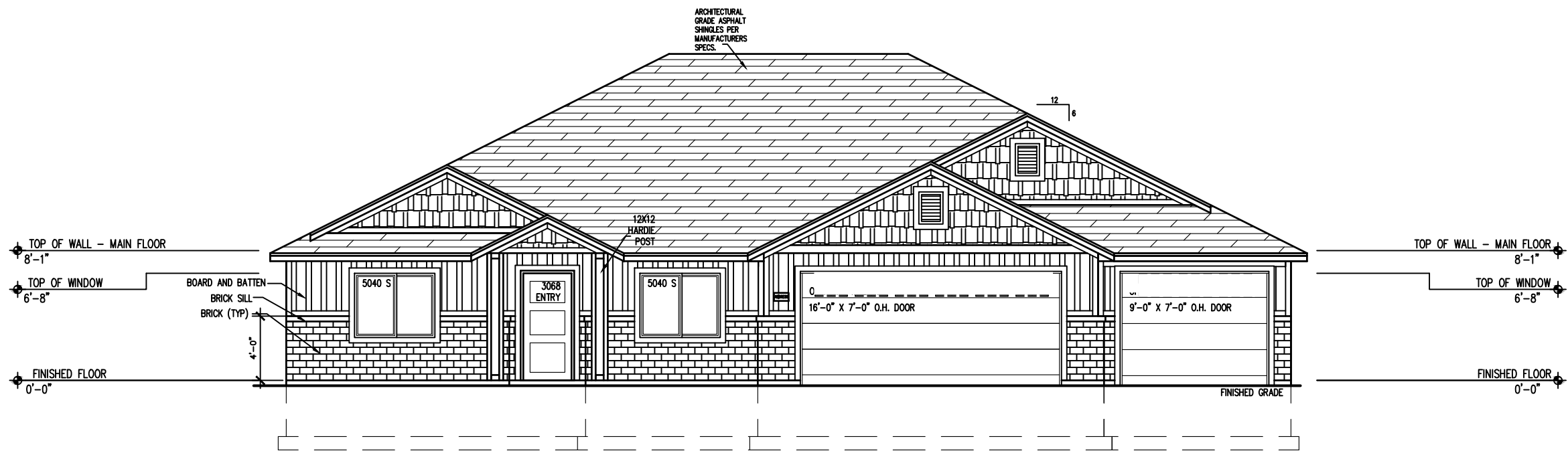
**MAIN LEVEL FLOOR PLAN**  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"  
MAIN=2158SF GARAGE=744SF PORCH=80SF PATIO=144SF

N. W.  
LOT # SUBDIVISION  
CITY, UT. 84040

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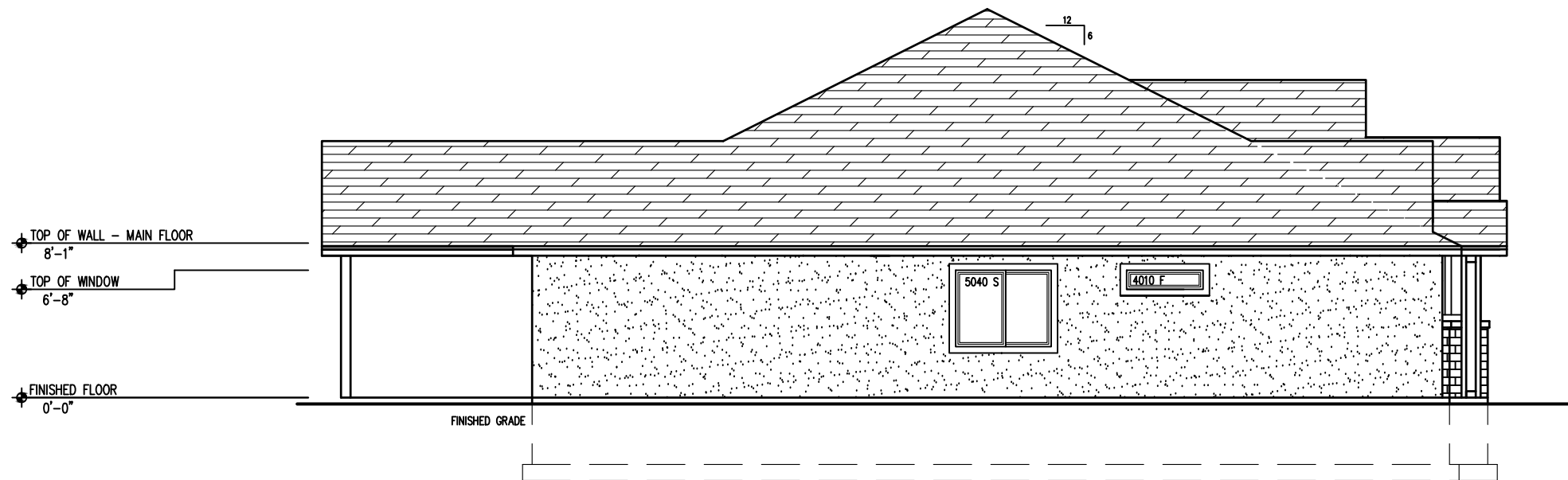
# FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# LEFT ELEVATION C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)

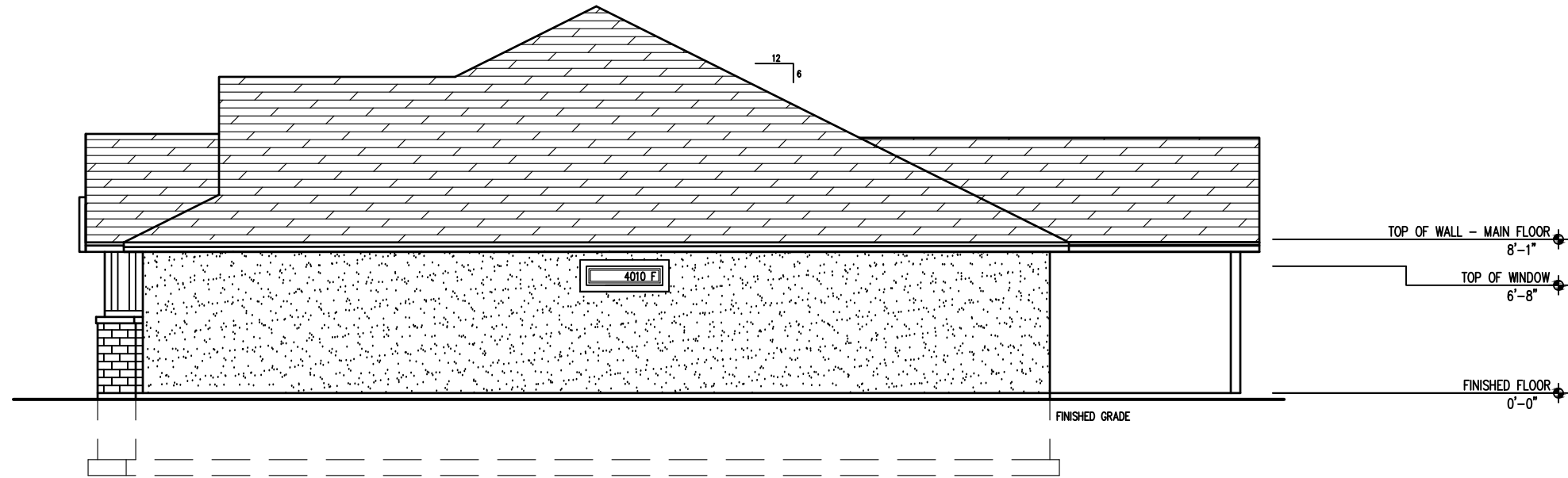


OVATION HOMES - BRADFORD  
ELEVATIONS

|                        |
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| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>FEB 2022       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>BFGR    |
| SHEET NUMBER<br>4      |

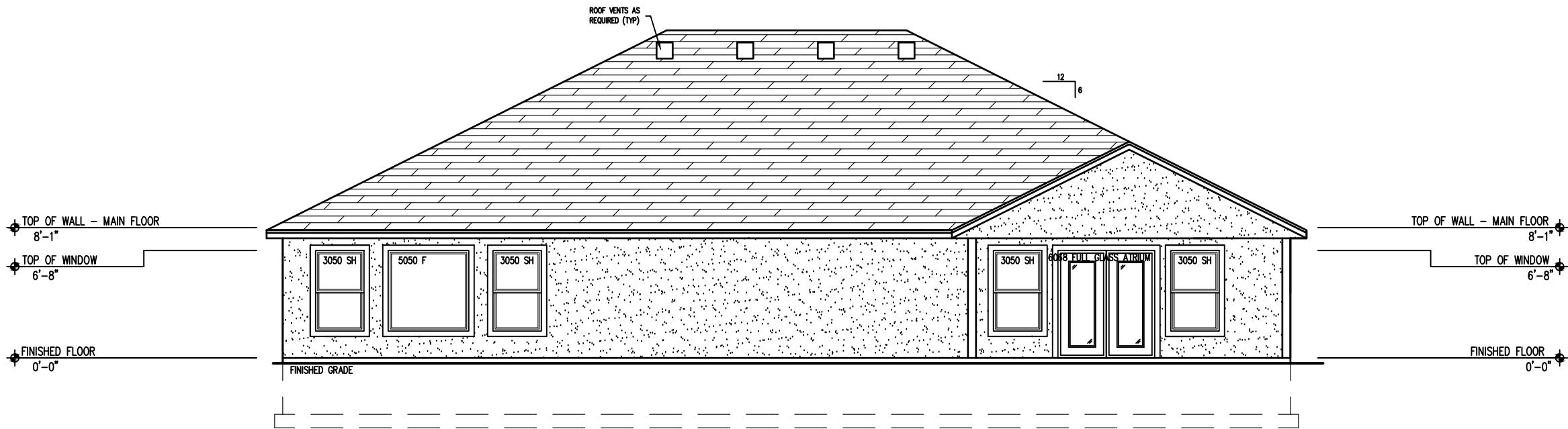
# RIGHT ELEVATION C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# REAR ELEVATION C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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OVATION HOMES - BRADFORD  
 ELEVATIONS

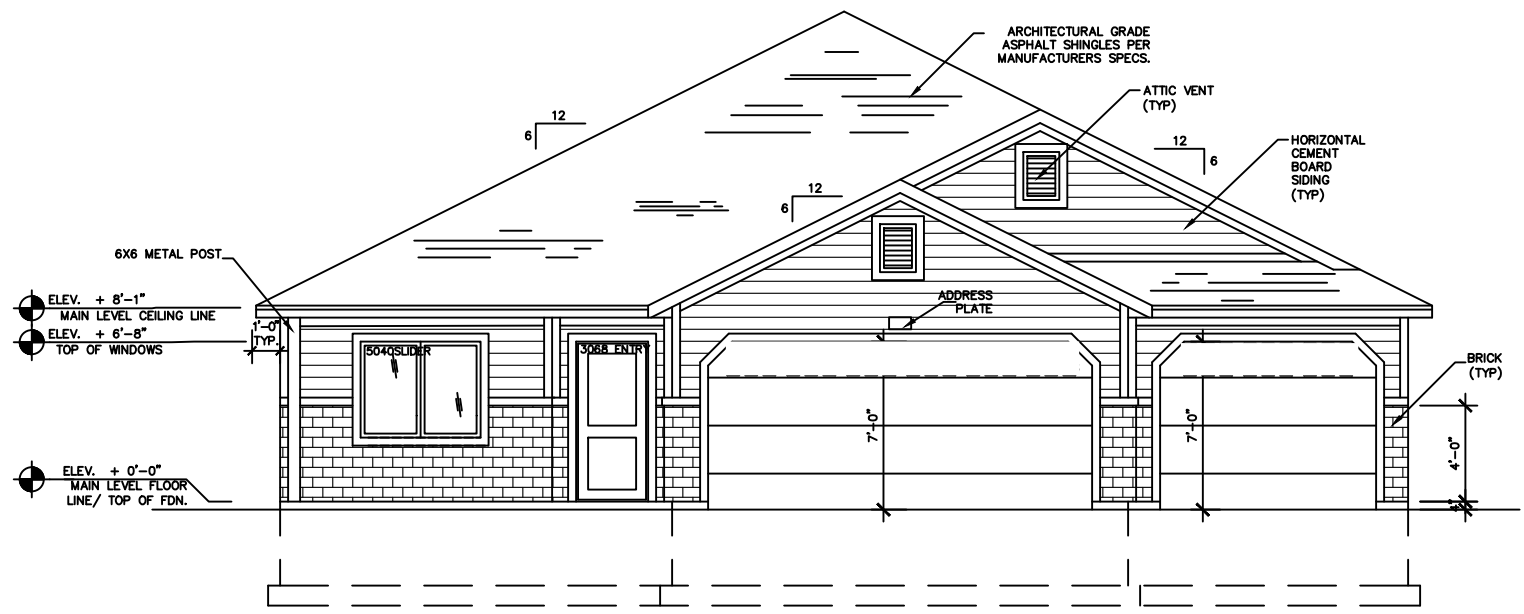
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| CHECKED BY<br>B. DIXON |
| DATE<br>FEB 2022       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>BFGR    |
| SHEET NUMBER<br>4      |

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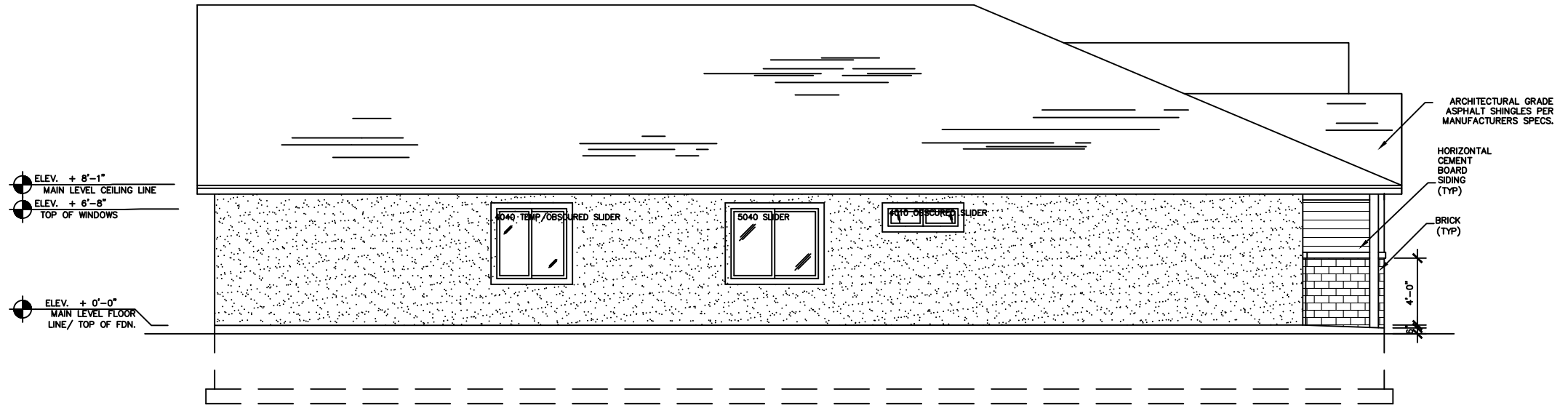
OVATION HOMES— HAVENWOOD  
 FRONT AND LEFT SIDE ELEVATIONS C

|                        |
|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>JAN 2023       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>HAVGR   |
| SHEET NUMBER<br>4      |



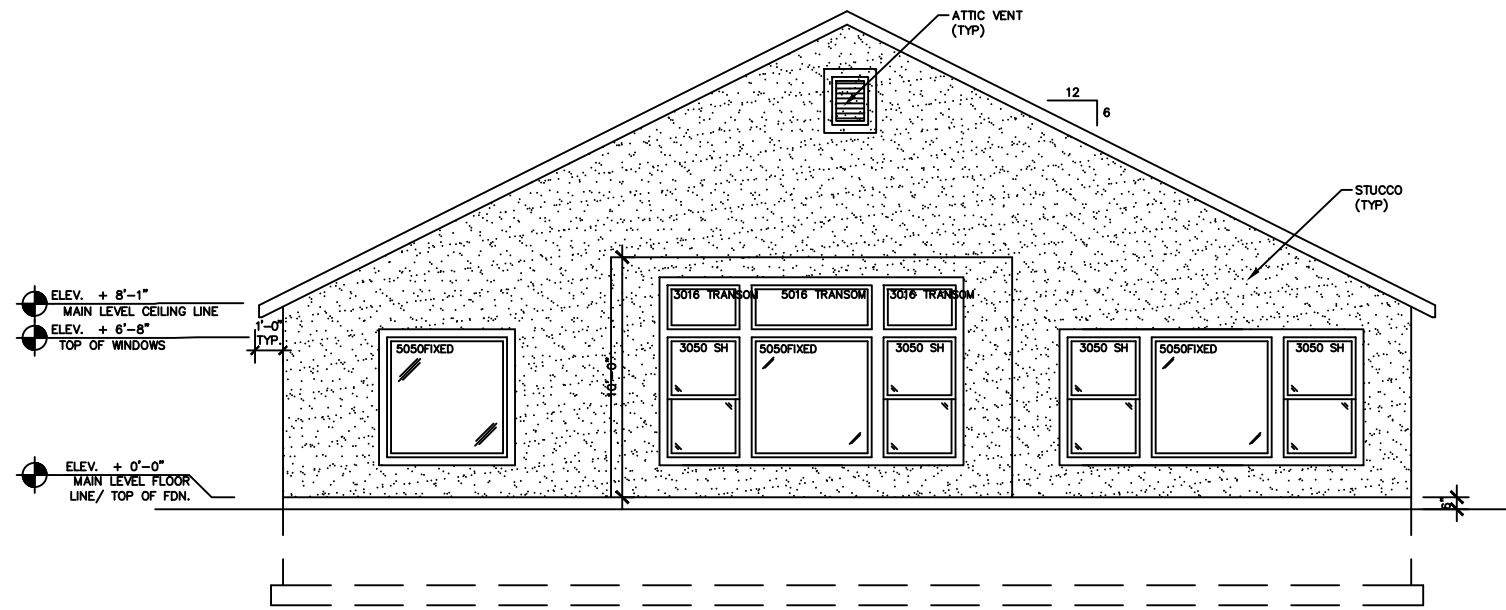
**FRONT ELEVATION**  
 SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"

NOTES:

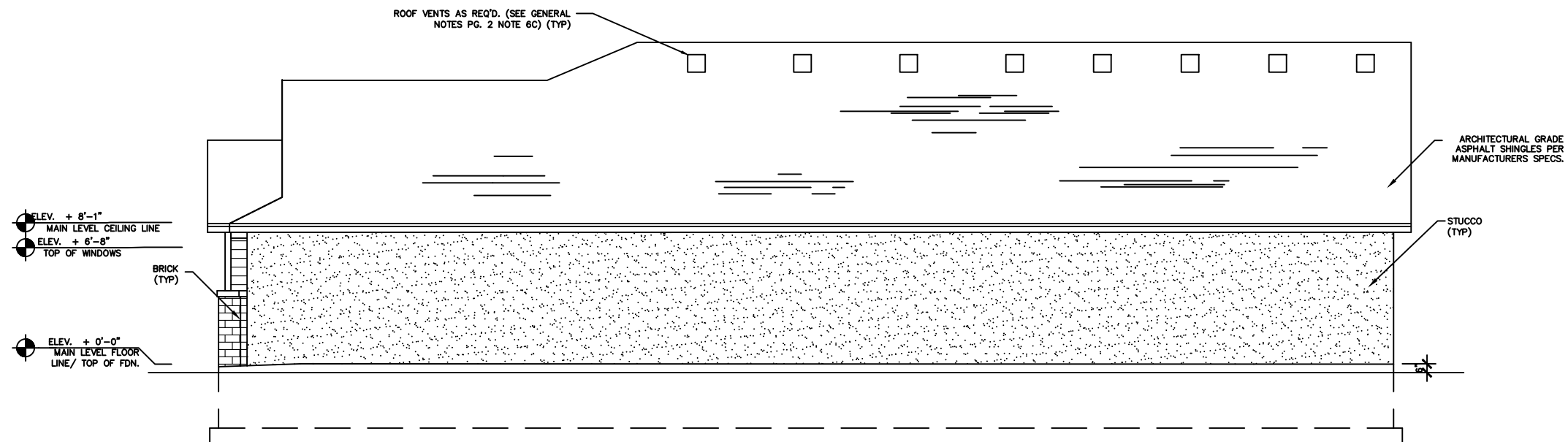


**LEFT SIDE ELEVATION**  
 SCALE: 11X17 - 1/8"=1'-0"    24X36 - 1/4"=1'-0"

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REAR ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"

NOTES:

OVATION HOMES— HAVENWOOD  
REAR AND RIGHT SIDE ELEVATIONS C

DRAWN BY  
M. PIPKIN  
CHECKED BY  
B. DIXON  
DATE  
JAN 2023  
SCALE  
SEE PLAN  
PLAN NUMBER  
HAVGR  
SHEET NUMBER



# OVATION HOMES - SULLIVAN

DESIGNER

MEGAN PIPKIN  
KAYSVILLE, UTAH

ENGINEER



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Phone: 801.547.1100  
[WWW.ENSGNENG.COM](http://WWW.ENSGNENG.COM)

BUILDER

ASPIRE HOMES  
KAYSVILLE, UTAH

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| 6  | MAIN LEVEL FLOOR PLAN          |
| 7  | ROOF FRAMING PLAN              |
| 8  | MAIN LEVEL ELECTRICAL          |
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|    |                                |
|    |                                |
| S1 | STRUCTURAL DETAILS             |
| S2 | STRUCTURAL DETAILS             |
| S3 | STRUCTURAL DETAILS             |
| S4 | STRUCTURAL DETAILS             |



## PROJECT INFORMATION

|                             |           |             |                  |
|-----------------------------|-----------|-------------|------------------|
| SQUARE FOOTAGE CALCULATIONS |           | CLIENT:     | ASPIRE HOMES     |
| MAIN FLOOR                  | 1747 SQFT | TYPE:       | RESIDENTIAL PLAN |
| GARAGE                      | 463 SQFT  | LOCATION:   |                  |
| SUN PATIO                   | 81 SQFT   |             |                  |
| COVERED PORCH               | 43 SQFT   |             |                  |
|                             |           | ADDRESS     |                  |
|                             |           | ISSUE DATE: | LOT<br>, UTAH    |
|                             |           | REV. DATE:  |                  |
| 07/13/2017                  |           |             |                  |
| IRC CODE: 2021              |           | PLAN NUMBER | SHEET NUMBER:    |
|                             |           | SLGL        | 1                |

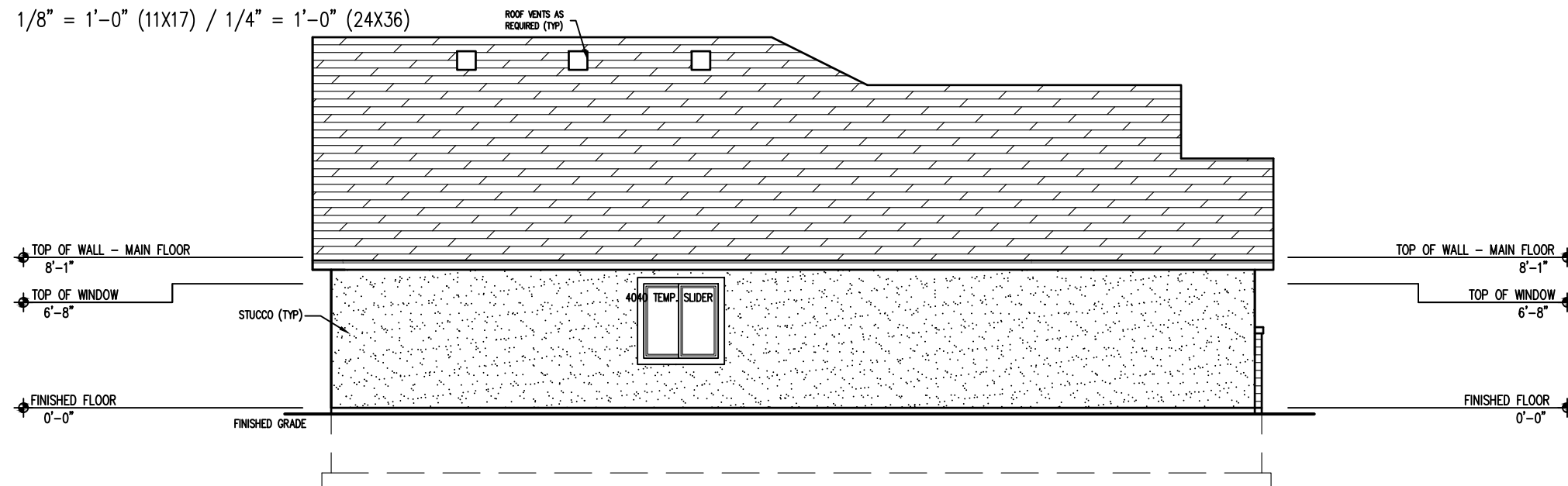
# FRONT ELEVATION - A

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# LEFT ELEVATION - A

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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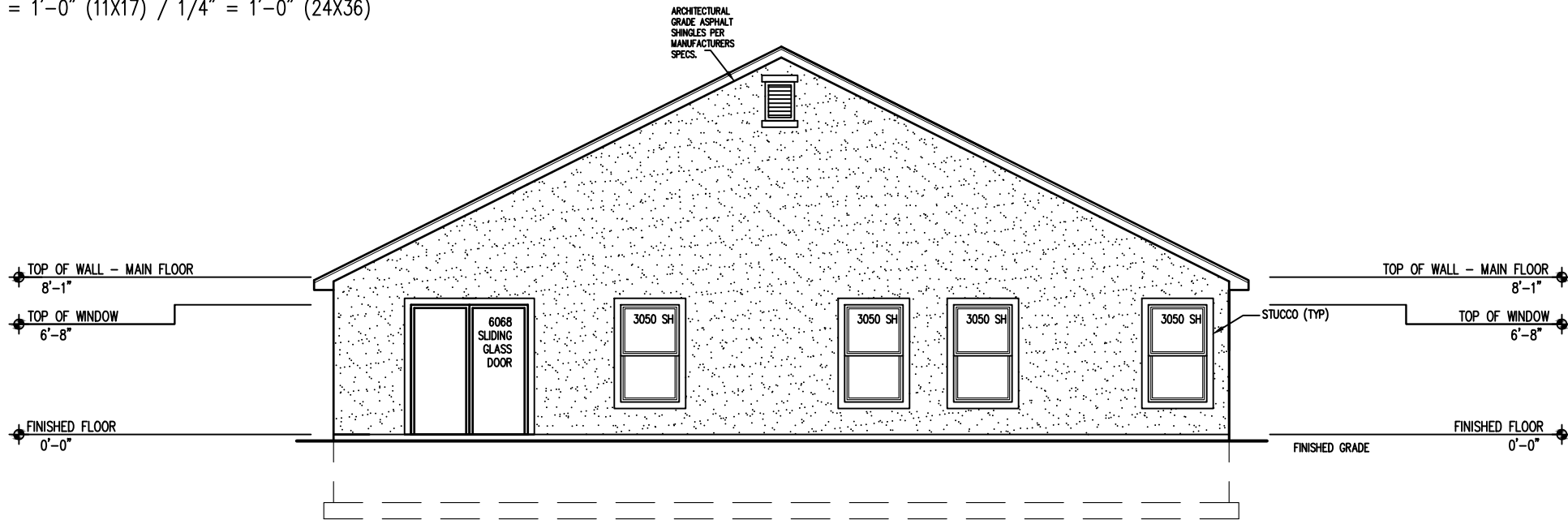
OVATION HOMES - SULLIVAN  
ELEVATIONS

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| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>APR 2024       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>SLGL    |
| SHEET NUMBER<br>4      |

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# REAR ELEVATION - A

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)

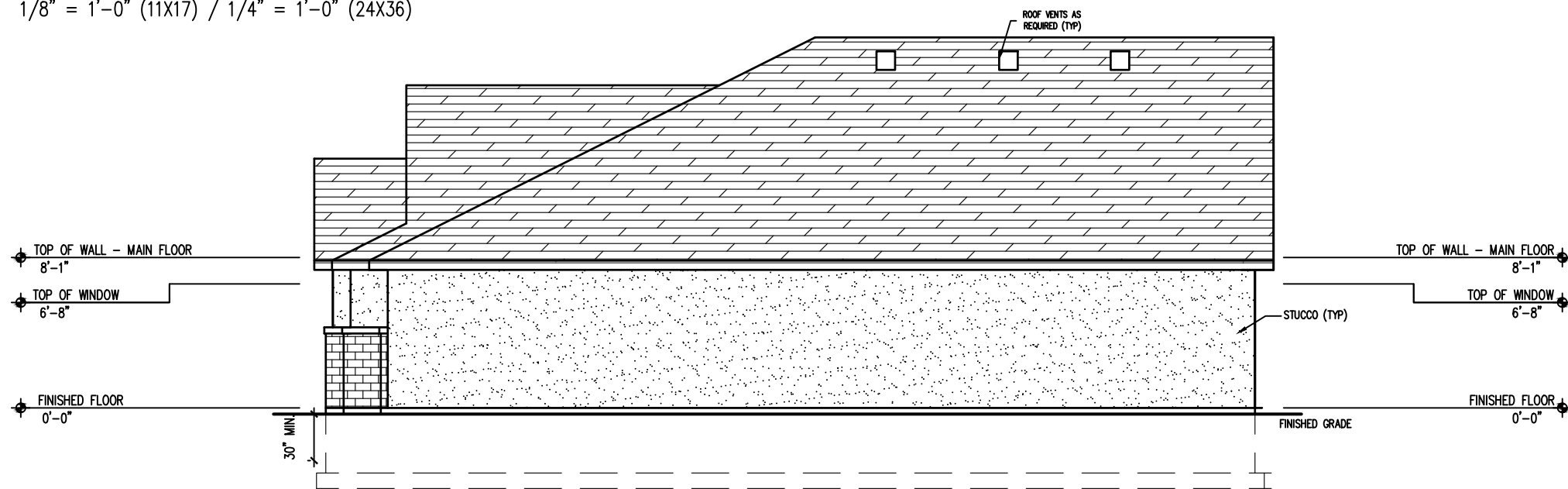


NOTES:



# RIGHT ELEVATION - A

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



OVATION HOMES - SULLIVAN  
 ELEVATIONS

|                        |
|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>APR 2024       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>SLGL    |
| SHEET NUMBER<br>4      |

# FRONT ELEVATION – B

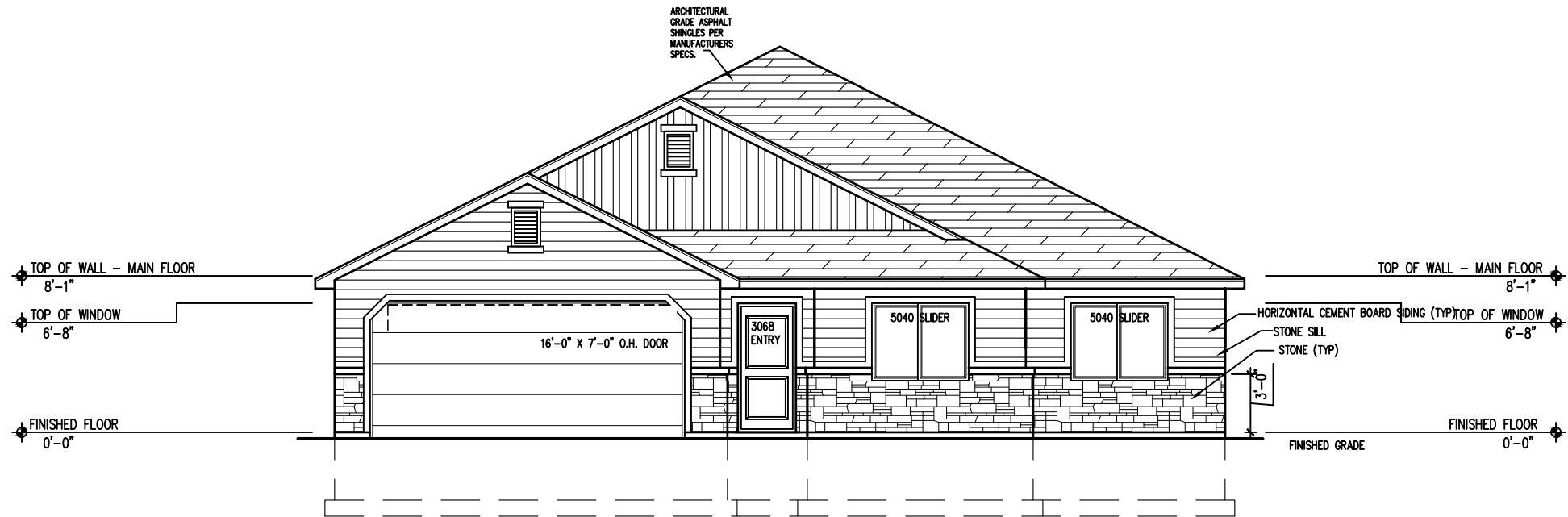
SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)

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NOTES:

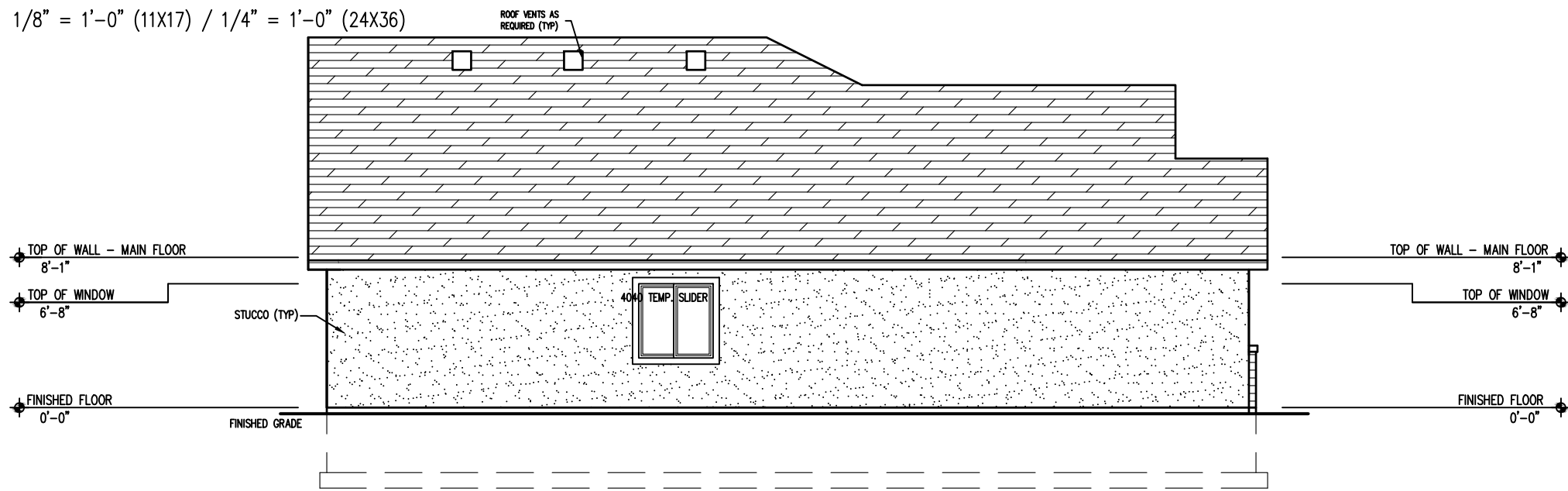
OVATION HOMES – SULLIVAN ELEVATIONS

|                        |
|------------------------|
| DRAWN BY<br>M. PIPKIN  |
| CHECKED BY<br>B. DIXON |
| DATE<br>APR 2024       |
| SCALE<br>SEE PLAN      |
| PLAN NUMBER<br>SLGL    |
| SHEET NUMBER<br>4      |



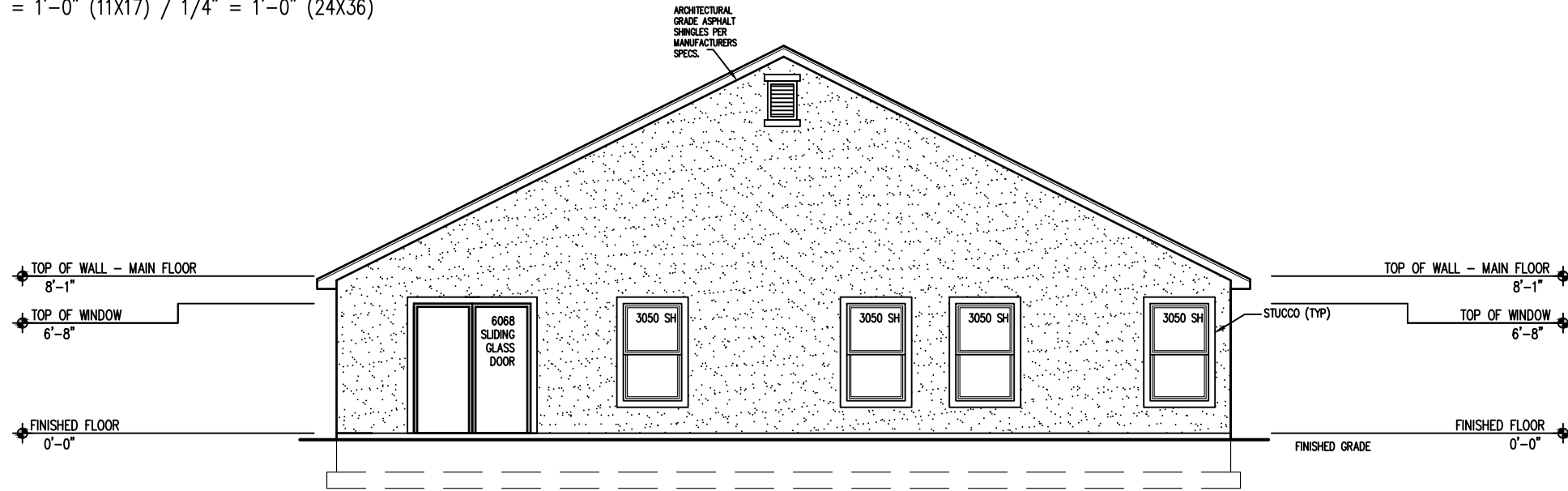
# LEFT ELEVATION – B

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



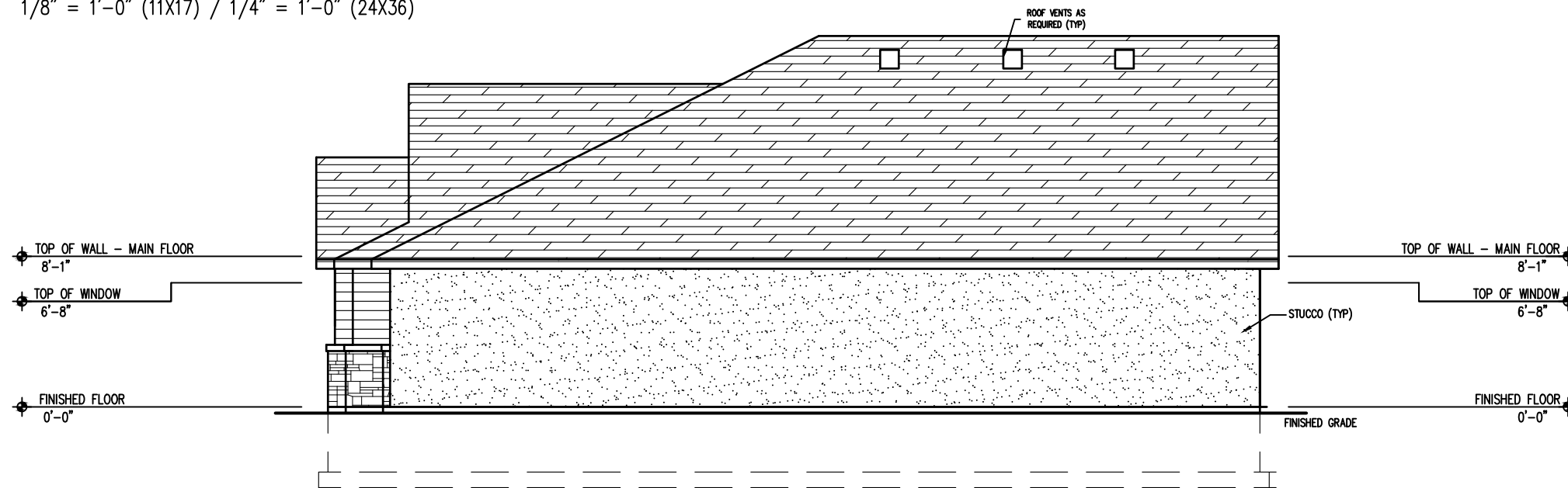
# REAR ELEVATION – B

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# RIGHT ELEVATION – B

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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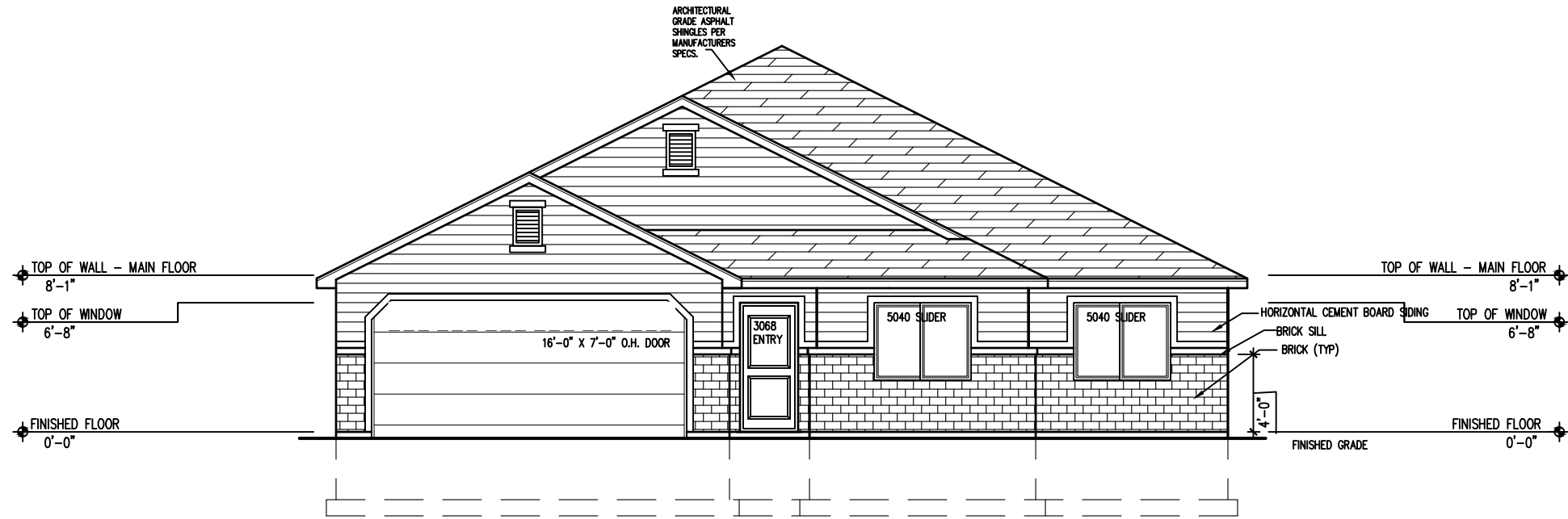


OVATION HOMES – SULLIVAN  
 ELEVATIONS

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| CHECKED BY<br>B. DIXON |
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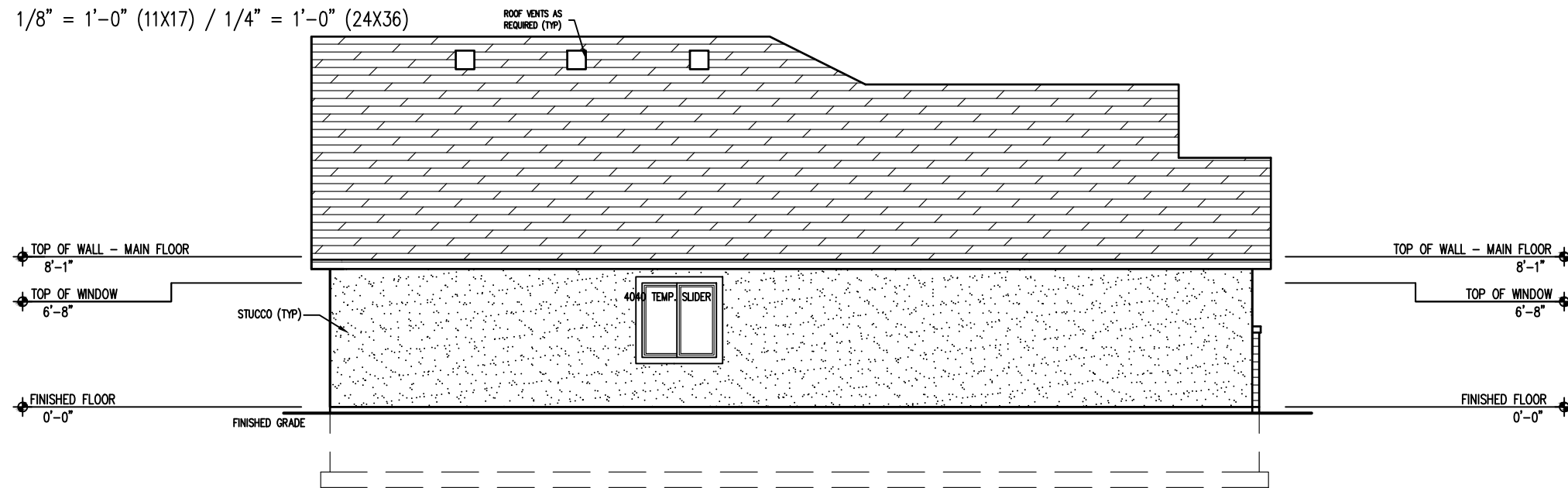
# FRONT ELEVATION - C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# LEFT ELEVATION - C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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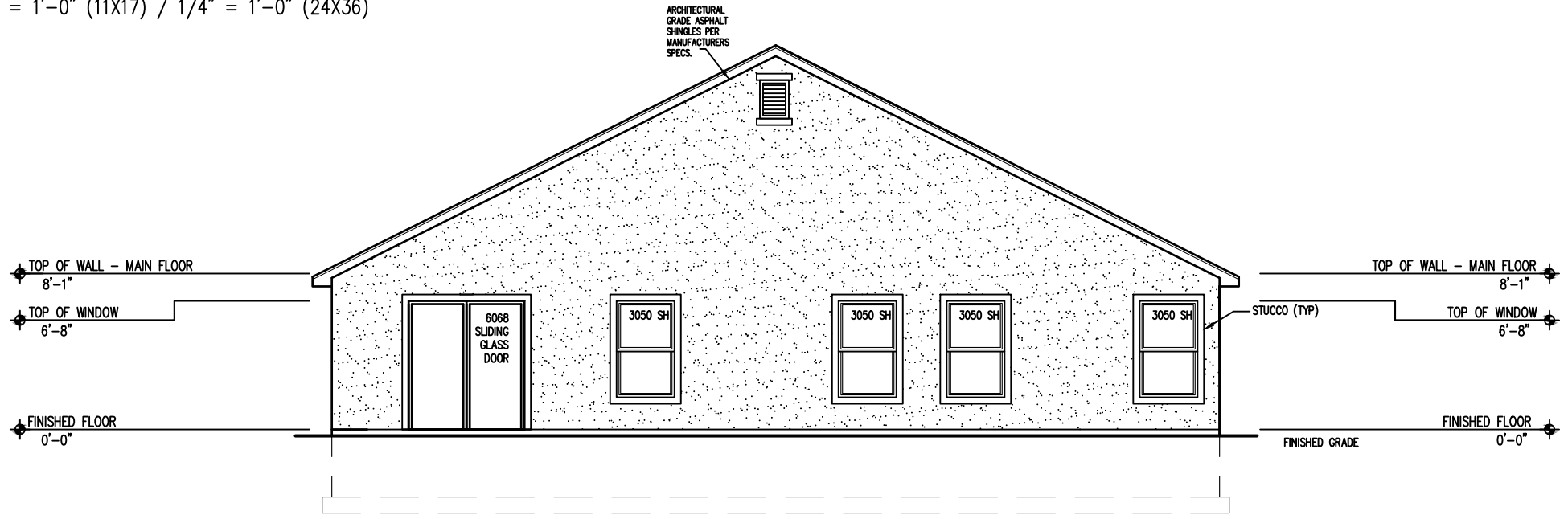
OVATION HOMES - SULLIVAN ELEVATIONS

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| DRAWN BY<br>M. PIPKIN  |
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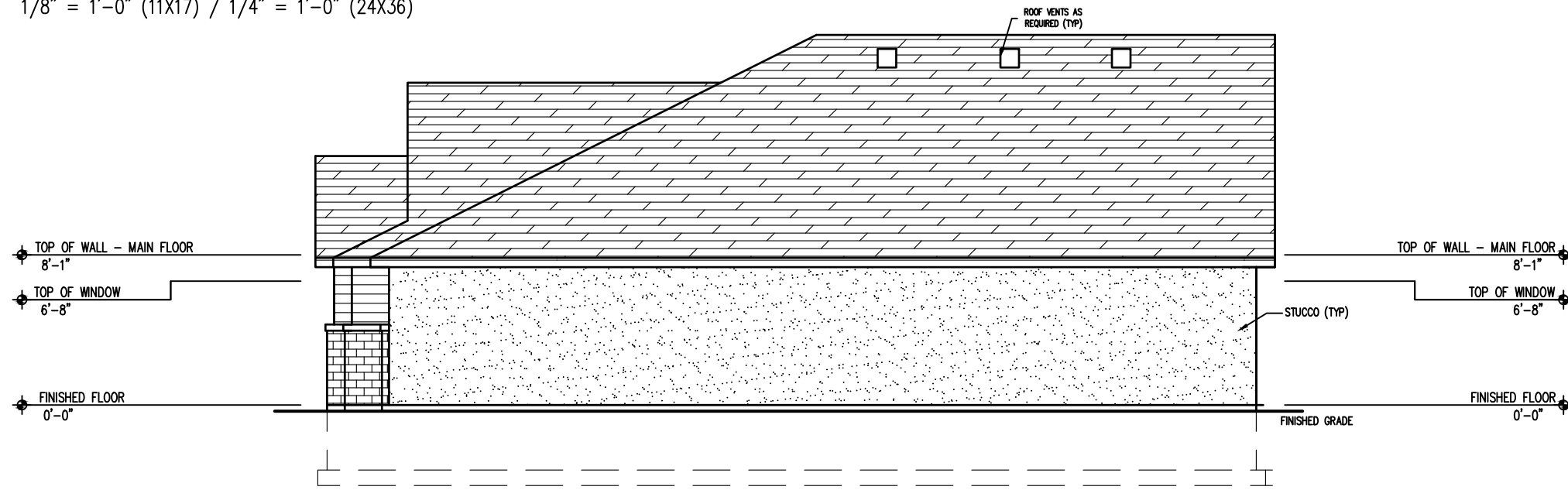
# REAR ELEVATION - C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# RIGHT ELEVATION - C

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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OVATION HOMES - SULLIVAN  
 ELEVATIONS

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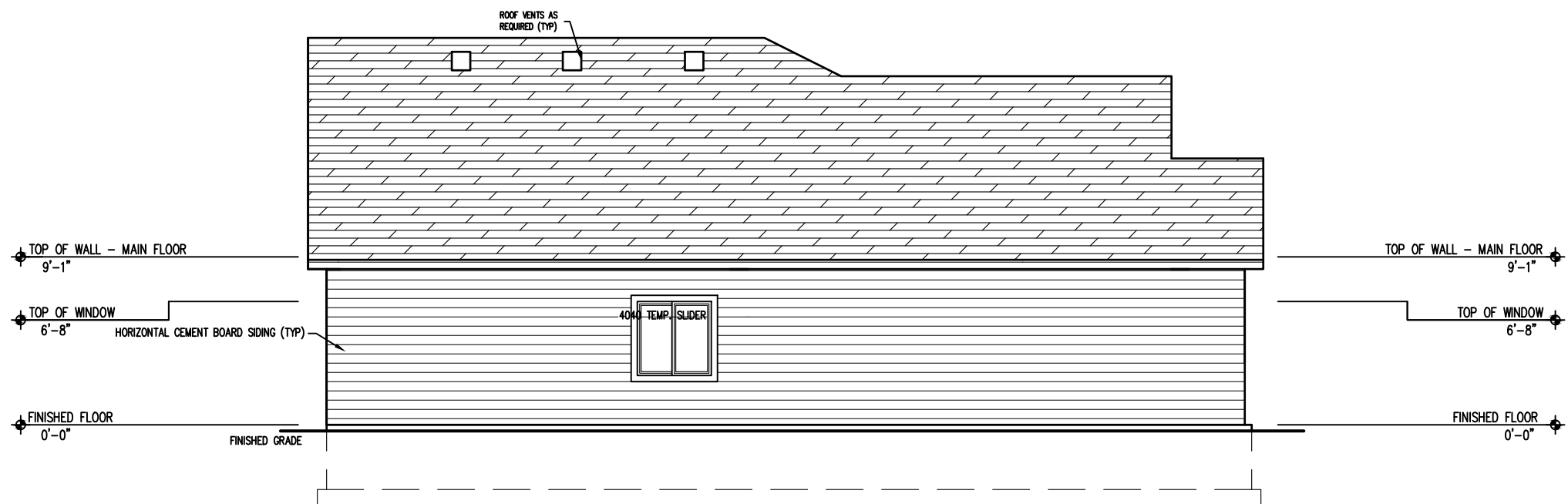
# FRONT ELEVATION - D

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# LEFT ELEVATION - D

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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OVATION HOMES - SULLIVAN ELEVATIONS

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| CHECKED BY<br>B. DIXON |
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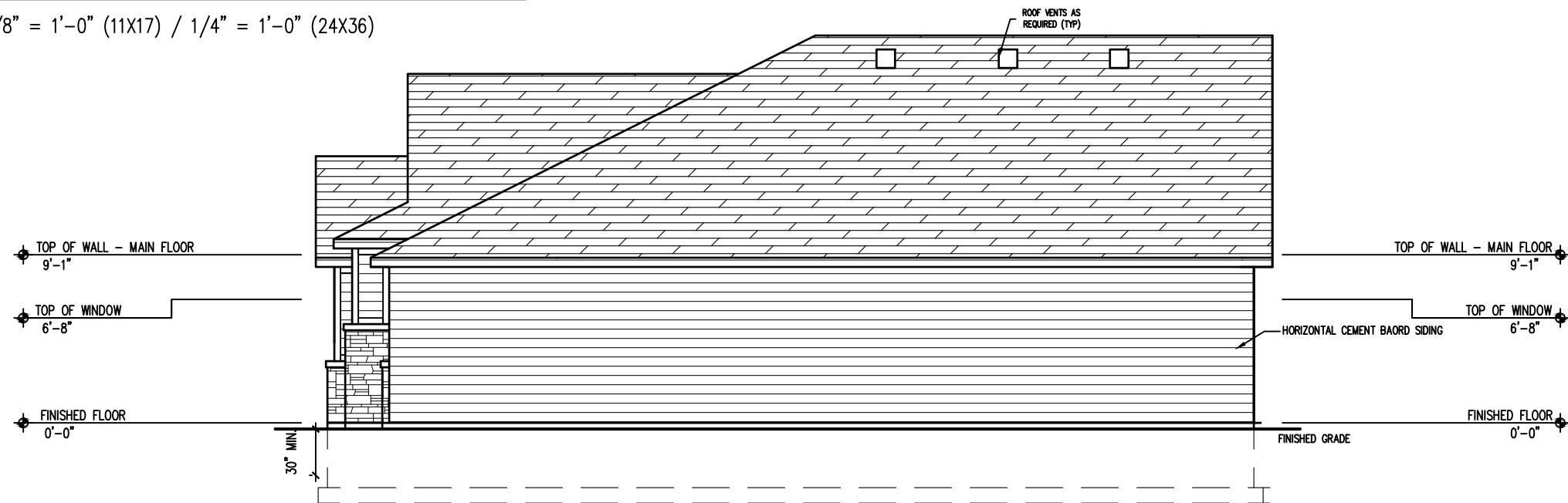
# REAR ELEVATION - D

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



# RIGHT ELEVATION - D

SCALE: 1/8" = 1'-0" (11X17) / 1/4" = 1'-0" (24X36)



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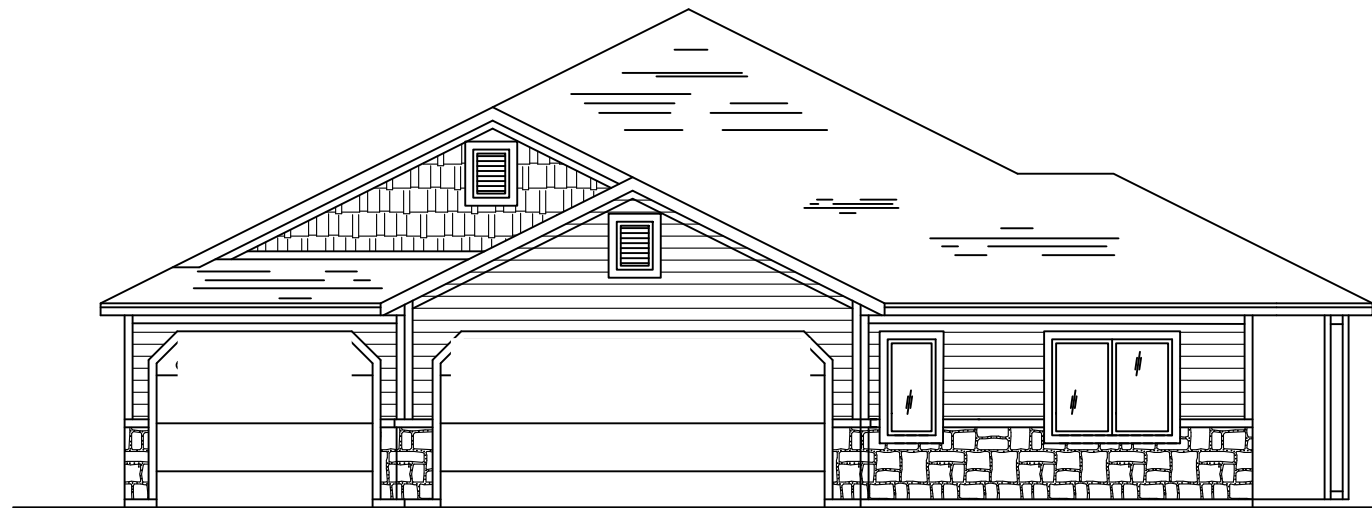


OVATION HOMES - SULLIVAN  
 ELEVATIONS

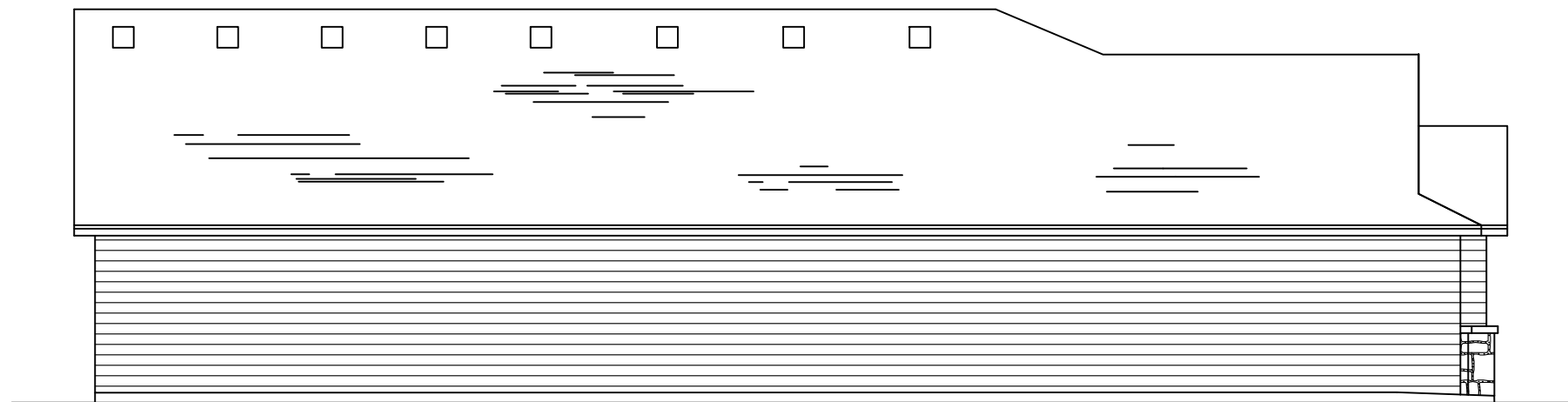
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FRONT ELEVATION  
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

NOTES:

Ovation Homes – HAVENWOOD  
 ELEVATIONS

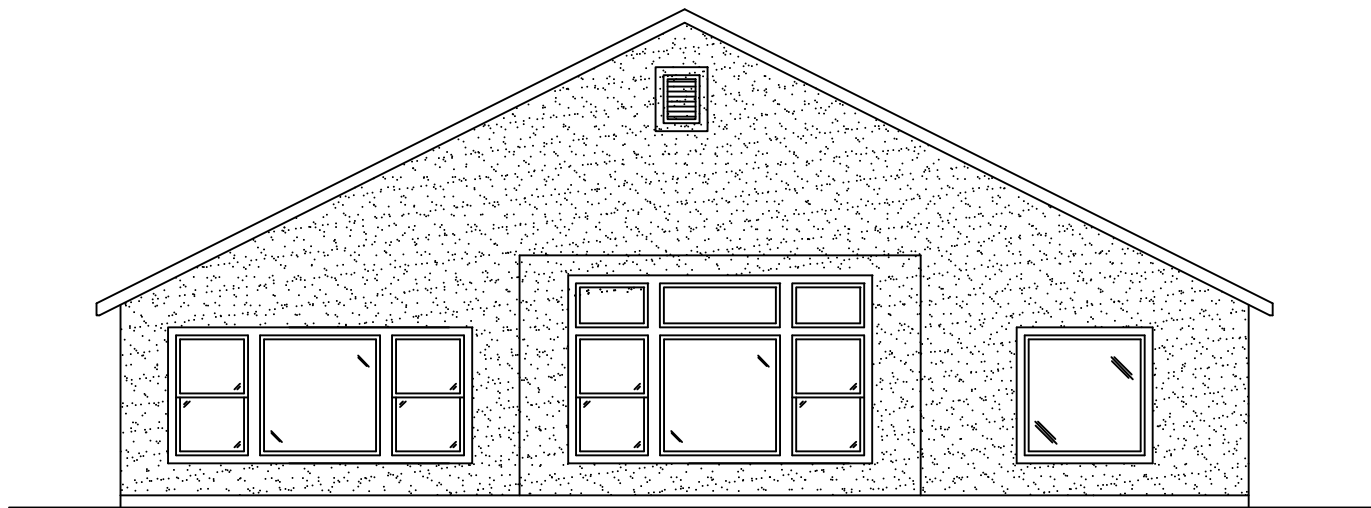
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 MAY 2024  
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 SEE PLAN  
 PLAN NUMBER  
 HAVGL  
 SHEET NUMBER

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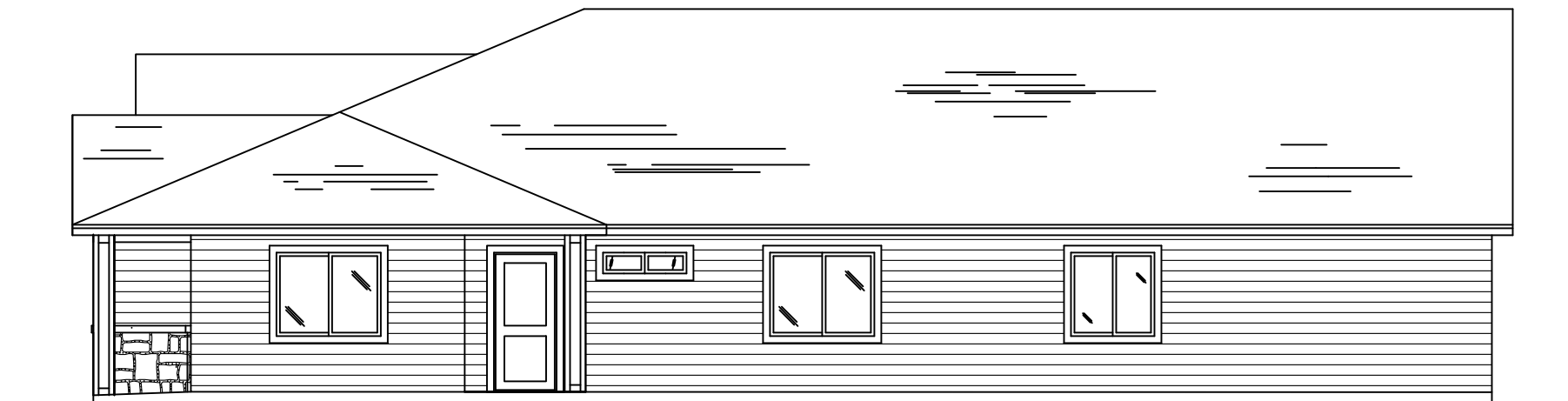


OVATION HOMES— HAVENWOOD  
 ELEVATIONS

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| SCALE<br>SEE PLAN     |
| PLAN NUMBER<br>HAVGL  |
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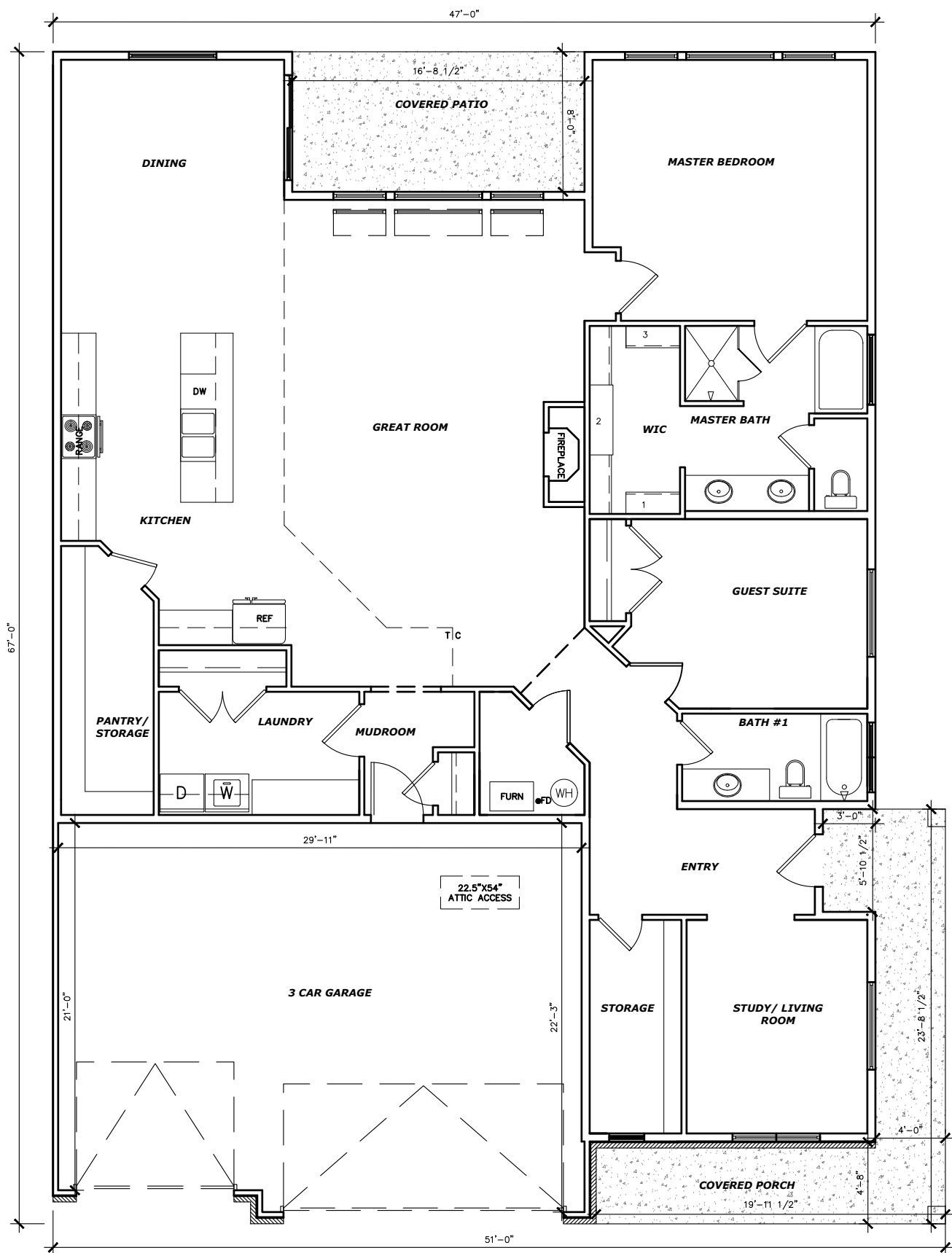


REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

NOTES:



**MAIN LEVEL FLOOR PLAN**  
 SCALE: 11X17 - 1/8"=1'-0" 24X36 - 1/4"=1'-0"  
 MAIN=2232SF GARAGE=687SF PORCH=182SF PATIO=134SF

**NOTES:**

- 

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OVATION HOMES— HAVENWOOD  
 MAIN LEVEL FLOOR PLAN

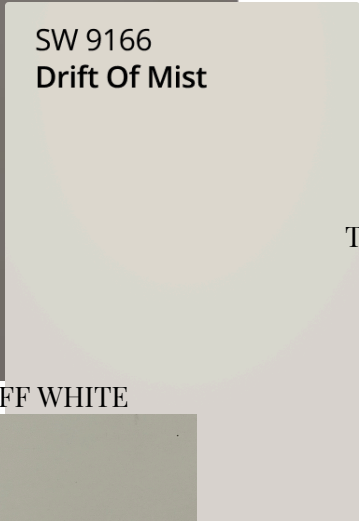
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| CHECKED BY            |
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| SHEET NUMBER<br>7     |

W. S.  
 LOT # SUBDIVISION  
 CITY UTAH 84041

# EXTERIOR OPTION(S) 1

BODY

BODY

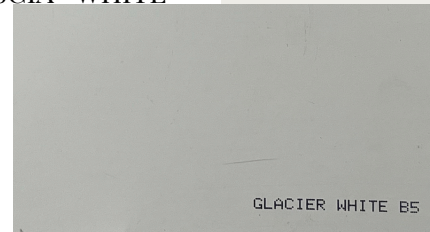
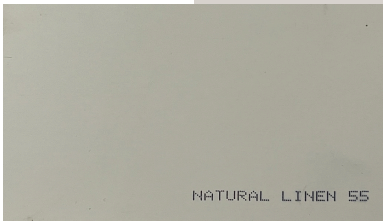


TRIMS

TRIMS

SOFFIT & FASCIA- OFF WHITE

SOFFIT & FASCIA- WHITE



GARAGE DOOR COLOR

GARAGE DOOR COLOR

STONE/ BRICK OPTIONS

COLOR VARIATION IN PHOTOS VS IN PERSON



# EXTERIOR OPTION(S) 2

BODY

SW 9166  
Drift Of Mist

TRIMS

SW 7005  
Pure White

SOFFIT & FASCIA-WHITE

GLACIER WHITE B5



GARAGE DOOR COLOR

BODY

SW 9166  
Drift Of Mist

TRIMS

SW 7018  
**Dovetail**  
Interior / Exterior  
Location Number: 244-C5

SOFFIT & FASCIA- BRONZE

TERRATONE BRONZE 93



GARAGE DOOR COLOR

## STON/ BRICK OPTIONS

COLOR VARIATION IN  
PHOTOS VS IN PERSON



# EXTERIOR OPTION(S) 3

BODY

SW 7672  
**Knitting Needles**

Interior / Exterior  
Locator Number: 282-C2

TRIMS

SW 7005  
**Pure White**

SOFFIT & FASCIA- WHITE

GLACIER WHITE B5

GARAGE DOOR COLOR

STONE/ BRICK OPTIONS

COLOR VARIATION IN  
PHOTOS VS IN PERSON



# EXTERIOR OPTION(S) 4

BODY

Escape Gray (6185)  
Sherwin Williams

TRIMS

SW 7005  
Pure White

BODY

Escape Gray (6185)  
Sherwin Williams

TRIMS

SW 9166  
Drift Of Mist

SOFFIT & FASCIA- WHITE

SOFFIT & FASCIA- OFF WHITE

GLACIER WHITE B5

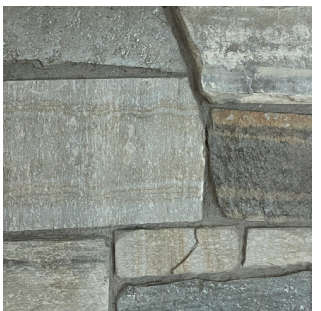
NATURAL LINEN 55

GARAGE DOOR COLOR

GARAGE DOOR COLOR

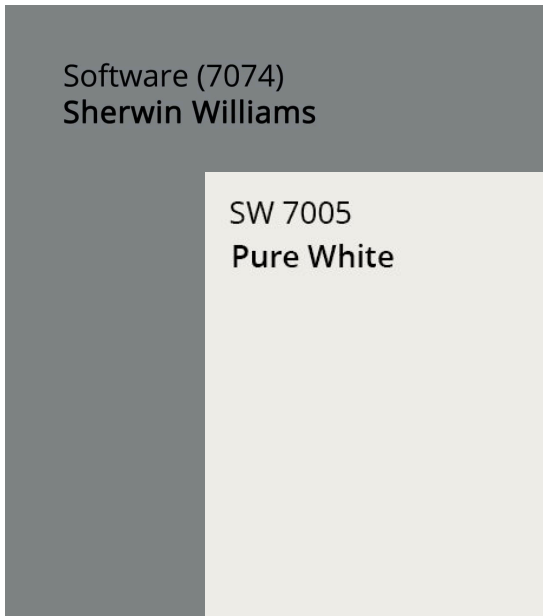
STONE/ BRICK OPTIONS

COLOR VARIATION IN  
PHOTOS VS IN PERSON

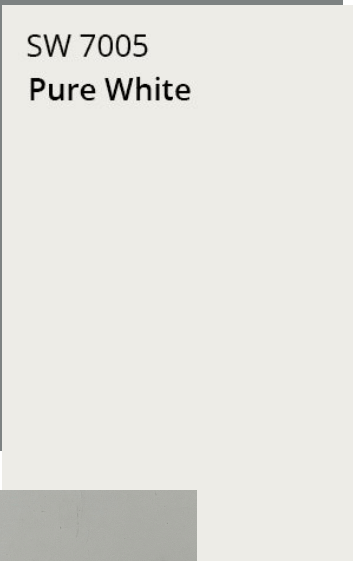


# EXTERIOR OPTION(S) 5

BODY



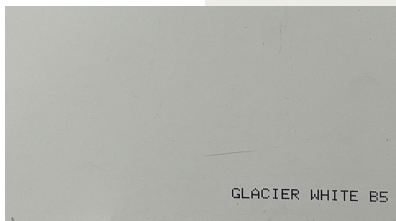
Software (7074)  
Sherwin Williams



SW 7005  
Pure White

TRIMS

SOFFIT & FASCIA- WHITE

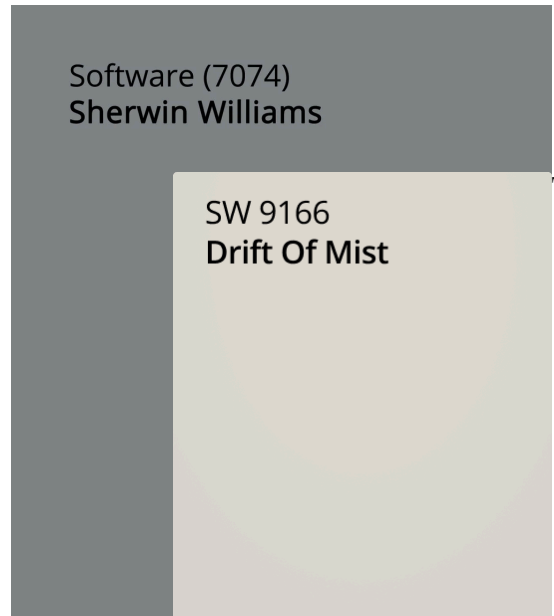


GLACIER WHITE B5



GARAGE DOOR COLOR

BODY



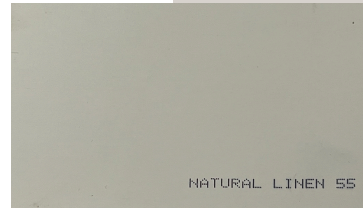
Software (7074)  
Sherwin Williams



SW 9166  
Drift Of Mist

TRIMS

SOFFIT & FASCIA- OFF WHITE



NATURAL LINEN 55



GARAGE DOOR COLOR

## STONE/ BRICK OPTIONS

## COLOR VARIATION IN PHOTOS VS IN PERSON







# Sadie's Glenn

A COMMUNITY FOR ACTIVE ADULTS

PRESENTED BY  
CAPITAL REEF MANAGEMENT, LLC  
AN ENTITY OF THE  
OVATION FAMILY OF COMPANIES

APPROXIMATELY 2440W 2700 S., SYRACUSE  
PARCELS #12-094-0035 & 12-093-0032

Dear Reader,

We appreciate the opportunity to share our vision of what Active Adult, one-level home communities should look like in Northern Utah. While not presenting this in person, we have created a presentation that is interactive when viewed as a .pdf document. We encourage you to review the information presented and learn more about our ever important aging population. Underlined text contains links to applicable sources. You will also find a link to a virtual representation of our project that is both clickable or accessible through a QR code.

The information compiled within this report incorporates data from industry leaders and researchers whose primary focus is the aging population. Plans represented are conceptual and may need to be adjusted when reviewed through the appropriate permitting process. All information pertaining to Ovation Homes, LLC and its related companies is proprietary and not intended for public release.

Finally, we encourage an open and collaborative discussion with all stakeholders as we look to be a solution for our aging population.

Sincerely,

Brad L Frost,  
Owner, the Ovation Family of Companies.  
Capital Reef Management  
Ovation Homes, LLC

# C O N T E N T S

## S E C T I O N O N E

THE SCOPE: INTRODUCTION

## S E C T I O N T W O

THE WISDOM: EXPERTS IN ONE-LEVEL LIVING

## S E C T I O N T H R E E

THE WHY: UNDERSTANDING THE AGING POPULATION & THE DIRE NEED FOR SENIOR HOUSING

## S E C T I O N F O U R

THE LAND, COMPLIANCE & REQUESTED ZONING

## S E C T I O N F I V E

THE LIFESTYLE AT SADIE'S GLENN

## S E C T I O N S I X

THE LANDSCAPE

## S E C T I O N S E V E N

THE COMMUNITY

## S E C T I O N E I G H T

THE SYNERGY

## A P P E N D I X

THE CONCEPT PLAN

The Applicant, Capital Reef Management, LLC, part of the Ovation Family of Companies, is seeking approval of an Active Adult community on the subject property, which means that it will be housing restricted to individuals and couples where at least one member of the household is age 55 or older. We truly believe that the proposed development is the highest and best use of the property. We also are extremely excited about the proposed conceptual plan. It will be the pre-eminent attainable Active Adult community in Northern Utah.

How can we make such a bold statement? We have been creating Active Adult communities in Weber and Davis Counties for more than 25 years. We are familiar with every single active adult project that exists in these counties. As proposed, Sadie's Glenn will have a mile of interconnected trail system within the community with periodic workout stations. There are community gathering places containing a pavilion, a BBQ pit, benches and improved game and recreation areas. There are also pickleball courts. All of these amenities are designed to remain affordable and sustainable to homeowners over the long term. The housing itself is a combination of detached and attached product that will appeal to a broad economic range of buyers. The property itself is located in close proximity to commercial development, the North Davis corridor and a golf course, all of which will appeal to the targeted demographic of homebuyer.

In order to create such a community, it is crucial to take advantage of the City's PRD zone. In November of 2023, the City Council approved an amendment to the General Plan Map, which will enable a rezone to PRD. We have submitted a petition for a consultation with the City Council and understand that we will be on the agenda the evening of March 26, 2024.

This packet that we are submitting in advance of that consultation will help you to understand our vision of Sadie's Glenn. The following pages, as well as the animated video that we have created, will provide a summary of the history of the property, the need for the proposed project, the details of the project, including a discussion of how the project falls well within the requirements and intent of the PRD zone. We encourage you to review this packet. We are excited to answer questions you may have in the upcoming work session.

The applicant is Capital Reef Management, LLC (the “Applicant”). The Applicant develops projects for Ovation Homes, LLC. The Applicant, which has common ownership and management with Ovation Homes, acquires the land, entitles and improves the subdivisions and then sells the lots exclusively to Ovation Homes as the marketer and homebuilder.

Ovation Homes has its roots in a joint venture between a father and son. Both were involved in the real estate industry. One had a career’s worth of experience in the residential mortgage industry, as well as various types of real estate transactions. The other was a residential appraiser. Through serendipity, they acquired a project of “patio” homes in Harrisville. This father/son team turned patio homes into an Active Adult Community, which launched a business that has been flourishing for more than twenty five years.

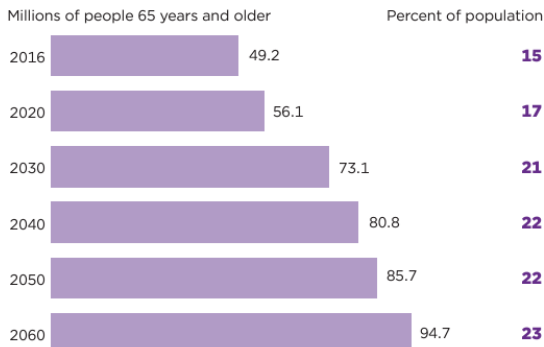
Through most of the company’s existence, the sole focus has been to create Active Adult communities. To Ovation Homes, the term “patio” home became disfavored, because a true Active Adult community is a one level living experience that incorporates both obvious and subtle features that make the community both valued by its targeted homebuyer and enduring in its scope.

There are other developers that build age targeted or has even Active Adult projects in Weber and Davis Counties, but there is no other builder who made this unique type of home product its sole focus. Ovation Homes learned through feedback, experience and its internal evolutionary process that there is more to creating a highly desired Active Adult community than what immediately meets the eye. Floor plan design, elevations, entries, garage sizes, setbacks, lot sizes, and sustainable amenities and open space are all crucial components.

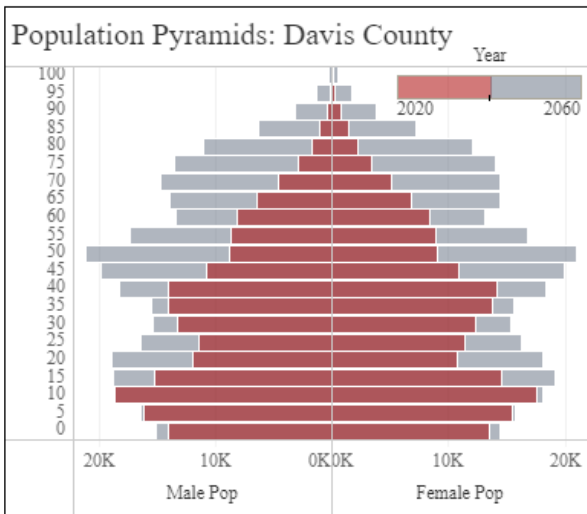
Ovation Homes has carefully created an internal team, bringing in-house legal, sales, marketing, lending, design and construction expertise, all with decades of experience. Ovation Homes also carefully trained its outside team of professionals to understand what makes a truly successful Active Adult community. The result of this concentrated effort to be the very best homebuilder of Active Adult communities in the Davis and Weber Counties area has been sustained demand. Even in the severe economic downturn of the Great Recession, Ovation Homes continued to see demand for its Active Adult homes, in complete contrast to other local homebuilders.

You may have heard the term “Silver Tsunami”. It is a common expression used to describe the unprecedented increase in the number of people in the world. According to “[Housing for Older Adults](#)”, a 2023 study completed by the Joint Center for Housing Studies at Harvard University, between 2012 and 2022, the population aged 65 and over increased by 34 percent, growing from 43 to 58 million. The US Census Bureau refers to the graying nation when, in 2030, a milestone will be reached in which all baby boomers will be over the age of 65.

Figure 1.  
**Projections of the Older Adult Population: 2020 to 2060**  
By 2060, nearly one in four Americans is projected to be an older adult.



Source: U.S. Census Bureau, 2017 National Population Projections.



| Davis County 2020 vs 2060 |      | 50    | 55    | 60    | 65    | 70    | 75    | 80    | 85   | 90   | 95   | 100 |
|---------------------------|------|-------|-------|-------|-------|-------|-------|-------|------|------|------|-----|
| Female                    | 2020 | 8978  | 8894  | 8433  | 6797  | 5115  | 3468  | 2262  | 1441 | 725  | 258  | 0   |
| Male                      | 2060 | 20946 | 16812 | 13108 | 14349 | 14412 | 14019 | 12056 | 7175 | 3827 | 1764 | 505 |
| Female                    | 2020 | 8798  | 8673  | 8214  | 6404  | 4657  | 2860  | 1730  | 1047 | 453  | 136  | 0   |
| Male                      | 2060 | 21208 | 17409 | 13486 | 13928 | 14821 | 13573 | 11083 | 6333 | 3168 | 1327 | 323 |

Utah statistics mirror national trends with the retirement age.

According to population demographics from the Kem C Gardner Policy Institute at University of Utah, Utah has had a 43% increase in persons 65+ between 2010 and 2019.

Taking a closer look at Davis County and broadening the age to 50+, the population stands currently at 25% of the total population.

The same research estimates the Davis County Gray Nation to reach 235,632, a growth factor of 2.63X! Women will continue to represent a larger percentage of the population than men and for the first time, there will be a healthy population of centenarians.

**2050**

Year that people 65+ will outnumber people under 15 globally for the first time

**2035**

Year that people 65+ will outnumber people under 18 in the U.S. for the first time

**10k**

Baby Boomers turn 65 every day (The last ones will do so in 2030)

**86**

Average life expectancy for Americans in 2060, up from 80 in 2017

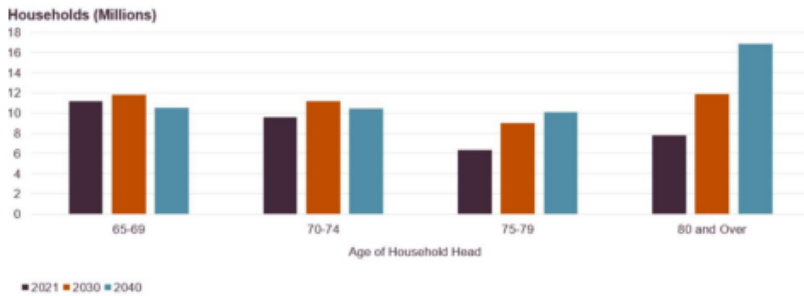
**20%**

of Gen Zers expect to live to 100

The aging demographic also controls homeownership rates in the United States.



Figure 1: Households Headed by Someone in Their 80s Will Double in Number by 2040

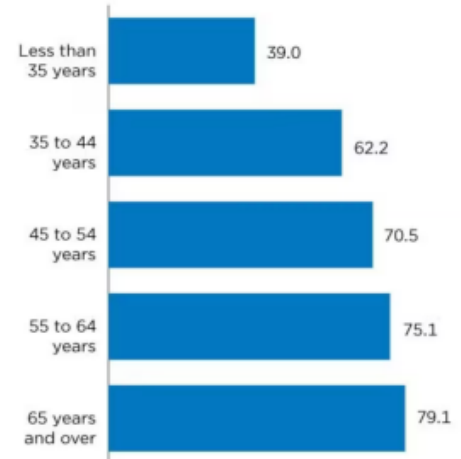


Note: Projections use Census 2017 population projections with low immigration scenario. Projections have been re-benchmarked with 2021 actual population. Source: 2018 JCHS Household Projections.

© 2021 PRESIDENT AND FELLOWS OF HARVARD COLLEGE

Joint Center for Housing Studies of Harvard University JCHS

Homeownership Rates by Age of Householder: 2022 (In percent)



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2016-2022. www.census.gov/housing/hvs/data/arr2ind.html

In July 2023, Kem C Gardiner Policy Institute provided insight in its Utah’s Older Population Report, using 2020 Census Data. “In Utah 83.8%, of householders age 65 + own their homes, representing 26% of home-owning householders statewide.”

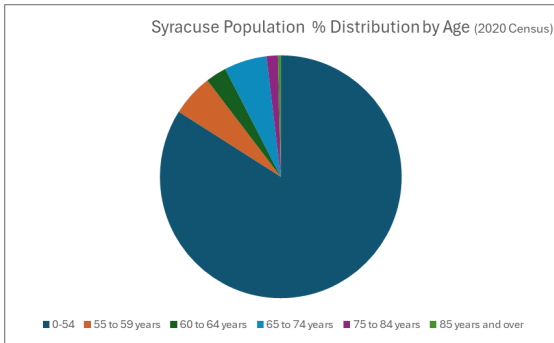
“The demand for affordable senior housing continues to rise as Utah’s population rapidly ages. Over the next ten years, Utah’s population ages 55 to 64 is projected to grow by over 92,000 residents, or 20.1%, the largest percent increase in the country (Urban Institute, 2017). The State’s population ages 65 and older is projected to grow by over 151,000 residents, or 39.5% (Urban Institute, 2017). Both of these growth rates are higher than the growth rate for all Utah residents (Gardner Institute). “

Only 49% of people age 50 and older think that they will be able to stay in their own home as they age, according to AARP. The homes people raise their families in may be too large and expensive for their needs in retirement and may also lack the modifications people might need as they get older. Renovations to make a home age-friendly can help, but there’s a limit to what can be done.

“We don’t have enough homes that meet our aging needs,” said Rodney Harrell, vice president for family, home and community at AARP. “There are changes the housing industry can make. There are changes policy people can make so that people aren’t compromising. But we’re not there yet.”

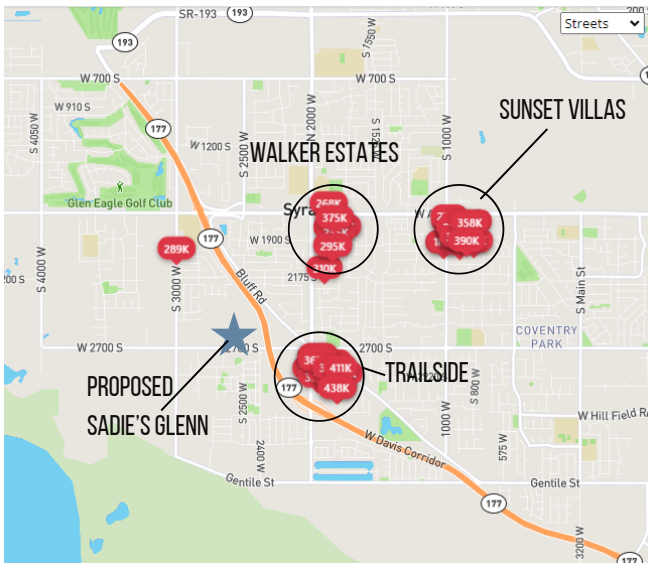
How do these stats relate in Davis County, specifically Syracuse, Utah?

According to the 2020 Census, the population of residents over the age of 55 totaled 5,262, representing 16% of the population. Interesting to this statistic is that of the current population, 3500 more will join this group by 2030 with another 5200 by 2040. The Census data also recorded 8,743 households with 24.9% having one or more people 60 years and over.

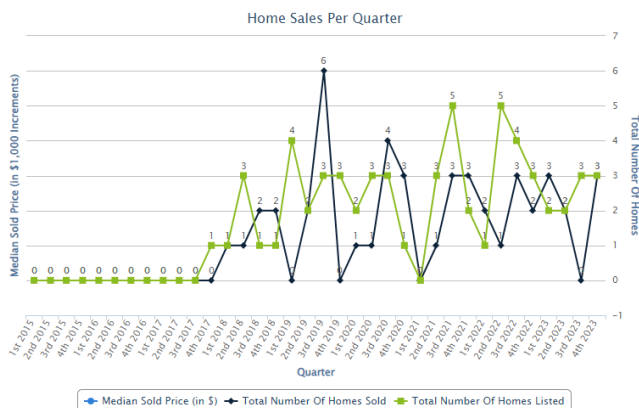


|                   |       |
|-------------------|-------|
| 35 to 44 years    | 5,203 |
| 45 to 54 years    | 3,500 |
| 55 to 59 years    | 1,846 |
| 60 to 64 years    | 918   |
| 65 to 74 years    | 1,870 |
| 75 to 84 years    | 508   |
| 85 years and over | 120   |

The Census data also recorded 8,743 households with 24.9% having one or more people 60 years and over. That is a potential need of 2,177 aging-ready homes.



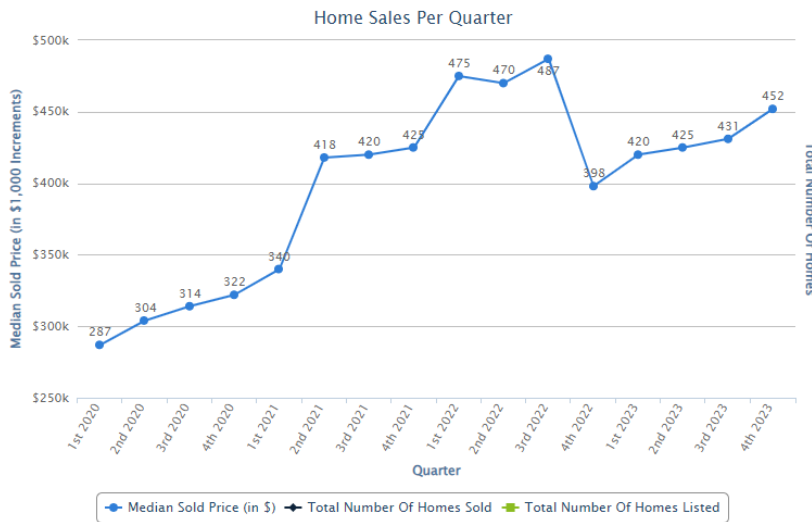
According to Utah MLS data, there are three age restricted communities that have aging-ready Single Level homes in Syracuse, Utah. They are Walker Estates (50 units built in 2003), Sunset Villa's (116 Units built in 2013) and Trailside (112 Units built in 2016). A fourth community of Jackson Court (18 units built in 2018) is also present, however, the MLS does not list this community as age restricted. The current total of homes specific to Active Adults in Syracuse is 278, with 100% occupancy rate. That means that 92% of the need for aging housing is not being met.



Home owners in this demographic also stay in their homes much longer than the average. Per the MLS, existing single level homes in Syracuse turnover (sell) at an average of 8 homes per year. With such high demand, this has kept home values in these communities very strong.

Given the growth that has taken place in Syracuse, the opportunity to create housing with the perspective of livability can create a community that is rich, vibrant, diverse and a highly sought after place to live.

The combination of attached housing and detached housing in a health promoting community would create an opportunity for many existing citizens of Syracuse to sell their current home, not conducive to aging in place, and buy a home in the community they love.



This data shows the increasing sales prices on sold split level homes in Syracuse from 2020 through 2023. The split level style was a popular, affordable option for builders from the 1980's up until the mid 2000's and there are many who own this style of home in the aging generation. Assumedly, due to the length of ownership, this

group of homeowners would also have the most equity. This is the home that will not allow someone to age in place. The number of stairs, locations of bedrooms and gathering space create a lot of up and down movement to accomplish the tasks of the day. In this example, a homeowner could sell their existing home and move into an attached single-level product without much financial burden. Many mortgage options are available in this scenario including a reverse mortgage which would alleviate a monthly housing expense completely. This also solves the issue of creating more “attainable” housing for younger families .

Ovation Homes, LLC is proud to build age-ready homes that meet the universal design standards being made popular today because of this ever growing demand. For over 25 years, we have designed, developed and built these homes alongside our clients who have personalized them to meet their needs, thus shaping our product offerings to what they are today. We are honored to be part of the solution for the aging population and are honored to observe how much our buyers love their homes during the possible final phase in their life.

Ovation Homes (through Capital Reef) previously had obtained final plat approval for Sadie's Glenn as a 21 single family lot subdivision within the R-3 zone. However, in the late Spring of 2023, Capital Reef was the successful bidder in a UDOT surplus land sale auction and acquired additional adjacent property. The current proposed site, now including the property acquired from UDOT, is comprised of a little over 23.4 acres. The additional land acquisition created the opportunity to reimagine Sadie's Glenn as the preeminent attainable Active Adult Community in the entire Davis and Weber Counties area.

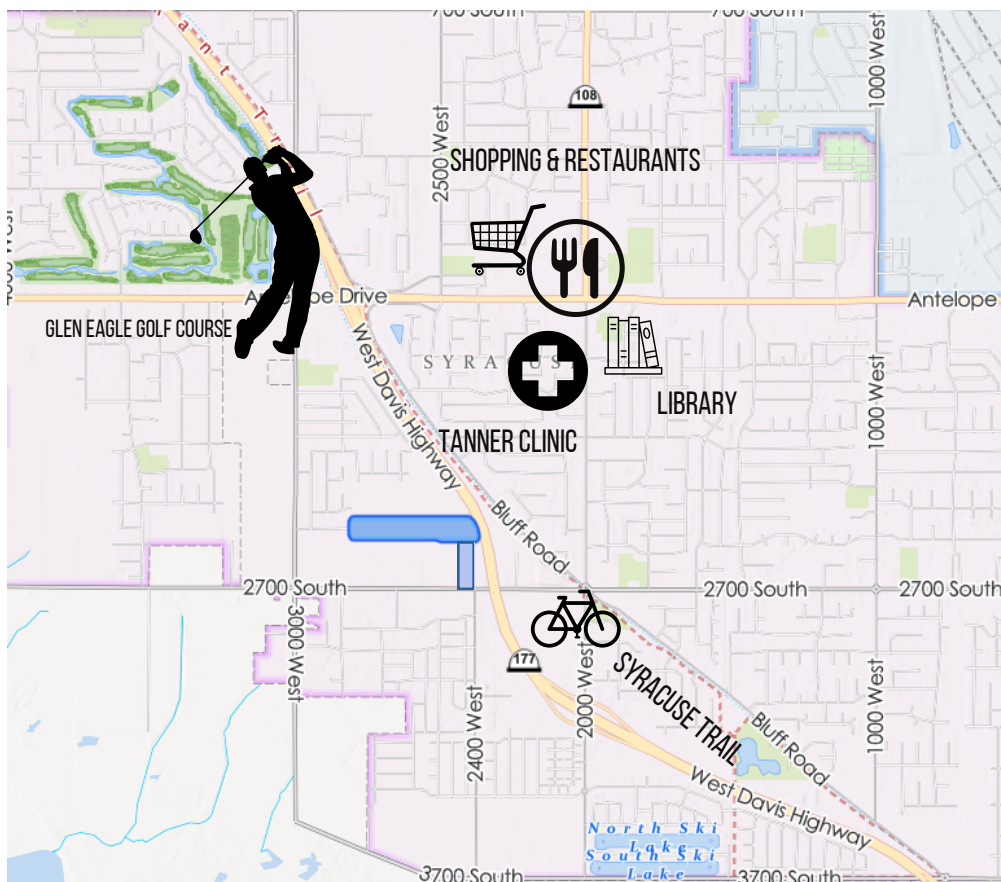
To attain this new conceptual idea for a larger, multi-home type Active Adult community, Capital Reef Management submitted an application to amend the General Plan Map from Low Density Residential to Medium Density Residential, which would permit a PRD Residential Zone. On November 14, 2023, the City Council voted to approve the proposed General Plan Map amendment, which now makes the PRD Residential Zone an available zone under the General Plan Map.

The PRD Zone would permit the proposed project to have up to 6 units per acre, because the subject property has frontage upon a collector road (2700 South Street). However, the new proposed Sadie's Glenn project seeks approval for only 5.17 units per acre. We are amenable to approval of the project conditioned upon density of no more than 5.2 units per acre and a restriction that the project be developed as an Active Adult project, as defined by the Fair Housing Act, which requires that at least one owner of the home be 55 years or older.

There is no risk that the City would establish some sort of precedent for future developers to seek the same PRD zoning for their projects. First, both the amendment to the General Plan Map and consideration of the requested rezone are legislative functions, which establish no precedent that can be relied upon by others. Second, the underlying basis for the rezone would be to permit the development of the proposed Active Adult community, which is a distinct housing type for a specific demographic. There are not many builders who are offering age restricted housing, particularly as a community of the type we are proposing.

We would like to reemphasize that the proposed rezone would place no more burden upon infrastructure and City services than the R-3 zoning that was available prior to amending the General Plan Map. Active Adult communities are made up of households consisting of single individuals or couples. Thus, even though the density would increase by a little more than one unit per acre compared to R3, the total population of the community will be smaller. Our studies show that the actual impact upon traffic and the utilization of other services decreases by up to 40%, as compared to traditional communities with density of 4 units per acre.

This particular site is a wonderful location for seniors. It is easy to access major arteries into Salt Lake City. There also is an abundance of commercial locations nearby. The location also suits itself well for attached housing, because of the property's proximity to the new corridor may make a more expensive product less sellable. Those whose budgets lead them to a more attainable housing product are normally not as concerned with such proximity.



As can be seen in the table included with the concept plan, as well as the conceptual plan itself, the proposed project complies with the PRD zone, as outlined in Syracuse City Code Chapter 10.75.

#### A. Permitted Uses

Code Section 10.75.020 includes both single family, duplexes, triplexes and fourplexes as permitted uses. Sadie's Glenn will have 13 single family homes, and 108 attached homes, comprised of duplexes, triplexes and fourplexes. Thus, the proposed product type is a permitted use.

#### B. Density

Code Section 10.75.040(A) permits up to 6 units per acre when the project has direct automobile access to a collector road. Here, the project will have direct automobile access to 2700 South, which is a collector street. We are requesting a density of 5.17 units per acre, well below the density limit. The product type qualifies. The common space as proposed and discussed in further detail below also qualifies.

#### C. Common Space

Code Section 10.75.040(B) delineates the common space requirements. We have put a great deal of thought and planning into achieving the correct balance of common space and amenities, so that Sadie's Glenn can be the preeminent achievable Active Adult community in Davis and Weber Counties. We have considered the input provided from the Mayor, City Council members and City Staff. We also considered the need to ensure that the common space and amenities will not create an overly burdensome financial obligation for the homeowners. This is the reason, for example, that we ultimately have chosen to eliminate a clubhouse. We believe that what we have achieved is something that will please most, while not creating a long term financial albatross for the HOA.

As can be seen in the conceptual plan, the project will have an integrated trail system that provides homeowners over a mile of connected trail, without ever leaving the community. The trail system will have periodic benches, workout equipment and dog relief cleanup stations. The amenities also include pickleball courts, a pavilion, a BBQ pit, and a game/activity area with a professional quality horseshoe facility. The community will have a total of 7.85 acres of landscaped open area and common space, which means that more than one third of the entire acreage of the project will be landscaped and maintained by the HOA.

There is, of course, a distinction between common space and open area. Code Section 10.75.040(B) requires that “Common Space,” as defined in the Code, total 20% of the project. However, Code Section 10.75.040(B)(2) permits a developer to pay an in-lieu fee in place of some of the Common Space, if the developer petitions the City for permission to make the in-lieu payment while the conceptual plan is under review. Code Section 10.75.040(B)(2)(i) requires that the payment be made “prior to recording of the final subdivision plat, proportionate to each phase” being recorded.

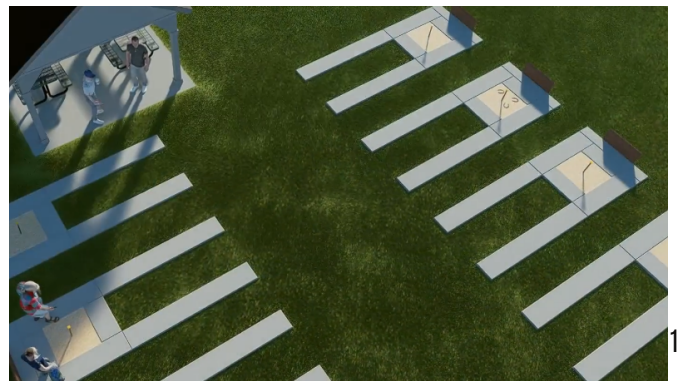
The conceptual plan before the City proposes that 3.24 acres or 13.8% of the project be approved as Common Space, which leaves the project 6.2% of the 20% requirement. Thus, we are hereby petitioning the City to permit an in-lieu fee contribution to make up the difference. Working in conjunction with staff, we have identified a dog park that is part of Freemont Park as a qualifying site for donation, because the park lies within one half mile of the Sadie’s Glenn project, as required by Code Section 10.75.040(B)(2)(b).

We propose a total donation of \$200,000 towards this park facility. We believe this to be an appropriate donation because it totals the estimated cost to landscape the 1.45 acres of ground that would be needed as Common Space in order to meet the 20% requirement. Again, this still leaves approximately 33% of the entire project that will be owned, landscaped and maintained by the HOA, which we feel is approaching the maximum financial burden that should be carried by the homeowners for this type of retirement community.

Click on Title  
or Scan the  
QR Code for  
the full  
virtual  
experience.



SECTION SIX: LANDSCAPE



DETACHED HOUSING LOTS 201-213 , 7 FULLY PERSONIZABLE PLANS



THE ASHMORE  
TOUR THE ASHMORE



THE BRIDGEPORT



THE AVERY  
TOUR THE AVERY



THE BRADFORD



THE SULLIVAN  
TOUR THE SULLIVAN



THE HAMILTON  
TOUR THE HAMILTON



THE HAVENWOOD  
TOUR THE HAVENWOOD

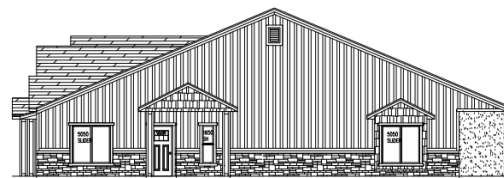
ATTACHED HOUSING  
LOTS 311-322, 416-433, 509-514



ATTACHED HOUSING  
LOTS 101-120, 301-310, 401-415 501-508, 515-533



REAR SIDE ENTRY 2



As you can see, we are extremely excited about this proposed project. We believe that it will be a community that will provide an incredible housing opportunity for some of the Syracuse City senior citizens. We look forward to further discussion with you. If you have questions in the interim, please reach out to us. We welcome your feedback.

S A D I E ' S G L E N N C O N C E P T P L A N



# COUNCIL AGENDA

May 28, 2024

Agenda item "e.3"

## Rental Registration Discussion

### *Summary*

Many cities along the Wasatch Front require registration of rental units. Syracuse City does not require registration of rental units. The benefits of requiring a registration includes gathering property owner contact information in one place for when code or law enforcement issues arise, documenting the location, number, and types of rental units for annual affordable housing reporting required by the state, ensuring safety measures are implemented and followed, and to provide landlords with pertinent educational materials on best management practices. The Council had previously expressed a desire to institute a good landlord rental registration program during a work meeting on 6/28/22.

State law allows cities to collect an additional fee with the registration after commissioning a 'Disproportionate Impact Analysis'. Syracuse commissioned Zion's Public Finance, Inc. to conduct the study. The study is attached to this report. The analysis evaluates public safety calls and determines if rental properties have a disproportionate impact on city services. Analyzing police and fire calls for service to both owner-occupied and rental housing units demonstrated a disproportionate impact on these municipal services. There are higher calls per rental unit than owner-occupied units, resulting in a disproportionate call per unit ratio. The study found that the city would be justified in charging a fee up to \$193.61 per unit. The city can adopt a disproportionate rental fee that is lower than this amount, but it cannot adopt a fee that exceeds the calculated disproportionate rental fee.

By recognizing or providing a Good Landlord Program, the city also may provide a disproportionate rental fee reduction. This amount is determined as a matter of policy by the legislative body of the City. There are a number of other cities that currently have a Good Landlord Program in place and offer discounts for landlords who complete those courses. Other nearby cities give a fee reduction from anywhere from 10% up to 85%. State code directs that for a municipality to adopt a new disproportionate rental fee, with a Good Landlord Program, it must provide for a disproportionate rental fee reduction. There is no mandated amount of a fee reduction under State code and the offered amount would be determined at the discretion of the City's legislative body.

Staff recommends a base rental registration fee per unit of \$100 with no discount on the base fee for participation in the Good Landlord Program. Staff also recommends the maximum disproportionate rental fee of \$193 per unit with a discount of \$103 for participation in the good landlord program down to \$90 per unit.

### *Attachments*

Disproportionate Impact Analysis  
North Salt Lake Example Program

# Syracuse City Good Landlord Program

Disproportionate Impact Analysis



ZIONS PUBLIC FINANCE, INC.

March 2024

## Executive Summary

Zions Public Finance, Inc. (“ZPFI”) was tasked with evaluating public safety calls for service for Syracuse City (“City”) and determine if rental properties have a disproportionate impact on City services. Utah Code Annotated § 10-1-203.5 allows municipalities to charge disproportionate rental fees for landlords, but also provides for a system by which landlords may participate in a Good Landlord Program and qualify for a fee reduction. This study identifies the level of disproportionate impact created by rental units on public safety services, calculates the disproportionate fee, and provides information on possible discounts that may be adopted by the City.

Analyzing police and fire calls for service to both owner-occupied and rental housing units demonstrated a disproportionate impact on these municipal services. This allows the City to charge a disproportionate rental fee on rental to landlords.

TABLE 1: DISPROPORTIONATE RENTAL FEE

| Responding Agency | Disproportionate Rental Fee |
|-------------------|-----------------------------|
| Police Department | \$104.53                    |
| Fire Department   | \$89.08                     |
| <b>Total</b>      | <b>\$193.61</b>             |

Source: Syracuse City, ZPFI

By recognizing or providing a Good Landlord Program, the City also may provide a disproportionate rental fee reduction. This amount is determined as a matter of policy by the legislative body of the City. The following fee reductions are provided by other cities in the State:

TABLE 2: SUMMARY OF RENTAL FEE REDUCTIONS

| City               | Average Disproportionate Rental Fee Reduction* |
|--------------------|------------------------------------------------|
| Clearfield City    | 85%**                                          |
| Midvale            | 22%**                                          |
| North Salt Lake    | 40%                                            |
| Ogden              | 46%**                                          |
| Salt Lake City     | 59%                                            |
| South Salt Lake    | 55%**                                          |
| South Ogden        | 60%**                                          |
| Sunset             | 75%                                            |
| Washington Terrace | 10%                                            |
| West Jordan        | 48%**                                          |

\*Rates are calculated based on minimum number of units in category

\*\*Fee reduction is variable by unit type

Source: Individual cities’ consolidated fee schedules

## Disproportionate Analysis

### Background

A disproportionate rental fee can be adopted by a municipality to recover its disproportionate costs of providing municipal services to residential rental units.<sup>1</sup> Qualifying municipal services include the following<sup>2</sup>:

- Public utilities
- Police
- Fire
- Code enforcement
- Storm water runoff
- Traffic control
- Parking
- Transportation
- Beautification
- Snow removal

Before charging a disproportionate rental fee, a municipality must conduct a municipal services study that identifies the cost of providing municipal services to rental housing and identifies if the cost exceeds the cost to provide similar services to owner-occupied housing.<sup>3</sup>

This study looks specifically at the police and fire services in the City to identify 1) level of service to owner-occupied housing, 2) level of service to rental housing, 3) any disproportionate impact created by rental housing, 4) cost per call, and 5) total disproportionate rental fee that could be charged.

### Call for Service Ratio

#### *Level of Service to Owner-Occupied Housing*

In 2023, a total of 6,822 calls for service were received by the City, with 3,651 calls for police service and 907 calls for fire services made from owner-occupied residential locations. There are 8,200 total owner-occupied units in the City<sup>4</sup>. The following table shows the ratio of calls per owner-occupied unit in the City, which is the base ratio used for disproportionate impact calculations.

TABLE 3: BASE OWNER-OCCUPIED CALLS FOR SERVICE

| Responding Agency | Owner-Occupied Calls for Service | Calls per Owner-Occupied Unit |
|-------------------|----------------------------------|-------------------------------|
| Police Department | 3,651                            | 0.4452                        |
| Fire Department   | 907                              | 0.1106                        |

Source: Syracuse City, ZPFI

#### *Level of Service to Rental Housing*

The City reports 1,238 total rental units in the City. The following table shows the calls for service to rental units and the calculated calls per rental unit in the City.

TABLE 4: RENTAL UNIT CALLS FOR SERVICE

| Responding Agency | Rental Calls for Service | Calls per Rental Unit |
|-------------------|--------------------------|-----------------------|
| Police Department | 901                      | 0.7278                |
| Fire Department   | 268                      | 0.2165                |

Source: Syracuse City, ZPFI

<sup>1</sup> Utah Code Annotated § 10-1-203.5 (b)  
<sup>2</sup> Utah Code Annotated § 10-1-203.5 (g)  
<sup>3</sup> Utah Code Annotated § 10-1-203.5 (h)  
<sup>4</sup> U.S. Census Bureau 2022 ACS 5-Year Estimates

### Disproportionate Impact

There are higher calls per rental unit than owner-occupied unit, resulting in a disproportionate call per unit ratio as detailed in the following table.

TABLE 5: DISPROPORTIONATE CALLS PER UNIT

| Responding Agency | Calls per Owner-Occupied Unit | Calls per Rental Unit | Disproportionate Calls per Rental Unit |
|-------------------|-------------------------------|-----------------------|----------------------------------------|
| Police Department | 0.4452                        | 0.7278                | 0.2825                                 |
| Fire Department   | 0.1106                        | 0.2165                | 0.1059                                 |

Source: Syracuse City, ZPFI

### Cost per Call

To calculate a cost per call, the Police Department and Fire Department budgets are divided by the total calls for service. Only a portion of the budget is allocated to this calculation, to account for time spent not responding to calls. The following table demonstrates the calculated cost per call.

TABLE 6: COST PER CALL

| Responding Agency | FY24 Budget | Allocable Budget | Total Cost per Call |
|-------------------|-------------|------------------|---------------------|
| Police Department | \$4,991,925 | \$1,996,770      | \$369.98            |
| Fire Department   | \$4,440,637 | \$1,198,972      | \$841.38            |

Source: Syracuse City FY2024 Budget, ZPFI

### Disproportionate Costs

The ratio of calls per rental unit for both police and fire services is higher than the ratio of calls per owner-occupied unit, therefore showing a disproportionate impact on City services by these types of units. The disproportionate rental fee can be calculated by multiplying the disproportionate calls per unit ratio by the calculated cost per call, as shown in the following table.

TABLE 7: DISPROPORTIONATE RENTAL FEE

| Responding Agency | Disproportionate Rental Fee |
|-------------------|-----------------------------|
| Police Department | \$104.53                    |
| Fire Department   | \$89.08                     |
| <b>Total</b>      | <b>\$193.61</b>             |

Source: Syracuse City, ZPFI

The City can adopt a disproportionate rental fee that is lower than this amount, but it cannot adopt a fee that exceeds the calculated disproportionate rental fee.

### Good Landlord Program Discounts

State code directs that for a municipality to adopt a new disproportionate rental fee, with a Good Landlord Program, it must provide for a disproportionate rental fee reduction.<sup>5</sup> There is no mandated amount of a fee reduction under State code and the offered amount would be determined at the discretion of the City's legislative body.

<sup>5</sup> Utah Code Annotated § 10-1-203.5 (7)(b)

There are a number of other cities that currently have a Good Landlord Program in place and offer discounts for landlord who complete those courses. The majority of these cities charge their fee based on the type of rental, although several charge the same rate regardless of what type of rental unit. Each of the following fee calculations have used the lowest unit count for rental unit type.

TABLE 8: SUMMARY OF RENTAL FEE REDUCTIONS

| City               | Average Disproportionate Rental Fee Reduction |
|--------------------|-----------------------------------------------|
| Clearfield City    | 85%*                                          |
| Midvale            | 22%*                                          |
| North Salt Lake    | 40%                                           |
| Ogden              | 46%*                                          |
| Salt Lake City     | 59%                                           |
| South Salt Lake    | 55%*                                          |
| South Ogden        | 60%*                                          |
| Sunset             | 75%                                           |
| Washington Terrace | 10%                                           |
| West Jordan        | 48%*                                          |

\*Fee reduction is variable by unit type

Source: Individual cities' consolidated fee schedules

Based on data currently available, the disproportionate rental fee reductions range from 10 – 85 percent for the total license fee. Most of the comparable cities will provide a reduction only on the disproportionate rental fee and not on the base business license cost. The four cities that do not split their disproportionate rental fee by unit category (similar to the City) saw an average reduction of 46 percent.

TABLE 9: GOOD LANDLORD PROGRAM RENTAL FEE REDUCTIONS

| City            | Rental Unit Type     | Base Fee | Base Fee (GLP) | Disproportionate Rental Fee (no GLP) | Disproportionate Rental Fee (GLP) | Percent Fee Reduction |
|-----------------|----------------------|----------|----------------|--------------------------------------|-----------------------------------|-----------------------|
| Clearfield      | Single Family Unit   | \$190.00 | \$30.00        | \$66.50                              | \$7.00                            | 86%                   |
|                 | Duplex Unit          | \$190.00 | \$30.00        | \$12.50                              | \$3.00                            | 84%                   |
|                 | 3/4 Plex Unit        | \$190.00 | \$30.00        | \$92.00                              | \$9.00                            | 86%                   |
|                 | Multi-Family Units   | \$190.00 | \$30.00        | \$67.00                              | \$7.00                            | 86%                   |
|                 | Mobile Home Units    | \$190.00 | \$30.00        | \$49.50                              | \$7.00                            | 85%                   |
| Midvale         | Single Family        | \$143.00 | \$143.00       | \$80.00                              | \$7.00                            | 33%                   |
|                 | Duplex               | \$143.00 | \$143.00       | \$42.00                              | \$7.00                            | 19%                   |
|                 | Apartments           | \$143.00 | \$143.00       | \$33.00                              | \$7.00                            | 15%                   |
| North Salt Lake | Rental Dwelling Unit | \$100.00 | \$100.00       | \$115.00                             | \$29.00                           | 40%                   |
| Ogden           | Two Units            | \$83.00  | \$83.00        | \$156.00                             | \$13.00                           | 60%                   |
|                 | Two (owner-occupied) | \$83.00  | \$83.00        | \$70.00                              | \$6.00                            | 42%                   |
|                 | 3+ Units             | \$83.00  | \$83.00        | \$82.00                              | \$7.00                            | 45%                   |

| City               | Rental Unit Type       | Base Fee | Base Fee (GLP) | Disproportionate Rental Fee (no GLP) | Disproportionate Rental Fee (GLP) | Percent Fee Reduction |
|--------------------|------------------------|----------|----------------|--------------------------------------|-----------------------------------|-----------------------|
| Salt Lake City     | Rental Dwelling Unit   | \$83.00  | \$83.00        | \$58.00                              | \$6.00                            | 37%                   |
| South Salt Lake    | Single Family Unit     | \$180.00 | \$180.00       | \$342.00                             | \$35.00                           | 59%                   |
|                    | Duplex or triplex Unit | \$375.00 | \$30.00        | \$0.00                               | \$30.00                           | 84%                   |
|                    | Quadplex               | \$101.00 | \$40.00        | \$0.00                               | \$30.00                           | 31%                   |
|                    | Apartments             | \$150.00 | \$100.00       | \$151.00                             | \$30.00                           | 57%                   |
| South Ogden        | 1 Unit                 | \$150.00 | \$125.00       | \$151.00                             | \$30.00                           | 49%                   |
|                    | 2 Units                | \$125.00 | \$10.00        | \$40.00                              | \$0.00                            | 94%                   |
|                    | 3 Units                | \$125.00 | \$50.00        | \$40.00                              | \$10.00                           | 64%                   |
|                    | 4+ Units               | \$125.00 | \$75.00        | \$40.00                              | \$10.00                           | 48%                   |
| Sunset             | Rental Dwelling Unit   | \$125.00 | \$100.00       | \$40.00                              | \$10.00                           | 33%                   |
| Washington Terrace | Rental Dwelling Unit   | \$30.00  | \$30.00        | \$192.00                             | \$25.00                           | 75%                   |
|                    | Condo/Townhome         | \$102.00 | \$91.80        | \$51.00                              | \$45.90                           | 10%                   |
|                    | Duplex                 | \$44.00  | \$44.00        | \$171.00                             | \$21.00                           | 70%                   |
| West Jordan        | Multi-Unit             | \$44.00  | \$44.00        | \$34.00                              | \$21.00                           | 17%                   |
|                    | Mobile Homes           | \$44.00  | \$44.00        | \$32.00                              | \$21.00                           | 14%                   |
|                    | Single Family Home     | \$44.00  | \$44.00        | \$168.00                             | \$21.00                           | 69%                   |

Source: Individual cities' consolidated fee schedules



## Good Landlord Program Participant Application

City of North Salt Lake  
10 East Center Street • North Salt Lake • Utah • 84054  
801.335.8701  
[www.nslcity.org](http://www.nslcity.org)

Type of Application

New Application

Change of Location

Change of Name

Other \_\_\_\_\_

License #: \_\_\_\_\_

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

- Print clearly or type an answer to every question. Incomplete applications will not be accepted.
- Training Certifications expire two (2) years from the date of class completion.
- Attach certificate of completion of Good Landlord Training

### SECTION 1: BUSINESS INFORMATION

Business Name:

Parcel ID:

DBA (Doing Business As):

Business Location Address:

Mailing Address:

City:

State:

Zip:

Local Business Phone:

Corporate Business Phone:

Website:

Business Email:

### SECTION 2: OWNER INFORMATION

Owner Name:

Address:

City:

State:

Zip:

Business Phone:

Mobile Phone:

Home Phone:

Email Address:

### SECTION 3: LOCAL AGENT/MANAGER

Agent/Manager Company Name:

Manager Name:

Manager Address:

City:

State:

Zip:

Business Phone:

Mobile Phone:

Home Phone:

Email Address:

Alternative Contact Name:

Mobile Phone:

Alternative Contact Name:

Mobile Phone:

Alternative Contact Name:

Mobile Phone:



**SECTION 6: GOOD LANDLORD PROGRAM AGREEMENT**

**THIS IS A LEGALLY BINDING AGREEMENT  
PLEASE READ THIS AGREEMENT CAREFULLY**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ hereafter the "Program Participant"), representing the following rental dwelling units within the City of North Salt Lake: \_\_\_\_\_.

**RECITALS**

**WHEREAS**, the Program Participant owns a rental unit or rental dwelling units identified and described on their business license application and incorporated herein by reference;

**WHEREAS**, the City requires the Landlord to obtain a valid business license and pay the associated business license fee;

**WHEREAS**, the Program Participant desires to be admitted into the City of North Salt Lake Good Landlord Program (hereafter the "Program") and obtain a reduction in the business license fee in exchange for participation in the Program;

**WHEREAS**, the Program Participant(s) hereby finds benefit for entering into the Good Landlord Program Agreement (hereafter the "Agreement") for the purposes contained herein;

**NOW, THEREFORE**, in consideration of the covenants made herein, the Program Participant(s) agrees as follows:

**AGREEMENT**

The Program Participant(s), by signing this agreement, hereby agrees to abide by the provisions of the North Salt Lake City's Good Landlord Program as described in City Code Title 3, Chapter 10, or as otherwise modified by state or federal statute. The Program Participant(s) understands further that this is a voluntary program and a voluntary agreement.

The Program Participant(s) agrees that if the terms of the Good Landlord Program are violated more than twice by Program Participant(s), then the Program Participant(s) may be removed from the Good Landlord Program by the City of North Salt Lake.

This agreement may be terminated at any time by the Program Participant for any reason. The Program Participant (s) acknowledges that this agreement may be terminated by the City for just cause as outlined in Exhibit A.

PROGRAM PARTICIPANT

Signed: \_\_\_\_\_

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

Title: \_\_\_\_\_

## What is the Program?

- The purpose of the program is to provide North Salt Lake rental owners and operators the training and other resources that enable them to reduce criminal activities and eliminate code violation on their properties.
- Landlords agree to rent to tenants who meet the rental requirements and to evict tenants who become involved in criminal activity or otherwise cause repeated nuisances to neighbors.
- Landlords agree to maintain their properties in good condition and in compliance with the City's property maintenance codes.
- The City will notify landlords promptly of known criminal activity or repeated calls for service within rental properties.

## Landlord commitments

- Require detailed rental applications and lease agreements from tenants.
- Perform criminal background and credit checks as part of a rental application process.
- Obtain program-approved training within six months of making application to the program.
- Repeat program-approved training once every two (2) years.

## Questions

- How do I enroll in the City's program?
  - Submit an application and signed agreement
  - Complete the required training within six (6) months of your application
  - Submit business license application or renewal
- How do I perform a criminal background check?
  - There are some private services available such as the Utah Apartment Association or you may send potential tenants to the Utah Bureau of Criminal Investigation to obtain their own background checks – fee of \$15. Detailed information at BCI website: <http://publicsafety.utah.gov/bci/>
- How do I run a credit check on potential tenants?
  - There are many services that will do that for you, including UAA, or you can work directly with any of the three credit reporting agencies: Equifax, Experian and TransUnion. You will need to add a consent form to your application and charge a fee to perform a credit check.
- Do criminal qualifications of the program apply to named tenants only or to all persons living in the rental unit?
  - The criminal background checks apply to all named adult tenants.
- Does the program apply to existing tenants?
  - Existing tenants who would not qualify for rental today may continue to live in rental units within the program. Also, lease renewals to existing tenants should be done with revised program applications.

**Chapter 10**  
**GOOD LANDLORD PROGRAM ACT**

**3-10-1: TITLE:**

**3-10-2: DEFINITIONS:**

**3-10-3: LICENSE AND FEE REQUIRED:**

**3-10-4: PROGRAM TERMS:**

**3-10-5: INSPECTIONS:**

**3-10-6: REAL PROPERTY MAINTENANCE:**

**3-10-7: SITE APPEARANCE REQUIREMENTS:**

**3-10-1: TITLE:**

This chapter shall be referred to as the *GOOD LANDLORD PROGRAM ACT*. (Ord. 2011-09, 7-19-2011)

**3-10-2: DEFINITIONS:**

The following definitions apply to this chapter in addition to the other definitions set forth in this title:

**AGREEMENT:** The binding agreement entered into by participants of the good landlord program and the city.

**BUSINESS LICENSE:** That license required by the North Salt Lake City under [chapter 1](#) of this title for any individuals engaging in business within the city. A business license in this chapter is not synonymous with approval of or participation in the good landlord program.

**CITY MANAGER:** The city manager of the city.

**FEES OR FEE SCHEDULE:** The city's comprehensive fee schedule as it relates to base business license fees, disproportionate rental dwelling unit fees and the discount fees associated with the good landlord program.

**OWNER:** The person having ownership.

**OWNER OCCUPIED:** A person having ownership of a rental unit(s) who also occupies the same location as a primary residence.

**PERSON:** Includes any individual, group of individuals, partnership, corporation, association or other legal entity.

**PROGRAM:** The good landlord program of the city.

**PROGRAM PARTICIPANT:** Any owner or authorized landlord, property or mobile home park manager or representative of rental dwelling units who participates in the good landlord program.

**RENTAL DWELLING UNIT:** Any individual dwelling unit or mobile home pad that is rented, leased, or hired out to be used or occupied as a home or residence. This definition is inclusive of any buildings or apartment buildings so arranged, designed, built, rented, let or hired out to be used or occupied as the home, residence, or dwelling unit of one or more families living independently of each other. (Ord. 2011-09, 7-19-2011; amd. Ord. 2011-21, 11-15-2011)

**3-10-3: LICENSE AND FEE REQUIRED:**

- A. License: An owner of four (4) or more rental dwelling units shall obtain and maintain current a city business license. Business license applications shall include, at a minimum, all owner contact information, as well as a current, complete list of all rental dwelling units owned.

- B. Fee Schedule: There is hereby imposed upon the owner of four (4) or more rental dwelling units a disproportionate per rental unit fee based upon a study conducted by the city in accordance with state statute.
1. Disproportionate Per Rental Unit Fee And Study: The disproportionate per rental unit fee shall be adopted by resolution as part of the city's comprehensive fee schedule only after completion of a study in accordance with state law and updated accordingly as required by state law. No disproportionate rental fee shall be collected by the city until such study is complete and adopted as provided in this subsection.
  2. Time Of Payment: An owner of four (4) or more rental dwelling units shall pay the business license fee and disproportionate per rental unit fees set forth in the fee schedule at the time of application for a new or renewal license.
  3. Failure To Make Payment: Failure to timely make a payment of required fees will result in the suspension or revocation of the business license and the imposition of penalty fees as set forth in [chapter 1](#) of this title relating to business licenses.
  4. Fee Discount: A discount from the per rental unit fees is available to members of the good landlord program as set forth in this chapter.
  5. Joint And Several Liability: If there is more than one owner of a rental dwelling unit, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fees and per rental unit fees set forth in the fee schedule. (Ord. 2011-09, 7-19-2011)

#### **3-10-4: PROGRAM TERMS:**

- A. Program Participation: The owner, or an authorized designee for and in behalf of an owner, of four (4) or more rental dwelling units, may apply for admission into the good landlord program.
- B. Program Admission Requirements:
1. Completion and approval of the good landlord program application.
  2. Completion of at least eight (8) hours of property management education that is:
    - a. Sponsored by the city or its designated provider; or
    - b. Sponsored by another jurisdiction with curriculum and a program similar to the program set forth in this chapter; or
    - c. Another third party provided curriculum or program, including evidence of compliance with another Utah municipality's good landlord program and that is preapproved by the city before making application.
  3. The program participant is current as to any and all fees, fines or penalties theretofore assessed by or due to the city.
  4. Execution of a written, binding agreement with the city regarding program participant's obligations as set forth in this chapter.
- C. Program Participant's Obligations: Program participants shall perform the following:
1. Tenant Screening: Program participants shall perform all of the following screening requirements for all tenants prior to move in:
    - a. Application: Program participants shall require each prospective tenant to complete a rental application which shall include the tenant's personal and pertinent financial information. Program participants shall keep the application on file for the full term of the lease.
    - b. Criminal Background Check: Program participants shall obtain a criminal history for each tenant as well as each occupant of the premises who is eighteen (18) years or older. Program participants shall keep all criminal histories on file for the full term of the lease.
    - c. Driver's License Or State Identification: Program participants shall require every prospective tenant, as well as each occupant of the premises who is eighteen (18) years or older, to provide a driver's license or state identification card, which program participants shall copy and keep on file for the full term of the lease.
    - d. Credit Check: Program participants shall obtain a credit history from every prospective contract signing tenant over the age of eighteen (18). Program participants shall keep the credit application on file for the full term of the lease, including renewal periods.
    - e. Income/Employment Verification: Program participants shall obtain income/employment verification from every prospective contract signing tenant.

- f. Rental References: Program participants shall obtain contact information for all of a prospective tenant's previous landlords within the last three (3) years, and the program participants shall contact these previous landlords to determine the credit and tenant history of each prospective tenant.
  2. Tenant Selection: Program participants shall consider the following criteria, at a minimum, for tenant selection and unless otherwise required by federal statutes, such as the fair housing act or the Americans with disabilities act, etc., will refuse to rent to any prospective tenant or other proposed occupant who:
    - a. Provided false information to the program participant on the application or otherwise;
    - b. ~~Within the past three (3) years has been convicted of: 1) any felony; or 2) any drug or alcohol related crime, sex crime, violence of any kind, assault, or crimes that involve weaponry of any kind; or 3) is currently on probation or parole.~~ {provision pre-empted by State Statute 10-1-203.5(3)(b)}
  3. Eviction: Program participants will promptly evict tenants that do not meet the requirements of this chapter or are or become involved in illegal activities.
  4. Executed Lease: Program participants shall execute a valid, written lease agreement or rental agreement with each tenant, which shall include the provisions listed in any program participant's training packet provided by the city and those set forth in this chapter.
  5. Program Participant Training: As part of the continuing education requirement in subsection B2 of this section, program participants agree to attend and complete a city approved four (4) hour program participants training program every two (2) years.
  6. Compliance With City Ordinances: Program participants shall comply with the property maintenance provisions of this chapter together with all other ordinances of the city related to nuisances, property maintenance, signage, business licensing, utility billing and any other applicable city codes.
- D. City's Obligations: The city shall perform the following for each program participant in the good landlord program:
1. If admitted into the program, the program participant shall receive the discounted per rental unit fees for members of the program as set forth in the fee schedule.
  2. The city reserves the right to waive, amend or otherwise forgive a program participant's violation of their agreement, if, at the city's sole discretion, grounds exist for such a determination.
  3. The city will promptly notify the program participant concerning any criminal activity or city code violations by a tenant.
- E. Program Eligibility: An owner, or authorized designee, is eligible to seek admission into the good landlord program at any time. An owner, or authorized designee, who is admitted into the program at any time other than at the beginning of a calendar year when business licenses are renewed, may pay a prorated per rental unit fee from the date of full compliance with the good landlord program or the issuance of a business license, or an amended business license, whichever is later.
- F. Removal From Good Landlord Program:
1. Conditions: Any program participant may be removed from the good landlord program if:
    - a. Program participant fails to fulfill its obligations under the written, binding agreement with the city;
    - b. Program participant has more than two (2) unresolved violations of this chapter, other provisions of city codes related to property maintenance, and/or any other law of a governing authority, in any calendar year.
  2. Investigation: The city may, on its own initiative or in response to complaints from the general public, investigate and gather evidence of violations of this chapter or other circumstances which may give rise to adverse action by the city, up to and including involuntary removal from the good landlord program.
  3. Fees Due: Program participants who have been involuntarily removed from the good landlord program shall immediately pay the city its accrued annual per rental unit business license fee, less the discount already paid, plus any other penalties provided by this chapter for breach or violation.
  4. Loss Of Business License: Program participants who have been involuntarily removed from the good landlord program shall not automatically lose their business license. Prior to the revocation of any business license for owners of rental dwelling units, the city's actions shall be subject to the provisions of section [3-1-12](#) of this title governing the revocation or denial of business licenses.
- G. Appeal: A program participant may appeal any decision administering the good landlord program, including

involuntary removal, by filing a written notice of appeal with the city recorder. Within thirty (30) days of the receipt of such an appeal, the city manager or his designee will review the appeal and shall uphold, reverse or change the decision and state the reasons therefor in writing. The decision of the city manager or his designee shall be final. (Ord. 2011-09, 7-19-2011)

**3-10-5: INSPECTIONS:**

- A. Generally: City officials shall be permitted to make an inspection to enforce any of the provisions of this chapter or any other applicable statute or ordinance, and may enter any building or may enter upon any premises during regular business hours; or, if there are no regular business hours, the officers or their authorized representatives shall first make a reasonable effort to locate the owner, landlord, property manager or other persons having charge or control of the building or premises and request entry. If the owner, landlord, property manager or other responsible person refuses to allow the city officials to enter and inspect the property, the officer may obtain and execute a search warrant.
- B. Entry Upon Proper Request: No owner, landlord, property manager, occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper request or warrant is made, to properly permit entry therein by the city officials for the purpose of inspection and enforcement of this title. (Ord. 2011-09, 7-19-2011)

**3-10-6: REAL PROPERTY MAINTENANCE:**

All program participants shall be required to consent by agreement with the city to the following provisions related to real property maintenance:

- A. Prevention of fire hazards.
- B. Prevention of insect, rodent and other vermin harborage.
- C. Prevention of introduction of hazardous pollutants into the air.
- D. Prevention of spreading of vegetation that threatens the public health, safety, or welfare.
- E. Fostering or improvement of the city's image, property values, and neighborhood success.
- F. Lawfully disposing of cuttings from grass, weeds or solid waste.
- G. Effectively securing any vacant structure.
- H. Lawfully disposing of any unsightly or deleterious objects or structures.
- I. Prompt removal of graffiti and/or repair of vandalism on any structure located on the premises.
- J. Other site appearance provisions. (Ord. 2011-09, 7-19-2011)

**3-10-7: SITE APPEARANCE REQUIREMENTS:**

Program participants shall maintain their properties in conformance to all applicable site appearance requirements in the city's land use development and management act (LUDMA) or other pertinent city ordinances, including, but not limited to, landscaping, lighting, house numbering, signage, driveways, parking lots, clear vision areas and property maintenance. (Ord. 2011-09, 7-19-2011)

## Section 1: Business Licensing

All businesses must pay the required base fee and any additional fee for their business classification, per the following table:

| 1.1 Business License Fees                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                       |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------|----------|
|                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | License Fees |                                       |          |
|                                                                                                                                                                             | Business Classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Base         | Disproportionate                      | Total    |
| 1                                                                                                                                                                           | Apartments – No Good Landlord Discount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.00       | 115.00/unit                           | Varies   |
| 2                                                                                                                                                                           | Apartments – Good Landlord Discount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00       | 29.00/unit                            | Varies   |
| 3                                                                                                                                                                           | Mobile Home Parks – No Good Landlord Discount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 58.00        | 130.00/pad                            | Varies   |
| 4                                                                                                                                                                           | Mobile Home Parks – Good Landlord Discount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 58.00        | 33.00/pad                             | Varies   |
| 5                                                                                                                                                                           | Assisted Living                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 50.00        | 20.00                                 | 70.00    |
| <i>Owners of 2 or more multiple family structures within the City pay one \$100 base fee. Apts. include landlords/businesses with 3 or more single family rental units.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                       |          |
| 6                                                                                                                                                                           | <b>Automotive:</b> <ul style="list-style-type: none"> <li>• Auctions</li> <li>• Body &amp; Fenders Shop</li> <li>• Car/Truck Wash</li> <li>• Dealers, New &amp; Used</li> <li>• Dealers, Recreational Vehicles</li> <li>• Detailing Service</li> <li>• Repair &amp; Services</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 58.00        | 277.00                                | 335.00   |
| 7                                                                                                                                                                           | Banks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 58.00        | 602.00                                | 660.00   |
| 8                                                                                                                                                                           | Beer Sales– Regulated by State <i>(in addition to retail business license)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 300.00       | +2,000.00 Faithful<br>Observance Bond | 300.00   |
| 9                                                                                                                                                                           | <b>Business &amp; Professional Services:</b> <ul style="list-style-type: none"> <li>• Animal Services (boarding, grooming, veterinary)</li> <li>• Architecture/Interior Design</li> <li>• Cash/Payday Loan</li> <li>• Copy/Printing Centers</li> <li>• Engineering/Planning/Surveying</li> <li>• Investments/Financial Planning</li> <li>• Mortgage Broker/Servicing</li> <li>• Office, General</li> <li>• Property Maintenance/Management (Janitorial, Rental, Yard Care)</li> <li>• Real Estate</li> <li>• Technical Professional, other</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                  | 58.00        | 42.00                                 | 100.00   |
| 10                                                                                                                                                                          | Child Care Services/Preschools                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 58.00        | 12.00                                 | 70.00    |
| 11                                                                                                                                                                          | <b>Construction/Contractor Services &amp; Manufacturing:</b> <ul style="list-style-type: none"> <li>• Construction/Contractor Services                             <ul style="list-style-type: none"> <li>○ Abatement (Environmental Cleanup)</li> <li>○ Contractor, Utah Construction Trades Licensing Act Rule, R156-55a-301, as amended</li> <li>○ Fire Alarm</li> <li>○ Floor &amp; Carpet Cleaning</li> <li>○ Pest Control</li> <li>○ Restoration Services</li> <li>○ Window washing</li> </ul> </li> <li>• Manufacturing                             <ul style="list-style-type: none"> <li>○ Assembly</li> <li>○ Asphalt</li> <li>○ Food</li> <li>○ Fabrication</li> <li>○ Furniture</li> <li>○ General Manufacturing</li> <li>○ Glass</li> <li>○ Machining</li> <li>○ Metal products</li> <li>○ Miscellaneous</li> <li>○ Molded products</li> <li>○ Packaging</li> <li>○ Woodworking/Carpentry/Cabinets</li> </ul> </li> </ul> | 58.00        | 207.00                                | 265.00   |
| 12                                                                                                                                                                          | Convenience Stores: <i>With or Without Gas Sales</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 58.00        | 742.00                                | 800.00   |
| 13                                                                                                                                                                          | Convenience Stores: <i>With Gas Sales, not pre-paid</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 58.00        | 4,442.00                              | 4,500.00 |



# COUNCIL AGENDA

## May 28, 2024

### Agenda Item “f” Interlocal Agreement for Dispatch Services

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

- Any questions regarding this agenda item may be directed at Chief Garret Atkin or Chief Aaron Byington.
- Please see the attached Interlocal Cooperation Agreement for Dispatch Services.

#### ***Outline of Amendment***

- Davis County Sheriff's Office (DCSO) will provide all dispatch services for City police, fire, and EMS functions.
- DCSO will provide contingency dispatch services and planning in the event there is a disruption of service at the dispatch center.
- DCSO is responsible for personnel-related issues for dispatch services.
- DCSO is responsible for purchasing and maintaining all dispatch-related equipment.
- The term of the contract is July 1, 2024 to June 30, 2025.
- The City has entered into this agreement in previous years.

#### ***Costs to the City***

|                              |                     |
|------------------------------|---------------------|
| • Syracuse Fire Department   | \$47,148.50         |
| • Syracuse Police Department | \$76,460.44         |
| • <b>Total</b>               | <b>\$123,608.94</b> |

**INTERLOCAL COOPERATION AGREEMENT**  
**(DISPATCH SERVICES)**

This agreement is between Davis County, a Utah political subdivision (the “County”), and Syracuse City, a Utah municipal corporation (the “City”).

**Recitals**

- A. The parties are authorized to enter into in this agreement pursuant to the Utah Interlocal Cooperation Act, which is codified at Title 11, Chapter 13, Utah Code Annotated (the “Act”).
- B. The County provides dispatch services within the limits of Davis County through the 9-1-1 communications center (the “Center”), which is operated by the Davis County Sheriff’s Office (the “DCSO”).
- C. The City desires to benefit from the services of the County, the DCSO, and the Center as specified in this agreement.
- D. The County desires to permit the City to benefit from the services of the County, the DCSO, and the Center as specified in this agreement.

The parties therefore agree as follows:

1. Services.

- A. The County, through the DCSO and the Center, shall provide dispatch services and emergency dispatch services to the City for police, fire, and EMS services twenty-four hours per day, seven days per week, and three hundred and sixty-five days per year. These services shall include dispatching appropriate response units to and from an incident, acting as the central point of ordering and dispatching resources, and providing accurate incident reports. These services will be dispatched over the radio, 2-tone paging system, the Alpha-Numeric-Paging system, and the Station Pre-Alerting system.
- B. The County, through the DCSO and the Center, will utilize the UCA 800 MHz and 700 MHz radio system for all radio communications and will assign specific operations channel(s) (Ops) to be used upon dispatch.
- C. The County, through the DCSO, the Center, and the current Spillman CAD system, will maintain a record of all telephone and radio calls involving the City and record all call times and radio transmissions on the appropriate Police, Fire, and EMS incidents.
- D. The County, through the DCSO, shall provide contingency dispatch services and planning in the event that there is a disruption of services at the Center.
- E. The County, through the DCSO and the Davis County Human Resources Department, shall have and maintain the sole responsibility for the recruitment, employment, and supervision of the employees assigned to the Center. If the City has any personnel concerns regarding the Center, the City shall address such personnel concerns through the following chain of command: (a) the Center shift supervisor; (b) the Center manager; (c) the Center Director; (d) the Chief Deputy assigned to assist the Center; (e) the Sheriff; (f) the County Human Resources Director; and finally (g) the County Commission.

2. Equipment.

- A. All equipment located within the Center on or before June 30, 2017 is owned and will continue to be owned by the County (the “County Equipment”). As the owner of the County Equipment, the County shall derive all profits (e.g. revenues from sale, replacement, or otherwise) and all losses (e.g. expenses due to maintenance, replacement, or otherwise) regarding the County Equipment.
- B. On or after July 1, 2017, all equipment utilized for police, fire, and EMS dispatching is subject to the following:

- 1) Prior to equipment being connected to the County’s dispatching system for use, the entity or entities responsible for such equipment shall provide all requested records relating to the equipment to and obtain written approval from the Davis County Information Systems Director, Utah Communications Authority, the radio vendor (e.g. Motorola), and the County representative responsible for the County’s radios;
- 2) Upon approval as required in Section 2.2.1, it shall be the sole obligation and responsibility of the entity or entities responsible for the dispatching equipment to adequately and reasonably maintain such equipment, which may require being a party to a valid County maintenance agreement that covers the maintenance of such equipment;
- 3) Unless access to the dispatching equipment is necessary due to a bona-fide emergency (e.g. the dispatching equipment fails in a manner that precludes necessary dispatching services from being performed), the entity or entities responsible for the dispatching equipment and/or their employees, agents, contractors, or otherwise shall arrange access to the dispatching equipment with the County, through the DCSO and the Center, at least twenty-four hours in advance of the time they desire to gain access to the dispatching equipment. In the event of a bona-fide emergency, as much notice as reasonably possible shall be provided to the County, through the DCSO and the Center, and, upon receiving such notice, the County, through the DCSO and the Center, will permit access to the dispatching equipment; and
- 4) Notwithstanding anything herein to the contrary, the County has no obligation to maintain and shall not be responsible or held responsible for maintenance, replacement, or any other expenses arising from, in connection with, or relating in any way to such dispatching equipment.

This section shall survive the termination of this agreement.

3. **Compensation.** For the 2024 fiscal year (July 1, 2024 through June 30, 2025), the City shall pay the County as follows for the services provided by the County to the City under this agreement:

- A. The City fire fees are calculated by the number of calls for each city/agency utilizing a five-year average (See Table Below):

**SYRACUSE CITY FIRE**

| <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>Total</u> | <u>5 Year Average</u> | <u>Price Per Call</u> | <u>Total (July 2024 – June 2025)</u> |
|-------------|-------------|-------------|-------------|-------------|--------------|-----------------------|-----------------------|--------------------------------------|
| 1,044       | 1,186       | 1,330       | 1,484       | 1,605       | 6,649        | 1,330                 | \$35.45               | \$47,148.50                          |

- B. The City police fees are charged per officer (See Table Below):

**SYRACUSE CITY POLICE**

| <u>Officers</u> | <u>Price Per Officer</u> | <u>Total (July 2024-June 2025)</u> |
|-----------------|--------------------------|------------------------------------|
| 28              | \$2,730.73               | \$76,460.44                        |

The City shall pay to the County the obligations set forth in Subsections 3.A and 3.B of this agreement in equal monthly payments within thirty calendar days of receipt of a monthly invoice from the County.

4. **Effective Date of this Agreement.** The Effective Date of this agreement shall be on the earliest date after this agreement satisfies the requirements of Title 11, Chapter 13, Utah Code Annotated (the “Effective Date”).

5. Term of Agreement. The term of this agreement shall begin as of July 1, 2024 and shall, subject to the termination and other provisions set forth herein, terminate at the conclusion of June 30, 2025 (the “Term”). The parties may, by written amendment to this agreement, extend the Term of this agreement; however, this agreement may not extend more than fifty years from the commencement of the Term.
6. Termination of Agreement. This agreement may be terminated prior to the completion of the Term by any of the following actions:
  - A. The mutual written agreement of the parties;
  - B. By either party:
    - 1) After any material breach of this agreement; and
    - 2) Thirty calendar days after the non-breaching party sends a written demand to the breaching party to cure such material breach, and the breaching party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and
    - 3) After the written notice to terminate this agreement, which the non-breaching party shall provide to the breaching party, is effective pursuant to the notice provisions of this agreement;
  - C. By either party, with or without cause, six months after the terminating party mails a written notice to terminate this agreement to the non-terminating party pursuant to the notice provisions of this agreement; or
  - D. As otherwise set forth in this agreement or as permitted by law, ordinance, regulation, rule or similar authority.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THIS AGREEMENT IS SUBJECT TO ANNUAL APPROPRIATIONS BY THE PARTIES AND THE PARTIES SHALL EACH HAVE THE RIGHT TO TERMINATE THIS AGREEMENT, AT ANY TIME UPON WRITTEN NOTICE TO THE OTHER PARTY, IF ANNUAL APPROPRIATIONS, AS PART OF THE PARTY’S ANNUAL PUBLIC BUDGETING PROCESS, ARE NOT MADE BY THE PARTY TO ADEQUATELY OR SUFFICIENTLY PAY FOR THE OBLIGATIONS UNDER THIS AGREEMENT, WITHOUT FURTHER OBLIGATION OR LIABILITY TO THE TERMINATING PARTY UNDER THIS AGREEMENT.

7. Notices. Any notices that may or must be sent under the terms and/or provisions of this agreement should be delivered, by hand delivery or by United States mail, postage prepaid, as follows, or as subsequently amended in writing:

|                                                                                                                          |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <u>To the City:</u><br>Syracuse City<br>Attn: Brody Bovero, City Manager<br>1979 West 1900 South<br>Syracuse, Utah 84075 | <u>To the County:</u><br>Davis County<br>Attn: DCSO Administrative Chief Deputy<br>P.O. Box 618<br>Farmington, UT 84025 |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|

8. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the Governmental Immunity Act of Utah, which is codified at Sections 63G-7-101 through 63G-7-904, Utah Code Annotated. Nothing herein is intended to waive or modify any rights, defenses or provisions of the parties provided in the Governmental Immunity Act of Utah. Officials, employees, and/or volunteers who perform services arising from, in connection with, or relating to this agreement shall be deemed officials, employees, and/or volunteers of the party directing their services for purposes of this agreement and the Utah Governmental Immunity Act, even if the services are performed outside of the territorial limits of such party. Each party shall be responsible for and shall defend the actions and/or omissions of its own

officials, employees, and/or volunteers, which arise from, are in connection with, or relate relating to this agreement, whether negligent or otherwise. The section shall survive the termination of this agreement

9. No Separate Legal Entity. No separate legal entity is created by this agreement.
10. Review; Approval; and Filing. This agreement shall be submitted to an authorized attorney for each party for review in accordance with Section 11-13-202.5 of the Act. This agreement shall be approved by the executive or the executive body or each party in accordance with Section 11-13-202.5 of the Act. A fully executed version of this agreement shall be filed with the keeper of records for each party in accordance with Section 11-13-209 of the Act.
11. Benefits. The parties acknowledge, understand, and agree that each of their respective officials, employees, and volunteers are not in any manner or degree officials, employees, or volunteers of the other party and shall have no right to and shall not be provided with any benefits from the other party. The County's officials, employees, and/or volunteers, while providing or performing services under or in connection with this agreement, shall be deemed officials, employees, and/or volunteers of the County for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits. The City's officials, employees, and/or volunteers, while providing or performing services under or in connection with this agreement, shall be deemed officials, employees, and/or volunteers of the City for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits.
12. Waiver. The rights of and available to each of the parties under this agreement may only be waived or released by an instrument in writing that is signed by the party whose rights will be diminished or adversely affected by such waiver or release.
13. Entire Agreement, Amendment. This agreement, including all attachments, if any, constitutes the entire understanding between the parties with respect to the subject matter in this agreement. Unless otherwise set forth in this agreement, this agreement supersedes all other agreements, whether written or oral, between the parties with respect to the subject matter in this agreement. An amendment to this agreement is only effective if it is in writing and signed by both parties.
14. Force Majeure. In the event that either party shall be delayed or hindered in or prevented from the performance of any act required under this agreement by reason of acts of God, acts of the United States Government, the State of Utah Government, fires, floods, strikes, lock-outs, labor troubles, inability to procure materials, failure of power, inclement weather, restrictive governmental laws, ordinances, rules, regulations or otherwise, delays in or refusals to issue necessary governmental permits or licenses, riots, insurrection, wars, pandemics, epidemic, or other reasons of a like nature not the fault of the party delayed in performing work or doing acts required under this agreement, then performance of such act(s) shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, without any liability to the delayed party.
15. Assignment Restricted. The parties agree that neither this agreement nor the duties, obligations, responsibilities, or privileges in this agreement may be assigned, transferred, or delegated, in whole or in part, without the prior written consent of both of the parties. Any purported transfer in violation of this section will be void.
16. Choice of Law. Utah law governs any action, suit, claim, investigation, or proceeding, whether in a judicial, administrative, or alternative dispute resolution forum, brought by one party against the other party arising out of, in connection with, or relating to this agreement.
17. Severability. The parties acknowledge that if a dispute between the parties arise out of, in connection with, or relating to this agreement or the subject matter of this agreement, then the parties desire the decision maker to interpret this agreement as follows:

- A. With respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; and
- B. If an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of the contract will remain in effect as written.

18. Counterparts. This agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, and all such counterparts taken together shall constitute one and the same agreement.

Each party is signing this agreement on the dates set forth below.

|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SYRACUSE CITY</b></p><br><br><p>_____<br/> Mayor<br/> Dated: _____</p> <p>ATTEST:</p><br><br><p>_____<br/> Recorder<br/> Dated: _____</p> <p>REVIEWED AS TO PROPER FORM AND COMPLIANCE<br/> WITH APPLICABLE LAW:</p><br><p>_____<br/> Attorney<br/> Dated: _____</p> | <p><b>DAVIS COUNTY</b></p><br><br><p>_____<br/> Chair, Board of County Commissioners<br/> Dated: _____</p> <p>ATTEST:</p><br><br><p>_____<br/> Clerk/Auditor<br/> Dated: _____</p> <p>REVIEWED AS TO PROPER FORM AND COMPLIANCE<br/> WITH APPLICABLE LAW:</p><br><p>_____<br/> Attorney's Office<br/> Dated: _____</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# COUNCIL AGENDA

## May 28, 2024

### Agenda Item “g” PD Surplus – K9 Vehicle

#### *Factual Summation*

- Any questions regarding this agenda item may be directed to Chief Atkin.
- In April of 2024, the Council authorized the Department to surplus PSD Jax.
- South Salt Lake Police Department (SSLPD) has shown the most interest in PSD Jax.
- The Chief from SSLPD has legitimate concerns regarding a K9 vehicle. This late in the budget cycle, it is difficult to secure the amount of money necessary to purchase a new vehicle and related equipment. Additionally, even if she secured the money, it would take many months to get the equipment installed. This could reduce the effectiveness of the K9 team and subject Jax to potential safety concerns in the coming summer months.
- In FY18, Syracuse Police Department used three years of Beer Tax money to purchase a DUI vehicle. The vehicle is a 2018 Ford F150 truck. It currently has approximately 36,000 miles.
- In FY23, as part of a cost-saving measure, the Council authorized \$25,000.00 for the Department to repurpose this vehicle into one that is suited for a K9 team; the Department spent less than \$22,000.00 on this retrofit.
- The truck is equipped with many features specifically aimed at the safety of a police service dog and its handler that benefit general patrol use. These features include the following:
  1. A temperature control system. This system utilizes sensors, alarms, fans, and automatic windows to monitor and control the environment inside the kennel area.
  2. A kennel compartment that keeps the dog safe and separates it from the prisoner transport area.
  3. Door poppers that are activated remotely to release the dog in the event the handler is in imminent danger.
- The Department is seeking approval to surplus this vehicle to SSLPD for \$41,500.00.
- The funds received from SSLPD, and up to \$5,000.00 from 80-40-70 in the Department’s FY24 budget, will be used to purchase and equip a new unmarked police vehicle.
- The program manager over the State’s Beer Tax program has seen this plan and indicated it is allowable so long as the City does not make a profit based on fair market values.
  1. The resale value of just the truck is estimated to be approximately \$35,000.00.
  2. The City invested approximately \$22,000.00 in equipment in the fall of 2022.
  3. \$41,500.00 is less than the approximate \$57,000.00 value of the truck.



# COUNCIL AGENDA

May 28, 2024

Agenda Item “h”                      Easement Request from The Nature Conservancy Pursuant to UDOT West Davis Highway Project

### **Background Information:**

The Utah Department of Transportation (UDOT) has prepared a Memorandum of Understanding (MOU) in collaboration with Syracuse City regarding the extension of a gravity irrigation system. This system is designed to pass through Syracuse City-owned property located at approximately 2550 W & Gentile Street (The Fields Open Space), and serve Department-owned land south of Gentile Street. This initiative is part of the commitments made between UDOT and The Nature Conservancy (TNC) under the West Davis Corridor (WDC) project.

### **Main Points of the MOU:**

1. **City Council Approval:** An easement must be approved by the City Council for the proposed irrigation work.
2. **Property Bifurcation:** The irrigation work must not divide the City property. Work along the east, north, and west sides is acceptable.
3. **Lease Agreement:** The City has an ongoing lease agreement with Jon Green for farming the property. UDOT must ensure that the work does not negatively impact this agreement, and any disturbed areas must be reseeded with a seed approved by Jon Green.
4. **Layton Canal Company Approval:** UDOT must secure approval from the Layton Canal Company, which will assume ownership of the existing irrigation pipe.
5. **Ownership and Maintenance:** The easement and the irrigation work will be owned and maintained by TNC.
6. **Approval Timeline:** The earliest date for the City Council to approve the easement is June 11, 2024.
7. **Appraisal and Acquisition:** The easement needs to be appraised and acquired by UDOT.
8. **Concurrent Work:** Syracuse City will allow UDOT to commence the irrigation work concurrently with the easement appraisal, acquisition, and approval process.

**Additional Considerations:**

- Syracuse City requests updates on when UDOT surplus property will be available for purchase, specifically for the secondary water reservoir on 2700 South and the BMX park near the City Public Works Facility on 2400 West.

**Department Response:**

- UDOT has identified the need for a 15-foot-wide easement for the work, which will extend beyond the June 11, 2024, City Council meeting.
- The current lease agreement with Jon Green will be maintained.
- The necessary approvals from Layton Canal Company have been obtained.
- Coordination with TNC will ensure that the easement and work are properly maintained.
- The surplus property from the WDC is expected to be available for purchase by Syracuse City within two to three months from the current date.
- UDOT will begin the irrigation work in May 2024, with the easement acquisition and appraisal to be completed afterward.

**Discussion Goals**

1. Review content of the draft MOU and provide concurrence and/or direction to the Administration on the easement proposal.



State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

## DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

BENJAMIN G. HUOT, P.E.  
*Deputy Director of Planning and Investment*

LISA J. WILSON, P.E.  
*Deputy Director of Engineering and Operations*

May 8, 2024

Attn: Brody Bovero  
Syracuse City

PROJECT: West Davis Corridor (SR-177)  
Project No. S-R199(229), PIN 11268  
SUBJECT: Syracuse City Memorandum of Understanding (MOU)

Brody,

The Utah Department of Transportation (Department) has drafted this Memorandum of Understanding for your review, concurrence, and signature based on recent discussions regarding the extension of the gravity irrigation system that crosses a parcel owned by Syracuse City (City).

### Background Information

This Memorandum of Understanding addresses the desire of the Department to extend a gravity irrigation system to Department owned property located south of Gentile Street in the City. Extension of the irrigation system (Work) passes through property owned by the City. The Work meets commitments made between the Department and The Nature Conservancy (TNC) as part of the West Davis Corridor (WDC) project, see Exhibit 1 – WDC Plans.

Initial email discussions with City staff regarding the Work identified the following items to be addressed by Department:

1. City Council approval of easement for Work is required.
2. Work cannot bifurcate City property. Work along the east, north and west side of City property is acceptable.
3. City has current lease agreement with Jon Green to farm City property. Department must demonstrate Work will not negatively impact the lease agreement, see Exhibit 2. Upon completion of the work the Department shall reseed any areas disturbed by construction with a seed approved by Jon Green.
4. Department must demonstrate Work is approved by Layton Canal Company, See Exhibit 3. Layton Canal Company shall assume ownership for the existing irrigation pipe between 3200 South Street and EXCB-01.



State of Utah

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*Deputy Director of Planning and Investment*

LISA J. WILSON, P.E.  
*Deputy Director of Engineering and Operations*

5. Department must demonstrate that both the easement and the Work will be owned and maintained by TNC.

Subsequent email and phone discussions with City staff regarding Work identified the following additional items:

6. City Council earliest date to approve an easement for Work is June 11, 2024.
7. The easement needs to be appraised and acquired by the Department.
8. City would allow the Department to complete the Work concurrent with the easement appraisal, acquisition, and approval process.
9. City requests the Department provides updates on when the Department surplus property will be available for the City to purchase.
  - a. City is interested in Department surplus properties associated with the secondary water reservoir on 2700 South and the property for a BMX park west of WDC and near the City Public Works Facility on 2400 West.

### Department Response

1. Exhibit 1 identifies a 15-foot-wide easement required for the Work. The time needed by the Department for easement appraisal and acquisition will extend past the June 11, 2024 City Council meeting.
2. The easement does not bifurcate City property and allows the current lease agreement between the City and Jon Green to be maintained.
3. Exhibit 2 – Jon Green email correspondence, demonstrates Work is approved by Jon Green.
4. Exhibit 3 – Layton Canal Company email correspondence, demonstrates Work is approved by Layton Canal Company.
5. The Department will coordinate with TNC such that easement and Work will be owned and maintained by TNC.
6. Exhibit 4 – City and Department email correspondence, contains email communications between City and Department related to Work described in this MOU.
7. The Department anticipates surplus property from the WDC will be available for City purchase within approximately two to three months from today's date. Department appraisals of surplus properties are in process and nearing completion.
8. Work will commence by the Department in May 2024. Easement acquisition and appraisal will be completed by the Department after completion of Work.

If the City agrees to the conditions in this MOU, please sign and date the MOU indicating concurrence.



State of Utah

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*Governor*

DEIDRE M. HENDERSON  
*Lieutenant Governor*

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*Executive Director*

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*Deputy Director of Planning and Investment*

LISA J. WILSON, P.E.  
*Deputy Director of Engineering and Operations*

---

Corey Nelson, P.E., PTOE  
WDC Project Director

---

Brody Bovero  
Syracuse City

### Attachments:

Exhibit 1 - WDC Plans

Exhibit 2 – Jon Green email correspondence

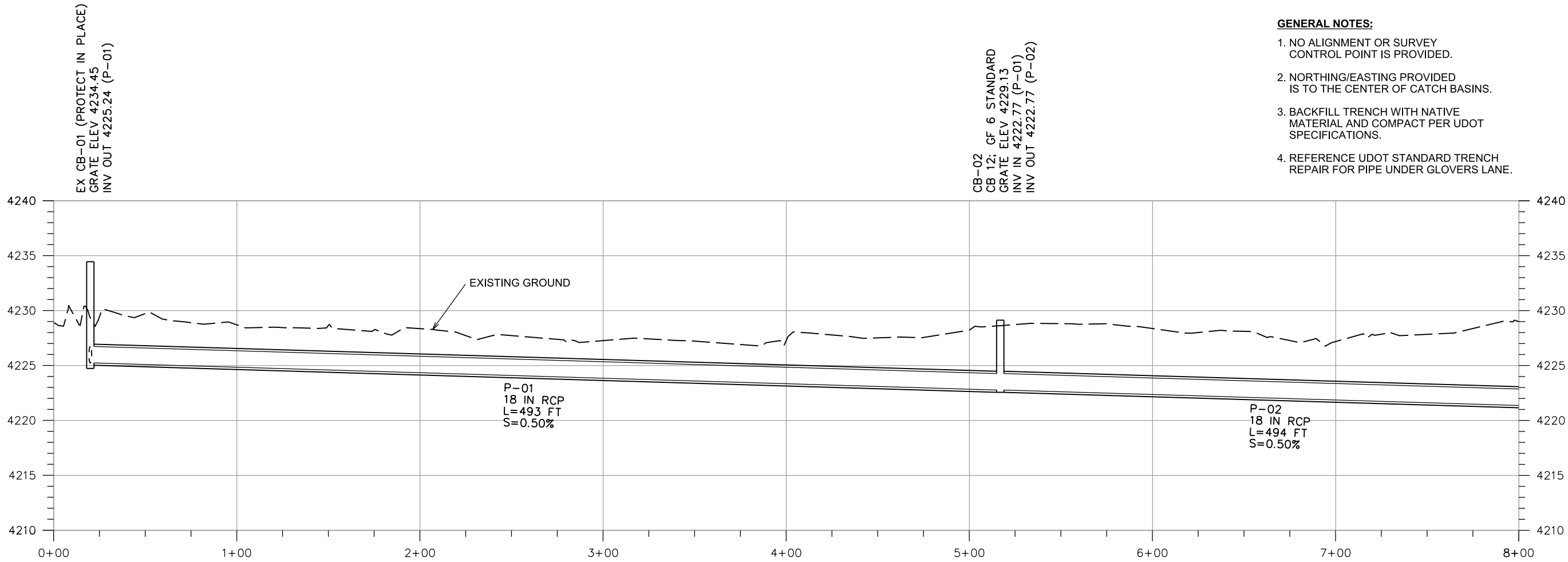
Exhibit 3 – Layton Canal Company email correspondence

Exhibit 4 – City and Department email correspondence

Exhibit 1



MATCH LINE - SEE SHEET 2



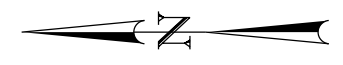
PROFILE CB-01 TO P-05

**GENERAL NOTES:**

1. NO ALIGNMENT OR SURVEY CONTROL POINT IS PROVIDED.
2. NORTHING/EASTING PROVIDED IS TO THE CENTER OF CATCH BASINS.
3. BACKFILL TRENCH WITH NATIVE MATERIAL AND COMPACT PER UDOT SPECIFICATIONS.
4. REFERENCE UDOT STANDARD TRENCH REPAIR FOR PIPE UNDER GLOVERS LANE.

|                                          |  |                            |  |
|------------------------------------------|--|----------------------------|--|
| PROJECT                                  |  | SR-67; WEST DAVIS CORRIDOR |  |
| PROJECT NUMBER                           |  | S-R199(229)                |  |
| SHEET NO.                                |  | IRR-01                     |  |
| APPROVED                                 |  | PROFESSIONAL ENGINEER      |  |
| DATE                                     |  | MM/DD/YY                   |  |
| DRAWN BY                                 |  | JMF                        |  |
| CHECKED BY                               |  | BP                         |  |
| APPROVED BY                              |  | DATE                       |  |
| REVISIONS                                |  | REMARKS                    |  |
| <b>UTAH DEPARTMENT OF TRANSPORTATION</b> |  |                            |  |
| HDR                                      |  |                            |  |
| <b>PRELIMINARY</b>                       |  |                            |  |
| NOT FOR CONSTRUCTION                     |  |                            |  |

MATCH LINE - SEE SHEET 1



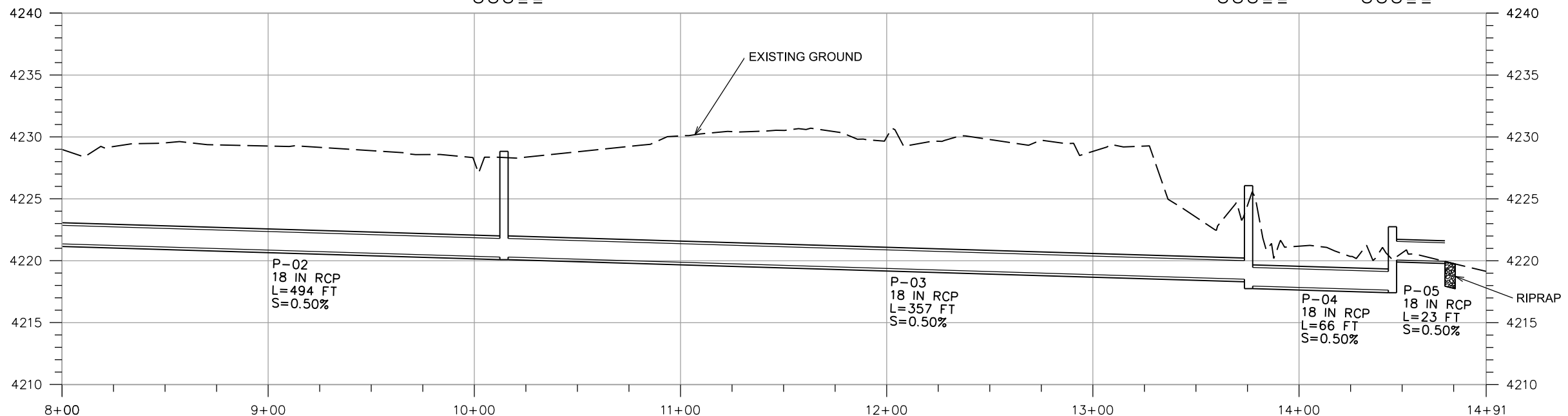
**GENERAL NOTES:**

1. NO ALIGNMENT OR SURVEY CONTROL POINT IS PROVIDED.
2. NORTHING/EASTING PROVIDED IS TO THE CENTER OF THE CATCH BASINS.
3. BACKFILL TRENCH WITH NATIVE MATERIAL AND COMPACT PER UDOT SPECIFICATIONS.
4. REFERENCE STANDARD TRENCH REPAIR FOR PIPE UNDER GLOVERS LANE.

CB-03  
 CF 6 STANDARD  
 CB 12; GRATE ELEV 4228.84  
 INV IN 4220.30 (P-02)  
 INV OUT 4220.30 (P-03)

CB-04  
 CF 6 STANDARD  
 CB 12; GRATE ELEV 4226.07  
 INV IN 4218.51 (P-03)  
 INV OUT 4217.96 (P-04)

CB-05  
 CF 6 STANDARD  
 CB 12; GRATE ELEV 4222.75  
 INV IN 4217.63 (P-04)  
 INV OUT 4220.07 (P-05)



PROFILE CB-01 TO P-05

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

UTAH DEPARTMENT OF TRANSPORTATION  
 HDR

SR-67; WEST DAVIS CORRIDOR

PROJECT NUMBER: S-R199(229)

SHEET NO. IRR-02

REVISIONS

DRAWN BY: JMF  
 OC CHECKED BY: BP

MM/DD/YY  
 DATE

APPROVED: \_\_\_\_\_  
 PROFESSIONAL ENGINEER

PIN: 11268

IRRIGATION EXTENSION TO TNC

NO. DATE APPROVED BY

REMARKS

Exhibit 2

## Pope, William M.

---

**From:** Michael McBride <gleneagle96@hotmail.com>  
**Sent:** Saturday, April 20, 2024 5:28 AM  
**To:** Pope, William M.  
**Subject:** Re: Still Water Lake Estates Irrigation Mapping V.2

**CAUTION: [EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill, we have reviewed the plan you set and we are ok with it. I am not sure what official response you need from us so if you need more than this email let me know.

Thanks, Mike

Sent from my iPhone

On Apr 19, 2024, at 6:38 AM, Pope, William M. <William.Pope@hdrinc.com> wrote:

Good Morning Mike,

Regarding the below email chain, a simple plan and profile design to extend the irrigation water south of Gentile to "Mitigation Parcel J" has been prepared and is attached for your review/information. I will similarly reach out to Jon Green and ask for his review. Syracuse City has also been part of the conversation.

Our main efforts now are securing an easement from Syracuse City so the line can be installed. The line will be controlled by a screw gate in the northeast quadrant (start of the extension). There will necessarily be a small siphon under Gentile and water will free flow onto a local high point on Parcel J. The control point remains in the northeast quadrant. Placing a valve on Parcel J property presents the risk of HGL exceeding manhole rims and flooding into the City park that will be developed.

I look forward to talking with you about comments/questions....will plan to give you a call late next week.

Regards,

Bill Pope, HDR  
801-440-9120 (cell)

---

**From:** Michael McBride <gleneagle96@hotmail.com>  
**Sent:** Friday, January 12, 2024 8:45 AM  
**To:** Pope, William M. <William.Pope@hdrinc.com>  
**Subject:** Re: Still Water Lake Estates Irrigation Mapping V.2

**CAUTION: [EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, his phone number is 801-940-2260, and his email is joncarrigreen@gmail.com.

Mike  
Sent from my iPhone

On Jan 12, 2024, at 7:57 AM, Pope, William M. <William.Pope@hdrinc.com> wrote:

Thanks Mike. This is very helpful and appreciated. Would it be possible for HDR to contact Jon directly and do you have his contact information?

Bill

---

**From:** Michael McBride <gleneagle96@hotmail.com>  
**Sent:** Thursday, January 11, 2024 11:56 AM  
**To:** Pope, William M. <William.Pope@hdrinc.com>  
**Subject:** Re: Still Water Lake Estates Irrigation Mapping V.2

You don't often get email from gleneagle96@hotmail.com. [Learn why this is important](#)

**CAUTION: [EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill, I talked to Jon Green about the pipe the city uses to deliver water to the property north of Gentile. He said that pipe only comes to the northeast corner of that property. A new pipe extending south to that triangle piece of property would need to start at that northeast corner.

Mike  
Sent from my iPhone

On Jan 8, 2024, at 3:46 PM, Pope, William M.  
<William.Pope@hdrinc.com> wrote:

Thanks Mike.

That information is very helpful. We will reach out to Randy and the UDOT management and find a path forward. Once that has been completed we will circle back with you....it sounds like we have some work to do before water can actually be delivered. In the meantime, it would be great to know where the pipe is located and where it ends.

Regards,

Bill Pope

---

**From:** Michael McBride <gleneagle96@hotmail.com>  
**Sent:** Monday, January 8, 2024 3:41 PM  
**To:** Pope, William M. <William.Pope@hdrinc.com>  
**Subject:** Re: FW: Still Water Lake Estates Irrigation Mapping V.2

You don't often get email from gleneagle96@hotmail.com. [Learn why this is important](#)

**CAUTION:** [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill, it is hard to believe we have come this far. Seems like only yesterday that we were just wondering what the interchange on Antelope would look like. I just talked to Randy about the water transfer to Layton Canal for all of the mitigation property south of Gentile. He is working with Cory Nelson, the new Project Manager for WDC and is going to dig into the details of when and how much water they want to transfer over to us. We did not discuss the method of delivering water to that parcel, but last time we talked about it, Randy wanted to extend the City pipeline which comes down from 3200 S and delivers water to the open field south of the subdivision west of 2850 W. The city leases that property to Jon Green. Currently, I believe the pipe only goes to the northeast corner of that property. I can ask Jon where it ends for sure. Randy wanted to extend it down to Gentile and under Gentile to that parcel. Randy said he can help tie up loose ends and he may be able to help with this one too if you want to call him.

I will let you know what Jon Green tells me about the pipe.

Good to talk to you, I hope all is well with you too.

Mike

---

**From:** Pope, William M. <William.Pope@hdrinc.com>  
**Sent:** Monday, January 8, 2024 1:38 PM  
**To:** Michael McBride <gleneagle96@hotmail.com>  
**Cc:** Perkins, Michael <michael.perkins@hdrinc.com>; Kilpatrick, Kevin <kevin.kilpatrick@hdrinc.com>; Westover, Bryan <bryan.westover@hdrinc.com>; Adams, Bryan <Bryan.Adams@hdrinc.com>; Shingleton, Beth <bethany.shingleton@hdrinc.com>; Chris Brown <christopher\_brown@TNC.ORG>  
**Subject:** RE: FW: Still Water Lake Estates Irrigation Mapping V.2

Hello Mike.

It is hard to believe that you and I started talking about the West Davis Corridor project in 2020; now it is 2024! I hope all is well.

I am reaching out to confirm details of delivering water from Layton Canal Irrigation to the below identified Parcel J. To my understanding, Randy Jefferies spoke with you about the details but, unfortunately, Randy has since left UDOT employment.

The end question is **how** irrigation water will get to the below identified Parcel J **AND** if any improvements are needed for the delivery. Rather than extend the system west along Gentile (as initially designed), it is my understanding that irrigation delivery will now come from the north, either down 3000 West, down Fields Ave, or other means.

<image002.png>

As a note, others from HDR/UDOT and TNC have been copied on this email to facilitate communication with all interested parties.

Thanks in advance for your response. A quick online meeting would be a great way to make sure everyone is on the same page. With the WDC project completion near, irrigation water to Parcel J will be needed starting this Spring.

Regards,

Bill Pope, HDR  
801-440-9120 (cell)

---

**From:** Michael McBride <gleneagle96@hotmail.com>  
**Sent:** Tuesday, September 8, 2020 12:37 PM  
**To:** Pope, William M. <William.Pope@hdrinc.com>; Westover, Bryan <Bryan.Westover@hdrinc.com>  
**Subject:** Re: FW: Still Water Lake Estates Irrigation Mapping V.2

**CAUTION:** [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill, outlet #12 has been used historically to deliver water to property owned by the Thayne Family. They developed the ski lake development and donated most of their water shares to Syracuse City. They continue to own 5 shares which Mike Thayne would like to use for his pasture which is across the Freeway as shown on the drawing. However, his traditional water delivery route was to the south which is shown on the drawing. He now wants to change the route to cross the Freeway further north and go to the remaining property he owns which he intends to use as a pasture in the future. The route is different than the route that crosses the ROW now, and I don't know if that qualifies as a replacement or a betterment. I will leave that decision to you.

Thanks, Mike

---

**From:** Pope, William M. <William.Pope@hdrinc.com>  
**Sent:** Tuesday, September 8, 2020 10:37 AM  
**To:** Michael McBride <gleneagle96@hotmail.com>  
**Cc:** Westover, Bryan <Bryan.Westover@hdrinc.com>  
**Subject:** FW: FW: Still Water Lake Estates Irrigation Mapping V.2

Mike,

We received the attached exhibit last week. We do not know who prepared the exhibit, but it identifies the need for a **proposed** diversion off the #12 turnout along 1500 West in Syracuse.

As shown in the exhibit, the proposed diversion and piping will send irrigation water to the Mike Thayne "Pasture" southwest of the new West Davis Corridor. It is unclear to me if the diversion and pipe inside the red cloud are existing, or if Mike Thayne is asking that the WDC project install this as a betterment.

If Mike Thayne is asking for a betterment, do you know how irrigation water currently gets to his "Pasture" property?

Thanks in advance for the response,

Bill Pope  
810-440-9120 (cell)

---

**From:** Shawn Shuler [mailto:shawns@horrocks.com]  
**Sent:** Wednesday, September 2, 2020 9:45 AM  
**To:** Michael Thayne <mikethayne@gmail.com>  
**Cc:** Westover, Bryan <Bryan.Westover@hdrinc.com>; Pope, William M. <William.Pope@hdrinc.com>  
**Subject:** RE: FW: Still Water Lake Estates Irrigation Mapping V.2

**CAUTION:** [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

I have not been as involved in the WDH project for some time now and things have obviously progressed a lot in the last 16+ months. I am including two other engineers who are involved that may be able to better answer your question.

Shawn

**From:** Michael Thayne <mikethayne@gmail.com>  
**Sent:** Wednesday, September 2, 2020 9:41 AM

**To:** Shawn Shuler <[shawns@horrocks.com](mailto:shawns@horrocks.com)>

**Subject:** Re: FW: Still Water Lake Estates Irrigation Mapping V.2

Hi Shawn,

As the corridor gets closer to construction, I'm just following up to confirm and verify the WDH crossings as previously discussed in this email string. Also I would like to know the proposed flow line elevation of the Private Irrigation Line running to my pasture property. I just want to make sure we can gravity feed through this line from the Private Irrigation Ditch. (Reference attached Drawing)

Perhaps we could get on a call or I could stop by some time.

Let me know,

Thanks!

Mike Thayne  
801-317-6729  
3329 S. 2000 W.  
Syracuse, UT 84075

On Thu, 4 Apr 2019 at 08:14, Shawn Shuler  
<[shawns@horrocks.com](mailto:shawns@horrocks.com)> wrote:

Hi Bill and Bryan,

We received a request to meet from Mike Thayne through our Blue Stakes utility requests. Mr. Thayne is one of the developers of Still Water Lake Estates in Syracuse. The development has private "ski" lakes and uses water from several sources to maintain lake levels. He also has personal private irrigation facilities he wanted to be sure we captured. I met with him last week and have been coordinating the attached exhibits with him to be sure we have a solid understanding of the facilities and specific needs. Below are descriptions of the facilities related to Mr. Thayne and his development:

1. An existing open ditch along the west side of the county storm drain south from the existing walking trail. The ditch carries approx. 4 cfs in water from an existing 12" CMP under walking trail. Still Water Lake Estates (SWLE) uses the water to maintain the ski lakes in the development. Unused water continues in the ditch south to Gentile Street and then west to a wetland area and the Lake. Maintenance of this flow to the Lake is of interest to the County and State.
2. An existing 12" PIP irrigation pipe on west side of open ditch #1 south from Bluff Road. This pipe is fed from a turnout/valve out of the irrigation pipe along Bluff Road. The pipe currently ends at the new development north of SWLE and will be used in

the future to serve property Mr. Thayne owns on the west side of the project corridor ("Pasture" property on the exhibit).

3. An existing overflow source for the SWLE lakes from the Syracuse City Jensen Park pond. SWLE has an agreement with Syracuse City to have access to that overflow and receives it via the City's storm drain system from the pond. The system is piped out of the pond and west to the existing trail where it outfalls into a ditch to flow south. The ditch is then piped in City storm drain to Water Front Drive in the recent development where it continues south in a private 8" PIP pipe owned by SWLE.

I will insure the various lines are updated in the ExUtil.dgn file. Please let me know if you have any questions. Mr. (Mike) Thayne will be leaving on a mission to Asia soon but has given his brother Mark's contact information as a resource. Both have been copied on this message.

Hope this helps,  
Shawn

**From:** Michael Thayne <[mikethayne@gmail.com](mailto:mikethayne@gmail.com)>  
**Sent:** Wednesday, April 3, 2019 8:02 AM  
**To:** Shawn Shuler <[shawns@horrocks.com](mailto:shawns@horrocks.com)>  
**Cc:** Mark S Thayne <[mark@wallcompanies.net](mailto:mark@wallcompanies.net)>  
**Subject:** Re: Still Water Lake Estates Irrigation Mapping

Good Morning Shawn,

Below are some "tweaks".

Notes on attached exhibit:

- 1 and 2 need to be swapped - i.e. #1 Private Irrigation Ditch is on east and #2 Private Irrigation Pipe is on west.
- Private Irrigation Ditch #1 begins at diversion at 12 in. CMP under walking trail. (it does not extend to Bluff Rd. as show on drawing)
- Note: 12 in. irrigation pipe does not need to continue south once it turns to go to Thayne pasture.
- Need provision to divert water from Private Irrigation Ditch #1 to Thayne pasture on as-needed basis. I have attached a sketch of possible design.
- Drawing shows existing 8 in. PIP Irrigation pipe (small purple line) going all the way to the pond. It does not. It begins at Water Front Drive as described in your email narrative.
- See additional edits on attached marked up exhibit.

See edits below to your email narrative:

There are three irrigation systems that will be impacted by the project as shown in the attached exhibit:

1. An existing open ditch along the west side of the ~~existing trail~~ county storm drain south from ~~Bluff Road~~ walking trail. The ditch carries approx. 4 cfs in water ~~shares~~ from an existing 12" CMP under walking trail at ~~Bluff Road~~. Still Water Lake Estates uses water ~~0.38 cfs~~ to maintain the ski lakes in the development. ~~Additional users along the ditch are entitled to 0.38 cfs shares.~~ Unused water continues in the ditch south to Gentile Street and then west to a wetland area and the Lake. Maintenance of this flow to the Lake is of interest to the County and State.
2. An existing 12" PIP irrigation pipe on west side of open ditch #1 ~~along the existing trail~~ south from Bluff Road. This pipe is fed from a turnout/valve out of the irrigation pipe ~~ditch~~ along Bluff Road. The pipe currently ends at the new development north of SWLE and will be used in the future to serve property Mr. Thayne owns on the west side of the project corridor ("Pasture" property on the exhibit).
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Give me a call when you get this and we can review as needed.

Thanks Shawn,

Mike Thayne  
801-317-6729

On Fri, Mar 29, 2019 at 6:12 PM Shawn Shuler  
<[shawns@horrocks.com](mailto:shawns@horrocks.com)> wrote:

Mr. Thayne,

Please review the attached exhibit and let me know if I have missed or incorrectly interpreted anything from our discussion. Additionally, please make any corrections to the narrative below I will be passing on to the design team.

Sincere regards,  
Shawn

I met with Mr. Mike Thayne (801.317.6729;  
[mikethayne@gmail.com](mailto:mikethayne@gmail.com)) on Friday, March 29<sup>th</sup> to discuss

existing irrigation for the Still Water Lake Estates development and his personal property in Syracuse. We reached out to Mr. Thayne some time ago as we collected mapping for the project. He contacted us more recently to offer a better understanding of the existing irrigation and his needs with respect to impacts from the new roadway.

There are three irrigation systems that will be impacted by the project as shown in the attached exhibit:

1. An existing open ditch along the west side of the existing trail south from Bluff Road. The ditch carries 4 cfs in water shares from an existing 12" CMP at Bluff Road. Still Water Lake Estates uses 0.38 cfs to maintain the ski lakes in the development. Additional users along the ditch are entitled to 0.38 cfs shares. Unused shares continue in the ditch south to Gentile Street and then west to a wetland area and the Lake. Maintenance of this flow to the Lake is of interest to the County and State.
2. An existing 12" PIP irrigation pipe along the existing trail south from Bluff Road. This pipe is fed from a turnout/valve out of the irrigation ditch along Bluff Road. The pipe currently ends at the new development north of SWLE and will be used in the future to serve property Mr. Thayne owns on the west side of the project corridor ("Pasture" property on the exhibit).
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**Shawn W. Shuler, P.E. Civil Engineer**

<image003.jpg>

4905 South 1500 West, Suite 100 | Riverdale, Utah 84405

**Office** 801.621.1025 Ext. 421 | **Mobile** 801.618.7911

**Email** [shawns@horrocks.com](mailto:shawns@horrocks.com) [www.horrocks.com](http://www.horrocks.com)

<IRR-01.pdf>

<IRR-02.pdf>

Exhibit 3

Information To Be Provided

Exhibit 4

## Pope, William M.

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**From:** Brian Bloemen <bbloemen@syracuseut.gov>  
**Sent:** Wednesday, April 24, 2024 4:32 PM  
**To:** Pope, William M.  
**Cc:** Robert Whiteley  
**Subject:** RE: Extension of Existing Irrigation Pipe

**CAUTION: [EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill,

This alignment looks good. We would like to push CB-04 further north so it is way outside any future road widening. To function properly CB-04 is going to have to be higher than CB-05. When Gentile is widened that current location will not work. We are also currently installing a trail along Gentile so it would need to be out of that alignment as well.

It will be up to Council if they want to charge for the easement or not. It would also be at your own risk if you wanted to proceed with the line prior to Council approval. The next Council work session will be May 28 with a voting meeting June 11. We will plan on putting in on that agenda. I think we can handle the presentation unless you would like to be there. Especially if you want to argue against having to pay for it (I have no idea which direction they will go).

Thanks,

Brian

---

**From:** Pope, William M. <William.Pope@hdrinc.com>  
**Sent:** Friday, April 19, 2024 6:49 AM  
**To:** Brian Bloemen <bbloemen@syracuseut.gov>  
**Subject:** RE: Extension of Existing Irrigation Pipe

Brian,

Attached are cleaner, more current plan and profile sheets for the proposed irrigation line to get water south of Gentile to UDOT mitigation properties.

I'm gathering responses to the below list, but the easement is proving most difficult. What, how, and when does material need to be presented to the City Council? Would I need to attend the meeting and facilitate a discussion? Also, would the City simply grant the easement if we provide a legal description or would UDOT need to purchase the easement from the City? Finally, the Contractor is ready to demob equipment....what are the chances work can begin prior to finalization of the easement? This would allow us to avoid extra costs to install this line.

No need to respond to all these questions via email. I will give you a call on Monday...just wanted to give you a heads up on some of our easement questions.

Regards,  
Bill  
801-440-9120 (cell)

---

**From:** Pope, William M. <[William.Pope@hdrinc.com](mailto:William.Pope@hdrinc.com)>  
**Sent:** Wednesday, April 10, 2024 9:22 AM  
**To:** Brian Bloemen <[bbloemen@syracuseut.gov](mailto:bbloemen@syracuseut.gov)>  
**Subject:** RE: Extension of Existing Irrigation Pipe

Brian,

Thanks again for the below response from a few weeks ago. A DRAFT set of plans is attached for your review/information. We are still working on a legal description for the easement, but have assumed a 15' wide easement is sufficient. The additional items listed below are also in process and updates will be provided as soon as they are available.

With regards to City Council approval of the easement, are there any specific steps we need to take to present the application to the Council?

Regards,  
Bill

---

**From:** Brian Bloemen <[bbloemen@syracuseut.gov](mailto:bbloemen@syracuseut.gov)>  
**Sent:** Thursday, March 21, 2024 10:16 AM  
**To:** Pope, William M. <[William.Pope@hdrinc.com](mailto:William.Pope@hdrinc.com)>  
**Cc:** Rae, Curtis <[Curtis.Rae@hdrinc.com](mailto:Curtis.Rae@hdrinc.com)>  
**Subject:** RE: Extension of Existing Irrigation Pipe

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Bill,

We have discussed this internally and are ok with the installation of the box/pipe with the following stipulations:

1. City Council has to approve any easements requested for the pipe.
2. We do not want the pipe to bifurcate our property. A pipe along the north side/west side of the property would be acceptable. If the pipe were put on the west side of the fields avenue it could avoid crop damage.
3. We have a current lease agreement with Jon Green to farm the property. We would like confirmation he does not have a problem with construction for the pipe installation. We want any crop areas damaged by construction to be reseeded.
4. Layton Canal Company standard is they maintain any pipes serving more than one user. We would expect the existing pipe from 3200 South to the diversion box on our property to become owned and maintained by the Layton Canal Company.
5. All the pipe downstream of the new box would be owned and maintained by TNC.

Let me know if you have any questions.

Thanks,

Brian

---

**From:** Pope, William M. <[William.Pope@hdrinc.com](mailto:William.Pope@hdrinc.com)>  
**Sent:** Wednesday, March 6, 2024 9:35 AM

**To:** Brian Bloemen <[bbloemen@syracuseut.gov](mailto:bbloemen@syracuseut.gov)>

**Cc:** Rae, Curtis <[Curtis.Rae@hdrinc.com](mailto:Curtis.Rae@hdrinc.com)>

**Subject:** Extension of Existing Irrigation Pipe

Brian,

Long time no talk, hope things are going well. I'm sure you are aware, but the WDC project is still active, but trying to wrap things up as quickly as possible. One relatively new issue that has come up is the need to extend an existing irrigation line through the area shown below. There is an existing irrigation turnout just south of W 3400 S (purple dot). The water needs to get to the south side of Gentile (red x). It is my understanding the parcel between the two locations is a future City park. There are options on how the water could be conveyed, and I assume we would need to obtain an easement from the City. The irrigation water will be used by UDOT for the next 5 years as part of the mitigation plan. After the 5 years, the water and property will be turned over to TNC.

Is there a time we can meet with you to talk through details? Either meeting in person or online will be fine....do you have a preference and recommended time we could meet?

Regards,

Bill Pope, HDR  
801-440-9120 (cell)



## Pope, William M.

---

**From:** Brody Bovero <bbovero@syracuseut.gov>  
**Sent:** Monday, April 29, 2024 11:48 AM  
**To:** Pope, William M.; Brian Bloemen  
**Cc:** Robert Whiteley; Deryl Mayhew; Flansberg, Jacob  
**Subject:** RE: Extension of Existing Irrigation Pipe

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Bill,  
Thanks for discussing this issue with me last week. We will move forward with processing the request for the easement with the City Council. Based on the schedule, the earliest they will be able to approve it is the June 11<sup>th</sup> meeting. The City would be looking for a purchase of the easement, so I assume you will need to get an appraisal for that prior to our Council voting on it. All of the other conditions sent to you from Brian Bloemen would still apply.

As far as granting permission to build the pipe at-risk. I think we can work out a simple MOU or similar instrument to allow that to happen. Prior to granting that however, we are wondering if we can get a timeline from UDOT on when the Syracuse properties from WDC will be available for us to purchase. We have a series of properties associated with the secondary water reservoir on 2700 South, and the land for our BMX park just west of the highway near the Public Works facility on 2400 West, that are slated to be surplussed to the the City. I know this is a different arm of the project, but we are wondering if you could get us some hard and fast dates on when those properties will be available. We don't need the transactions to take place prior to granting permission, but since we are both dealing with real estate matters, we would like to see the expected dates of when those transactions can take place.

Thanks.

### **Brody Bovero**

City Manager  
1979 W. 1900 S.  
Syracuse, UT 84075  
Office (801) 614-9622  
Syracuseut.gov



---

**From:** Pope, William M. <William.Pope@hdrinc.com>  
**Sent:** Wednesday, April 24, 2024 5:56 PM  
**To:** Brian Bloemen <bbloemen@syracuseut.gov>  
**Cc:** Robert Whiteley <rwhiteley@syracuseut.gov>; Deryl Mayhew <derylm@horrocks.com>; Brody Bovero <bbovero@syracuseut.gov>; Flansberg, Jacob <Jacob.Flansberg@hdrinc.com>  
**Subject:** RE: Extension of Existing Irrigation Pipe

Thanks Brian.

Moving CB -04 north is no problem. I will do some research into planned widening of Gentile...otherwise is it ok to assume 2 new 12' lanes and a 12' trail....approx 40-45 ft of widening?

Regarding heights of CB-04 and CB-05...the intent is to have only one control valve (on the north end of the system) and avoid having large, above ground structures running through the park. As proposed, there will be no control valve on the south end of the pipe.....maybe we need to talk that one through via phone and work out the best way.

For the easement, the owner would be TNC and preference is that the City grants the easement free of charge. However, it is understood that is a City council issue that needs to be worked through. Due to contractor availability the hope is to start the work (and hopefully completed) before the May 28 and June 11 dates. A discussion on proceeding at risk would also be appreciated.

Would you have time tomorrow for a 10-15 minute Team meeting to talk through details? I can make any time work with my schedule.

For transparency, I wasn't sure who to talk with about the easement and I did reach out to Brody earlier today....thus the Cc.

Thank you for the response...looking forward to working out these last few details with the City.

Bill Pope, HDR  
801-440-9120 (cell)

---

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Thanks,

Brian

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**Subject:** Extension of Existing Irrigation Pipe

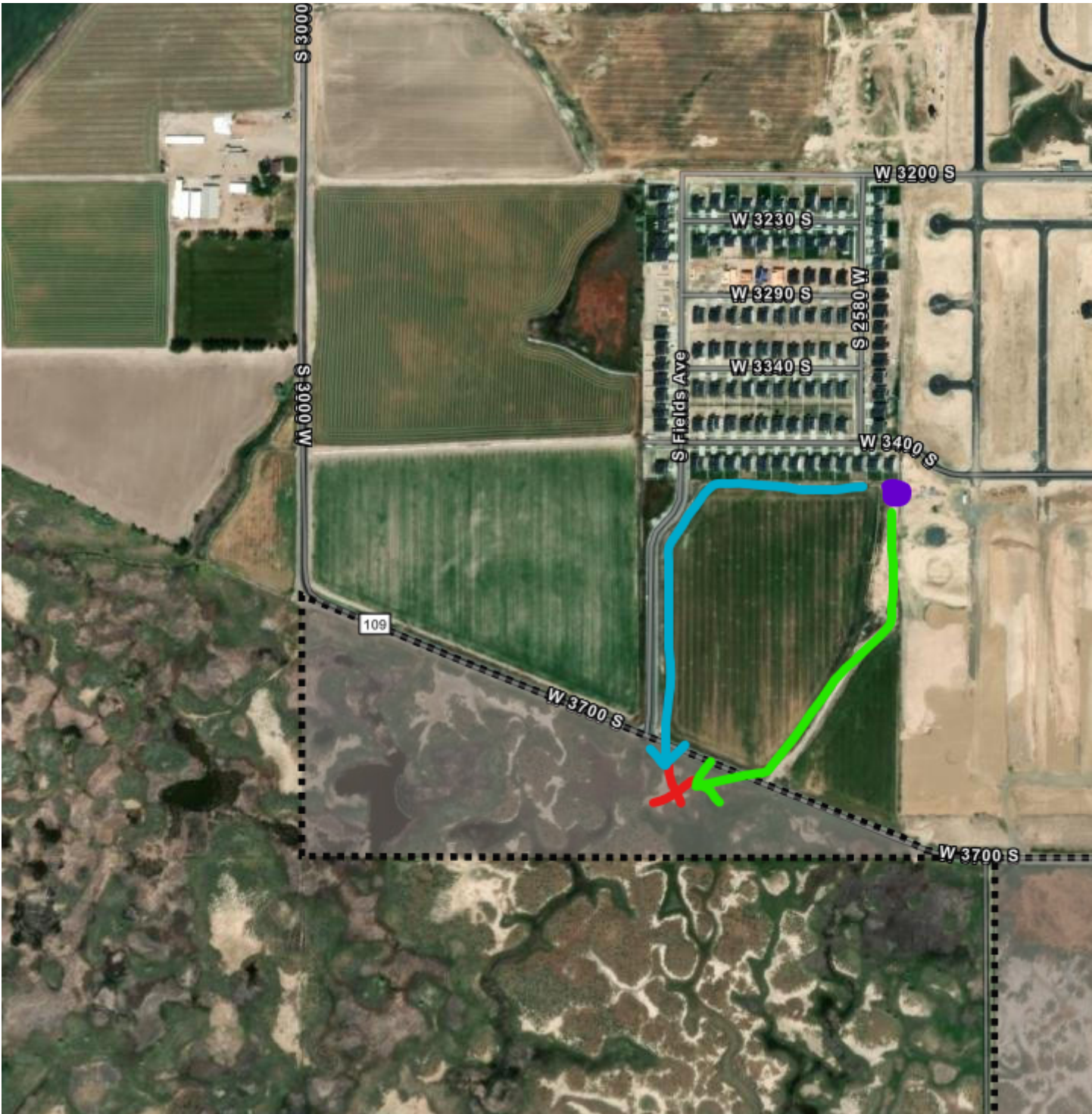
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Regards,

Bill Pope, HDR  
801-440-9120 (cell)





# COUNCIL AGENDA

## May 28, 2024

Agenda Item “i”

Fiscal Year 2025 Continued Budget Discussion

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Admin. Services Director, Stephen Marshall, or City Manager, Brody Bovero.

### ***Discussion Items***

Open budget discussion on the FY2025 budget to discuss any topics or concerns that the city council may have since the tentative budget approval. Items updated in the budget from last discussion:

- Removed the Lieutenant and part time admin position at the park maintenance facility
- Added the 2.15% retirement pickup for public safety
- Capped top two positions to an 8% benchmark adjustment (if necessary)
- These changes reduced the potential tax increase percentage from 21.2% down to 17.1%.
- This would be roughly \$89.00 per year or \$7.42 per month increase on the average household.

### **Critical Dates and Meetings:**

- June 11<sup>th</sup> - approval of operating budget for fiscal year 2025.
- August 13<sup>th</sup> – Truth in taxation meeting to decide final budget.

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Consider current and potential future budgetary conditions.



# COUNCIL AGENDA

May 28, 2024

Agenda Item “j” Discussion about participation rates of Syracuse City in the public employee’s retirement system and the public safety retirement system for fiscal year 2023-2024.

***Factual Summation***

- Any questions about this agenda item may be directed at Admin. Services Director Stephen Marshall or City Manager Brody Bovero.
- We are required by Utah Code Title 49, Chapters 11-15 to pay retirement on our full-time employees.
- Each year, the city is required to certify the contribution rates that will be paid for retirement to Utah Retirement Systems (URS) for our full-time employees. These rates vary depending on which system the employees are in and when they were hired. We currently participate in 9 different retirement programs offered by URS. This includes our police, fire, and administrative staff as well as tier I and tier II employees. They are outlined below and in the URS rates table attached.

|                           |                     |        |
|---------------------------|---------------------|--------|
| Local Government Employee | Tier I – DB         | 16.97% |
| Local Government Employee | Tier II – DB Hybrid | 16.95% |
| Local Government Employee | Tier II – DC        | 16.95% |
| Public Safety – Police    | Tier I – DB         | 33.54% |
| Public Safety – Police    | Tier II – DB Hybrid | 30.06% |
| Public Safety – Police    | Tier II – DC        | 25.33% |
| Public Safety – Fire      | Tier I – DB         | 16.66% |
| Public Safety – Fire      | Tier II – DB Hybrid | 18.81% |
| Public Safety – Fire      | Tier II – DC        | 14.08% |

**Discussion Goals:**

Discuss participation in URS retirement for full-time employees.

# Contribution Rates

07/01/2024 - 06/30/2025



## Fund 15 - TIER 1 NONCONTRIBUTORY LOCAL GOVERNMENT

|                                        |         |
|----------------------------------------|---------|
| Employer Paid Retirement Contributions | 16.970% |
| Post-Retired Rate/Amortization Cost    | 5.110%  |

## Fund 31 - TIER 1 FIREFIGHTERS DIVISION A

|                                        |         |
|----------------------------------------|---------|
| Member Contributions, Employee Paid    | 0.000%  |
| Member Contributions, Employer Paid    | 15.050% |
| Employer Paid Retirement Contributions | 1.610%  |
| Post-Retired Rate/Amortization Cost    | 0.000%  |

## Fund 43 - TIER 1 PUBLIC SAFETY NONCONTRIBUTORY

|                                        |         |
|----------------------------------------|---------|
| Employer Paid Retirement Contributions | 33.540% |
| Post-Retired Rate/Amortization Cost    | 11.250% |

## Fund 111 - TIER 2 DB HYBRID LOCAL GOVERNMENT

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.700%  |
| Member Contributions, Employer Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 16.950% |
| 401(k) Employer Paid Contributions, Required | 0.000%  |

## Fund 122 - TIER 2 DB HYBRID PUBLIC SAFETY

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Member Contributions, Employer Paid          | 4.730%  |
| Employer Paid Retirement Contributions       | 25.330% |
| 401(k) Employer Paid Contributions, Required | 0.000%  |

## Fund 132 - TIER 2 DB HYBRID FIREFIGHTERS

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Member Contributions, Employer Paid          | 4.730%  |
| Employer Paid Retirement Contributions       | 14.080% |
| 401(k) Employer Paid Contributions, Required | 0.000%  |

## Fund 211 - TIER 2 DC PLAN LOCAL GOVERNMENT

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Member Contributions, Employer Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 6.950%  |
| 401(k) Employer Paid Contributions, Required | 10.000% |

**Fund 222 - TIER 2 DC PLAN PUBLIC SAFETY**

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Member Contributions, Employer Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 11.330% |
| 401(k) Employer Paid Contributions, Required | 14.000% |

**Fund 232 - TIER 2 DC PLAN FIREFIGHTERS**

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Member Contributions, Employer Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 0.080%  |
| 401(k) Employer Paid Contributions, Required | 14.000% |

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# COUNCIL AGENDA

May 28, 2024

## Agenda Item “k”

Discussion on proposed wage scale updates for the Fiscal Year (FY) ending June 30, 2025.

### *Factual Summation*

- Please see the proposed updates to the fiscal year 2024 – 2025 wages scale.
- Any questions regarding this item can be directed at Admin. Services Director, Stephen Marshall or City Manager, Brody Bovero.
- Proposed benchmark adjustments for Police, Fire, and Parks and Recreation are included in the wage scale. Next year we will perform benchmark adjustments for Admin, CED, and Public Works.
- New positions or amended positions include the following:
  - Assistant City Manager – F/T
- The updates to the wage scale will become effective for the new budget year starting July 1, 2024.

### *Discussion Goals*

Discuss proposed updates to the consolidated fee schedule.

**FY 2023 - 2024 Wage Scale**

| <b>Grade</b> | <b>Status</b> | <b>Position Title</b>                       | <b>Min</b> | <b>Max</b> |
|--------------|---------------|---------------------------------------------|------------|------------|
| 415          | Salary        | City Manager                                | \$127,827  | \$194,813  |
| 414          | Salary        | Fire Chief                                  | \$131,665  | \$188,262  |
| 413          | Salary        | Police Chief                                | \$125,450  | \$178,649  |
| 412          | Salary        | City Attorney                               | \$122,017  | \$176,888  |
| 411          | Salary        | Assistant City Manager                      | \$115,044  | \$175,332  |
| 410          | Salary        | Deputy Fire Chief                           | \$116,972  | \$ 163,798 |
| 409          | Salary        | Parks & Recreation Director                 | \$110,893  | \$155,030  |
| 408          | Salary        | Public Works Director                       | \$110,074  | \$153,275  |
| 407          | Salary        | Assistant Police Chief                      | \$107,701  | \$ 147,867 |
| 406          | Salary        | Administrative Services Director            | \$106,819  | \$151,183  |
| 405          | Salary        | Community and Economic Development Director | \$105,915  | \$151,842  |
| 404          | Salary        | Police Lieutenant                           | \$103,010  | \$138,376  |
| 403          | Salary        | Battalion Chief (2912 Hours)                | \$97,305   | \$ 139,059 |
| 402          | Salary        | Fire Marshal                                | \$79,215   | \$117,075  |
| 401          | Salary        | City Recorder                               | \$65,042   | \$93,145   |
| 351          | Full-time     | Assistant Parks & Recreation Director       | \$47.98    | \$67.08    |
| 350          | Full-time     | Police Sergeant                             | \$43.21    | \$58.46    |
| 349          | Full-time     | City Engineer                               | \$41.41    | \$58.33    |
| 348          | Full-time     | HR Manager                                  | \$40.50    | \$59.01    |
| 347          | Full-time     | IT Manager                                  | \$39.60    | \$53.26    |
| 346          | Full-time     | Recreation Manager                          | \$36.08    | \$51.57    |
| 345          | Full-time     | Building Official                           | \$35.95    | \$52.29    |
| 344          | Full-time     | Police Officer III                          | \$35.35    | \$45.96    |
| 343          | Full-time     | Planner II                                  | \$33.88    | \$49.72    |
| 342          | Full-time     | Streets Superintendent                      | \$32.53    | \$47.41    |
|              |               | Water Superintendent                        |            |            |
|              |               | Facilities Maintenance Superintendent       |            |            |
|              |               | Environmental Superintendent                |            |            |
|              |               | Park Maintenance Superintendent             |            |            |
| 341          | Full-time     | Police Officer II                           | \$30.82    | \$40.12    |
| 340          | Full-time     | Fire Captain / Paramedic                    | \$30.81    | \$42.42    |
| 339          | Full-time     | Public Works Inspector III                  | \$29.86    | \$42.30    |
| 338          | Full-time     | Water Maintenance Crew Leader               | \$29.43    | \$42.68    |
|              |               | Street Maintenance Crew Leader              |            |            |
|              |               | Parks Maintenance Crew Leader               |            |            |
| 337          | Full-time     | Public Information Specialist               | \$28.40    | \$41.79    |
| 336          | Full-time     | Building Inspector III                      | \$28.17    | \$38.91    |
| 335          | Full-time     | Police Officer I                            | \$27.62    | \$35.89    |
| 334          | Full-time     | Public Works Inspector II                   | \$27.15    | \$38.46    |

| Grade | Status    | Position Title                             | Min     | Max     |
|-------|-----------|--------------------------------------------|---------|---------|
| 333   | Full-time | Fire Captain                               | \$27.09 | \$38.70 |
| 332   | Full-time | Human Resources Specialist                 | \$26.39 | \$37.46 |
| 331   | Full-time | Fire Engineer / Paramedic                  | \$26.20 | \$36.95 |
| 330   | Full-time | Engineering Tech                           | \$25.92 | \$37.83 |
| 329   | Full-time | Passport Program Manager / Deputy Recorder | \$25.77 | \$36.89 |
| 328   | Full-time | Court Clerk Supervisor                     | \$25.68 | \$38.12 |
| 327   | Full-time | Building Inspector II                      | \$25.61 | \$35.38 |
| 326   | Full-time | Recreation Program Coordinator             | \$24.83 | \$35.35 |
| 325   | Full-time | Public Works Inspector I                   | \$24.68 | \$34.96 |
| 324   | Full-time | Planner I                                  | \$24.29 | \$32.56 |
| 323   | Full-time | Fire Fighter III / Paramedic               | \$24.16 | \$33.93 |
| 322   | Full-time | Victim Advocate                            | \$24.00 | \$34.60 |
| 321   | Full-time | Street Maintenance Worker III              | \$23.79 | \$33.98 |
|       |           | Water Maintenance Worker III               |         |         |
|       |           | Environmental Maintenance Worker III       |         |         |
|       |           | Parks Maintenance Worker III               |         |         |
| 320   | Full-time | Events Coordinator                         | \$23.78 | \$32.98 |
| 319   | Full-time | Passport Agent / Deputy Recorder           | \$23.43 | \$33.54 |
| 318   | Full-time | Building Inspector I                       | \$23.28 | \$32.16 |
| 317   | Full-time | Utilities Billing Supervisor               | \$23.12 | \$34.19 |
| 316   | Full-time | Fire Engineer                              | \$22.48 | \$33.23 |
| 315   | Full-time | Fire Fighter II / Paramedic                | \$22.30 | \$31.18 |
| 314   | Full-time | IT Technician                              | \$21.64 | \$31.02 |
| 313   | Full-time | Administrative Professional II             | \$21.55 | \$31.03 |
| 312   | Full-time | Code Enforcement Officer                   | \$21.55 | \$30.51 |
| 311   | Full-time | Water Maintenance Worker II                | \$21.45 | \$30.89 |
|       |           | Street Maintenance Worker II               |         |         |
|       |           | Environmental Maintenance Worker II        |         |         |
|       |           | Parks Maintenance Worker II                |         |         |
| 310   | Full-time | Museum Curator                             | \$21.09 | \$29.52 |
| 309   | Full-time | Fire Fighter III                           | \$20.44 | \$30.21 |
| 308   | Full-time | Utilities Billing Clerk                    | \$19.27 | \$27.39 |
| 307   | Full-time | Building Permit Technician                 | \$18.89 | \$25.94 |
| 306   | Full-time | Fire Fighter II                            | \$18.58 | \$27.46 |
| 305   | Full-time | Streets Maintenance Worker I               | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker I                 |         |         |
|       |           | Environmental Maintenance Worker I         |         |         |
|       |           | Parks Maintenance Worker I                 |         |         |
| 304   | Full-time | Facilities Maintenance Technician          | \$18.24 | \$26.70 |

| Grade | Status    | Position Title                     | Min     | Max     |
|-------|-----------|------------------------------------|---------|---------|
| 303   | Full-time | Court Clerk II                     | \$16.67 | \$24.23 |
| 302   | Full-time | Administrative Professional I      | \$15.54 | \$21.02 |
| 301   | Full-time | Court Clerk I                      | \$15.15 | \$22.03 |
| 221   | Part-time | Staff Accountant                   | \$28.32 | \$40.75 |
| 220   | Part-time | Fire Fighter III / Paramedic       | \$24.16 | \$33.93 |
| 219   | Part-time | Building Inspector I               | \$23.28 | \$32.16 |
| 218   | Part-time | Fire Fighter II / Paramedic        | \$22.30 | \$31.18 |
| 217   | Part-time | Administrative Professional II     | \$21.55 | \$31.03 |
| 216   | Part-time | Fire Fighter III                   | \$20.44 | \$30.21 |
| 215   | Part-time | Passport Agent II                  | \$19.26 | \$28.28 |
| 214   | Part-time | Fire Fighter II                    | \$18.58 | \$27.46 |
| 213   | Part-time | Streets Maintenance Worker I       | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker I         |         |         |
|       |           | Environmental Maintenance Worker I |         |         |
|       |           | Parks Maintenance Worker I         |         |         |
| 212   | Part-time | Facilities Maintenance Technician  | \$18.24 | \$26.70 |
| 211   | Part-time | Fire Fighter I                     | \$17.65 | \$26.09 |
| 210   | Part-time | Passport Agent I                   | \$17.51 | \$25.71 |
| 209   | Part-time | Court Clerk II                     | \$16.67 | \$24.23 |
| 208   | Part-time | Site Supervisor                    | \$16.48 | \$23.11 |
| 207   | Part-time | Crossing Guard                     | \$16.14 | \$21.98 |
| 206   | Part-time | Administrative Professional I      | \$15.54 | \$21.02 |
|       |           | Mail Clerk                         |         |         |
| 205   | Part-time | Court Clerk I                      | \$15.15 | \$22.03 |
| 204   | Part-time | Front Desk Receptionist            | \$13.60 | \$22.04 |
| 203   | Part-time | Recreation Assistant III           | \$14.00 | \$16.00 |
| 202   | Part-time | Recreation Assistant II            | \$12.00 | \$13.12 |
| 201   | Part-time | Recreation Assistant I             | \$10.40 | \$16.96 |
| 105   | Seasonal  | Engine Boss                        | \$29.00 | \$44.00 |
| 104   | Seasonal  | Streets Maintenance Worker         | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker           |         |         |
|       |           | Environmental Maintenance Worker   |         |         |
| 103   | Seasonal  | Administrative Professional I      | \$15.54 | \$21.02 |
| 102   | Seasonal  | Seasonal Fire Fighter              | \$18.58 | \$27.46 |
| 101   | Seasonal  | Land Maintenance Worker            | \$14.28 | \$18.84 |
|       |           | Intern                             |         |         |

**FY 2023 - 2024 Wage Scale**

| <b>Grade</b> | <b>Status</b> | <b>Position Title</b>                       | <b>Min</b> | <b>Max</b> |
|--------------|---------------|---------------------------------------------|------------|------------|
| 414          | Salary        | City Manager                                | \$127,827  | \$194,813  |
| 413          | Salary        | City Attorney                               | \$122,017  | \$176,888  |
| 412          | Salary        | Police Chief                                | \$113,014  | \$156,854  |
| 411          | Salary        | Public Works Director                       | \$110,074  | \$153,275  |
| 410          | Salary        | Fire Chief                                  | \$106,667  | \$153,162  |
| 409          | Salary        | Administrative Services Director            | \$106,819  | \$151,183  |
| 408          | Salary        | Community and Economic Development Director | \$105,915  | \$151,842  |
| 407          | Salary        | Parks & Recreation Director                 | \$101,041  | \$141,090  |
| 406          | Salary        | Assistant Police Chief                      | \$97,453   | \$ 135,155 |
| 405          | Salary        | Deputy Fire Chief                           | \$94,142   | \$ 133,433 |
| 404          | Salary        | Battalion Chief (2912 Hours)                | \$88,670   | \$ 125,886 |
| 403          | Salary        | Police Lieutenant                           | \$81,585   | \$115,416  |
| 402          | Salary        | Fire Marshal                                | \$74,446   | \$106,026  |
| 401          | Salary        | City Recorder                               | \$65,042   | \$93,145   |
| 356          | Full-time     | Assistant Parks & Recreation Director       | \$44.82    | \$62.25    |
| 355          | Full-time     | City Engineer                               | \$41.41    | \$58.33    |
| 354          | Full-time     | HR Manager                                  | \$40.50    | \$59.01    |
| 353          | Full-time     | IT Manager                                  | \$39.60    | \$53.26    |
| 352          | Full-time     | Building Official                           | \$35.95    | \$52.29    |
| 351          | Full-time     | Police Sergeant                             | \$35.42    | \$50.57    |
| 350          | Full-time     | Recreation Manager                          | \$33.91    | \$48.59    |
| 349          | Full-time     | Planner II                                  | \$33.88    | \$49.72    |
| 348          | Full-time     | Streets Superintendent                      | \$32.53    | \$47.41    |
|              |               | Water Superintendent                        |            |            |
|              |               | Facilities Maintenance Superintendent       |            |            |
|              |               | Environmental Superintendent                |            |            |
| 347          | Full-time     | Park Maintenance Superintendent             | \$31.84    | \$47.81    |
| 346          | Full-time     | Police Officer III                          | \$30.50    | \$42.69    |
| 345          | Full-time     | Public Works Inspector III                  | \$29.86    | \$42.30    |
| 344          | Full-time     | Water Maintenance Crew Leader               | \$29.43    | \$42.68    |
|              |               | Street Maintenance Crew Leader              |            |            |
| 343          | Full-time     | Public Information Specialist               | \$28.40    | \$41.79    |
| 342          | Full-time     | Building Inspector III                      | \$28.17    | \$38.91    |
| 341          | Full-time     | Police Officer II                           | \$27.73    | \$38.81    |
| 340          | Full-time     | Public Works Inspector II                   | \$27.15    | \$38.46    |
| 339          | Full-time     | Parks Maintenance Crew Leader               | \$26.52    | \$38.86    |
| 338          | Full-time     | Human Resources Specialist                  | \$26.39    | \$37.46    |

| Grade | Status    | Position Title                             | Min     | Max     |
|-------|-----------|--------------------------------------------|---------|---------|
| 337   | Full-time | Fire Captain / Paramedic                   | \$26.13 | \$35.37 |
| 336   | Full-time | Engineering Tech                           | \$25.92 | \$37.83 |
| 335   | Full-time | Passport Program Manager / Deputy Recorder | \$25.77 | \$36.89 |
| 334   | Full-time | Court Clerk Supervisor                     | \$25.68 | \$38.12 |
| 333   | Full-time | Building Inspector II                      | \$25.61 | \$35.38 |
| 332   | Full-time | Police Officer I                           | \$25.21 | \$35.28 |
| 331   | Full-time | Public Works Inspector I                   | \$24.68 | \$34.96 |
| 330   | Full-time | Planner I                                  | \$24.29 | \$32.56 |
| 329   | Full-time | Victim Advocate                            | \$24.00 | \$34.60 |
| 328   | Full-time | Street Maintenance Worker III              | \$23.79 | \$33.98 |
|       |           | Water Maintenance Worker III               |         |         |
|       |           | Environmental Maintenance Worker III       |         |         |
| 327   | Full-time | Passport Agent / Deputy Recorder           | \$23.43 | \$33.54 |
| 326   | Full-time | Building Inspector I                       | \$23.28 | \$32.16 |
| 325   | Full-time | Utilities Billing Supervisor               | \$23.12 | \$34.19 |
| 324   | Full-time | Fire Captain                               | \$23.05 | \$32.29 |
| 323   | Full-time | Recreation Program Coordinator             | \$22.85 | \$32.75 |
| 322   | Full-time | Parks Maintenance Worker III               | \$22.32 | \$32.40 |
| 321   | Full-time | Fire Engineer / Paramedic                  | \$21.71 | \$31.07 |
| 320   | Full-time | IT Technician                              | \$21.64 | \$31.02 |
| 319   | Full-time | Administrative Professional II             | \$21.55 | \$31.03 |
| 318   | Full-time | Code Enforcement Officer                   | \$21.55 | \$30.51 |
| 317   | Full-time | Water Maintenance Worker II                | \$21.45 | \$30.89 |
|       |           | Street Maintenance Worker II               |         |         |
|       |           | Environmental Maintenance Worker II        |         |         |
| 316   | Full-time | Parks Maintenance Worker II                | \$20.29 | \$29.38 |
| 315   | Full-time | Fire Fighter III / Paramedic               | \$20.02 | \$27.06 |
| 314   | Full-time | Utilities Billing Clerk                    | \$19.27 | \$27.39 |
| 313   | Full-time | Building Permit Technician                 | \$18.89 | \$25.94 |
| 312   | Full-time | Fire Engineer                              | \$18.63 | \$27.99 |
| 311   | Full-time | Museum Curator                             | \$18.57 | \$25.52 |
| 310   | Full-time | Events Coordinator                         | \$18.51 | \$26.98 |
| 309   | Full-time | Fire Fighter II / Paramedic                | \$18.48 | \$24.62 |
| 308   | Full-time | Streets Maintenance Worker I               | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker I                 |         |         |
|       |           | Environmental Maintenance Worker I         |         |         |
| 307   | Full-time | Facilities Maintenance Technician          | \$18.24 | \$26.70 |
| 306   | Full-time | Parks Maintenance Worker I                 | \$18.18 | \$26.34 |

| Grade | Status    | Position Title                     | Min     | Max     |
|-------|-----------|------------------------------------|---------|---------|
| 305   | Full-time | Fire Fighter III                   | \$16.94 | \$23.98 |
| 304   | Full-time | Court Clerk II                     | \$16.67 | \$24.23 |
| 303   | Full-time | Administrative Professional I      | \$15.54 | \$21.02 |
| 302   | Full-time | Fire Fighter II                    | \$15.40 | \$21.54 |
| 301   | Full-time | Court Clerk I                      | \$15.15 | \$22.03 |
| 222   | Part-time | Staff Accountant                   | \$28.32 | \$40.75 |
| 221   | Part-time | Building Inspector I               | \$23.28 | \$32.16 |
| 220   | Part-time | Administrative Professional II     | \$21.55 | \$31.03 |
| 219   | Part-time | Fire Fighter III / Paramedic       | \$20.02 | \$27.06 |
| 218   | Part-time | Passport Agent II                  | \$19.26 | \$28.28 |
| 217   | Part-time | Fire Fighter II / Paramedic        | \$18.48 | \$24.62 |
| 216   | Part-time | Streets Maintenance Worker I       | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker I         |         |         |
|       |           | Environmental Maintenance Worker I |         |         |
| 215   | Part-time | Facilities Maintenance Technician  | \$18.24 | \$26.70 |
| 214   | Part-time | Parks Maintenance Worker I         | \$18.18 | \$26.34 |
| 213   | Part-time | Passport Agent I                   | \$17.51 | \$25.71 |
| 212   | Part-time | Fire Fighter III                   | \$16.94 | \$23.98 |
| 211   | Part-time | Court Clerk II                     | \$16.67 | \$24.23 |
| 210   | Part-time | Administrative Professional I      | \$15.54 | \$21.02 |
|       |           | Mail Clerk                         |         |         |
| 209   | Part-time | Fire Fighter II                    | \$15.40 | \$21.54 |
| 208   | Part-time | Crossing Guard                     | \$15.24 | \$20.95 |
| 207   | Part-time | Court Clerk I                      | \$15.15 | \$22.03 |
| 206   | Part-time | Site Supervisor                    | \$14.67 | \$21.33 |
| 205   | Part-time | Fire Fighter I                     | \$14.67 | \$20.51 |
| 204   | Part-time | Front Desk Receptionist            | \$12.70 | \$18.04 |
| 203   | Part-time | Recreation Assistant III           | \$14.00 | \$16.00 |
| 202   | Part-time | Recreation Assistant II            | \$12.00 | \$13.12 |
| 201   | Part-time | Recreation Assistant I             | \$9.76  | \$10.50 |
| 105   | Seasonal  | Engine Boss                        | \$29.00 | \$44.00 |
| 104   | Seasonal  | Streets Maintenance Worker         | \$18.43 | \$28.08 |
|       |           | Water Maintenance Worker           |         |         |
|       |           | Environmental Maintenance Worker   |         |         |
| 103   | Seasonal  | Administrative Professional I      | \$15.54 | \$21.02 |
| 102   | Seasonal  | Seasonal Fire Fighter              | \$15.40 | \$21.54 |
| 101   | Seasonal  | Land Maintenance Worker            | \$14.28 | \$18.84 |
|       |           | Intern                             |         |         |



# COUNCIL AGENDA

May 28, 2024

Agenda Item “P”                      Discuss proposed amendments to the consolidated fee schedule.

## *Factual Summation*

- Any question regarding this agenda item may be directed at Admin. Services Director Stephen Marshall. See the attached consolidate fee schedule.
- Below is a list of proposed changes to the consolidated fee schedule:
  - Utility Rate Changes:
    - Culinary Water: Increase of \$0.67 for water rate increases from Weber Basin Water and benchmark adjustments.
    - Secondary Water: Increase of \$0.47 for water rate increases from irrigation companies and benchmark adjustments.
    - Secondary Water: Increase by \$3.58 for five-year capital improvement plan.
    - Storm Water: Increase by \$1.27 for five-year capital improvement plan.
  - Fire Department:
    - Made wording changes to help with interpretation. No changes to fees.
  - Police Department:
    - Increase police contract services from \$60.00 to \$85.00 per hour.
    - Breakout GRAMA request for police reports, photos, and videos. Revised the fees.
  - Changes to Utility Bill Advertising:
    - To be determined in work session later.

## *Discussion Goals*

Discuss proposed changes to the consolidated fee schedule and determine if the changes are necessary. Determine which % increase for Robinson Waste.

**Building**

*All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)*

| Fee Description                                                                                                                    | Current Base Fee                   | Additional Fee                 | Proposed Base Fee | Proposed Additional Fee                      | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|-------------------|----------------------------------------------|-------------------|-------------------------|
| <b>Bond Fees</b>                                                                                                                   |                                    |                                |                   |                                              |                   |                         |
| Performance Bond                                                                                                                   | \$100.00 per Permit                | NA NA                          |                   |                                              |                   |                         |
| <b>Plan Check Fees</b>                                                                                                             |                                    |                                |                   |                                              |                   |                         |
| Residential                                                                                                                        | All Permitted Structures           | 40% Permit Fee                 |                   |                                              |                   |                         |
| Residential - Duplicate multi-family structure                                                                                     |                                    | 50% of original plan check fee |                   |                                              |                   |                         |
| NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period                                        |                                    |                                |                   |                                              |                   |                         |
| Commercial                                                                                                                         | All Permitted Structures           | 65% Permit Fee                 |                   |                                              |                   |                         |
| Building Investigation Fee                                                                                                         | All Permitted Structures           | 100% % Permit Fee              |                   |                                              |                   |                         |
| Fire Sprinkler/Safety Plans                                                                                                        | All Permitted Structures           | \$75.00 Per Hour               |                   |                                              |                   |                         |
| Additional Plan Review Due to Revisions                                                                                            |                                    | \$60.00 Per Hour (1/2 hr min.) |                   |                                              |                   |                         |
| <b>General Building Valuation</b>                                                                                                  |                                    |                                |                   |                                              |                   |                         |
| Building Value from \$1-1,000.00                                                                                                   |                                    | \$60.00 Per Permit             |                   |                                              |                   |                         |
| Building Value from \$1,001-2,000                                                                                                  |                                    | \$60.00 Per Permit             |                   | \$2.70 ea. addl. \$100 or fraction thereof   |                   |                         |
| Building Value from \$2,001-25,000                                                                                                 |                                    | \$87.00 Per Permit             |                   | \$16.80 ea. addl. \$1000 or fraction thereof |                   |                         |
| Building Value from \$25,001-50,000                                                                                                |                                    | \$473.00 Per Permit            |                   | \$12.11 ea. addl. \$1000 or fraction thereof |                   |                         |
| Building Value from \$50,001-100,000                                                                                               |                                    | \$776.00 Per Permit            |                   | \$8.40 ea. addl. \$1000 or fraction thereof  |                   |                         |
| Building Value from \$100,001-500,000                                                                                              |                                    | \$1,196.00 Per Permit          |                   | \$6.72 ea. addl. \$1000 or fraction thereof  |                   |                         |
| Building Value from \$501,000-1,000,000                                                                                            |                                    | \$3,884.00 Per Permit          |                   | \$5.70 ea. addl. \$1000 or fraction thereof  |                   |                         |
| Building Value from \$1,000,000.00+                                                                                                |                                    | \$6,734.00 Per Permit          |                   | \$4.65 ea. addl. \$1000 or fraction thereof  |                   |                         |
| <b>Pools, Tubs &amp; Spas</b>                                                                                                      |                                    |                                |                   |                                              |                   |                         |
| Public Pool                                                                                                                        |                                    | Bid Price ea. Unit             |                   |                                              |                   |                         |
| Private Pool - In Ground                                                                                                           |                                    | Bid Price ea. Unit             |                   |                                              |                   |                         |
| Private Pool - Above Ground Temporary                                                                                              |                                    | \$60.00 ea. Unit               |                   |                                              |                   |                         |
| Private Pool - Above Ground Permanent                                                                                              |                                    | Bid Price ea. Unit             |                   |                                              |                   |                         |
| Accessory Structures                                                                                                               |                                    | Construction Value ea. Unit    |                   |                                              |                   |                         |
| State Fee (Surcharge)                                                                                                              |                                    | 1% of Permit Fee               |                   |                                              |                   |                         |
| <b>Expired Permit</b>                                                                                                              |                                    |                                |                   |                                              |                   |                         |
| Less Than to 180 days                                                                                                              |                                    | 65% Building Value             |                   |                                              |                   |                         |
| Greater than 180 Days but Less Than 1 Year                                                                                         |                                    | 65% of Original Permit Cost    |                   |                                              |                   |                         |
| Greater Than 1 Year                                                                                                                |                                    | 100% of Original Permit Cost   |                   |                                              |                   |                         |
| <b>Impact Fees</b>                                                                                                                 |                                    |                                |                   |                                              |                   |                         |
| Parks, Trails, and Recreation                                                                                                      | Single Family Residence            | \$2,750.00 Per Household       |                   |                                              |                   |                         |
| Parks, Trails, and Recreation                                                                                                      | Accessory Dwelling Unit            | \$1,375.00 Per Dwelling Unit   |                   |                                              |                   |                         |
| Residential Transportation                                                                                                         | Single Family Residence            | \$2,726.00 Per Unit            |                   |                                              |                   |                         |
| Residential Transportation                                                                                                         | Accessory Dwelling Unit            | \$1,363.00 Per Dwelling Unit   |                   |                                              |                   |                         |
| Residential Transportation                                                                                                         | Single Family Attached / Townhomes | \$2,082.00 Per Unit            |                   |                                              |                   |                         |
| Residential Transportation                                                                                                         | Apartment > 4 units                | \$1,949.00 Per Unit            |                   |                                              |                   |                         |
| Residential Transportation                                                                                                         | Mobile Home, RV Park               | \$2,058.00 Per Unit            |                   |                                              |                   |                         |
| Commercial Transportation (Please review the transportation IFA plan on our website for a complete list of commercial impact fees) |                                    |                                |                   |                                              |                   |                         |
| General Commercial                                                                                                                 |                                    | \$9,445.00 Per 1,000 sf of GFA |                   |                                              |                   |                         |
| Office/Institutional                                                                                                               |                                    | \$3,134.00 Per 1,000 sf of GFA |                   |                                              |                   |                         |
| Assisted Living                                                                                                                    |                                    | \$752.00 Per Bed               |                   |                                              |                   |                         |
| Hotel                                                                                                                              |                                    | \$2,310.00 Per Room            |                   |                                              |                   |                         |
| Industrial                                                                                                                         |                                    | \$974.00 Per 1,000 sf of GFA   |                   |                                              |                   |                         |
| Institutional                                                                                                                      | Church                             | \$9,095.00 Per 1,000 sf of GFA |                   |                                              |                   |                         |
| <b>Culinary Water</b>                                                                                                              |                                    |                                |                   |                                              |                   |                         |
| ¾" Line                                                                                                                            |                                    | \$1,204.00 Per Connection      |                   |                                              |                   |                         |
| 1" Line                                                                                                                            |                                    | \$2,008.00 Per Connection      |                   |                                              |                   |                         |
| 1½" Line                                                                                                                           |                                    | \$4,016.00 Per Connection      |                   |                                              |                   |                         |
| 2" Line                                                                                                                            |                                    | \$6,426.00 Per Connection      |                   |                                              |                   |                         |
| 3" Line                                                                                                                            |                                    | \$12,852.00 Per Connection     |                   |                                              |                   |                         |
| 4" Line                                                                                                                            |                                    | \$20,081.00 Per Connection     |                   |                                              |                   |                         |
| 6" Line                                                                                                                            |                                    | \$40,163.00 Per Connection     |                   |                                              |                   |                         |
| 8" Line                                                                                                                            |                                    | \$64,262.00 Per Connection     |                   |                                              |                   |                         |
| <b>Secondary Water - Residential</b>                                                                                               |                                    |                                |                   |                                              |                   |                         |
| 4,000-7,000sf lot                                                                                                                  |                                    | \$1,011.00 ea. Unit            |                   |                                              |                   |                         |
| 7,001-8,000sf lot                                                                                                                  |                                    | \$1,470.00 ea. Unit            |                   |                                              |                   |                         |
| 8,001-9,000sf lot                                                                                                                  |                                    | \$1,707.00 ea. Unit            |                   |                                              |                   |                         |
| 9,001-10,000sf lot                                                                                                                 |                                    | \$1,949.00 ea. Unit            |                   |                                              |                   |                         |
| 10,001-11,000sf lot                                                                                                                |                                    | \$2,196.00 ea. Unit            |                   |                                              |                   |                         |
| 11,001-13,000sf lot                                                                                                                |                                    | \$2,572.00 ea. Unit            |                   |                                              |                   |                         |
| 13,001-15,000sf lot                                                                                                                |                                    | \$3,085.00 ea. Unit            |                   |                                              |                   |                         |
| 15,001-17,000sf lot                                                                                                                |                                    | \$3,609.00 ea. Unit            |                   |                                              |                   |                         |

**Building****All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                          |                                                |       |
|----------------------------------------------------------|------------------------------------------------|-------|
| 17,001-19,000sf lot                                      | \$4,143.00 ea. Unit                            | NA NA |
| 19,001-21,000sf lot                                      | \$4,686.00 ea. Unit                            | NA NA |
| 21,001-23,000sf lot                                      | \$5,236.00 ea. Unit                            | NA NA |
| 23,001-25,000sf lot                                      | \$5,794.00 ea. Unit                            | NA NA |
| 25,001-27,000sf lot                                      | \$6,358.00 ea. Unit                            | NA NA |
| 27,001-30,000sf lot                                      | \$7,072.00 ea. Unit                            | NA NA |
| 30,001-33,000sf lot                                      | \$7,939.00 ea. Unit                            | NA NA |
| 33,001-36,000sf lot                                      | \$8,818.00 ea. Unit                            | NA NA |
| 36,001-39,000sf lot                                      | \$9,707.00 ea. Unit                            | NA NA |
| 39,001-42,000sf lot                                      | \$10,606.00 ea. Unit                           | NA NA |
| 42,001-45,000sf lot                                      | \$11,512.00 ea. Unit                           | NA NA |
| 45,001-48,000sf lot                                      | \$12,429.00 ea. Unit                           | NA NA |
| 48,001-51,000sf lot                                      | \$13,350.00 ea. Unit                           | NA NA |
| 51,001-54,000sf lot                                      | \$14,281.00 ea. Unit                           | NA NA |
| 54,001-57,000sf lot                                      | \$15,216.00 ea. Unit                           | NA NA |
| 57,001-60,000sf lot                                      | \$16,161.00 ea. Unit                           | NA NA |
| Secondary Water - Open Land in a Commercial Subdivision  | \$0.33 sf of pervious area                     | NA NA |
| Sewer - North Davis Sewer District Impact Fee            |                                                |       |
| Residential - Single Family                              | \$3,454.03 Per Unit                            | NA NA |
| Residential - Townhomes                                  | \$3,108.63 Per Unit                            | NA NA |
| Residential - Multi-Unit                                 | \$2,625.06 Per Unit                            | NA NA |
| Residential - TOD                                        | \$2,106.96 Per Unit                            | NA NA |
| Non-Residential                                          | \$656.27 Per 1,000 gallons billed              | NA NA |
| Storm Water - Residential & Commercial                   | \$9,387.00 per acre or 0.215 per sf            | NA NA |
| Public Safety                                            |                                                |       |
| Residential                                              | \$914.00 per application                       | NA    |
| Residential - Accessory Dwelling Unit                    | \$457.00 Per Dwelling Unit                     |       |
| Commercial                                               | \$0.78 Per sf of building                      | NA    |
| <b>Connection Fees</b>                                   |                                                |       |
| Culinary Water                                           |                                                |       |
| 3/4" Meter                                               | \$485.00 Per Connection                        | NA NA |
| 1" Meter                                                 | \$645.00 Per Connection                        | NA NA |
| 1 1/2" Meter                                             | \$840.00 Per Connection                        | NA NA |
| 2" Meter                                                 | \$1,143.00 Per Connection                      | NA NA |
| 3" Meter                                                 | \$1,860.00 Per Connection                      | NA NA |
| 4" Meter                                                 | \$3,165.00 Per Connection                      | NA NA |
| 6" Meter                                                 | \$4,942.00 Per Connection                      | NA NA |
| 8" Meter                                                 | \$7,303.00 Per Connection                      | NA NA |
| Secondary Water                                          |                                                |       |
| 1" Line                                                  | \$645.00 Per Connection                        | NA NA |
| 1 1/2" Line                                              | \$5,288.00 Per Connection                      | NA NA |
| 2" Line                                                  | \$5,873.00 Per Connection                      | NA NA |
| 3" Line                                                  | \$6,435.00 Per Connection                      | NA NA |
| 4" Line                                                  | \$6,441.00 Per Connection                      | NA NA |
| 6" Line                                                  | \$6,871.00 Per Connection                      | NA NA |
| 8" Line                                                  | \$7,860.00 Per Connection                      | NA NA |
| Sewer - North Davis Sewer District (Connection)          | \$240.00 per Connection                        | NA NA |
| Sewer - City Connection                                  | \$300.00 ea. Unit                              | NA NA |
| Review for 8" Main Line                                  | \$250.00                                       |       |
| <b>Inspection Fees</b>                                   |                                                |       |
| Outside of normal business hours                         | \$114.00 Per Inspection                        | NA NA |
| Re-Inspections                                           | \$60.00 Per Inspection                         | NA NA |
| Plan Changes                                             | 2 x Plan Fee                                   | NA NA |
| Inspection with no fee indicated                         | \$60.00 Per Inspection                         | NA NA |
| Additional Plan Reviews Due to Revisions                 | \$60.00 Per Inspection                         |       |
| Miscellaneous/Requested Inspections                      | \$60.00 Per Inspection                         | NA NA |
| Final Off-Site Inspection                                | \$350.00 Per Lot                               | NA NA |
| Warranty Inspections                                     |                                                |       |
| First Final Warranty                                     | \$50.00 per Project                            | NA NA |
| Final Warranty Re-inspection (if punch list is complete) | \$50.00 per Project                            | NA NA |
| Third Final Warranty                                     | \$75.00 per Project                            | NA NA |
| Fourth Final Warranty                                    | \$100.00 per Project                           | NA NA |
| 3rd Party Project or Plan Review Fee                     | Variable Fee assessed to the project applicant |       |
| <b>Sign Permit Fees</b>                                  |                                                |       |
| Sign - Building Permit                                   | \$398.00 Per Permit                            | NA NA |

| Fee Description                                                                         | Current Base Fee                 | Additional Fee                                         | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Development Application Fees</b>                                                     |                                  |                                                        |                   |                         |                   |                         |
| Site Plan*                                                                              |                                  |                                                        |                   |                         |                   |                         |
| 0-5 Acres                                                                               | \$575.00 per Plan set            | \$55.00 per Acre                                       |                   |                         |                   |                         |
| 5.01-10 acres                                                                           | \$1,585.00 per Plan set          | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 10.01-15 acres                                                                          | \$2,450.00 per Plan set          | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 15.1-20 acres                                                                           | \$3,170.00 per Plan set          | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 20.1 acres                                                                            | \$3,745.00 per Plan set          | \$100.00 per Acre                                      |                   |                         |                   |                         |
| Each Revised Plan*                                                                      | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Site Plan Amendment (minor)                                                             | \$100.00 per Plan set            | NA NA                                                  |                   |                         |                   |                         |
| Site Plan Including Conditional use                                                     | \$650.00 per Plan set            | \$55.00 per acre                                       |                   |                         |                   |                         |
| <b>Residential Development Plat*</b>                                                    |                                  |                                                        |                   |                         |                   |                         |
| Concept Plan Review                                                                     | \$225.00 per Plan set            |                                                        |                   |                         |                   |                         |
| Revised Concept Plan                                                                    | \$75.00 per Plan set             |                                                        |                   |                         |                   |                         |
| Preliminary Plan                                                                        | \$575.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Preliminary Plan                                                           | \$150.00 per Plan set            | \$15.00 per Lot                                        |                   |                         |                   |                         |
| Final Plan                                                                              | \$575.00 per Plan set            | \$75.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Final Plan                                                                 | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| * Site Plan Review includes one (1) additional corrections review after first submittal |                                  |                                                        |                   |                         |                   |                         |
| <b>Staff Review Fees</b>                                                                |                                  |                                                        |                   |                         |                   |                         |
| Amended Subdivision                                                                     | \$550.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Residential Multi-Family                                                                | \$750.00 per Plan set            | 1.00% Bond Amount                                      |                   |                         |                   |                         |
| All Additional Reviews Required by Plan Changes                                         | \$60.00 per Hour (1/2 hour min.) | \$0.00 NA                                              |                   |                         |                   |                         |
| Geologic Hazards Report Review                                                          | Bid Price Per Hour               |                                                        |                   |                         |                   |                         |
| <b>Administrative Fees</b>                                                              |                                  |                                                        |                   |                         |                   |                         |
| Appeal to Board of Adjustments                                                          | \$350.00 per appeal              | NA NA                                                  |                   |                         |                   |                         |
| Plat Recording Fee (Per County Recorders Fee Schedule)                                  | \$37.00 per Plat                 | \$1/lot + \$1/signature over 2 + \$1/each common space |                   |                         |                   |                         |
| Payback or Reimbursement Agreement                                                      | \$500.00 per agreement           | NA NA                                                  |                   |                         |                   |                         |
| Zoning Verification / Rebuild Letter                                                    | \$50.00 Per Letter               |                                                        |                   |                         |                   |                         |
| <b>Application Fees</b>                                                                 |                                  |                                                        |                   |                         |                   |                         |
| General Plan Amendment                                                                  | \$450.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Re-Zone                                                                                 | \$425.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Text Amendment to Land Use Ordinance                                                    | \$200.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Conditional Use Permit                                                                  | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use Extension or Modification                                               | \$50.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Agricultural Protection Area Designation                                                | \$250.00 per Application         | \$25.00 NA                                             |                   |                         |                   |                         |
| <b>Annexation Petition and Review</b>                                                   |                                  |                                                        |                   |                         |                   |                         |
| 0-2 acres                                                                               | \$230.00 per Application         | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 2.1-5 acres                                                                             | \$575.00 per Application         | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 5.1-10 acres                                                                            | \$1,007.00 per Application       | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 10 acres                                                                              | \$1,582.00 per Application       | \$87.00 per Acre                                       |                   |                         |                   |                         |
| Easement Vacation Fee                                                                   | \$200.00 Per Application         | NA NA                                                  |                   |                         |                   |                         |
| Car Restoration Permit                                                                  | \$25.00 per car                  | \$15.00 renewal                                        |                   |                         |                   |                         |
| Public Noticing Fees                                                                    |                                  |                                                        |                   |                         |                   |                         |
| Public Notice Signs                                                                     | \$20.00 Per Sign                 |                                                        |                   |                         |                   |                         |
| Planning & Zoning Noticing Fees                                                         | \$100.00 Per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use Noticing Fees                                                           | \$50.00 Per Application          |                                                        |                   |                         |                   |                         |
| <b>Business License Fees</b>                                                            |                                  |                                                        |                   |                         |                   |                         |
| Home Occupation                                                                         | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Home Occupation Fire Inspection                                                         | \$50.00 per Application          |                                                        |                   |                         |                   |                         |
| Home Building Fire Inspection                                                           | \$50.00 per Application          |                                                        |                   |                         |                   |                         |
| Minor Business License                                                                  | \$25.00 per Application          |                                                        |                   |                         |                   |                         |
| Food Truck or Mobile Business License - Originated in Syracuse                          | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Temporary Business License (6 months Max.)                                              | \$125.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Commercial Fire Inspection                                                              | \$100.00 per inspection          |                                                        |                   |                         |                   |                         |

**Community Development**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                                                                               |            |                                               |                           |
|---------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------|---------------------------|
| Commercial Building Inspection                                                                                | \$100.00   | per inspection                                |                           |
| Commercial Business                                                                                           |            |                                               |                           |
| < 5,000 sf                                                                                                    | \$100.00   | per Application                               | NA NA                     |
| 5,001-10,000 sf                                                                                               | \$150.00   | per Application                               | NA NA                     |
| > 10,001 sf                                                                                                   | \$350.00   | per Application                               | NA NA                     |
| Solicitor Business License                                                                                    | \$150.00   | per Application                               | NA NA                     |
| Sexually Oriented Business (SOB)                                                                              |            |                                               |                           |
| Sexually Oriented Business (SOB)                                                                              | \$950.00   | per Application                               | NA NA                     |
| Escort Services                                                                                               | \$950.00   | per Application                               | NA NA                     |
| Nude Entertainment Business                                                                                   | \$950.00   | per Application                               | NA NA                     |
| Nude Entertainment Employee                                                                                   | \$250.00   | per Application                               | NA NA                     |
| Semi-Nude Entertainment Business                                                                              | \$950.00   | per Application                               | NA NA                     |
| Semi-nude Entertainment Employee                                                                              | \$250.00   | per Application                               | NA NA                     |
| Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees) | \$250.00   | per Application                               | NA NA                     |
| Nude Dancing Agency                                                                                           | \$950.00   | per Application                               | NA NA                     |
| Semi-Nude Dancing Agency                                                                                      | \$950.00   | per Application                               | NA NA                     |
| Outcall Agency                                                                                                | \$950.00   | per Application                               | NA NA                     |
| Outcall Agency Employee (Off-site services)                                                                   | \$250.00   | per Application                               | NA NA                     |
| Disclosure Application investigation                                                                          | \$50.00    | per Application                               | NA NA                     |
| Outcall Agency Employee (Off-site services)                                                                   | \$252.00   | per Application                               | NA NA                     |
| Application for 2+ Licenses at one time                                                                       | \$20.00    | per Application                               | Higher of applicable fees |
| Outcall Agency Employee (Off-site services)                                                                   | \$254.00   | per Application                               | NA NA                     |
| Alcoholic Beverages                                                                                           |            |                                               |                           |
| Off Premise Beer Retailer                                                                                     | \$250.00   | per Application                               | NA NA                     |
| On Premise Beer Retailer                                                                                      | \$350.00   | per Application                               | NA NA                     |
| Single Event Permit                                                                                           | \$100.00   | Per Application                               |                           |
| Pawn Shops                                                                                                    | \$450.00   | per Application                               | NA NA                     |
| Late Payment Fees                                                                                             |            |                                               |                           |
| Paid after Jan 15th                                                                                           | 50.00%     | of renewal fee                                |                           |
| Paid after Feb. 15th                                                                                          | 75.00%     | of renewal fee                                |                           |
| Paid after Mar 15th                                                                                           | 100.00%    | of renewal fee                                |                           |
| <b>Fines</b>                                                                                                  |            |                                               |                           |
| Operating a Business Without a Certificate of Occupancy                                                       | \$1,000.00 | Per Day                                       |                           |
| Occupying a Residential Unit Without a Certificate of Occupancy                                               | \$250.00   | Per Day                                       |                           |
| Utility Excavation without a Permit                                                                           | \$250.00   | per Incident                                  | NA NA                     |
| Storm Water Pollution - Illicit Discharge                                                                     | \$200.00   | Per Incident                                  |                           |
| Storm Water Pollution - construction stabilization control & track-out                                        | \$1,000.00 | Per Incident                                  |                           |
| Storm Water - Post construction BMP removal                                                                   | \$100.00   | Per BMP                                       |                           |
| Construction Activity Without a Permit when required                                                          | \$100.00   | per Incident                                  | NA NA                     |
| Operating without a business license or permit                                                                | \$150.00   | per incident                                  |                           |
| Late Payment Fees                                                                                             | \$20.00    | per month                                     |                           |
| Sign Reclamation fee (Illegal sign)                                                                           | \$10.00    | per Sign                                      | NA NA                     |
| Sign Reclamation fee (Repeat offenses)                                                                        | \$40.00    | per Sign                                      | NA NA                     |
| Code Enforcement.                                                                                             |            |                                               |                           |
| Noncompliance Fee                                                                                             | \$100.00   | Per Incident                                  |                           |
| Abatement Contractor                                                                                          |            | Contractor Rate Based Off of Acreage and Time |                           |
| Abatement Admin Fee                                                                                           | \$75.00    | Per Incident                                  |                           |
| Lien Admin Fee                                                                                                | \$75.00    | Per Incident                                  |                           |
| <b>Excavation Permit Fees</b>                                                                                 |            |                                               |                           |
| NOTE: Trench Repair Fees for Excavations between October 15th and April 15th are double fee shown             |            |                                               |                           |
| Administrative Fee                                                                                            | \$50.00    | per Application                               |                           |
| Inspection Fee                                                                                                | \$50.00    | per Inspection                                |                           |
| Reinspection Fee                                                                                              | \$100.00   | per Occurrence                                |                           |
| Trench Management Fee (Boring using keyhole method will not be charged a trench maintenance fee)              |            |                                               |                           |
| Perpendicular Asphalt Cuts                                                                                    |            |                                               |                           |
| Up to and less than centerline                                                                                | \$250.00   | Per Cut                                       |                           |
| Beyond centerline                                                                                             | \$500.00   | Per Cut                                       |                           |

**Community Development**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                                 |            |                 |                                      |
|-----------------------------------------------------------------|------------|-----------------|--------------------------------------|
| Parallel Asphalt Cuts                                           |            |                 |                                      |
| Outside travel lane                                             | \$10.00    | Per Linear Foot |                                      |
| Inside travel lane                                              | \$20.00    | Per Linear Foot |                                      |
| Excavation pits in asphalt (Bore pits, pipe bursting pits, etc) | \$2.50     | Per Square Foot |                                      |
| Bond (Refundable)                                               |            |                 |                                      |
| Minimum bond for work in City right-of-way                      | \$1,000.00 | Per Application |                                      |
| Perpendicular asphalt cuts                                      | \$1,000.00 | Per Application |                                      |
| Parallel Asphalt Cuts (maximum bond of \$15,000)                | \$1,000.00 | Per Application | \$20.00 Per Linear Foot over 35 feet |
| Noncompliance of excavation permit                              | \$500.00   | Per day         |                                      |

**Storm Water Activity Permit Fees**

|                                       |            |                 |
|---------------------------------------|------------|-----------------|
| Storm Water Permit Fees               | \$50.00    | Per Lot         |
| Deposit - Storm Water Activity Permit | \$1,000.00 | Per application |

**Floodplain Development Permit Fees**

|                         |          |                 |
|-------------------------|----------|-----------------|
| Floodplain Permit Fee   | \$100.00 | Per application |
| Compliance Observation  | \$150.00 | Per occurrence  |
| Compliance Verification | \$300.00 | Per occurrence  |

**Utility Bill Advertising Fees**

NOTE: See Resolution R11- for policies governing advertising on the Utility Bill

Per Issue Rate

|                                           |            |        |
|-------------------------------------------|------------|--------|
| Full page color ad (8.5" x 11")           | \$1,200.00 | per ad |
| Full page black and white ad (8.5" x 11") | \$600.00   | per ad |
| Half page color ad                        | \$600.00   | per ad |
| Half page black and white ad              | \$300.00   | per ad |

**Utilities**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                           | Current Base Fee         | Additional Fee            | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|-----------------------------------------------------------|--------------------------|---------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Utility Rates</b>                                      |                          |                           |                      |                               |                      |                            |
| Garbage Service                                           |                          |                           |                      |                               |                      |                            |
| Service                                                   | \$12.99 per month        | N/A NA                    |                      |                               |                      |                            |
| New Garbage Can Set-up                                    | \$150.00 ea. Unit        | NA NA                     |                      |                               |                      |                            |
| Extra Garbage Can (Limit 3)                               | \$9.79 per month         | NA NA                     |                      |                               |                      |                            |
| Green Waste Can                                           | \$7.85 per month         | N/A N/A                   |                      |                               |                      |                            |
| Replacement Cost                                          | \$90.00 per can          | NA NA                     |                      |                               |                      |                            |
| Early Return of Extra Can(s) - less than six (6) months   | \$35.00 per can          | NA NA                     |                      |                               |                      |                            |
| Street Lighting (Effective May 1st, 2009)                 |                          |                           |                      |                               |                      |                            |
| Street Lighting Power Fee                                 | \$1.00 per month         | NA NA                     |                      |                               |                      |                            |
| Purchase of New Street Lights                             | \$0.32 per month         | NA NA                     |                      |                               |                      |                            |
| Parks Maintenance Fee                                     | \$5.73 per month         | NA NA                     |                      |                               |                      |                            |
| Temporary Meter (New Construction)                        | \$30.00 per application  | NA NA                     |                      |                               |                      |                            |
| New Service (Does not include impact fee)                 | \$25.00 per application  | NA NA                     |                      |                               |                      |                            |
| Utility Account Transfer (within City limits)             | \$15.00 per request      | NA NA                     |                      |                               |                      |                            |
| Utility Doorhanger Notice Fee                             | \$5.00 per incident      |                           |                      |                               |                      |                            |
| Late Fee on Delinquent Accounts                           | \$20.00 per incident     | NA NA                     |                      |                               |                      |                            |
| Request for Re-establishment of Service after Delinquency |                          |                           |                      |                               |                      |                            |
| First Occurrence                                          | \$35.00 per request      | NA NA                     |                      |                               |                      |                            |
| Subsequent Occurrences (Same Year)                        | \$50.00 per request      | NA NA                     |                      |                               |                      |                            |
| After Hours Re-connection of Service                      | \$35.00 per request      | NA NA                     |                      |                               |                      |                            |
| Deposit for Water Service                                 |                          |                           |                      |                               |                      |                            |
| Residential                                               | \$100.00 per application | NA NA                     |                      |                               |                      |                            |
| Commercial/Industrial/Multi-Family                        | \$100.00 per application | NA NA                     |                      |                               |                      |                            |
| Culinary Water Service                                    |                          |                           |                      |                               |                      |                            |
| Commercial Service                                        |                          |                           |                      |                               |                      |                            |
| < 5,000 Gallons                                           | \$21.82 per month        | N/A N/A                   | \$22.49 per month    |                               |                      |                            |
| 5,001-10,000 gallons                                      | \$21.82 per month        | \$2.00 per 1,000 gallons  | \$22.49 per month    |                               |                      |                            |
| 10,001-15,000 gallons                                     | \$31.82 per month        | \$2.50 per 1,000 gallons  | \$32.49 per month    |                               |                      |                            |
| 15,001-20,000 gallons                                     | \$44.47 per month        | \$3.00 per 1,000 gallons  | \$44.99 per month    |                               |                      |                            |
| 20,001-25,000 gallons                                     | \$59.32 per month        | \$3.50 per 1,000 gallons  | \$59.99 per month    |                               |                      |                            |
| 25,001-30,000 gallons                                     | \$76.82 per month        | \$4.00 per 1,000 gallons  | \$77.49 per month    |                               |                      |                            |
| 30,001-35,000 gallons                                     | \$94.82 per month        | \$4.50 per 1,000 gallons  | \$97.49 per month    |                               |                      |                            |
| 35,001-40,000 gallons                                     | \$119.32 per month       | \$5.00 per 1,000 gallons  | \$119.99 per month   |                               |                      |                            |
| > 40,000 gallons                                          | \$144.32 per month       | \$5.50 per 1,000 gallons  | \$144.99 per month   |                               |                      |                            |
| Residential Service (with secondary water)                |                          |                           |                      |                               |                      |                            |
| < 3,000 Gallons                                           | \$21.82 per month        | N/A N/A                   | \$22.49 per month    |                               |                      |                            |
| 3,001 - 6,000 gallons                                     | \$23.21 per month        | N/A N/A                   | \$23.88 per month    |                               |                      |                            |
| 6,001 - 9,000 gallons                                     | \$26.45 per month        | N/A N/A                   | \$27.12 per month    |                               |                      |                            |
| 9,001 -12,000 gallons                                     | \$26.45 per month        | \$4.66 per 1,000 gallons  | \$27.12 per month    |                               |                      |                            |
| 12,001 -15,000 gallons                                    | \$40.43 per month        | \$5.36 per 1,000 gallons  | \$41.10 per month    |                               |                      |                            |
| 15,001 -18,000 gallons                                    | \$56.51 per month        | \$6.16 per 1,000 gallons  | \$57.18 per month    |                               |                      |                            |
| 18,001 -21,000 gallons                                    | \$74.99 per month        | \$8.14 per 1,000 gallons  | \$75.66 per month    |                               |                      |                            |
| 21,001 -24,000 gallons                                    | \$99.41 per month        | \$9.36 per 1,000 gallons  | \$100.08 per month   |                               |                      |                            |
| 24,001 -27,000 gallons                                    | \$127.45 per month       | \$10.77 per 1,000 gallons | \$128.12 per month   |                               |                      |                            |
| 27,001 -30,000 gallons                                    | \$159.80 per month       | \$12.38 per 1,000 gallons | \$160.47 per month   |                               |                      |                            |
| > 30,000 gallons                                          | \$194.94 per month       | \$14.24 per 1,000 gallons | \$195.61 per month   |                               |                      |                            |
| Residential Service (without secondary water)             |                          |                           |                      |                               |                      |                            |
| < 3,000 Gallons                                           | \$21.82 per month        | N/A N/A                   | \$22.49 per month    |                               |                      |                            |
| 3,001 - 6,000 gallons                                     | \$23.21 per month        | N/A N/A                   | \$23.88 per month    |                               |                      |                            |
| 6,001 - 9,000 gallons                                     | \$26.77 per month        | N/A N/A                   | \$27.44 per month    |                               |                      |                            |
| 9,001 -12,000 gallons                                     | \$26.77 per month        | \$5.13 per 1,000 gallons  | \$27.44 per month    |                               |                      |                            |
| 12,001 -15,000 gallons                                    | \$42.16 per month        | \$5.90 per 1,000 gallons  | \$42.83 per month    |                               |                      |                            |
| 15,001 -18,000 gallons                                    | \$59.86 per month        | \$6.78 per 1,000 gallons  | \$60.53 per month    |                               |                      |                            |

**Utilities**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                                                                 |                                          |                                                     |                             |
|-------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|-----------------------------|
| 18,001 -21,000 gallons                                                                          | \$80.20 per month                        | \$8.95 per 1,000 gallons                            | <b>\$80.87 per month</b>    |
| 21,001 -24,000 gallons                                                                          | \$107.05 per month                       | \$10.30 per 1,000 gallons                           | <b>\$107.72 per month</b>   |
| 24,001 -27,000 gallons                                                                          | \$137.95 per month                       | \$11.85 per 1,000 gallons                           | <b>\$138.62 per month</b>   |
| 27,001 -30,000 gallons                                                                          | \$173.50 per month                       | \$13.62 per 1,000 gallons                           | <b>\$174.17 per month</b>   |
| > 30,000 gallons                                                                                | \$214.36 per month                       | \$15.66 per 1,000 gallons                           | <b>\$215.03 per month</b>   |
| Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")      |                                          |                                                     |                             |
| 3/4" line                                                                                       | \$22.75 per month                        | NA NA                                               | <b>\$26.80 per month</b>    |
| 1" line                                                                                         | \$28.75 per month                        | NA NA                                               | <b>\$32.80 per month</b>    |
| 1 1/2" line                                                                                     | \$65.25 per month                        | NA NA                                               | <b>\$69.30 per month</b>    |
| 2" line                                                                                         | \$110.36 per month                       | NA NA                                               | <b>\$114.41 per month</b>   |
| 3" line                                                                                         | \$191.75 per month                       | NA NA                                               | <b>\$195.80 per month</b>   |
| 4" line                                                                                         | \$421.69 per month                       | NA NA                                               | <b>\$425.74 per month</b>   |
| 6" line                                                                                         | \$935.25 per month                       | NA NA                                               | <b>\$939.30 per month</b>   |
| 8" line                                                                                         | \$1,657.05 per month                     | NA NA                                               | <b>\$1,661.10 per month</b> |
| Bulk Water                                                                                      |                                          |                                                     |                             |
| Administrative Fee                                                                              | \$30.00 per application                  | NA NA                                               |                             |
| Water Fill                                                                                      | \$5.92 per 1,000 gallons                 | NA NA                                               |                             |
| Hydrant Meter Deposit                                                                           | \$1,700.00 per application               | NA NA                                               |                             |
| Hydrant Meter Rental (rental fee paid monthly)                                                  | \$30.00 per month                        |                                                     |                             |
| Late Fee                                                                                        | \$100.00 per month                       | NA NA                                               |                             |
| Hydrant Flushing                                                                                | \$250.00 per Flushing                    | \$2.18 per 1,000 gallons                            |                             |
| North Davis Sewer District - Sewer Disposal Service (Waste)                                     |                                          |                                                     |                             |
| Residential                                                                                     | \$21.50 per month                        | NA NA                                               |                             |
| Commercial                                                                                      | \$21.50 per month                        | \$2.15 Per 1000 gallons over 5,500 gallons of water |                             |
| Syracuse City - Sewer Maintenance Service (Waste)                                               |                                          |                                                     |                             |
| Residential                                                                                     | \$7.42 per month                         | NA NA                                               |                             |
| Commercial                                                                                      | \$7.42 per month                         | NA NA                                               |                             |
| Sewer Service (Storm)                                                                           |                                          |                                                     |                             |
| Residential                                                                                     | \$6.32 per month                         | NA NA                                               | <b>\$7.59 per month</b>     |
| Commercial                                                                                      |                                          |                                                     |                             |
| 0 - 1 acre                                                                                      | \$8.63 per month                         | NA NA                                               | <b>\$9.90 per month</b>     |
| 1.1 - 2 acres                                                                                   | \$16.86 per month                        | NA NA                                               | <b>\$18.13 per month</b>    |
| 2.1 - 2 acres                                                                                   | \$25.03 per month                        | NA NA                                               | <b>\$26.30 per month</b>    |
| 3.1 - 4 acres                                                                                   | \$33.19 per month                        | NA NA                                               | <b>\$34.46 per month</b>    |
| 4.1 - 5 acres                                                                                   | \$41.36 per month                        | NA NA                                               | <b>\$42.63 per month</b>    |
| 5.1 - 6 acres                                                                                   | \$49.58 per month                        | NA NA                                               | <b>\$50.85 per month</b>    |
| 6.1 - 7 acres                                                                                   | \$57.75 per month                        | NA NA                                               | <b>\$59.02 per month</b>    |
| 7.1 - 8 acres                                                                                   | \$65.91 per month                        | NA NA                                               | <b>\$67.18 per month</b>    |
| 8.1 - 9 acres                                                                                   | \$74.08 per month                        | NA NA                                               | <b>\$75.35 per month</b>    |
| Each additional acre                                                                            | \$8.63 per month                         | NA NA                                               | <b>\$9.90 per month</b>     |
| Secondary Water - Open Land in a Residential Subdivision                                        | \$0.19 sf of pervious area               | NA NA                                               |                             |
| Public Works                                                                                    |                                          |                                                     |                             |
| Sidewalk & Driveway Approach Replacement                                                        | \$45.00 per inspection                   | NA NA                                               |                             |
| Street Sweeping (Contractor failure to clean)                                                   | \$515.00 per incident                    | Time & Material for City Personnel                  |                             |
| <b>Fines</b>                                                                                    |                                          |                                                     |                             |
| Fines - Water Meter Tampering                                                                   | \$100.00 1st incident                    | \$500.00 2nd incident                               |                             |
| Cross Connection of Culinary & Secondary Lines<br>(No water contamination of city water supply) | \$1,000.00 per incident                  | reimbursement of city costs to remediate            |                             |
| Secondary Water Violation of Mandatory Water Restrictions                                       |                                          |                                                     |                             |
| 1st Incident                                                                                    | \$0 Warning                              |                                                     |                             |
| 2nd Incident                                                                                    | \$200 Applied to Utility Bill            |                                                     |                             |
| 3rd Incident                                                                                    | \$500 Applied to Utility Bill            |                                                     |                             |
| 4th Incident                                                                                    | \$1,000 Water Shut Off & Meter Installed |                                                     |                             |
| Fats, Oils, and Grease (FOG) Control Violation                                                  | \$100 per day                            |                                                     |                             |
| Water Theft                                                                                     |                                          |                                                     |                             |
| Commercial                                                                                      | \$1,500.00 Per Incident                  |                                                     |                             |
| Non-Commercial                                                                                  | \$250.00 Per Incident                    |                                                     |                             |

**Parks & Recreation All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                               | Current Base Fee                  | Additional Fee                      | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------|-----------------------------------|-------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Community Center Fees</b>                  |                                   |                                     |                   |                         |                   |                         |
| Rental - after hours fee for all activities   | \$15.00 per hour per staff member |                                     |                   |                         |                   |                         |
| Rental - Gymnasium                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$125.00 per hour per gym         | \$900.00 per 8 hours per gym        |                   |                         |                   |                         |
| Non-resident                                  | \$200.00 per hour per gym         | \$1,500.00 per 8 hours per gym      |                   |                         |                   |                         |
| Rental - Classroom/Craft Room                 |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$30.00 per hour per room         | \$200.00 per 8 hours per room       |                   |                         |                   |                         |
| Non-resident                                  | \$45.00 per hour per room         | \$300.00 per 8 hours per room       |                   |                         |                   |                         |
| <b>Memberships</b>                            |                                   |                                     |                   |                         |                   |                         |
| Children (Ages 5-13)                          |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$1.00 per day                    | \$9.00 per month or \$50 per year   |                   |                         |                   |                         |
| Non-Resident                                  | \$1.00 per day                    | \$11.00 per month or \$76 per year  |                   |                         |                   |                         |
| Youth (Ages 14-17)                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$2.00 per day                    | \$18.00 per month or \$110 per year |                   |                         |                   |                         |
| Non-Resident                                  | \$2.00 per day                    | \$27.00 per month or \$193 per year |                   |                         |                   |                         |
| Adults (Ages 18-59)                           |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$2.00 per day                    | \$18.00 per month or \$110 per year |                   |                         |                   |                         |
| Non-Resident                                  | \$2.00 per day                    | \$27.00 per month or \$193 per year |                   |                         |                   |                         |
| Seniors (Ages 60+)                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$0.50 per day                    | \$7.00 per month or \$42 per year   |                   |                         |                   |                         |
| Non-Resident                                  | \$0.50 per day                    | \$11.00 per month or \$76 per year  |                   |                         |                   |                         |
| Seniors Couples                               |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$11.00 per month or \$70 per year  |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$20.00 per month or \$130 per year |                   |                         |                   |                         |
| Adult Couples                                 |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$30.00 per month or \$187 per year |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$49.00 per month or \$312 per year |                   |                         |                   |                         |
| Families                                      |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$54.00 per month or \$259 per year |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$78.00 per month or \$405 per year |                   |                         |                   |                         |
| <b>Park Rental Fees</b>                       |                                   |                                     |                   |                         |                   |                         |
| Park Land Rental (Concessionaire)             | \$250.00 per month                | NA NA                               |                   |                         |                   |                         |
| Athletic Fields                               |                                   |                                     |                   |                         |                   |                         |
| Non-Recreational Play                         |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$15.00 per field per hour        | NA NA                               |                   |                         |                   |                         |
| Non-Resident                                  | \$25.00 per field per hour        | NA NA                               |                   |                         |                   |                         |
| Recreational Play                             | Multi-day                         | Fee negotiated per Contract         | NA NA             |                         |                   |                         |
| Field Lighting                                |                                   | \$15.00 per hour per field          | NA NA             |                         |                   |                         |
| Equestrian Park Rental                        |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$15.00 per hour                  | NA NA                               |                   |                         |                   |                         |
| Non-Resident                                  | \$25.00 per hour                  | NA NA                               |                   |                         |                   |                         |
| Boweries (except for Jensen and Legacy Parks) |                                   |                                     |                   |                         |                   |                         |
| Parties of 150 or Less                        |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$25.00 per (4) hour period       | \$5.00 per hour for 5+ hours        |                   |                         |                   |                         |
| Non-Resident                                  | \$50.00 per (4) hour period       | \$10.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Parties of 150 or More (Special Event)        |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$75.00 per (4) hour period       | \$10.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Non-Resident                                  | \$125.00 per (4) hour period      | \$20.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Ice Rink Rental (Skate Rentals not included)  | \$50.00 per 2 hour session        |                                     |                   |                         |                   |                         |
| Ice Skate Rentals                             |                                   |                                     |                   |                         |                   |                         |
| Adults (ages 13 and up)                       | \$4.00 per hour                   | NA NA                               |                   |                         |                   |                         |
| Children                                      | \$3.00 per hour                   | NA NA                               |                   |                         |                   |                         |
| Jensen Nature Park (Bowery)                   |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$50.00 per (4) hour period       | NA NA                               |                   |                         |                   |                         |
| Non-Resident                                  | \$75.00 per (4) hour period       | NA NA                               |                   |                         |                   |                         |

**Parks & Recreation All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                    |                                                        |                                           |                             |
|------------------------------------|--------------------------------------------------------|-------------------------------------------|-----------------------------|
| <b>Jensen Park Nature Center</b>   |                                                        |                                           |                             |
| Resident - 1/2 Day                 | \$150.00 per rental                                    | NA                                        | NA                          |
| Resident - Whole Day               | \$275.00 per rental                                    | NA                                        | NA                          |
| Non-resident - 1/2 Day             | \$200.00 per rental                                    | NA                                        | NA                          |
| Non-resident - Whole Day           | \$375.00 per rental                                    | NA                                        | NA                          |
| <b>Legacy Park</b>                 |                                                        |                                           |                             |
| Resident                           | \$50.00 per (4) hour period                            | NA                                        | NA                          |
| Non-Resident                       | \$75.00 per (4) hour period                            | NA                                        | NA                          |
| Cancellation Fee                   | \$5.00 per cancellation                                | 50% within 7 days, no refund under 3 days |                             |
| <b>Heritage Days</b>               |                                                        |                                           |                             |
| 10 x 10 Booth                      | \$80.00 per booth                                      | NA                                        | NA                          |
| 10 x 20 Booth                      | \$160.00 per booth                                     | NA                                        | NA                          |
| Power for Booth                    | \$12.00 per booth                                      | NA                                        | NA                          |
| <b>Roving Vendor Permit</b>        |                                                        |                                           |                             |
| Without a booth rental             | \$50.00 per permit                                     | NA                                        | NA                          |
| With a booth rental                | \$25.00 per permit                                     | NA                                        | NA                          |
| Parade Entry                       | \$15.00 per vehicle                                    |                                           |                             |
| Late Fee                           | \$20.00 per application                                | NA                                        | NA                          |
| <b>Recreation Programs</b>         |                                                        |                                           |                             |
| Late Sign-up Fee                   | \$5.00 per person                                      | NA                                        | NA                          |
| Merit Badge Classes                | Actual cost of materials (varies based on merit badge) |                                           |                             |
| Camp Syracuse                      | \$45.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| <b>Golf</b>                        |                                                        |                                           |                             |
| Tennis                             | \$55.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Pickleball                         | \$25.00 per person                                     | \$5.00                                    | Additional non-resident fee |
| Dodgeball                          | \$25.00 per person                                     | \$300.00                                  | per team                    |
| Football (Tackle)                  | \$225.00 per person                                    | NA                                        | NA                          |
| Football (Flag) - 1st to 4th grade | \$75.00 per person                                     |                                           |                             |
| Football (Flag) - 5th to 9th grade | \$90.00 per person                                     |                                           |                             |
| Adult Basketball                   | \$351.00 per team                                      | NA                                        | NA                          |
| <b>Soccer (Fall/Spring)</b>        |                                                        |                                           |                             |
| Little Kicks/Pre K                 | \$50.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Kindergarten-2nd grade             | \$55.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| 3rd grade-9th grade                | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| <b>Baseball/Softball</b>           |                                                        |                                           |                             |
| T-ball / Coach Pitch               | \$50.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Single A Baseball                  | \$50.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Double A Baseball                  | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Triple A Baseball                  | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Major Baseball                     | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| 3rd/4th Girls Softball             | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Major Softball                     | \$60.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Junior High Baseball               | \$70.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Junior High Softball               | \$70.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| <b>Basketball</b>                  |                                                        |                                           |                             |
| Itty Bitty                         | \$45.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| 1st/2nd grade                      | \$45.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| 3rd-6th grades (Jr Jazz)           | \$55.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| 7th-12th grades (Jr Jazz)          | \$75.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| <b>Equipment Rental</b>            |                                                        |                                           |                             |
| Performance Stage                  | \$900.00 per day                                       |                                           |                             |

**Cemetery**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                  | Current Base Fee | Additional Fee             | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|----------------------------------|------------------|----------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Basic Fees</b>                |                  |                            |                      |                               |                      |                            |
| Plot Purchase                    |                  |                            |                      |                               |                      |                            |
| Resident                         | \$500.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$1,000.00       |                            |                      |                               |                      |                            |
| Plot Purchase - half/infant/urn  |                  |                            |                      |                               |                      |                            |
| Resident                         | \$250.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$500.00         |                            |                      |                               |                      |                            |
| Interment - Adult                |                  |                            |                      |                               |                      |                            |
| Resident                         | \$300.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$700.00         |                            |                      |                               |                      |                            |
| Interment - Child                |                  |                            |                      |                               |                      |                            |
| Resident                         | \$175.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$400.00         |                            |                      |                               |                      |                            |
| Interment - Urn or Infant        |                  |                            |                      |                               |                      |                            |
| Resident                         | \$100.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$200.00         |                            |                      |                               |                      |                            |
| Interment - Weekend or Holiday   |                  |                            |                      |                               |                      |                            |
| Resident                         | \$200.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$200.00         |                            |                      |                               |                      |                            |
| Disinterment                     |                  |                            |                      |                               |                      |                            |
| Resident                         | \$400.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$400.00         |                            |                      |                               |                      |                            |
| Monument Move (Flat Monument)    |                  |                            |                      |                               |                      |                            |
| Resident                         | \$50.00          |                            |                      |                               |                      |                            |
| Non-Resident                     | \$50.00          |                            |                      |                               |                      |                            |
| Monument Move (Upright Monument) |                  |                            |                      |                               |                      |                            |
| Resident                         | \$250.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$250.00         |                            |                      |                               |                      |                            |
| Position Transfer Fee            |                  |                            |                      |                               |                      |                            |
| Resident                         | \$35.00          |                            |                      |                               |                      |                            |
| Non-Resident                     | \$35.00          |                            |                      |                               |                      |                            |
| After Hours fee (3:00 p.m.)      |                  |                            |                      |                               |                      |                            |
| Resident                         | \$100.00         |                            |                      |                               |                      |                            |
| Non-Resident                     | \$100.00         |                            |                      |                               |                      |                            |
| Cemetery Certificate Replacement | \$10.00          | Per Additional Certificate |                      |                               |                      |                            |

**Public Safety & Public Works**

**All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                                                                                        | Current Base Fee                                   | Additional Fee                                                      | Proposed Base Fee                          | Proposed Additional Fee | Base Fee Increase       | Additional Fee Increase |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------|-------------------------|-------------------------|-------------------------|
| <b>Fire Department</b>                                                                                                 |                                                    |                                                                     |                                            |                         |                         |                         |
| Two EMT Ambulance (4 hour minimum)                                                                                     | \$100.00 per hour                                  | plus cost of materials (transport billed according to fee schedule) |                                            |                         |                         |                         |
| One EMT or Firefighter with basic equipment, no ambulance (4 hour minimum)                                             | \$50.00 per hour                                   | plus cost of materials                                              |                                            |                         |                         |                         |
| Four Firefighter Engine Company (4 hour minimum)                                                                       | \$250.00 per hour                                  | plus cost of materials                                              |                                            |                         |                         |                         |
| Two Firefighter Brush Truck (4 hour minimum)                                                                           | \$150.00 per hour                                  | plus cost of materials                                              |                                            |                         |                         |                         |
| CERT (hybrid) Special Class fee for additional classes requested by organizations outside of regular scheduled classes | \$200.00 per class                                 |                                                                     |                                            |                         |                         |                         |
| Equipment issued during CERT Class                                                                                     | \$45.00 per person                                 |                                                                     |                                            |                         |                         |                         |
| Fire or EMS Report                                                                                                     | \$10.00 per report                                 | \$15.00 per hour of research (31+ minutes)                          |                                            |                         |                         |                         |
| Fire or EMS Report with pictures                                                                                       | \$50.00 per report                                 | \$15.00 per hour of research (31+ minutes)                          |                                            |                         |                         |                         |
| CPR/ First Aid Course                                                                                                  |                                                    |                                                                     |                                            |                         |                         |                         |
| Resident                                                                                                               | \$30.00 per person                                 |                                                                     |                                            |                         |                         |                         |
| Non-Resident                                                                                                           | \$40.00 per person                                 |                                                                     |                                            |                         |                         |                         |
| Skills Pass-off (blended learning option)                                                                              | \$15.00 per person                                 |                                                                     |                                            |                         |                         |                         |
| Off-site CPR, First Aid, or AED Training course (up to 6 people)                                                       | \$200.00 per class                                 | plus cost of cards                                                  |                                            |                         |                         |                         |
| Children's Bike Helmets                                                                                                | \$10.00 each                                       |                                                                     |                                            |                         |                         |                         |
| Fireworks Sales Permit (in addition to business license)                                                               | \$300.00 per location                              |                                                                     |                                            |                         |                         |                         |
| Miscellaneous Inspections                                                                                              | \$75.00 per inspection                             |                                                                     |                                            |                         |                         |                         |
| Additional Inspections (after first follup-up / no show)                                                               | \$75.00 each occurrence                            |                                                                     |                                            |                         |                         |                         |
| False Alarm Fees - Commercial                                                                                          |                                                    |                                                                     |                                            |                         |                         |                         |
| 3rd false alarm per quarter                                                                                            | \$250.00                                           |                                                                     |                                            |                         |                         |                         |
| 4th false alarm per quarter                                                                                            | \$350.00                                           |                                                                     |                                            |                         |                         |                         |
| 5th false alarm per quarter                                                                                            | \$450.00                                           | \$100.00 per occurrence after 5th                                   |                                            |                         |                         |                         |
| <b>Police Department</b>                                                                                               |                                                    |                                                                     |                                            |                         |                         |                         |
| Fingerprinting                                                                                                         |                                                    |                                                                     |                                            |                         |                         |                         |
| Resident                                                                                                               | \$10.00 per card                                   |                                                                     |                                            |                         |                         |                         |
| Non-Resident                                                                                                           | \$15.00 per card                                   |                                                                     |                                            |                         |                         |                         |
| Criminal History Background Check                                                                                      | \$10.00 per background check                       |                                                                     |                                            |                         |                         |                         |
| Police contract services (i.e. special events, interagency, etc)                                                       |                                                    |                                                                     |                                            |                         |                         |                         |
| Admin Fee - staffing costs                                                                                             | \$20.00 per event                                  | May be charged once if it is an ongoing event                       |                                            |                         |                         |                         |
| Each officer                                                                                                           | \$60.00 per hour                                   | 2 hour minimum                                                      | \$85.00 per hour                           |                         |                         |                         |
| Parking Violation Penalty Fee **                                                                                       |                                                    |                                                                     |                                            |                         |                         |                         |
| Paid within 14 days of issuance                                                                                        | \$30.00 per ticket                                 |                                                                     |                                            |                         |                         |                         |
| Paid within 15 to 30 days of issuance                                                                                  | \$50.00 per ticket                                 |                                                                     |                                            |                         |                         |                         |
| Paid after 30 days of issuance                                                                                         | \$70.00 per ticket                                 | plus cost of collections, if applicable                             |                                            |                         |                         |                         |
| Police GRAMA requests                                                                                                  |                                                    |                                                                     |                                            |                         |                         |                         |
| Police Report                                                                                                          | \$10.00 per report                                 | \$15.00 per hour of research (31+ minutes)                          |                                            |                         |                         |                         |
| Police Report with Photos                                                                                              |                                                    |                                                                     | \$15.00 per email                          |                         | \$20.00 per shared disc |                         |
| Police Report with Video                                                                                               |                                                    |                                                                     | \$35.00 per hour of research (31+ minutes) |                         |                         |                         |
| Police Report with any pictures or video on CD or DVD                                                                  | \$50.00 per report                                 | \$15.00 per hour of research (31+ minutes)                          |                                            |                         |                         |                         |
| Good Conduct Letter Request                                                                                            | \$5.00 per letter                                  |                                                                     |                                            |                         |                         |                         |
| Annual sex offender / child abuse registration fee                                                                     | \$25.00 Per Registration                           |                                                                     |                                            |                         |                         |                         |
| <b>Emergency Services</b>                                                                                              |                                                    |                                                                     |                                            |                         |                         |                         |
| Base Fee and Mileage Rate                                                                                              | As per State approved Utah Health Department Rates |                                                                     |                                            |                         |                         |                         |
| Surcharges (Emergency, night service, off-road)                                                                        |                                                    |                                                                     |                                            |                         |                         |                         |
| Special Provisions (wait time, non-transport)                                                                          |                                                    |                                                                     |                                            |                         |                         |                         |
| Medical Supplies                                                                                                       |                                                    |                                                                     |                                            |                         |                         |                         |
| Hardship Waivers for Emergency Services                                                                                | As per City Council Resolution R19-06              |                                                                     |                                            |                         |                         |                         |
| <b>Public Works Department</b>                                                                                         |                                                    |                                                                     |                                            |                         |                         |                         |
| Public Works contract services (i.e. staffing, capital projects, interagency, etc)                                     |                                                    |                                                                     |                                            |                         |                         |                         |
| Staffing costs                                                                                                         | \$75.00 minimum up to 1st hour                     | \$75.00 per hour after 1st hour                                     |                                            |                         |                         |                         |
| Heavy equipment costs                                                                                                  | \$100.00 minimum up to 1st hour                    | \$100.00 per hour after 1st hour                                    |                                            |                         |                         |                         |
| Rate billed by the City includes time for mobilization and demobilization.                                             |                                                    |                                                                     |                                            |                         |                         |                         |
| Street Light Installation Charge - Charged to new development                                                          | \$150.00 per light                                 | Plus Actual Cost of Materials and Installation                      |                                            |                         |                         |                         |
| Street Sign Installation Charge - Charged to new development                                                           | \$1,000.00 Per Street Intersection                 |                                                                     |                                            |                         |                         |                         |
| Traffic Evaluation Request *                                                                                           | \$300.00 Per application                           |                                                                     |                                            |                         |                         |                         |

\*Reimbursement may be provided if the specified area is found to be in need of correction.

\*\*1st time offense is eligible for a \$20.00 reduction in fee with receipt of parking information in person or electronically.

**Miscellaneous**

*All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)*

| Fee Description                                                                          | Current Base Fee                     | Additional Fee                 | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Faxes</b>                                                                             |                                      |                                |                   |                         |                   |                         |
| Local                                                                                    | \$1.00 Per Call                      | NA NA                          |                   |                         |                   |                         |
| Long Distance                                                                            | \$3.00 Per Call                      | NA NA                          |                   |                         |                   |                         |
| <b>Copies</b>                                                                            |                                      |                                |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet B&W                                                         | \$0.25 per sheet                     | NA NA                          |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet Color                                                       | \$0.50 per sheet                     | NA NA                          |                   |                         |                   |                         |
| 11 " x 17" - single sheet B&W                                                            | \$0.50                               |                                |                   |                         |                   |                         |
| 11 " x 17" - single sheet Color                                                          | \$1.00                               |                                |                   |                         |                   |                         |
| 24" x 36"                                                                                | \$2.00 per sheet                     | NA NA                          |                   |                         |                   |                         |
| Off-site Printing                                                                        | Actual Cost                          | NA NA                          |                   |                         |                   |                         |
| <b>Post Office Supplies</b>                                                              |                                      |                                |                   |                         |                   |                         |
| Stamps, Packages, Boxes, etc.                                                            | As per approved USPS prices          |                                |                   |                         |                   |                         |
| Bubble Wrap                                                                              | \$3.99                               |                                |                   |                         |                   |                         |
| Packing Tape Dispensers                                                                  | \$3.99                               |                                |                   |                         |                   |                         |
| Mailing Carton 12" x 10" x 8"                                                            | \$2.19                               |                                |                   |                         |                   |                         |
| Mailing Carton 15"x12"x10"                                                               | \$4.99                               |                                |                   |                         |                   |                         |
| Mailing Carton 8" x 8" x 8"                                                              | \$3.29                               |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.75" x 12.25" (Chipboard)                                                 | \$1.89                               |                                |                   |                         |                   |                         |
| Photo/Doc Mailer 6" x 10" (Chipboard)                                                    | \$1.79                               |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh                                              | \$2.09                               |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh                                             | \$2.69                               |                                |                   |                         |                   |                         |
| Bubble Mailer 6" x 10"                                                                   | \$1.79                               |                                |                   |                         |                   |                         |
| Bubble Mailer 10.5" x 16"                                                                | \$2.69                               |                                |                   |                         |                   |                         |
| Bubble Mailer 8.5" x 12"                                                                 | \$2.19                               |                                |                   |                         |                   |                         |
| Bubble Mailer 12.5" x 19"                                                                | \$2.59                               |                                |                   |                         |                   |                         |
| Envelope 6" x 9"                                                                         | \$0.49                               |                                |                   |                         |                   |                         |
| Utility Mailer 10.5" x 16"                                                               | \$1.49                               |                                |                   |                         |                   |                         |
| <b>Administrative Reports, Documents, and Fees</b>                                       |                                      |                                |                   |                         |                   |                         |
| Financial Report                                                                         |                                      |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report                 | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                    | NA NA                          |                   |                         |                   |                         |
| Budget Document                                                                          |                                      |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report                 | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                    | NA NA                          |                   |                         |                   |                         |
| Audio Recordings on CD                                                                   | \$10.00 per CD                       | NA NA                          |                   |                         |                   |                         |
| Certification of Copies                                                                  | \$2.00 per copy                      | NA NA                          |                   |                         |                   |                         |
| Administration Processing Fee                                                            | \$50.00 Per hour                     |                                |                   |                         |                   |                         |
| Administrative Citation Appeal Hearing Fee                                               | \$25.00 per appeal                   |                                |                   |                         |                   |                         |
| GRAMA Records Request                                                                    |                                      |                                |                   |                         |                   |                         |
| Records Request                                                                          | \$0.25 per page                      |                                |                   |                         |                   |                         |
| Research, compilation, editing, redaction, etc.                                          | \$0.00 per minute (first 30 min)     | \$15.00 per hour (31+ minutes) |                   |                         |                   |                         |
| Passport Photos**                                                                        | \$15.00 per photo                    | NA NA                          |                   |                         |                   |                         |
| Passport Acceptance Fee**                                                                | \$35.00 per application              | NA NA                          |                   |                         |                   |                         |
| Passport Express Mail Fee (1-2 day delivery)**                                           | \$30.00 per application              | NA NA                          |                   |                         |                   |                         |
| Notarization                                                                             | \$10.00 per stamp                    | NA NA                          |                   |                         |                   |                         |
| Subdivision Ordinance Book                                                               |                                      |                                |                   |                         |                   |                         |
| Entire Book                                                                              | \$15.00 per book                     | NA NA                          |                   |                         |                   |                         |
| Per Chapter                                                                              | \$1.50 per chapter                   | NA NA                          |                   |                         |                   |                         |
| General Plan Book                                                                        | \$15.00 per book                     | NA NA                          |                   |                         |                   |                         |
| <b>Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)</b> |                                      |                                |                   |                         |                   |                         |
| 8 1/2 " x 11"      Size A                                                                | \$3.00 per map                       | NA NA                          |                   |                         |                   |                         |
| 11" x 17"        Size B                                                                  | \$5.00 per map                       | NA NA                          |                   |                         |                   |                         |
| 22" x 34"        Size D                                                                  | \$15.00 per map                      | NA NA                          |                   |                         |                   |                         |
| Map Research & Compilation                                                               | \$50.00 per hour                     |                                |                   |                         |                   |                         |
| Maps on disk                                                                             | \$10.00 per disk                     | NA NA                          |                   |                         |                   |                         |
| <b>Collections</b>                                                                       |                                      |                                |                   |                         |                   |                         |
| Returned Check Fee                                                                       | \$20.00 per check                    | NA NA                          |                   |                         |                   |                         |
| Warrant Collection Fee                                                                   | 2.75% of outstanding warrant balance |                                |                   |                         |                   |                         |
| Outside Collection Agency Fee                                                            | 25.00% of balance owed to City       |                                |                   |                         |                   |                         |
| <b>Candidate Filing Fee for Public Office</b>                                            | \$25.00 per application              | NA NA                          |                   |                         |                   |                         |
| <b>City Hall Lobby Rental *</b>                                                          |                                      |                                |                   |                         |                   |                         |

**Miscellaneous****All Fees Are Effective July 1, 2024 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                 |                         |                               |
|-------------------------------------------------|-------------------------|-------------------------------|
| Small Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$100.00 per rental *   | \$35.00 per hour for staffing |
| Non-resident                                    | \$150.00 per rental *   | \$40.00 per hour for staffing |
| Small Events (< 25 persons - with food present) |                         |                               |
| Resident                                        | \$200.00 per rental *   | \$40.00 per hour for staffing |
| Non-resident                                    | \$300.00 per rental *   | \$45.00 per hour for staffing |
| Large Events (> 25 persons - no food present)   |                         |                               |
| Resident                                        | \$600.00 per rental *   | \$45.00 per hour for staffing |
| Non-resident                                    | \$900.00 per rental *   | \$50.00 per hour for staffing |
| Large Events (> 25 persons - with food present) |                         |                               |
| Resident                                        | \$600.00 per rental *   | \$50.00 per hour for staffing |
| Non-resident                                    | \$900.00 per rental *   | \$55.00 per hour for staffing |
| <b>City Hall Chambers Rental *</b>              |                         |                               |
| Small Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$200.00 per rental *   | \$35.00 per hour for staffing |
| Non-resident                                    | \$300.00 per rental *   | \$40.00 per hour for staffing |
| Large Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$600.00 per rental *   | \$40.00 per hour for staffing |
| Non-resident                                    | \$900.00 per rental *   | \$45.00 per hour for staffing |
| <b>City Hall Lobby and Chambers Rental *</b>    |                         |                               |
| Small Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$300.00 per rental *   | \$35.00 per hour for staffing |
| Non-resident                                    | \$400.00 per rental *   | \$40.00 per hour for staffing |
| Small Events (< 25 persons - with food present) |                         |                               |
| Resident                                        | \$400.00 per rental *   | \$40.00 per hour for staffing |
| Non-resident                                    | \$500.00 per rental *   | \$45.00 per hour for staffing |
| Large Events (> 25 persons - no food present)   |                         |                               |
| Resident                                        | \$700.00 per rental *   | \$50.00 per hour for staffing |
| Non-resident                                    | \$800.00 per rental *   | \$55.00 per hour for staffing |
| Large Events (> 25 persons - with food present) |                         |                               |
| Resident                                        | \$900.00 per rental *   | \$55.00 per hour for staffing |
| Non-resident                                    | \$1,000.00 per rental * | \$60.00 per hour for staffing |

**Miscellaneous**


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|               |                        |                      |
|---------------|------------------------|----------------------|
| Sale of Mulch | \$25.00 per cubic yard |                      |
| Sale of Dirt  |                        |                      |
| Resident      | \$20.00 per cubic yard | \$30.00 Delivery Fee |
| Non-resident  | \$25.00 per cubic yard | \$40.00 Delivery Fee |

\* 50% of rental fee will be refunded upon satisfactory cleanup of facility and no damages.

\*\* The Department of State also charges passport processing fees, expedited fees, and file search fees in addition to our Syracuse City processing fees. These fees are sent directly to the Department of State with the passport applications. See our website for additional information and required fees.



# COUNCIL AGENDA

May 28, 2024

## Agenda Item “m”      **Public Communications Strategy**

### ***Factual Summation***

- Connection Publishing terminated services with Syracuse City on April 29, 2024. As a result, no Syracuse Connection magazine will be published. Syracuse City has previously budgeted \$23,460 annually for public communication through the magazine.
- The Council discussed the topic during the April 23, 2024 work session and May 14, 2024 business meeting and was provided with background information on comparable cities and alternative communication options.

### ***Discussion Goals/Actions***

- Consider and provide direction on how to provide long-term public communication. Potential combinations that fit within the current budget have been provided.
- Consider and provide direction on whether advertisements or section sponsors (beyond special event sponsorships) should be allowed and what restrictions should be in place (size limitations, category restrictions, etc.)

**LONG-TERM OPTIONS****COMBINATION 1: Monthly Digital Newsletter, Monthly Utility Bill Tabloid (June & October Color)**

| <b>Company</b>                 | <b>Medium</b>       | <b>Monthly Cost</b> | <b>Annual Cost</b> |
|--------------------------------|---------------------|---------------------|--------------------|
| MailChimp                      | Digital Newsletter  | \$145               | \$1,737            |
| Freedom Mailing (Utility Bill) | Tabloid, B&W        | \$1,164             | \$11,640           |
| Freedom Mailing (Utility Bill) | Tabloid, Color      | \$3,800             | \$7,599            |
| Paid Advertising               | Meta, Google, Print | \$150               | \$1,800            |
| <b>Totals:</b>                 |                     | <b>\$1,898</b>      | <b>\$22,776</b>    |

This combination would allow the City to provide four pages of content to residents monthly through the utility bill, with June and October having color versions to highlight Heritage Days and Halloween events. The digital newsletter can be shared to those with utility accounts, on the website, and through social media. The digital newsletter platform could also be used for the monthly senior citizen newsletter. The paid advertising could be used to promote newsletter sign ups, events, and other city initiatives. This combination does provide a consistent option for residents.

**COMBINATION 2: Monthly Digital Newsletter, Monthly Utility Bill Flyer, Semi-Annual Tabloid (June & October)**

| <b>Company</b>                 | <b>Medium</b>        | <b>Monthly Cost</b> | <b>Annual Cost</b> |
|--------------------------------|----------------------|---------------------|--------------------|
| MailChimp                      | Digital Newsletter   | \$145               | \$1,737            |
| Freedom Mailing (Utility Bill) | Page, Two-sided, B&W | \$817               | \$8,165            |
| Freedom Mailing (Utility Bill) | Tabloid, B&W         | \$1,164             | \$2,328            |
| Paid Advertising               | Meta, Google, Print  | \$150               | \$1,800            |
| <b>Totals:</b>                 |                      | <b>\$1,169</b>      | <b>\$14,030</b>    |

This combination would allow the City to provide up to two pages of content to residents monthly through the utility bill, with June and October having four pages of content to highlight Heritage Days and Halloween events. The digital newsletter can be shared to those with utility accounts, on the website, and through social media. The paid advertising could be used to promote newsletter sign ups, events, and other city initiatives.

**COMBINATION 3: Monthly Digital Newsletter, Semi-Annual Utility Bill Flyer (June & October)**

| <b>Company</b>                 | <b>Medium</b>        | <b>Monthly Cost</b> | <b>Annual Cost</b> |
|--------------------------------|----------------------|---------------------|--------------------|
| MailChimp                      | Digital Newsletter   | \$145               | \$1,737            |
| Freedom Mailing (Utility Bill) | Page, Two-sided, B&W | \$817               | \$1,633            |
| Paid Advertising               | Meta, Google, Print  | \$150               | \$1,800            |
| <b>Totals:</b>                 |                      | <b>\$431</b>        | <b>\$5,170</b>     |

The digital newsletter can be shared to those with utility accounts, on the website, and through social media. The page flyer in June and October can be used to highlight Heritage Days and Halloween events. The paid advertising could be used to promote newsletter sign ups, events, and other city initiatives.

## ADVERTISEMENTS

The primary purpose of providing public communications through digital and print channels is to publish information regarding governmental and community items of public interest. To avoid detracting from this purpose, should advertising be allowed, the following guidelines may be considered, and the ad rates are a baseline to cover expenses related to the publications.

1. **Space limitations.** Due to potential space restrictions, items of public interest shall receive priority in published City communications. The City reserves the right to reject any advertising requests if the space in a publication has been filled.
2. **Local advertising.** Advertising is restricted to businesses located in Syracuse City or businesses located outside of Syracuse City that are owned by a resident of Syracuse City.
3. **Standards.** Advertisements must be family-friendly, may not contain vulgar or offensive content, and must be of satisfactory technical quality. No personal or political advertising.
4. **Ad Rates.**
  - a. **\$100 Student of the Month Section.** If there is a Student of the Month section and space allows, a section sponsor may include a small logo. Part of this rate would include two \$25 cash prizes for the selected students.
  - b. **\$200 Digital Newsletter Advertiser.** If space permits, a paid advertisement section may be located at the end of the publication for a maximum of two advertisers per digital newsletter.
  - c. **\$150 Print Newsletter Advertiser.** If space permits, a paid advertisement section of up to four standard landscape business card-sized ads may be included on the last page of the printed newsletter.
  - d. **Discount.** A 10% discount may be given to advertisers who purchase a full-year of advertising.



# COUNCIL AGENDA

May 28, 2024

Agenda Item “n”

## Review Resolution R11-23

### *Factual Summation*

- Resolution R11-23 sets forth regulations and a fee schedule for advertising in the utility bill.
- The actual costs for advertising in the utility bill exceed the current fee schedule.

### *Discussion Goals/Actions*

- Consider and provide guidance on whether to continue allowing advertising space in the utility bill. If advertising is permitted, establish updated restrictions on ad sizes, fees, and category restrictions.

**RESOLUTION NO. R11-23**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL PROVIDING REGULATIONS AND A FEE SCHEDULE FOR BUSINESS ADVERTISING IN THE SYRACUSE CITY UTILITY BILL.**

**WHEREAS**, Syracuse City previously provided a monthly utility bill to all of its applicable residents; and

**WHEREAS**, The Syracuse City Council has determined it will be economically advantageous to the City and will promote the public welfare to allow businesses to purchase advertising space in the City's utility bill; and

**WHEREAS**, it is deemed to be in the City's best interest to develop policies and fees for advertising in the City utility bill.

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

**Section 1. Fees for advertising space.** The following fee schedule for advertising space in the City utility bill is hereby adopted:

|                         |                                          |
|-------------------------|------------------------------------------|
| Full page ad (8 ½ x 11) | <b>\$400</b> per monthly utility billing |
| Half page ad            | <b>\$225</b> per monthly utility billing |
| Quarter page ad         | <b>\$125</b> per monthly utility billing |
| Eighth page ad          | <b>\$60</b> per monthly utility billing  |

**Section 2. Advertising Policies.** The following policies regarding advertising in the City utility bill are hereby adopted:

1. The total amount of space dedicated to advertising in the City utility bill shall not exceed one full page (8 ½ by 11).
2. Advertising space in the City utility bill shall be sold on a first come, first served basis.
3. Businesses wishing to advertise in the City utility bill shall be responsible for all design and formatting of their advertisement. Advertisements shall be submitted to the City in PDF format by the deadline provided by City staff. If the advertisement is not received by the formatting deadline (the 18<sup>th</sup> of each month) the businesses advertisement will not be included in the utility bill.
4. Businesses wishing to advertise in the City utility bill will pay for their advertising space at the time they submit their advertisement to the City. The

City will not invoice businesses for the advertising space purchased. If the advertising fee is not paid at the time that the advertisement is submitted the advertisement will not be included in the utility bill.

5. Advertisements shall not contain any vulgar or offensive content. Advertisements containing such content will not be permitted in the utility bill.
6. Political or personal advertisements of any kind will not be allowed in the City utility bill, with the exception of election notices provided by the City.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF MAY, 2024.**

**SYRACUSE CITY**

ATTEST:

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

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

## UTILITY BILLING REGULATIONS

Determine which guidelines you want to follow below and establish the fee schedule.

1. **Local advertising.** Advertising is restricted to businesses located in Syracuse City or businesses located outside of Syracuse City that are owned by a resident of Syracuse City.
2. **Standards.** Advertisements must be family-friendly, may not contain vulgar or offensive content, and must be of satisfactory technical quality. No personal or political advertising.
3. **Ad Rates.**
  - a. Sizes: Full page (color or black and white), half page (black and white), and third page (black and white).
  - b. Fee Options:
    - i. Printer actual costs plus a \$50 administrative fee; or
    - ii. Recommended fees, which include insertion fees, printing costs, and staff time, for 10,500 households. (This option would be updated anytime the printer increases costs.)

| AD SIZE                      | CURRENT FEE | ACTUAL COSTS | RECOMMENDED FEE |
|------------------------------|-------------|--------------|-----------------|
| Full Page                    | \$400       | -            | -               |
| Full Page B&W Single-Sided   |             | \$670        | \$700           |
| Full Page B&W Double-Sided   |             | \$817        | \$850           |
| Full Page Color Single-Sided |             | \$1,678      | \$1,700         |
| Full Page Color Double-Sided |             | \$1,951      | \$2,000         |
| Half Page                    | \$225       | -            | -               |
| Half Page B&W Single-Sided   |             | \$462        | \$475           |
| Half Page B&W Double-Sided   |             | \$525        | \$550           |
| Third Page B&W Single-Sided  |             | \$420        | \$450           |
| Third Page B&W Double-Sided  |             | \$483        | \$500           |
| Quarter Page                 | \$125       | N/A          | -               |
| Eighth Page                  | \$60        | N/A          | -               |



# COUNCIL AGENDA

May 28, 2024

Submitted by Colin Winchester

## **Agenda Item “o”      ADA Transition Plan Updates**

### ***Factual Summation***

- In 2020, the Council adopted via resolution an ADA Transition Plan. The plan listed hundreds of projects that needed to be accomplished for the City to be in full compliance with the ADA.
- Attached in PDF format are three spreadsheets:
  - The first spreadsheet (4 pages, black and white) lists curb ramps that still need to be completed.
  - The second spreadsheet (1 page, blue) lists facilities improvements that still need to be completed.
  - The third spreadsheet (2 pages, green) lists all the Parks and Rec improvements from the original ADA Transition Plan. The items crossed out in red have been completed.
- It is proposed that the Council consider adopting via resolution an updated ADA Transition Plan incorporating the projects identified on the three spreadsheets.

### ***Discussion Goals***

Discuss and determine whether to consider adopting a resolution updating the ADA Transition Plan.

# Addendum E2: Curb Ramp Inventory

*Ramps to update are listed*

| Location       | Qty | Location        | Qty | Location         | Qty | Location        | Qty |
|----------------|-----|-----------------|-----|------------------|-----|-----------------|-----|
| 2700 S 2400 W  | 2   | 1850 S Bluff    | 2   | 3300 S 750 W     | 2   | 1660 W Cherry   | 2   |
| 2700 S 2650 W  | 5   | 1840 S Bluff    | 2   | 3400 S 800 W     | 2   | 2500 S 2050 W   | 1   |
| 2700 S 2650W   | 1   | 1840 S 830 W    | 3   | 3450 S 800 W     | 2   | 2450 S 2050 W   | 2   |
| 2700 S 2675 W  | 2   | 2050 S 1070 W   | 2   | 3450 S 875 W     | 2   | 2300 S 2050 W   | 2   |
| 2850 S 2675 W  | 2   | 2150 S 1100 W   | 2   | 3450 S 930 W     | 2   | 2200 S 2050 W   | 1   |
| 2700 S 1800 W  | 2   | 2150 S 1170 W   | 2   | 660 W Wasatch    | 2   | 2200 S 2200 W   | 2   |
| 1693 W 2700 S  | 8   | 2150 S 1230 W   | 4   | 580 W Wasatch    | 4   | 2375 S Hansen   | 2   |
| 2700 S Allison | 2   | 2175 S 1230 W   | 2   | 2810 S 580 W     | 3   | 2450 S Hansen   | 2   |
| 2700 S 1550 W  | 2   | 2150 S 1300 W   | 2   | 2920 S 580 W     | 2   | 2175 S 1900 W   | 2   |
| 2700 S 1475 W  | 2   | 2150 S 1350 W   | 2   | 2920 S 3700 W    | 2   | 2175 S 1840 W   | 2   |
| 2700 S 1415 W  | 2   | 2150 S 1475 W   | 2   | 2975 S 580 W     | 2   | 2100 S 1900 W   | 2   |
| 2700 S 1175 W  | 2   | 2050 S 1475 W   | 2   | 2920 S 660 W     | 2   | 2025 S 1900 W   | 2   |
| 2700 S 1200 W  | 2   | 1950 S 1475 W   | 4   | 2975 S 660 W     | 4   | 2175 S 1730 W   | 2   |
| 2700 S 800 W   | 2   | 1950 S 1375 W   | 2   | 3100 S 560 W     | 2   | 2115 S 1730 W   | 2   |
| 890 W 2700 S   | 2   | 1950 S 1325 W   | 2   | 3100 S 600 W     | 2   | 2055 S 1730 W   | 2   |
| 870 W 2700 S   | 2   | 1950 S 1275 W   | 2   | 3150 S 600 W     | 2   | 2000 S 1730 W   | 2   |
| 810 W 2700 S   | 2   | 2175 S 1185 W   | 2   | 3150 S 575 W     | 2   | 2000 S 1675 W   | 2   |
| 780 W 2700 S   | 2   | 2275 S 1185 W   | 2   | 3300 S 575 W     | 4   | 1950 S 1675 W   | 2   |
| 2700 S Bluff   | 2   | 2275 S 1230 W   | 2   | 3300 S 550 W     | 4   | 1950 S Dahl Ln  | 4   |
| 2680 S Bluff   | 6   | 2275 S 1475 W   | 2   | 3150 S 660 W     | 2   | 1890 S 1675 W   | 2   |
| 2700 S 575 W   | 2   | 2175 S 1475 W   | 4   | 3500 S 575 W     | 4   | 1830 S 1675 W   | 2   |
| 2500 S 1000 W  | 2   | 2325 S 1475 W   | 2   | 3500 S 550 W     | 4   | 1950 S 1485 W   | 2   |
| 2600 S 1000 W  | 2   | 2350 S 1475 W   | 2   | 3575 S 575 W     | 2   | 1975 S 1730 W   | 2   |
| 2500 S 1100 W  | 2   | 2375 S 1475 W   | 2   | 3625 S 575 W     | 4   | 2175 S 1520 W   | 2   |
| 2500 S 1150 W  | 2   | 2425 S 1475 W   | 2   | 3700 S 575 W     | 2   | 2060 S Craig Ln | 2   |
| 2500 S 1200 W  | 2   | 1475 W White    | 2   | 3700 S 550 W     | 2   | 2265 W Craig Ln | 4   |
| 2500 S 1225 W  | 2   | 2750 S 1550 W   | 2   | 3700 S 600 W     | 2   | 2265 W 1950 S   | 2   |
| 2500 S 1300 W  | 2   | 2810 S 1550 W   | 2   | 3750 S 550 W     | 2   | 1900 S 2265 W   | 4   |
| 2500 S 1375 W  | 4   | 2865 S 1550 W   | 2   | 3750 S 600 W     | 2   | 1900 S 2210 W   | 2   |
| 2500 S 1475 W  | 4   | 2890 S 1550 W   | 2   | 3839 S 550 W     | 2   | 1900 S 2150 W   | 4   |
| 2500 S 1520 W  | 2   | 2925 S 1550 W   | 2   | 1065 W Carlton   | 2   | 1900 S 1900 W   | 4   |
| 2380 S 550 W   | 2   | 2800 S 1415 W   | 2   | 1130 W Carlton   | 2   | 1780 S 2210 W   | 2   |
| 2400 S 600 W   | 4   | 2850 S 1415 W   | 3   | 1175 W Carlton   | 2   | 1825 S 2210 W   | 1   |
| 2400 S 675 W   | 4   | 2850 S 1475 W   | 2   | 1200 W Carlton   | 2   | 1825 S 2265 W   | 1   |
| 2400 S 825 W   | 2   | 2850 S 1500 W   | 2   | 1265 W Carlton   | 2   | 1900 S 2350 W   | 2   |
| 2400 S 800 W   | 4   | 2920 S 1500 W   | 2   | 1325 W Carlton   | 2   | 1825 S 2350 W   | 2   |
| 2400 S 925 W   | 2   | 2920 S 1375 W   | 2   | 1375 W Carlton   | 2   | 1750 S 2350 W   | 4   |
| 2400 S 1000 W  | 2   | 2920 S 1320 W   | 2   | 3150 S 1275 W    | 2   | 1600 S 2500 W   | 2   |
| 2350 S 1000 W  | 3   | 2920 S 1260 W   | 2   | 3150 S 1250 W    | 2   | 1830 S 2465 W   | 2   |
| 2300 S 1000 W  | 2   | 2920 S 1200 W   | 4   | 3150 S 1175 W    | 2   | 1900 S 2465 W   | 4   |
| 2150 S 550 W   | 4   | 2920 S 1150 W   | 2   | 3150 S 1115 W    | 2   | 1900 S 2500 W   | 4   |
| 2150 S 635 W   | 2   | 2920 S 1090 W   | 2   | 3150 S 1075 W    | 2   | 1900 S 2590 W   | 2   |
| 2150 S 700 W   | 2   | 2920 S 1000 W   | 4   | 3270 S Bluff Dr  | 2   | 2590 W Craig Ln | 2   |
| 2150 S Bluff   | 4   | 2920 S 950 W    | 2   | 2000 W Trailside | 2   | 2500 W Craig Ln | 2   |
| 2010 S 525 W   | 2   | 2920 S 800 W    | 2   | 1920 W Trailside | 2   | 2465 W Craig Ln | 2   |
| 2010 S 585 W   | 2   | 2835 S 800 W    | 2   | 2830 S Trailside | 2   | 2465 W 1965 S   | 2   |
| 2010 S Bluff   | 4   | 2800 S 800 W    | 2   | 2850 S Trailside | 4   | 2100 S 2500 W   | 2   |
| 2010 S 800 W   | 2   | 2800 S 850 W    | 2   | 2850 S 2725 W    | 2   | 2100 S 2265 W   | 2   |
| 2010 S 850 W   | 2   | 2800 S 900 W    | 2   | 2400 S 1800 W    | 1   | 2150 S 2200 W   | 2   |
| 1920 S 910 W   | 2   | 2985 S 950 W    | 1   | 1950 W Camino    | 4   | 2150 S 2325 W   | 2   |
| 1950 S 585 W   | 2   | 3150 S 865 W    | 2   | 2175 S 1800 W    | 4   | 2495 S 3000 W   | 1   |
| 1950 S Bluff   | 2   | 3150 S 885 W    | 2   | 2175 S 1660 W    | 2   | 2495 S 2940 W   | 2   |
| 1900 S Bluff   | 2   | 1000 W Bluff Rd | 1   | 2350 S 1660 W    | 2   | 2435 S 2940 W   | 2   |

# Addendum E2: Curb Ramp Inventory

*Ramps to update are listed*

| Location        | Qty | Location         | Qty | Location        | Qty | Location        | Qty |
|-----------------|-----|------------------|-----|-----------------|-----|-----------------|-----|
| 2435 S 2885 W   | 2   | 1315 S 4185 W    | 4   | 775 S Killarney | 2   | 1110 S 1675 W   | 2   |
| 2435 S 2830 W   | 2   | 1315 S 4125 W    | 2   | 775 S 4000 W    | 2   | 1050 S 1675 W   | 2   |
| 2330 S 2885 W   | 2   | 1315 S 4050 W    | 4   | 700 S 4000 W    | 1   | 1050 S Banbury  | 2   |
| 2225 S 2885 W   | 2   | 1235 S 4050 W    | 2   | 700 S Killarney | 2   | 1000 S Banbury  | 4   |
| 2225 S 2830 W   | 2   | 1425 S 4100 W    | 4   | 850 S Killarney | 2   | 925 S Banbury   | 4   |
| 2300 S 2940 W   | 2   | 1425 S 4175 W    | 4   | 975 S 4000 W    | 2   | 900 S Banbury   | 2   |
| 2300 S 3000 W   | 2   | 1425 S 4225 W    | 4   | 1030 S 3925 W   | 2   | 1025 S 2450 W   | 4   |
| 2300 S 2775 W   | 2   | 1425 S 4350 W    | 1   | 1085 S 3925 W   | 2   | 1025 S 2300 W   | 2   |
| 2300 S 2730 W   | 2   | 1425 S 4250 W    | 1   | 1085 S 4000 W   | 2   | 1025 S 2200 W   | 4   |
| 2300 S 2685 W   | 2   | 1350 S 4465 W    | 2   | 4000 W Augusta  | 2   | 1025 S 2125 W   | 1   |
| 2300 S 2635 W   | 4   | 4000 W           | 4   | 1320 S Doral Dr | 2   | 850 S 2125 W    | 2   |
| 2225 S Fremont  | 2   | 3910 W           | 2   | 1340 S Doral Dr | 2   | 750 S 2125 W    | 2   |
| 2175 S Fremont  | 2   | 1320 S           | 2   | 3600 W          | 4   | 700 S 2125 W    | 1   |
| 2175 S Lake     | 2   | 1375 S           | 2   | 3580 W          | 4   | 200 S 2125 W    | 1   |
| 2175 S 2830 W   | 4   | 3850 W           | 3   | 3525 W          | 4   | 700 S 2200 W    | 2   |
| 2125 S 2830 W   | 4   | 1435 S Pestwick  | 2   | 3475 W          | 4   | 700 S 2325 W    | 2   |
| 2075 S 2830 W   | 4   | 3940 W           | 1   | 3430 W          | 2   | 700 S 2925 W    | 2   |
| 2025 S 2830 W   | 4   | 3850 W Formby    | 4   | 3560 W          | 2   | 775 S 1875 W    | 4   |
| 1975 S 2830 W   | 1   | 3885 W Formby    | 2   | 3650 W Troon    | 2   | 1700 W Dallas   | 2   |
| 2175 S 3000 W   | 2   | 4000 W Formby    | 2   | 3820 W Augusta  | 2   | 1650 W Dallas   | 2   |
| 2125 S 3000 W   | 2   | 1270 S           | 4   | 3000 W Tryall   | 2   | 1600 W Dallas   | 2   |
| 2025 S 3000 W   | 2   | 1210 S           | 4   | 1350 S          | 2   | 1575 W Dallas   | 2   |
| 1850 S 3475 W   | 4   | 3910 W Augusta   | 2   | 1235 S 3000 W   | 2   | 1375 S 1700 W   | 2   |
| 1850 S 3525 W   | 1   | 3880 W Augusta   | 2   | 1525 S 3000 W   | 2   | 1375 S 1650 W   | 2   |
| 1925 S 3525 W   | 1   | 1060 S Killarney | 2   | 1200 S 3000 W   | 2   | 1375 S 1600 W   | 2   |
| 1925 S Doral Dr | 3   | 975 S Killarney  | 2   | 1600 S 2625 W   | 2   | 1500 S Earl Cir | 2   |
| 2280 S 3300 W   | 2   | 975 S Inverness  | 2   | 1600 S 2650 W   | 1   | 1500 S Evalin   | 2   |
| 2280 S 3400 W   | 2   | 1085 S           | 2   | 1600 S 2600 W   | 1   | 1500 S Ruby     | 2   |
| 2280 S 3450 W   | 2   | 1150 S           | 4   | 1475 S 2650 W   | 1   | 1400 S Ruby     | 1   |
| 2280 S Doral Dr | 2   | 3650 W Augusta   | 2   | 1475 S 2600 W   | 2   | 1500 S 1525 W   | 2   |
| 2200 S 3585 W   | 2   | 3600 W Augusta   | 2   | 1300 S 2600 W   | 2   | 1875 W Heritage | 4   |
| 2365 S Doral Dr | 2   | 3550 W Augusta   | 2   | 1300 S 2675 W   | 1   | 1810 W Heritage | 2   |
| 2400 S Doral Dr | 4   | 3500 W Augusta   | 2   | 1200 S 2675 W   | 2   | 1760 W Heritage | 2   |
| 2400 S 3585 W   | 4   | 3475 W Augusta   | 2   | 1200 S 2600 W   | 2   | 1700 W Heritage | 4   |
| 2500 S Doral Dr | 2   | 3425 W Augusta   | 2   | 1175 S 2375 W   | 2   | 770 S Banbury   | 2   |
| 2550 S Doral Dr | 4   | 3375 W Augusta   | 4   | 1175 S 2430 W   | 2   | 925 S 1600 W    | 2   |
| 2610 S Doral Dr | 2   | 1150 S Shotley   | 2   | 1175 S 2450 W   | 2   | 1175 S 1600 W   | 1   |
| 2660 S Doral Dr | 2   | 1105 S Shotley   | 2   | 1125 S 2450 W   | 2   | 1575 S 1100 W   | 2   |
| 2700 S Doral Dr | 2   | 1200 S Shotley   | 2   | 1275 S 2200 W   | 4   | 1475 S 1350 W   | 2   |
| 2400 S 3450 W   | 2   | 3300 W New       | 2   | 1175 S 2200 W   | 4   | 1500 S 1350 W   | 2   |
| 2400 S 3400 W   | 2   | 3150 W           | 2   | 1125 S 2200 W   | 2   | 1550 S 1350 W   | 2   |
| 2400 S 3340 W   | 2   | 1300 S Spyglass  | 2   | 1100 S 2200 W   | 4   | 1625 S 1350 W   | 2   |
| 2400 S 3300 W   | 4   | 3155 W St        | 2   | 1100 S 2450 W   | 2   | 1350 South &    | 3   |
| 1840 S Doral Dr | 4   | 3215 W St        | 2   | 1100 S 2300 W   | 2   | 2525 South &    | 2   |
| 1840 S 3525 W   | 1   | 1200 S St        | 2   | 1175 S 1925 W   | 4   | 2380 South &    | 2   |
| 1775 S Doral Dr | 2   | 1185 S St        | 2   | 1175 S 1775 W   | 1   | 830 West & 2150 | 1   |
| 1840 S 3660 W   | 3   | 3650 W           | 2   | 1125 S 1775 W   | 4   | 830 West & 2075 | 2   |
| 1840 S 3720 W   | 2   | 975 S St         | 2   | 1120 S Banbury  | 2   | 2075 South &    | 2   |
| 1315 S 4465 W   | 4   | 3465 W Jupiter   | 2   | 1125 S 1825 W   | 2   | 1540 South &    | 3   |
| 1315 S 4350 W   | 4   | 850 S 3695 W     | 4   | 1125 S 1875 W   | 2   | 2975 South &    | 2   |
| 1315 S 4300 W   | 4   | 800 S 3695 W     | 3   | 1125 S 1925 W   | 2   | 2850 South &    | 4   |
| 1315 S 4290 W   | 2   | 800 S 3900 W     | 2   | 1175 S Banbury  | 2   | 1280 West 2800  | 2   |
| 1315 S 4225 W   | 4   | 3900 W           | 2   | 1175 S 1675 W   | 2   | 1175 West 2800  | 4   |

# Addendum E2: Curb Ramp Inventory

*Ramps to update are listed*

| Location         | Qty | Location         | Qty | Location         | Qty | Location        | Qty |
|------------------|-----|------------------|-----|------------------|-----|-----------------|-----|
| 1140 West 2800   | 2   | 975 S & 4000 W   | 2   | 2525 S 900 W     | 2   | 2350 S 1950 W   | 2   |
| 1175 West 2615   | 1   | City Hall        | 2   | 2525 S 1000 W    | 2   | 2250 S 1950 W   | 2   |
| 2050 South &     | 6   | 2400 S & Bluff   | 4   | 2500 S Allison   | 2   | 2250 S 1800 W   | 2   |
| 2350 South &     | 8   | 2300 S & Bluff   | 4   | 2010 S 1000 W    | 2   | 2350 S 1800 W   | 2   |
| Brookshire       | 2   | 1500 S 2450 W    | 2   | 1920 S 1000 W    | 2   | 2475 S 1660 W   | 2   |
| 1250 South 7350  | 2   | 1500 S 2200 W    | 1   | 2050 S 1000 W    | 2   | 2525 S 1660 W   | 2   |
| Jupiter Hills Dr | 2   | 1425 S 2450 W    | 4   | 2000 S 1475 W    | 4   | 2200 S Bluff Rd | 2   |
| 1275 West 1875   | 1   | 1425 S 2375 W    | 2   | 1250 W Tivoli    | 4   | 2175 S Bluff Rd | 2   |
| 1375 West 1875   | 1   | 1425 S 2300 W    | 2   | 1200 W Tivoli    | 2   | 2450 S Bluff Rd | 2   |
| 2925 West 435    | 4   | 1425 S 2200 W    | 2   | 1100 W Tivoli    | 4   | 2575 S Bluff Rd | 2   |
| 2325 West 875    | 2   | 1350 W Melanie   | 2   | 1050 W Tivoli    | 2   | 2050 W Bluff Rd | 2   |
| 2450 West 875    | 1   | Allison & Barber | 2   | 1000 W Tivoli    | 2   | 1950 S Allison  | 4   |
| 875 South 2200   | 2   | 1580 West &      | 2   | 1875 S 1100 W    | 2   | 2125 S Allison  | 4   |
| 3230 West 2700   | 2   | 2150 S 500 W     | 2   | 1875 S 1200 W    | 2   | 2175 S Allison  | 4   |
| 1540 South Bluff | 1   | 2010 S 500 W     | 2   | 2800 S 1000 W    | 2   | 2500 W 1700 S   | 2   |
| 1375 S 1525 W    | 2   | 2200 S 2325 W    | 1   | 3050 S 1000 W    | 2   | 2100 S Bluff Rd | 2   |
| 1390 S 1525 W    | 2   | 2200 S 2325 W    | 3   | 3050 S 950 W     | 2   | 1850 S 3300 W   | 2   |
| 925 S 1480 W     | 1   | 1625 S 1250 W    | 4   | 3050 S 800 W     | 2   | 1850 S 3385 W   | 2   |
| 1800 W Dallas    | 2   | 1575 S 1250 W    | 2   | 3150 S 800 W     | 4   | 1850 S 3400 W   | 2   |
| 2700 S 1000 W    | 8   | 2200 W & 2175    | 4   | 3150 S 1000 W    | 2   | 2050 S 3400 W   | 2   |
| 1250 W Melanie   | 4   | 2325 W & 2175    | 4   | 1000 W Yamada    | 2   | 2050 S 3300 W   | 2   |
| 1475 S 1100 W    | 2   | 2000 W Camino    | 2   | 3300 S 1000 W    | 2   | 2200 S 3400 W   | 4   |
| 1475 S 1025 W    | 2   | 2400 S 2000 W    | 2   | 3300 S 930 W     | 4   | 2200 S 3300 W   | 4   |
| 1475 S 1000 W    | 2   | 2250 S 2000 W    | 2   | 3300 S 865 W     | 2   | 2200 S Doral Dr | 4   |
| 1225 S David St  | 2   | 2175 S 2000 W    | 4   | 3300 S 800 W     | 4   | 1950 S 3300 W   | 2   |
| 1325 S David St  | 2   | 2500 S 2000 W    | 2   | 1000 W Carlton   | 2   | 3375 W Spyglass | 2   |
| 1375 S David St  | 2   | 2025 S 2000 W    | 2   | 1450 W Carlton   | 2   | 3525 W St       | 2   |
| 1450 S Marilyn   | 2   | 2000 W Craig Ln  | 2   | 1500 W Bluff Rd  | 2   | 800 S 3525 W    | 1   |
| 1425 W Valerie   | 2   | 1806 S 2000 W    | 2   | 3150 S Bluff Rd  | 2   | 800 S 3525 W    | 1   |
| 1350 S Marilyn   | 2   | 1900 S 2000 W    | 4   | 3260 S Bluff Rd  | 2   | 1550 S Doral Dr | 2   |
| 1290 S 1100 W    | 3   | 1975 S 1800 W    | 2   | 3345 S Bluff Rd  | 2   | 1200 S 2500 W   | 2   |
| 1290 S 1025 W    | 2   | 1975 S 1840 W    | 2   | 3675 S           | 4   | 1300 S 2500 W   | 2   |
| 1290 S 1000 W    | 2   | 1975 S Heritage  | 1   | 3500 S           | 2   | 1300 S 2450 W   | 2   |
| 1615 S Marilyn   | 2   | 1915 S Heritage  | 4   | 1325 W Silver    | 2   | 1300 S 2375 W   | 2   |
| 1635 S Marilyn   | 2   | 1825 S Heritage  | 2   | 3500 S Creek     | 2   | 1275 S 2375 W   | 2   |
| 2225 South &     | 6   | 1245 S 2100 W    | 2   | 3500 S Bayview   | 2   | 1500 S 2500 W   | 2   |
| 3000 W & 700 S   | 8   | 1215 S 2100 W    | 2   | 1375 W Silver    | 2   | 1425 S 2500 W   | 2   |
| Dallas &         | 4   | 1175 S 2100 W    | 4   | 3675 S Water     | 2   | 1275 S 2300 W   | 2   |
| 1250 W Dallas    | 2   | 1150 S 2100 W    | 2   | 3500 S Water     | 2   | 1275 S 2100 W   | 2   |
| 1300 W Melanie   | 2   | 1100 S 2100 W    | 2   | 2000 W Park Dr   | 2   | 1175 S 2500 W   | 2   |
| 1290 S 1250 W    | 2   | 1925 W Dallas    | 2   | 2975 S Trailside | 2   | 1025 S 2500 W   | 2   |
| 1350 S Melanie   | 2   | 1875 W Dallas    | 2   | 2975 S 1765 W    | 2   | 700 S 2500 W    | 2   |
| Marilyn & Ann    | 2   | 1300 S 1925 W    | 2   | 3025 S 1765 W    | 2   | 780 S 2500 W    | 2   |
| 700 S & St       | 2   | 1525 W Dallas    | 4   | 3025 S Trailside | 2   | 775 S 1825 W    | 2   |
| Rock Creek       | 4   | 775 S 1525 W     | 2   | 3000 S Trailside | 2   | 700 S 1825 W    | 5   |
| Plum Road &      | 2   | 1525 W 870 S     | 4   | 3000 S 1900 W    | 2   | 665 S 2000 W    | 2   |
| Bighorn Ln &     | 2   | 925 S 1525 W     | 4   | 3000 S 2000 W    | 2   | 1740 W Dallas   | 4   |
| Frary Rd &       | 2   | 1050 S 1525 W    | 2   | 2640 S 1800 W    | 2   | 1375 S Banbury  | 4   |
| 4050 W & 1200 S  | 4   | 1175 S 1525 W    | 2   | 1800 W Camino    | 4   | 1390 S Banbury  | 4   |
| 1200 S & 4000 W  | 2   | 2700 S 2000 W    | 6   | 2525 S 1800 W    | 4   | 1400 S Banbury  | 2   |
| 1150 S & 4050 W  | 2   | 2700 S Bluff Rd  | 6   | 2475 S 1800 W    | 4   | 1500 S Banbury  | 4   |
| 975 S & 4050 W   | 4   | 2525 S Bluff     | 4   | 1875 W Camino    | 2   | 700 S Banbury   | 2   |
| 975 S & 4090 W   | 2   | 2525 S 825 W     | 2   | 2400 S 1950 W    | 4   | 700 S 1525 W    | 4   |

## Addendum E2: Curb Ramp Inventory

*Ramps to update are listed*

| Location         | Qty | Location          | Qty | Location          | Qty | Location          | Qty |
|------------------|-----|-------------------|-----|-------------------|-----|-------------------|-----|
| 700 S 1400 W     | 2   | 3090 West &       | 2   | Ash Drive &       | 2   | 650 South 1400 W  | 4   |
| 650 S 1525 W     | 4   | 3050 West &       | 2   | Poplar Lane &     | 2   | 600 South 1400 W  | 4   |
| 3300 West 700 S  | 2   | 3000 West &       | 2   | Alder Lane &      | 2   | 1525 West 600 S   | 2   |
| Thurgood Lane    | 6   | 875 South 3050 W  | 4   | Noble Pine Drive  | 2   | 1525 West 550 S   | 2   |
| 3275 West 600 S  | 2   | 2800 West &       | 4   | Parkview Drive    | 2   | 1525 West 500 S   | 2   |
| 3300 West 625 S  | 2   | 2700 West &       | 2   | Water Front       | 2   | 550 South 1400 W  | 2   |
| 3350 West 625 S  | 2   | 2750 West &       | 2   | Water Lilly Lane  | 8   | 500 South 1350 W  | 2   |
| 3300 West 600 S  | 2   | 1150 South 2750 W | 2   | Silver Hollow     | 10  | 500 South 1400 W  | 2   |
| 3350 West &      | 4   | 1150 South 2875 W | 2   | Kite Street &     | 2   | 450 South 1350 W  | 2   |
| 3300 West &      | 2   | 2925 West 1200 S  | 2   | Wren Street &     | 2   | 1550 West & 500 S | 2   |
| 3175 West 700 S  | 2   | 2925 West 1150 S  | 2   | 2000 South &      | 2   | 1550 West & 450 S | 2   |
| 725 South 3175 W | 2   | 2925 West 1075 S  | 2   | 1230 West &       | 4   | 1550 West & 400 S | 2   |
| 725 South 3100 W | 2   | Craig Lane &      | 2   | Bluff Road & RC   | 2   | 1550 West & 300 S | 4   |
| 875 South 3100 W | 2   | Gentile Street &  | 6   | 2170 South &      | 2   | 350 South 1000 W  | 2   |
| 3175 West 875 S  | 2   | Still Water       | 4   | Carters Way &     | 2   | 450 South 1000 W  | 2   |
| 800 South 3175 W | 2   | 2000 West &       | 3   | 3475 West 1975 S  | 2   | 2075 South 1000 W | 2   |
| 800 South 3225 W | 2   | Birch Lane &      | 2   | 1425 South 2200 W | 1   | 435 South 3000 W  | 2   |
| 800 South &      | 2   | Linden Way &      | 2   | 1500 South 2450 W | 1   | 1600 West         | 2   |
| 875 South &      | 4   | Laurel Lane &     | 2   | 3525 West 800 S   | 1   | 1600 West 870 S   | 2   |
| 975 South &      | 2   | Red Maple Drive   | 2   |                   |     |                   |     |

### Addendum C- ADA Facilities Inspections

| Facility  | Deficiency                                              | Barrier Severity | Remediation                                      | Cost      | Est. Correction Date | Date Corrected |
|-----------|---------------------------------------------------------|------------------|--------------------------------------------------|-----------|----------------------|----------------|
| City Hall | Vertical grab bar in accessible toilets                 | Low              | Install bar                                      | Low       |                      |                |
| City Hall | Northern curb ramp from access aisle is too steep (9%)  | Low              | Re-grade curb ramp                               | Moderate  |                      |                |
| City Hall | Accessible seats block aisle (should be 36% dedicated)  | Low              | Reconfigure seating so space actually dedicated  | Moderate  |                      |                |
| City Hall | Inadequate number of wheelchair accessible seats        | Moderate         | Ensure 5 adequate seats                          | Moderate  |                      |                |
| Comm Cen  | Signs need to have character between 48"-60" from floor | Low              | Relocate signs                                   | Low       |                      |                |
| Comm Cen  | Temperature control guages located above 48"            | Low              | (If used by public) relocate to 48"              | Low       |                      |                |
| Comm Cen  | Coat hangers on track too high for wheelchair users     | Low              | Install additional coat rack no greater than 48" | Low       |                      |                |
| Comm Cen  | Slope of access aisles in parking lot 5:1%              | Moderate         | Should be no greater than 2%-re-grade            | High      |                      |                |
| Comm Cen  | Craftroom- Sink inaccessible                            | Moderate         | Remodel sink or direct to accessible sinks       | High/Low  |                      |                |
| Comm Cen  | Exercise Room- Lightswitch floor access blocked         | moderate         | Keep 48" x 30" floorspace clear                  | Low       |                      |                |
| Comm Cen  | Vertical grab bar in accessible toilets                 | Moderate         | Install bar                                      | Low       |                      |                |
| Fire      | Cross-slope of sidewalk/ ramp steeper than 1:48         | Low              | Re-grade to 1:48 max                             | High      |                      |                |
| Fire      | Slope of disabled spaces and access aisle too steep     | Moderate         | Re-grade for disabled spaces                     | High      |                      |                |
| Fire      | Slope of curb ramp exceeds 1:12                         | Moderate         | Re-grade 1:12                                    | High      |                      |                |
| Jensen    | Women's restroom requires more then 5 lbs. pressure     | High             | Repair sticking door                             | Low       |                      |                |
| Jensen    | Heating/ Cooling controls too high                      | Low              | Lower to no greater than 48" to control          | Moderate  |                      |                |
| Jensen    | Lock on accessible stall broken (Men's)                 | Moderate         | Repair Lock                                      | Low       |                      |                |
| Jensen    | Exit signs inadequate                                   | Moderate         | Replace batteries in Exit signs                  | Low       |                      |                |
| Jensen    | No anti-tip bracket on stove                            | N/A              | Install anti-tip bracket                         | Low       |                      |                |
| Police    | Emergency lights/ fire alarms?                          | High             | Ensure fire alarms are adequate                  | Low/ High |                      |                |
| Police    | Cross-slope of sidewalk/ ramp steeper than 1:48         | Low              | Re-grade to 1:48 max                             | High      |                      |                |
| Police    | Front approach to pull-side of door not 18"             | Low              | Remodel bathroom                                 | High      |                      |                |
| Police    | Ramp steeper than 1:12                                  | Moderate         | Install new ramp at 1:12                         | High      |                      |                |
| Police    | Bathroom- No 60" diameter                               | Moderate         | Remodel bathroom                                 | High      |                      |                |
| Police    | Top of handrail gripping surface higher than 38"        | Moderate         | Replace railing                                  | Moderate  |                      |                |
| Police    | Handrail grip not continuous and unobstructed           | Moderate         | Replace railing                                  | Moderate  |                      |                |
| PW        | Sinks are 35" high should be 34"                        | Low              | Lower sink or raise floor in front of sink       | Moderate  |                      |                |
| PW        | Verticle grab bar in accessible toilets                 | Moderate         | Install bar                                      | Low       |                      |                |
| PW        | Door opener required due to vestibule                   | Moderate         | Install door opener                              | Moderate  |                      |                |
| Museum    | Automatic door opener                                   |                  |                                                  |           |                      |                |

## Addendum D - ADA Parks Inspections

| Park        | Deficiency                                              | Severity of Barrier | Remediation                                    | Cost          | Est. Correction Date | Date Corrected |
|-------------|---------------------------------------------------------|---------------------|------------------------------------------------|---------------|----------------------|----------------|
| Bluff Ridge | Vertical grab bars in accessible bathroom stalls absent | Low                 | Install bars                                   | Low           |                      |                |
| Bluff Ridge | Flush valve on wrong side (men's)                       | Low                 | Reconfigure valve                              | Low           |                      |                |
| Bluff Ridge | Signage absent for parking                              | Moderate            | Install Sign                                   | Low           |                      |                |
| Bluff Ridge | Van accessible sign absent                              | Moderate            | Install Sign                                   | Low           |                      |                |
| Bluff Ridge | Sink exceeds 34" (M&W)                                  | Moderate            | Lower sinks                                    | Low           |                      |                |
| Bluff Ridge | Bathroom signage absent                                 | Moderate            | Install sign                                   | Low           |                      |                |
| Canterbury  | One access aisle leads to 10% slope                     | High                | Direct disabled parking to western part of lot | Moderate      |                      |                |
| Canterbury  | Signage for van accessible space missing                | Low                 | Install Sign                                   | Low           |                      |                |
| Canterbury  | Lock on men's stall broken                              | Low                 | Repair                                         | Low           |                      |                |
| Canterbury  | Lower dispenser too high (Women's)                      | Low                 | Replace w/ 40"                                 | Low           |                      |                |
| Canterbury  | No ADA tables                                           | Low                 | Acquire wheelchair accessible table            | Moderate      |                      |                |
| Canterbury  | Slope of accessible spaces & aisles steep               | Moderate            | Re-grade disabled spaces                       | High          |                      |                |
| Canterbury  | Signage absent for disabled parking                     | Moderate            | Install signs                                  | Low           |                      |                |
| Canterbury  | Bathroom signage absent                                 | Moderate            | Install signs                                  | Low           |                      |                |
| Canterbury  | No door pull handles on accessible stalls (M&W)         | Moderate            | Replace or install handles                     | Low           |                      |                |
| Founders    | No accessible route to play area                        | High                | Install hard-surface walkway                   | Moderate      |                      |                |
| Founders    | Vertical grab bars in accessible bathroom stalls absent | Low                 | Install bar                                    | Low           |                      |                |
| Founders    | No designated wheelchair spaces by bleachers            | Low                 | Paint designated spaces 1 per 25 seats         | Low           |                      |                |
| Founders    | Signage absent for parking x 6                          | Moderate            | Install Sign                                   | Low           |                      |                |
| Founders    | Van Accessible sign absent x2                           | Moderate            | Install Sign                                   | Low           |                      |                |
| Founders    | Bathroom signage absent                                 | Moderate            | Install signage                                | Low           |                      |                |
| Founders    | Inappropriate fill material - low                       | Moderate            | Increase level of fill or install ASTM F1954   | Moderate/High |                      |                |
| Fremont     | Soap dispenser exceeds 48" (W only)                     | Low                 | Lower dispenser                                | Low           |                      |                |
| Fremont     | Flush valve on wrong side (Women)                       | Low                 | Reconfigure valve                              | Moderate      |                      |                |
| Fremont     | Signage absent for disabled parking                     | Moderate            | Install sign                                   | Low           |                      |                |
| Fremont     | Signage for van accessible space missing                | Moderate            | Install sign                                   | Low           |                      |                |
| Fremont     | Bathroom signage absent                                 | Moderate            | Install signs                                  | Low           |                      |                |
| Fremont     | Sinks exceed 34"                                        | Moderate            | Lower sinks                                    | Low           |                      |                |
| Fremont     | No door pull handles on accessible stalls (M&W)         | Moderate            | Replace or install handles                     | Low           |                      |                |
| Fremont     | Insufficient number of disabled spaces                  | Moderate            | Re-stripe with 2 spaces                        | Moderate      |                      |                |
| Jensen Park | Signs too low (must be 60" high)                        | Low                 | Increase sign height                           | Low           |                      |                |
| Jensen Park | No sign designating "van accessible" spot               | Low                 | Install Sign                                   | Low           |                      |                |
| Jensen Park | Bathroom signage absent                                 | Moderate            | Install sign                                   | Low           |                      |                |
| Legacy      | No van-accessible space (not large enough)              | High                | Re-stripe                                      | Moderate      |                      |                |
| Legacy      | Vertical grab bars in accessible bathroom stalls absent | Low                 | Install bar                                    | Low           |                      |                |
| Legacy      | Accessible space requires crossing drive aisle          | Low                 | Relocate disabled space                        | Moderate      |                      |                |
| Legacy      | Inappropriate fill material - low                       | Low                 | Increase level of fill or install ASTM F1954   | Moderate/High |                      |                |
| Legacy      | Slope of accessible spaces & aisles steep               | Moderate            | Re-grade or relocate disabled spaces           | High/Moderate |                      |                |

|             |                                                          |               |                                                |               |  |
|-------------|----------------------------------------------------------|---------------|------------------------------------------------|---------------|--|
| Legacy      | Signage absent for parking                               | Moderate      | Install sign                                   | Low           |  |
| Legacy      | Bathroom signage absent                                  | Moderate      | Install signs                                  | Low           |  |
| Legacy      | No tables with wheelchair access                         | Moderate      | Install 1 table with wheelchair access         | Moderate      |  |
| Linda Vista | No van accessible spaces                                 | High          | Re-stripe with 11 & 5 or 8 & 8 space/aisle     | Moderate      |  |
| Linda Vista | Bathroom signage too high & on door                      | Low           | Install new signs or relocate existing         | Low           |  |
| Linda Vista | Sinks exceed 34" in height (35") M&W                     | Low           | Lower sinks                                    | Low           |  |
| Linda Vista | Vertical grab bars in accessible bathroom stalls absent  | Low           | Install bars                                   | Low           |  |
| Linda Vista | Slope of accessible spaces & aisles steep                | Moderate      | Re-grade disabled spaces                       | High          |  |
| Linda Vista | Signage absent for disabled parking                      | Moderate      | Install Sign                                   | Low           |  |
| Linda Vista | Signage for van accessible space missing                 | Moderate      | Install sign                                   | Low           |  |
| Linda Vista | Insufficient number of disabled spaces                   | Moderate      | Re-stripe with 3 spaces                        | Moderate      |  |
| Linda Vista | No accessible tables                                     | Moderate      | Install 1 table with wheelchair access         | Moderate      |  |
| Rock Creek  | No ADA tables                                            | Low           | Acquire wheelchair accessible table            | Moderate      |  |
| Rock Creek  | Deep playground pit                                      | Moderate      | Increase level of pit or install ADA compliant | High          |  |
| Rock Creek  | Signage for disabled parking missing                     | Moderate      | Install signs                                  | Low           |  |
| Rock Creek  | Slopes of curb accesses all too steep                    | Moderate      | Re-grade approaches                            | Moderate/High |  |
| Rock Creek  | Access aisles on East lot do not adjoin accessible route | Moderate/High | Install curb access on aisles                  | High          |  |
| Stoker      | ADA stalls too narrow (60" needed) (64x33)               | High          | Reconfigure stall space                        | Moderate      |  |
| Stoker      | Deep dispenser exceeds 40" (37") (64x33)                 | Low           | Lower dispenser                                | Low           |  |
| Stoker      | Vertical grab bars in accessible bathroom stalls absent  | Low           | Install bar                                    | Low           |  |
| Stoker      | Slope of accessible spaces & aisles steep                | Moderate      | Re-grade disabled spaces                       | High          |  |
| Stoker      | Signage for parking absent                               | Moderate      | Install Signs                                  | Low           |  |
| Stoker      | Van accessible sign absent                               | Moderate      | Install Sign                                   | Low           |  |
| Stoker      | Bathroom signage absent                                  | Moderate      | Install signs                                  | Low           |  |
| Stoker      | Sinks exceed 34" in height (35" & 36") (64x33)           | Moderate      | Lower sinks                                    | Low           |  |
| Stoker      | Insufficient number of disabled spaces                   | Moderate      | Re-stripe w 3 spaces (too space for)           | Moderate      |  |
| Trailside   | No grab bars at all                                      | High          | Install horizontal and vertical grab bar       | Low           |  |
| Trailside   | Signage absent for disabled parking                      | Moderate      | Install Sign                                   | Low           |  |
| Trailside   | Signage for van accessible space missing                 | Moderate      | Install Sign                                   | Low           |  |
| Trailside   | Bathroom signage absent                                  | Moderate      | Install sign                                   | Low           |  |
| Trailside   | Sink exceeds 34" (M&W)                                   | Moderate      | Lower sinks                                    | Low           |  |
| Trailside   | Insufficient number of disabled spaces                   | Moderate      | Re-stripe with 2 spaces                        | Moderate      |  |
| Trailside   | Door required more than 5 lbs. pressure (sticking)       | Moderate      | Repair door                                    | Moderate      |  |
| Tuscany     | Parking signs too low (must be 60" high)                 | Low           | Increase sign height                           | Low           |  |
| Tuscany     | No sign designating "van accessible" spot                | Low           | Install Sign                                   | Low           |  |
| Tuscany     | Deep playground pit (60" deep) - low                     | Low           | Increase level of pit or install ADA compliant | Moderate/High |  |