SYRACUSE CITY

Syracuse City Council
Work Session Notice
December 8, 2015 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, December 8, 2015, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

a. Review agenda for Council business meeting to begin at 7:00 p.m. (2 min.)

b. Request to be on the agenda: Scott Crawley regarding building permit issue. (5 min.)

c. Annual Audit Report by Finance Director Marshall and Keddington & Christensen LLC. (15 min.)

d. Discuss potential contract for bailiff services. (5 min.)

e. Public Works Accessory Building. (5 min.)

f. Review items forwarded by the Planning Commission (10 min.)
   i. General Plan Text amendment.
   ii. General Plan Map amendment.
   iii. Proposed Title 10 Amendment re: Industrial Architecture Standards.
   iv. Proposed Title 8 Amendment re: Minor Subdivisions
   v. Final Subdivision Plan Approval, Keller Crossing Phase 3, located at approximately 1475 W. 2000 W.

g. Discuss possible changes to Title Six re: Code Enforcement. (15 min.)

h. 2015 Farmers Market report. (5 min.)

i. Discussion regarding potential creation of Community Development Project Area (CDA) in Syracuse City. (10 min.)

j. Discussion of Possible RDA Reimbursement Contract with H&N Capital. (5 min.)

k. Council business. (2 min.)

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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 3rd day of December, 2015 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examine on December 3, 2015.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA
December 8, 2015

Agenda Item **"b"** Request to be on the agenda: Scott Crawley regarding building permit issue.

Factual Summation

- Mr. Crawley has requested time on the work session agenda to address the Council regarding a building permit issue in the City.

COUNCIL AGENDA

December 8th, 2015

Agenda Item **"c"** Presentation of Audit Report by Finance Director Marshall and Keddington & Christensen LLC.

Factual Summation

- Any questions about this agenda item may be directed at Finance Director Stephen Marshall or Steve Rowley, Audit Manager with Keddington & Christensen LLC.

- Steve Rowley, Audit Manager from Keddington & Christensen, will be attending this meeting and will give a detailed presentation about this year's audit and will be able to answer any questions that you may have.

- Please also review the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2015. It provides very good information on the financial position of the City. The City has been awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the five previous years. I will be submitting this CAFR for the award again this year with the expectation that the City will be awarded that same recognition. A lot of hard work has gone into the preparation of this report and I want to thank all the departments for their collaborative efforts.

SYRACUSE CITY CORPORATION

Syracuse, Utah

Comprehensive Annual Financial Report

For the Fiscal Year Ended

June 30, 2015

SYRACUSE CITY CORPORATION

Syracuse, Utah

Comprehensive Annual Financial Report

For the Fiscal Year Ended June 30, 2015

Prepared by:

Stephen Marshall, CPA
Finance Director

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SYRACUSE CITY
LIST OF ELECTED AND APPOINTED OFFICIALS
For The Year Ended June 30, 2015

Elected Officials

Terry Palmer ---------- Mayor
Corinne Buldoc ---------- City Councilmember
Michael Gailey ---------- City Councilmember
Craig Johnson ---------- City Councilmember
Karianne Lisonbee ---------- City Councilmember
Douglas Peterson ---------- City Councilmember

Executive, Legal and Budgetary Officials

Brody Bovero ---------- City Manager
Paul Roberts ---------- City Attorney
Stephen Marshall ---------- Budget Officer

Statutory Appointed Officials

Garret Atkin ---------- Chief of Police
Cassie Z. Brown ---------- City Recorder
Brody Bovero ---------- City Treasurer
Robert Whiteley ---------- City Engineer

Department Directors

Brigham Mellor ---------- Community & Economic Development
Stephen Marshall ---------- Finance Director
Eric Froerer ---------- Fire Chief
T.J. Peace ---------- Information Technology Director
Catherine Hoskins ---------- Justice Court Judge
Kresta Robinson ---------- Parks & Recreation Director
Robert Whiteley ---------- Public Works Director

SYRACUSE CITY
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INTRODUCTORY SECTION

Mayor
Terry Palmer

City Council
Corinne Buldoc
Michael Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

To the Honorable Mayor, City Council, and Citizens of the City of Syracuse:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report (CAFR) of Syracuse City Corporation for the fiscal year ended June 30, 2015.

This report consists of management's representations concerning the finances of Syracuse City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, the management of Syracuse City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of Syracuse City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, Syracuse City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Keddington & Christensen, LLC a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of Syracuse City for the fiscal year ended June 30, 2015, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that Syracuse City's financial statements for the fiscal year ended June 30, 2015, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report. GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. Syracuse City's MD&A can be found immediately following the report of the independent auditors.

Entities receiving funding from the federal government are federally mandated to undergo a "Single Audit" designed to meet the special needs of federal grantor agencies. The Single Audit Act of 1996 and the U. S. Office of Management and Budget's Circular A-133 governing single audit engagements require the independent auditors to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. Although the City received funds under federal financial assistance programs, the revenue was not sufficient to require a single audit.

The State of Utah requires the City to be audited in accordance with Government Auditing Standards (GAO Yellow Book 2013 Revision) and sets forth general requirements for auditors to follow in its Compliance Manual for Audits of Local Governments. The City is responsible for compliance with the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort or earmarking; and other special tests and provisions applicable to each of its major state assistance programs as required by the State of Utah Legal Compliance Audit Guide.

Profile of the Government

Syracuse City was incorporated on September 3, 1935 and is located in the northern part of the state along the Wasatch Front. Syracuse became linked to Antelope Island State Park in 1969, with construction of a causeway. The City is the gateway to Antelope Island bringing 312,933 visitors in 2014, through the heart of the city. Syracuse City currently occupies a land area of 9.5 square miles and serves a population of approximately 27,000. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing council.

Syracuse City is governed by a six member council form of government. Policy-making and legislative authority are vested in a governing council consisting of a mayor and five other members, known as the City Council. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's manager. The City Manager is responsible for carrying out the policies and ordinances of the governing council and for overseeing the day-to-day operations of the City. The Mayor and City Council are elected on a non-partisan, at-large basis and serve four-year staggered terms.

Syracuse City provides a full range of services, including police and fire protection; culinary water, secondary water, storm water, sewer and sanitation; construction and maintenance of highways, streets, and other infrastructure; and recreational activities. The governing council of the City also serves as the Board of Directors for the Syracuse City Redevelopment Agency (RDA) and the Municipal Building Authority of Syracuse (MBA). The RDA and MBA are separate legal entities, but due to the oversight responsibilities of the City's governing council in the decision making process, they are reported within the financial statements of Syracuse City. Additional information on the RDA and MBA can be found in Note 1 in the notes to the financial statements.

The annual budget serves as the foundation for Syracuse City's financial planning and control. All departments of the City are required to submit requests for appropriations to the Budget Officer in March of each year. The Budget Officer and City Manager use these requests as the starting point for developing a tentative budget. The Budget Officer then presents the tentative budget to the governing council at their first meeting in May. The council is required to hold public hearings on the tentative budget and to adopt a final budget no later than June 22nd. The appropriated budget is prepared by fund, and department (e.g., police). Department directors may make transfers of appropriations within a department. Transfers of appropriations between departments require approval of the governing council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the major governmental funds, this comparison is presented on pages 56-59 as part of the required supplementary information for the governmental funds. For other funds with appropriated annual budgets, other than the major governmental funds, this comparison is presented in the supplementary section of this report, which starts on page 63.

Economic Conditions

The City has experienced a steady economic recovery over the past few years. This is evidenced by our revenues associated with construction, namely building permits and development impact fees. These revenue increases show signs that the housing market is recovering; however, even with the increases in building permit revenue over the past few years, the City still continues to remain below the growth levels seen during the 2004 to 2007 fiscal years.

The City's tax revenues continue to show signs of recovery in fiscal year 2015 with sales tax revenue up 6.9% over prior year. Property tax rates and levies by the City have remained relatively constant even though property values have increased by approximately 8.5% in Syracuse City. The property tax formula, provided in state law, is revenue based and the tax rate adjusts to provide the same revenue from year to year regardless of valuation changes. Property Tax revenues only increased due to new development and new homes built in Syracuse.

Long-Term Financial Planning

Financial policy dictates that unrestricted general fund balance be kept between 5% to 25% of general fund revenues. Each year's budget plan targets an amount within that range and may be higher or lower depending on operational and capital needs of that year. The unrestricted fund balance for fiscal year ended June 30, 2015, was 28.8% of general

fund revenues. The City has exceeded the 25% maximum, however, the City budgeted for a spend down of $501,658 in road funds in fiscal year 2016 to bring the unrestricted fund balance back into compliance at 24.0%.

The City uses a five year capital improvement plan to focus on upcoming projects that will require funding. Modification of the plan and reprioritization of projects takes place annually. The Council and management attempt to finance all City operations on a pay as you go basis. Issuing debt is avoided if at all possible.

The City has invested long-term in infrastructure by issuing bonds in 2006 and 2008 to construct a new city hall, fire station, and making significant modifications to its public works building and police station. These buildings and improvements will benefit the city for the next 30 to 40 years. The city plans to pay down its bonds over the next 13 years.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Syracuse City for its comprehensive annual financial report for the fiscal year ended June 30, 2014. This was the fifth consecutive year the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year. We believe that the current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements.

The preparation of this report would not have been possible without the efficient and dedicated services of the Finance Department. I would like to express my appreciation to all employees of the City who assisted and contributed to the preparation of this report, and to our auditors, Keddington & Christensen LLC, for their cooperation and hard work. Credit must also be given to the Mayor, City Council, and City Manager for their support for maintaining the highest standards of professionalism in the management of Syracuse City’s finances.

Respectfully submitted,

Stephen Marshall, CPA
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

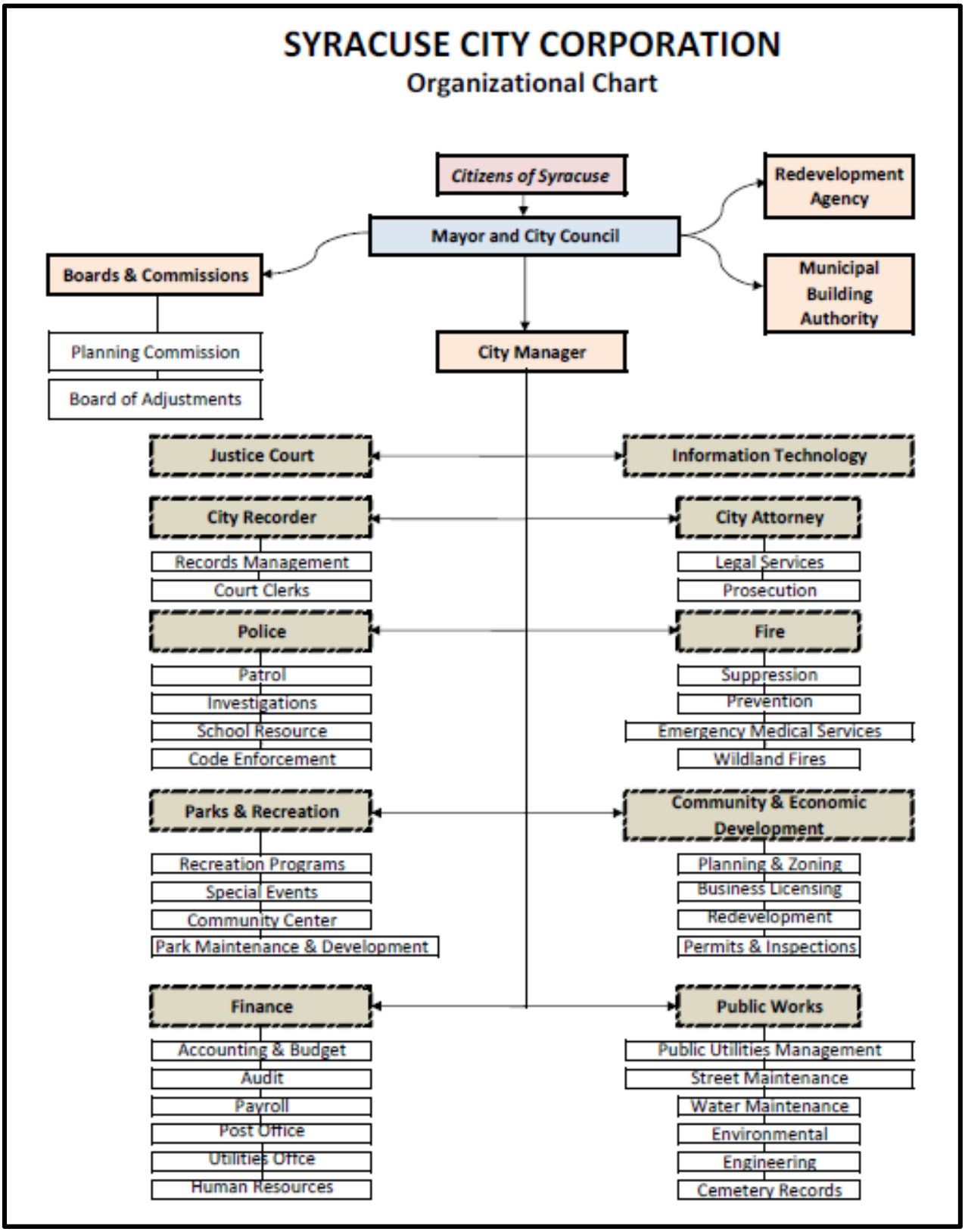
Syracuse City Corporation

Utah

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2014

Executive Director/CEO


SYRACUSE CITY CORPORATION
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Mayor and City Council
Redevelopment Agency
Municipal Building Authority
Boards & Commissions
Planning Commission
Board of Adjustments
City Manager
Justice Court
Information Technology
City Recorder
Records Management
Court Clerks
City Attorney
Legal Services
Prosecution
Police
Patrol
Investigations
School Resource
Code Enforcement
Fire
Suppression
Prevention
Emergency Medical Services
Wildland Fires
Parks & Recreation
Recreation Programs
Special Events
Community Center
Park Maintenance & Development
Community & Economic Development
Planning & Zoning
Business Licensing
Redevelopment
Permits & Inspections
Finance
Accounting & Budget
Audit
Payroll
Post Office
Utilities Office
Human Resources
Public Works
Public Utilities Management
Street Maintenance
Water Maintenance
Environmental
Engineering
Cemetery Records

FINANCIAL SECTION

K&C
Keddington & Christensen, LLC
Certified Public Accountants
Gary K. Keddington, CPA
Phyl R. Warnock, CPA
Marcus K. Arbuckle, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
Syracuse City
Syracuse City, Utah

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Syracuse as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Syracuse as of June 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter
As discussed in Note 16 to the financial statements, in 2015 the City adopted Governmental Accounting Standards Board Statement no. 68, *Accounting and Financial Reporting for Pensions—An Amendment to GASB Statement No. 27* and Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—An Amendment of GASB Statement No. 68*. Our opinion is not modified with respect to this.

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Salt Lake City, Utah 84123

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as noted on the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Syracuse's basic financial statements. The introductory section, budgetary comparison schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements.

The budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedules are fairly stated in all material respects in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Keddington & Christensen, LLC

December 2, 2015

SYRACUSE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For The Year Ended June 30, 2015

The following is a discussion and analysis of Syracuse City's financial performance and activities for the year ended June 30, 2015. When read in conjunction with the notes to the financial statements, this section's financial highlights, overview and analysis will assist the reader to gain a more complete knowledge of the City's financial performance.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, we encourage readers to consider the information presented in conjunction with the letter of transmittal and the City's financial statements.

Financial Highlights

- The assets of Syracuse City exceeded its liabilities and deferred inflows at June 30, 2015 by $108,770,425 (net position). Of this amount, $5,143,137 (unrestricted net position) may be used to meet the government's ongoing obligations.
- Syracuse City's total net position increased by $3,782,050 during the fiscal year. Net position of governmental activities increased $1,346,731 or 2.9%. Net position of business-type activities increased $2,435,319 or 4.2%. The majority of the increase in net position during the year came from infrastructure assets contributed by developers of new subdivisions (i.e. streets, water lines, secondary water shares, sewer lines, and storm drains) as well as increased revenue from sales tax and grants.
- Syracuse City's governmental funds reported combined ending fund balances of $6,326,193 at June 30, 2015. Approximately 49.9% or $3,154,578 of the ending fund balance is considered unrestricted (committed, assigned, or unassigned) and is available for spending either at the City's discretion or upon council approval.
- At June 30, 2015, unrestricted fund balance for the general fund was $3,068,947 or 28.8% of the total general fund revenues.
- Syracuse City's total debt decreased by $1,227,107 from principal payments on outstanding bonds and capital leases.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to Syracuse City's basic financial statements which are comprised of: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

The financial statements also include information about Syracuse City Redevelopment Agency and the Municipal Building Authority of Syracuse City, blended *component units* of Syracuse City. Both entities are separate legal creations of Syracuse City but are reported here instead of having separate reports. A detailed explanation of the reporting entity is part of the notes to the financial statements.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide the reader with a broad overview of Syracuse City's finances in a manner similar to a private-sector business. The governmental and business-type activities are consolidated into columns which add to a total for the primary government.

The *statement of net position* presents information on all of the City's assets, deferred outflows, liabilities, and deferred inflows of resources, with the difference between the reported categories as *net position*. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. However, the reader will need to consider other non-financial factors. This statement combines and consolidates governmental fund's current financial resources with capital assets and long-term obligations.

The *statement of activities* presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of Syracuse City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of Syracuse City include general government, public safety, highways and public improvements, and parks and recreation and public property. The business-type activities of Syracuse City Corporation include the Secondary Water Fund, Culinary Water Fund, Sewer Utility Fund, Storm Sewer Utility Fund, and Garbage Utility Fund.

Fund Financial Statements
A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Syracuse City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the City can be divided into two types: governmental funds and proprietary funds.

Governmental funds. These funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Syracuse City maintains four individual governmental funds. Information is presented separately in the governmental funds balance sheet and governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, Redevelopment Agency Fund, and Municipal Building Authority which are all considered major funds.

Syracuse City adopts an annual budget for its General Fund, Capital Projects Fund, Redevelopment Agency Fund, and Municipal Building Authority Fund. A budgetary comparison statement has been provided for each of the aforementioned funds to demonstrate compliance with the fiscal year 2015 budget.

Proprietary funds. Syracuse City Corporation maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Secondary Water Utility, Culinary Water Utility, Sewer Utility, Storm Sewer Utility, and Garbage Utility. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. Syracuse City Corporation uses an internal service fund to account for its information technology activities. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Notes to the Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. Syracuse City Corporation's assets exceeded its liabilities and deferred inflows by $108,770,425 at the close of the most recent year, June 30, 2015.

The largest portion of the City's net position, $98,686,953 (90.7%), reflects its investment in capital assets (e.g., land, buildings, infrastructure, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, $4,940,335, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, $5,143,137, may be used to meet the City's ongoing obligations to citizens and creditors.

The following table reflects the condensed statement of net position:

Syracuse City Corporation's Net Position

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Current and other assets	$ 10,885,644	$ 9,775,312	$ 17,333,605	$ 15,466,360	$ 28,219,249	$ 25,241,672
Capital assets	55,874,556	54,126,214	45,139,789	43,656,559	101,014,345	97,782,773
Total assets	66,760,200	63,901,526	62,473,394	59,122,919	129,233,594	123,024,445
Total deferred outflows of resources	554,394	-	44,733	-	599,127	-
Total assets and deferred outflows of resources	67,314,594	63,901,526	62,518,127	59,122,919	129,832,721	123,024,445
Long-term liabilities outstanding	13,278,483	14,440,152	53,046	40,793	13,331,529	14,480,945
Other liabilities	3,678,460	963,542	1,509,832	603,744	5,188,292	1,567,286
Total liabilities	16,956,943	15,403,694	1,562,878	644,537	18,519,821	16,048,231
Total deferred inflows of resources	2,500,927	1,987,839	41,548	-	2,542,475	1,987,839
Net position:						
Net investment in capital assets	43,067,769	40,092,319	55,619,184	52,791,954	98,686,953	92,884,273
Restricted	3,106,736	3,791,624	1,833,599	1,530,441	4,940,335	5,322,065
Unrestricted	1,682,219	2,626,050	3,460,918	4,155,987	5,143,137	6,782,037
Total net position	$ 47,856,724	$ 46,509,993	$ 60,913,701	$ 58,478,382	$ 108,770,425	$ 104,988,375

At the end of the current fiscal year, Syracuse City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The following table summarizes Syracuse City's total revenues, expenses, and changes in net position for fiscal year 2015 and 2014:

Syracuse City Corporation's Changes in Net Position

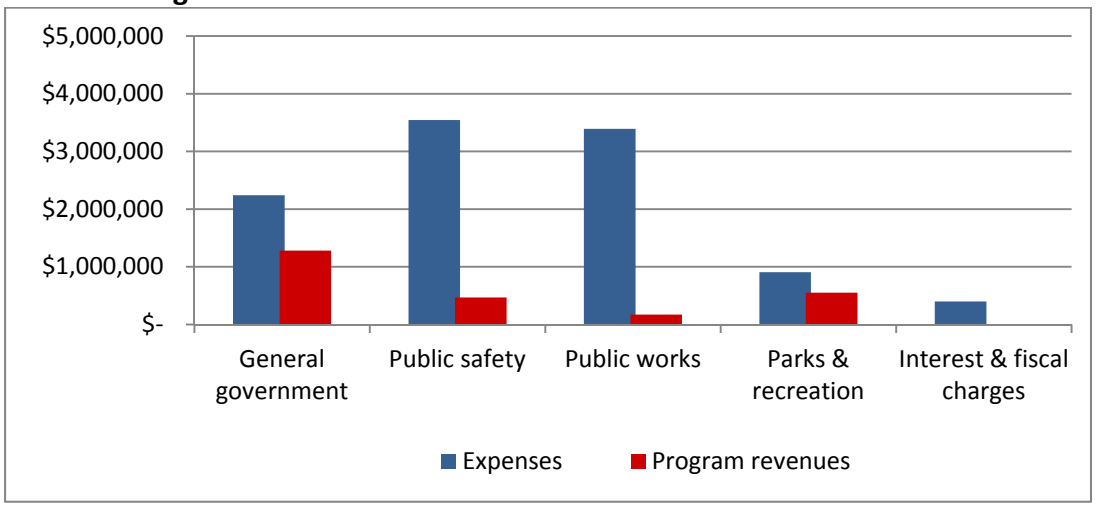
	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program revenues:						
Charges for services	$ 2,468,846	$ 2,562,869	$ 6,530,061	$ 6,102,860	$ 8,998,907	$ 8,665,729
Operating grants and contributions	134,091	159,315	-	-	134,091	159,315
Capital grants and contributions	3,419,661	1,826,198	2,966,454	1,450,988	6,386,115	3,277,186
General revenues:						
Property taxes	2,230,221	2,209,549	-	-	2,230,221	2,209,549
Other taxes	4,677,620	4,493,073	-	-	4,677,620	4,493,073
Other	229,503	273,975	52,735	95,782	282,238	369,757
Total revenues	13,159,942	11,524,979	9,549,250	7,649,630	22,709,192	19,174,609
Expenses:						
General government	2,240,878	2,400,600	-	-	2,240,878	2,400,600
Public safety	3,543,704	4,334,274	-	-	3,543,704	4,334,274
Highways and public improvements	3,392,400	1,913,320	-	-	3,392,400	1,913,320
Parks and recreation	905,768	1,302,089	-	-	905,768	1,302,089
Interest on long-term debt	399,150	523,181	-	-	399,150	523,181
Culinary Water	-	-	1,854,520	1,739,124	1,854,520	1,739,124
Sewer	-	-	1,837,672	1,554,024	1,837,672	1,554,024
Garbage	-	-	1,226,319	1,204,410	1,226,319	1,204,410
Secondary Water	-	-	1,336,431	1,405,628	1,336,431	1,405,628
Storm Water	-	-	569,462	557,997	569,462	557,997
Total expenses	10,481,900	10,473,464	6,824,404	6,461,183	17,306,304	16,934,647
Increase in net position before transfers	2,678,042	1,051,515	2,724,846	1,188,447	5,402,888	2,239,962
Transfers	95,626	186,853	(95,626)	(186,853)	-	-
Increase (Decrease) in net position	2,773,668	1,238,368	2,629,220	1,001,594	5,402,888	2,239,962
Net position - beginning of year	46,509,993	44,908,125	58,478,382	50,715,788	104,988,375	95,623,913
Adjustment to implement GASB 68	(1,426,937)	363,500	(193,901)	6,761,000	(1,620,838)	7,124,500
Net position - end of year	$ 47,856,724	$ 46,509,993	$ 60,913,701	$ 58,478,382	$ 108,770,425	$ 104,988,375

Governmental activities. Governmental activities increased Syracuse City's net position by $1,346,731 in the current fiscal year. Key elements of the increase were as follows:

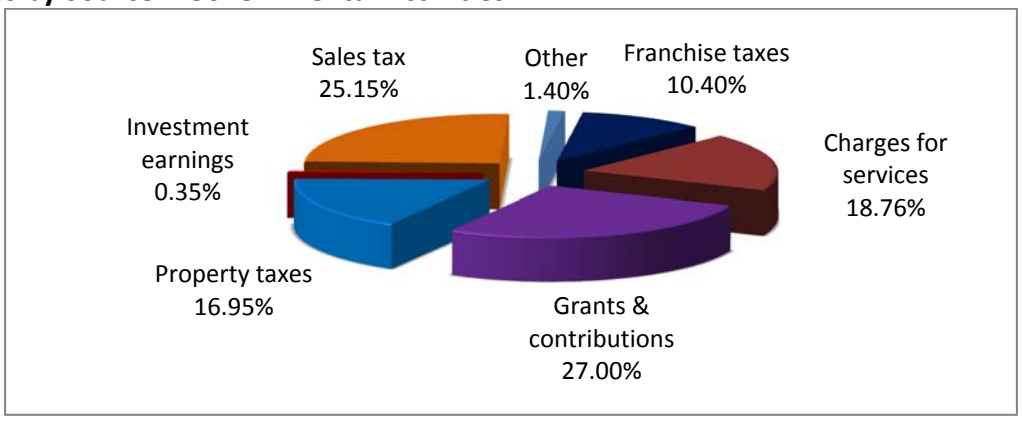
- Capital contributions from developers during fiscal year 2015 including streets, sidewalks, and curb and gutter totaled $490,408.
- Sales tax revenue increased 6.9% or $212,915 over the previous fiscal year while franchise taxes decreased 2.0% or $28,368.
- Capital grants increased by $1,047,677 due to funding for the 3000 west road expansion project during fiscal year 2015.
- Impact fees related to new development decreased by 29.6% or $288,928 over prior year.
- Net position was also adjusted by $1,426,937 due to a prior period adjustment to record GASB 68 related to pension expense.

The following graphs display a different perspective on governmental activities expenses compared to program revenues attributed to the activity:

Expenses and Charges for Services – Governmental Activities



Revenues by Source – Governmental Activities



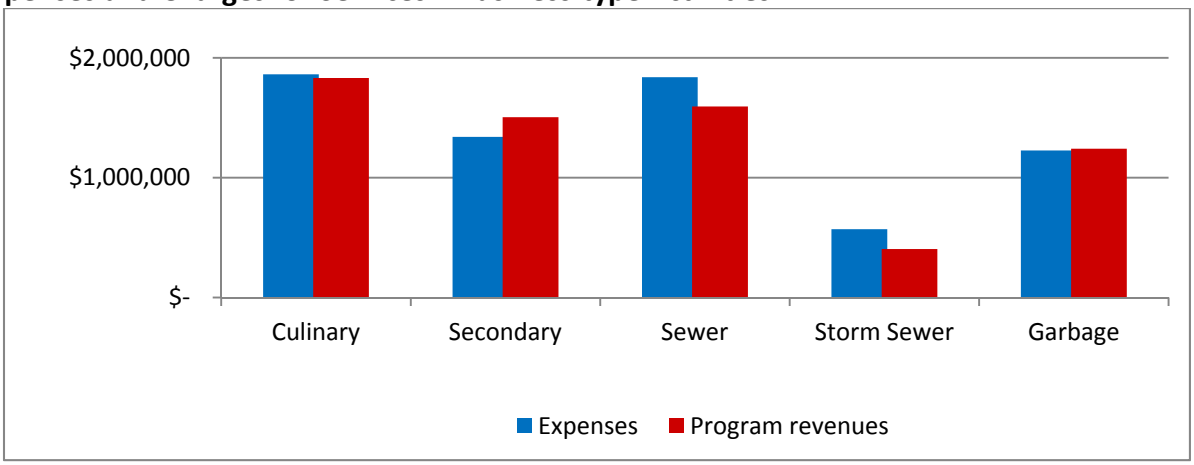
Business-type activities. Business-type activities increased Syracuse City's net position by $2,435,319 in the current fiscal year. At the end of the current fiscal year, all of the City's business-type funds reported a positive net position. Key elements of this change include:

- User fee revenue from culinary water, secondary water, sewer, storm sewer and garbage services had an increase of $427,201. This was mainly due to new homes paying for utility services and an increase in the sewer rate of $3.00/month per user.
- Capital grants increased by $1,515,466 due to contributions from developers during fiscal year 2015 including culinary & secondary water pipes, sewer lines, storm drains, and secondary water shares for new development.
- Impact fees related to new development decrease by 26.1% or $229,750.

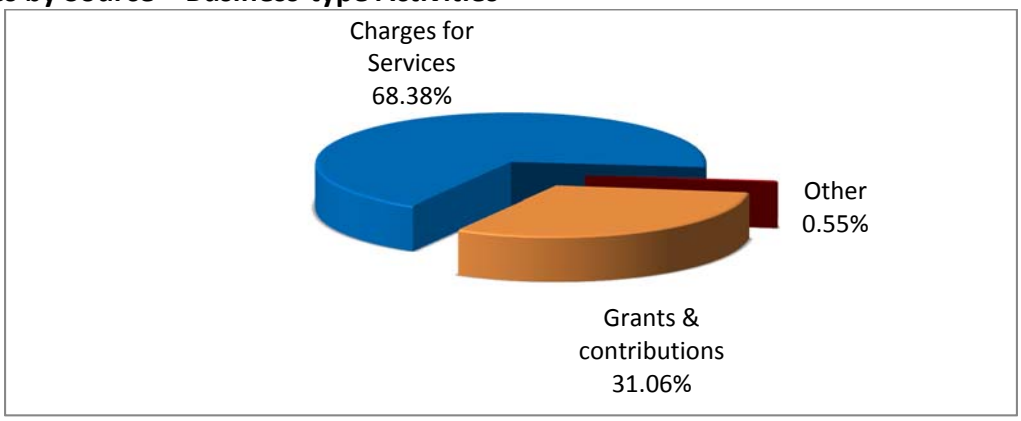
- Overall expenses increased by $363,221 primarily due to an increase in sewer district disposal fees of $274,380 and an increase in depreciation expense in the culinary water fund of 64,176.
- Net position was also adjusted by $193,901 due to a prior period to record GASB 68 related to pension expense.

The following graphs display a different perspective on business-type activities reflected in the City's statement of activities:

Expenses and Charges for Services – Business-type Activities



Revenues by Source – Business-type Activities



Financial Analysis of the Government's Funds

As noted earlier, Syracuse City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At June 30, 2015, the City's governmental funds reported combined ending fund balances of $6,326,193, a decrease of $630,222 from the prior year. There are five components of funds balance; nonspendable, restricted, committed, assigned, and unassigned. The nonspendable fund balance of $64,879 includes items that are prepaid expenses and inventory. The restricted fund balance totaling $3,106,736 is funds that must be spent for specific purposes and are externally restricted. Committed fund balances are not restricted but require council approval before monies can be spent. The City does not have any committed fund balances at June 30, 2015. The assigned fund balance of $768,040 is unrestricted in nature but has been assigned internally by management for a specific or intended use. Finally, unassigned fund balance of $2,386,538 is available for spending at the City's discretion and has not been assigned for a specific purpose.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unrestricted fund balance, which includes unassigned, assigned, and committed fund balances, of the General Fund was $3,068,947, while the total fund balance was $5,449,339. As a measure of the general fund's liquidity, it may be useful to compare both unrestricted fund balance and total fund balance to total fund revenues of $10,660,762. Unrestricted fund balance represents 28.8% of total general fund revenues, while total fund balance represents 51.1% of that same amount.

During the fiscal year, the fund balance of Syracuse City's general fund decreased by $619,162. Key factors in the change are as follows:

- The City paid off its 2005 sales tax bond 6 years early. The total payoff was $985,000 of which, $835,000 was an increased expense over the prior year. The City saved $108,875 in interest expense by paying the bond off early.
- Sales tax revenue increased 6.9% or $212,915 over the previous fiscal year while franchise taxes decreased 2.0% or $28,368.

The fund balance of the Capital Improvement Fund decreased by $164,405 or 68%. This decrease was due to the City using fund balance to complete Chloe's Sunshine Park in May 2015.

The fund balance of the Redevelopment Fund increased by $152,976, while the Municipal Building Authority Fund balance increased by $369. The increase in the Redevelopment Fund was due to tax increment revenue exceeding budgeted costs for fiscal year 2015.

Proprietary funds. Syracuse City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The unrestricted net position of the culinary water fund at the end of the fiscal year 2015 was $1,020,126, for the sewer utility fund the unrestricted net position was $1,245,692, for the garbage utility fund the unrestricted net position was $431,825, for the secondary water utility fund the unrestricted net position was $563,550, and for the storm water utility fund the unrestricted net position was $173,126. The change in net position for the five utility funds were as follows: Culinary water utility fund decreased $721,640, sewer utility fund increased $170,584, garbage utility fund increased $1,646, secondary water utility fund decreased $68,847, and storm water utility fund decreased $92,287.

Operating revenues for the Culinary Water Utility Fund increased 4.2% or $73,250 from the prior year. Operating expenses increased 7.5% or $129,582. These increases are primarily due to an increase in number of customers in the culinary system and an increase in depreciation expense of $64,176 over the prior year due to new projects that were completed during the fiscal year.

Operating revenues for the Sewer Utility Fund increased 22.3% or $290,884 from the prior year. Expenses increased 18.4% or $286,013. This increase in revenue and expense is mainly attributed to a $3.00 increase in sewer collection fees and an increase in disposal fees paid to the sewer district.

Operating revenues for the Garbage Utility Fund decreased by 0.1% or $9,087. Expenses increased 2.0% or $24,274 over prior year. These increases were primarily due to an increase in number of customers in the collection system. The City reduced its garbage fee by $0.50 per can and transferred that cost to the storm water utility fee.

Operating revenues for the Secondary Water Utility Fund increased by 1.3% or $18,973. Expenses increased 4.4% or $62,103. These increases are primarily due to an increase in number of customers in the secondary water system and a reduction in the amount transferred to the General Fund for payment of the 2005 sales tax bond for Jensen Park.

Operating revenues and expenses for the Storm Water Utility Fund increased by 14.9% or $52,550. Expenses increased 2.5% or $13,830. The increase in revenue is mainly due to a $0.50 rate increase in the storm water utility fee. The increase in expense was primarily due to an increase in number of customers in the utility system.

General Fund Budgetary Highlights

During the fiscal year, the general fund's original budget for expenditures and other financing uses was amended from an original total of $12,446,707 to a final budget of $15,357,121, an increase of $2,910,414. Some of the more significant changes to expenditure items are as follows:

- Increase in funding for various road construction projects totaling $1,678,000.
- Increase in expense totaling $835,000 to pay off the 2005 sales tax bond.
- Increase in expense of $50,000 for an efficiency audit.
- Increase in expense of $50,000 for a parks master plan.
- Increase in expense of $48,500 for street light installation.
- Increase in parks and recreation expense budget of $125,000 for purchase of ice rink, hiring a contract special events coordinator, and a bathroom for Chloe's Sunshine playground.
- Increase in various other expenses totaling approximately $124,000.

Budget to actual. At the conclusion of the fiscal year, there were some differences between final budgeted revenues and expenditures and actual results. Most revenue classifications actual revenue amounts were right on target with the budgeted amounts with the exception of intergovernmental revenue and impact fees. The intergovernmental revenue fell short of budgeted amounts by $2,272,180. This is due to the 3000 west project that was not completed at year end. The impact fee revenue also fell short of budgeted amounts by $110,333 due to slower development than what was anticipated. The remaining revenue accounts combined all came within $816 of the budgeted amounts. In total, general fund revenue fell short of the budget expectations by $2,381,697, while general fund expenditures came in $4,156,129 below budgeted amounts.

Capital Assets and Debt Administration

Capital assets. Syracuse City's investment in capital assets for its governmental and business-type activities as of June 30, 2015, amounts to $111,493,740 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements other than buildings, infrastructure, machinery and equipment, vehicles, and construction in progress. The total increase in the City's investment in capital assets for the current fiscal year was $4,575,572 or 4.3% (a 3.2% increase totaling $1,748,342 for governmental activities and a 5.4% increase totaling $2,827,230 for business-type activities). Major capital asset events during the current fiscal year include the following:

- 3000 west construction project from 1200 south to 200 south - $1,495,334.
- 1000 west construction project from 1700 south to 2075 south - $657,295.
- 700 south construction project from 1500 west to 2000 west - $868,154.
- Construction of Chloe's Sunshine Park - $449,081.

- 2000 west construction project from 2700 south to Gentile Street - $444,535
- Marilyn Acres phase II and Smedley Acres phase I construction projects - $1,284,858.
- Infrastructure from developers through acceptance of new subdivision, $1,437,529. Includes curb, gutter, sidewalks, roads, culinary water lines, secondary water lines, sewer lines, storm drains, and land drains
- Secondary water stock donated for development - $1,334,000.
- Purchase of 10 new police vehicles and an ambulance - $574,007.
- Various equipment, vehicles, park improvements - $266,101.
- Depreciation expense on existing assets – $(4,196,381).

Syracuse City Corporation's Capital Assets (Net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Water shares/rights	$ -	$ -	$ 10,479,395	$ 9,135,395	$ 10,479,395	$ 9,135,395
Land	7,431,842	7,429,218	46,433	46,433	7,478,275	7,475,651
Construction in progress	1,581,140	403,739	432,816	878,862	2,013,956	1,282,601
Land improvements	3,193,906	2,836,443	789,513	809,606	3,983,419	3,646,049
Buildings and structures	15,602,862	16,192,659	542,571	566,422	16,145,433	16,759,081
Equipment, vehicles, and furnishings	1,881,011	1,546,822	474,947	412,443	2,355,958	1,959,265
Infrastructure	26,183,795	25,717,333	42,853,509	40,942,793	69,037,304	66,660,126
Total	$ 55,874,556	$ 54,126,214	$ 55,619,184	$ 52,791,954	$ 111,493,740	$ 106,918,168

Additional information on Syracuse City's capital assets can be found in note 5 on pages 42 and 43 of this report.

Long-term debt. In April 2005, the City issued $2,100,000 in sales tax revenue bonds to fund the acquisition of water shares, the construction of a water reservoir, and improvements to the parks and secondary water system. Principal payments were due annually in April through 2020. However, the City elected to pay this bond off early during fiscal year 2015. Total interest savings was $108,875 by paying the bond off early.

At the end of the current fiscal year, the City's blended component unit, the Municipal Building Authority of Syracuse City (MBA), had total bonded debt outstanding of $11,930,000. The bonds were issued for the purpose of financing the construction of a new city hall, a public works addition, remodel of the police station and construction of a new city fire station. The bonds mature in 2028 with principal payments due annually in March. Interest is due semi-annually in March and September.

Syracuse City Corporation's Outstanding debt

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
2005 Park Devlopment Bond	$ -	$ 985,000	$ -	$ -	$ -	$ 985,000
2006 MBA Facilites Bond	850,000	7,290,000	-	-	850,000	7,290,000
Plus 2006 Bond Premium	-	143,942	-	-	-	143,942
2012 MBA Fire Station Bond	4,649,000	4,959,000	-	-	4,649,000	4,959,000
2014 MBA Lease Refunding	6,431,000	-	-	-	6,431,000	-
Capital Lease - 10 Wheeler	38,141	75,227	-	-	38,141	75,227
Capital Lease - Police Vehicles	-	74,590	-	-	-	74,590
Capital Lease - Police Vehicles	400,500	-			400,500	-
Capital Lease - Street Lights	438,147	506,136	-	-	438,147	506,136
Total	$ 12,806,788	$ 14,033,895	$ -	$ -	$ 12,806,788	$ 14,033,895

Additional information on Syracuse City's long-term debt activity can be found in note 8 on pages 44-48 of this report.

Economic Factors and Next Year's Budgets

Sales tax revenues for the fiscal year ended June 30, 2015 was 6.9% or $212,915 higher than the previous year. It is expected that sales tax revenue will continue to grow as the economy continues to recover from the recession. Construction of new homes has been above expectations and revenues associated with residential construction have been close to the budgeted amounts for fiscal year 2015. The city anticipates that new construction will continue and that building permits revenue in fiscal year 2016 will be comparable to the amounts in fiscal year 2015. The seasonally adjusted unemployment rate for Davis County as reported by the Utah Department of Workforce Services for June 2015 was 3.4%. This is 0.1% lower than the 3.5% for June 2014. The rate reported for the State of Utah for June 2015 was 3.5%. These compare favorably to the national seasonally adjusted rate reported by the U.S. Department of Labor, Bureau of Labor and Statistics for June 2015 of 5.3%. County and state unemployment rates have been decreasing slightly over the past year. The City anticipates that unemployment rates will continue to stay low in the next few years.

These factors along with other economic factors were considered in preparing the 2016 fiscal year budget.

Request for Information

This financial report is designed to provide a general overview of Syracuse City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 1979 West 1900 South, Syracuse, Utah 84075. The report is also posted on the City's website at www.syracuseut.com

BASIC FINANCIAL STATEMENTS

SYRACUSE CITY
STATEMENT OF NET POSITION
June 30, 2015

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 3,106,192	$ 4,007,711	$ 7,113,903
Receivables:			
Taxes	2,867,147	-	2,867,147
Accounts, net	109,796	641,548	751,344
Intergovernmental	1,245,784	22,005	1,267,789
Internal balances	(26,599)	26,599	-
Prepaids	7,104	-	7,104
Inventories	57,775	46,278	104,053
Restricted Cash and cash equivalents	3,417,212	2,096,313	5,513,525
Capital assets not being depreciated:			
Water shares/rights	-	10,479,395	10,479,395
Land	7,431,842	46,433	7,478,275
Construction in progress	1,581,140	432,816	2,013,956
Capital assets, net of accumulated depreciation:			
Land improvements	3,193,906	789,513	3,983,419
Buildings and structures	15,602,862	542,571	16,145,433
Equipment, vehicles, and furnishings	1,881,011	474,947	2,355,958
Infrastructure	26,183,795	42,853,509	69,037,304
Net Pension asset	101,233	13,756	114,989
Total Assets	66,760,200	62,473,394	129,233,594
Deferred Outflows of Resources			
Deferred loss on refunding	225,195	-	225,195
Deferred outflows relating to pensions	329,199	44,733	373,932
Total Deferred Outflows of Resources	554,394	44,733	599,127
Total Assets and Deferred Outflows of Resources	67,314,594	62,518,127	129,832,721

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF NET POSITION (Continued)
June 30, 2015

	Governmental Activities	Business-type Activities	Total
Liabilities			
Accounts payable	$ 1,846,097	$ 1,124,499	$ 2,970,596
Accrued liabilities	256,309	37,138	293,447
Accrued interest payable	105,327	-	105,327
Unearned revenue	57,106	-	57,106
Developer and customer deposits - restricted asset	90,063	168,341	258,404
Noncurrent liabilities:			
Due within one year	1,137,960	15,667	1,153,627
Due in more than one year	12,140,523	37,379	12,177,902
Net pension liability	1,323,558	179,854	1,503,412
Total Liabilities	16,956,943	1,562,878	18,519,821
Deferred Inflows of Resources			
Deferred revenue - property taxes	2,195,180	-	2,195,180
Deferred inflows relating to pensions	305,747	41,548	347,295
Total Deferred Inflows of Resources	2,500,927	41,548	2,542,475
Net Position			
Net investment in capital assets	43,067,769	55,619,184	98,686,953
Restricted for:			
Impact fees	2,315,513	1,833,599	4,149,112
Community development	791,223	-	791,223
Unrestricted	1,682,219	3,460,918	5,143,137
Total Net Position	47,856,724	60,913,701	108,770,425
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 67,314,594	$ 62,518,127	$ 129,832,721

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2015

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-type Activities**	**Total**
Government Activities							
General governmental	$ 2,240,878	$ 1,279,365	$ -	$ 565,192	$ (396,321)	$ -	$ (396,321)
Public safety	3,543,704	466,633	134,091	35,050	(2,907,930)	-	(2,907,930)
Highways and public improvements	3,392,400	171,720	-	2,204,728	(1,015,952)	-	(1,015,952)
Parks and recreation	905,768	551,128	-	614,691	260,051	-	260,051
Interest on long-term debt	399,150	-	-	-	(399,150)	-	(399,150)
Total Governmental Activities	10,481,900	2,468,846	134,091	3,419,661	(4,459,302)	-	(4,459,302)
Business-type Activities							
Culinary Water	1,854,520	1,806,130	-	546,103	-	497,713	497,713
Sewer	1,837,672	1,593,127	-	169,870	-	(74,675)	(74,675)
Garbage	1,226,319	1,222,379	-	-	-	(3,940)	(3,940)
Secondary Water	1,336,431	1,504,946	-	1,763,431	-	1,931,946	1,931,946
Storm Water	569,462	403,479	-	487,050	-	321,067	321,067
Total Business-type Activities	6,824,404	6,530,061	-	2,966,454	-	2,672,111	2,672,111
Total Government	$ 17,306,304	$ 8,998,907	$ 134,091	$ 6,386,115	(4,459,302)	2,672,111	(1,787,191)
			General Revenues				
			Property taxes		2,230,221	-	2,230,221
			Sales taxes		3,309,455	-	3,309,455
			Franchise taxes		1,368,165	-	1,368,165
			Interest income		45,759	27,285	73,044
			Miscellaneous		134,262	25,450	159,712
			Gain on sale of capital assets		49,482	-	49,482
			Transfers		95,626	(95,626)	-
			Total General Revenues and Transfers		7,232,970	(42,891)	7,190,079
			Changes in Net Position		2,773,668	2,629,220	5,402,888
			Net Position, Beginning		46,509,993	58,478,382	104,988,375
			Adjustment to implement GASB 68 - note 16		(1,426,937)	(193,901)	(1,620,838)
			Net Position, Ending		$ 47,856,724	$ 60,913,701	$ 108,770,425

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2015

	General	Redevelopment Agency	Municipal Building Authority	Capital Projects	Total Governmental Funds
Assets					
Cash and cash equivalents	$ 2,851,854	$ -	$ 8,466	$ 199,868	$ 3,060,188
Receivables:					
Taxes	2,333,822	445,395	-	87,930	2,867,147
Accounts receivable, net	109,183	-	-	613	109,796
Intergovernmental	1,215,791	-	-	29,993	1,245,784
Prepaids	7,104	-	-	-	7,104
Inventory	57,775	-	-	-	57,775
Restricted cash and cash equivalents	2,525,789	891,423	-	-	3,417,212
Total Assets	$ 9,101,318	$ 1,336,818	$ 8,466	$ 318,404	$ 10,765,006
Liabilities					
Accounts payable	$ 1,504,482	$ 100,200	$ -	$ 241,239	$ 1,845,921
Accrued liabilities	250,543	-	-	-	250,543
Unearned revenue	57,106	-	-	-	57,106
Payables from restricted assets-					
Developer and customer deposits	90,063	-	-	-	90,063
Total Liabilities	1,902,194	100,200	-	241,239	2,243,633
Deferred Inflows of Resources					
Unavailable revenue - property taxes	1,749,785	445,395	-	-	2,195,180
Total Deferred Inflows of Resources	1,749,785	445,395	-	-	2,195,180
Fund Balances					
Nonspendable					
Prepaids	7,104	-	-	-	7,104
Inventory	57,775	-	-	-	57,775
Restricted					
Impact fees	2,315,513	-	-	-	2,315,513
Community development	-	791,223	-	-	791,223
Assigned					
Park maintenance	123,715	-	-	-	123,715
Street lighting	57,036	-	-	-	57,036
Road maintenance	501,658	-	-	-	501,658
MBA fund	-	-	8,466	-	8,466
Capital projects	-	-	-	77,165	77,165
Unassigned	2,386,538	-	-	-	2,386,538
Total Fund Balances	5,449,339	791,223	8,466	77,165	6,326,193
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 9,101,318	$ 1,336,818	$ 8,466	$ 318,404	$ 10,765,006

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2015

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental funds	$	6,326,193
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		55,874,556
Accrued interest is not recorded in the funds.		(105,327)
Long-term liabilities, including bond payable and compensated absences, are not due and payable in the current period and therefore are not recorded in the funds.		(13,278,481)
Deferred outflows relating to the loss on refunding of debt is not current available resources and therefore is not included in the governmental funds.		225,195
Pension liabilities, pensions assets, and deferred inflows and outflows of resources relating to pensions are not current available resources, and are therefore not included in the governmental funds.		(1,173,193)
Internal service funds are used by management to charge the costs of information technology to other funds. The assets and liabilities of the internal service fund is included in the governmental activities in the statement of net position. This is the net effect of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the internal service fund.		(12,219)
Net position - governmental activities	$	47,856,724

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended June 30, 2015

	General	Redevelopment Agency	Municipal Building Authority	Capital Projects	Total Governmental Funds
Revenues					
Taxes	$ 5,232,588	$ 307,088	$ -	$ 1,368,165	$ 6,907,841
Licenses and permits	566,892	-	-	-	566,892
Intergovernmental	1,943,565	-	-	201,244	2,144,809
Fines and forfeitures	220,508	-	-	-	220,508
Charges for services	1,633,275	-	-	-	1,633,275
Impact fees	687,651	-	-	-	687,651
Management fees	25,427	-	-	-	25,427
Lease revenue	-	-	1,097,000	-	1,097,000
Interest	40,521	3,528	369	1,154	45,572
Miscellaneous	58,609	-	-	151,707	210,316
Total Revenues	10,409,036	310,616	1,097,369	1,722,270	13,539,291
Expenditures					
Current:					
General government	1,793,488	-	-	-	1,793,488
Public safety	3,729,667	-	-	-	3,729,667
Highways and public improvements	3,431,863	-	-	-	3,431,863
Parks and recreation	1,136,332	-	-	-	1,136,332
Redevelopment	-	200,510	-	-	200,510
Lease payment	-	-	-	1,097,000	1,097,000
Miscellaneous	-	-	70,123	-	70,123
Debt service:					
Principal	1,052,989	-	750,000	111,677	1,914,666
Interest	56,653	-	374,802	2,695	434,150
Capital outlay	-	-	-	1,147,963	1,147,963
Total Expenditures	11,200,992	200,510	1,194,925	2,359,335	14,955,762
Excess (Deficiency) of Revenues Over (Under) Expenditures	(791,956)	110,106	(97,556)	(637,065)	(1,416,471)
Other Financing Sources (Uses)					
Capital contributions	156,100	-	-	72,160	228,260
Transfer in	95,626	42,870	36,062	-	174,558
Transfer out	(78,932)	-	-	-	(78,932)
Bond proceeds	-	-	6,481,000	400,500	6,881,500
Escrow deposit to refund bond	-	-	(6,419,137)	-	(6,419,137)
Total Other Financing Sources (Uses)	172,794	42,870	97,925	472,660	786,249
Net Change in Fund Balances	(619,162)	152,976	369	(164,405)	(630,222)
Fund Balance, Beginning	6,068,501	638,247	8,097	241,570	6,956,415
Fund Balance, Ending	$ 5,449,339	$ 791,223	$ 8,466	$ 77,165	$ 6,326,193

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2015

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	$	(630,222)
Governmental funds have reported capital outlays, past and present, as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		(2,541,641)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position.		3,800,781
Governmental funds do not report contributions of infrastructure from developers as a revenue in the governmental statements. It is recorded as part of the entity wide presentation.		493,032
Government funds have proceeds from the sale of assets as revenue. However, the statement of activities reports the gain or loss on the sale of assets.		(3,828)
The issuance of long-term debt (e.g., bonds, leases) provide current financial resources to governmental funds, while the repayment of the principal of long-term debt uses current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amounts is the net effect of these differences in teh treatment of long-term debt and related items:		1,452,303
The Statement of Activities reports net pension expense and benefit expense from application of GASB 68 which is not reported in the fund statements.		223,179
In the statement of activities, accrued interest on debt is recorded.		35,000
The long-term portion of accrued leave does not require the use of current financial resources and therefore is not recorded as an expenditure in the Governmental Funds.		(65,439)
Internal service funds are used by management to charge the costs of information technology to individual funds. The net revenues or (costs) of these activities are eliminated at the government-wide level and a portion is allocated to the governmental activities.		10,503
Change in net position - governmental activities	$	2,773,668

The notes to the basic financial statements are an integral part of this statement.

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SYRACUSE CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Assets							
Current Assets							
Cash and cash equivalents	$ 1,267,873	$ 1,275,010	$ 394,993	$ 789,234	$ 280,601	$ 4,007,711	$ 46,004
Accounts receivable, net	171,519	154,243	128,208	146,800	40,778	641,548	-
Intergovernmental receivable	22,005	-	-	-	-	22,005	-
Inventories	28,384	-	17,894	-	-	46,278	-
Total Current Assets	1,489,781	1,429,253	541,095	936,034	321,379	4,717,542	46,004
Noncurrent Assets							
Restricted cash and cash equivalents	290,170	71,253	-	575,334	1,159,556	2,096,313	-
Capital assets:							
Water shares/rights	363,750	-	-	10,115,645	-	10,479,395	-
Land	20,308	-	-	26,125	-	46,433	-
Land improvements	-	-	-	1,004,658	-	1,004,658	-
Buildings and structures	56,700	-	-	681,500	-	738,200	-
Equipment, vehicles, and furnishings	772,999	397,570	-	268,132	-	1,438,701	-
Construction in process	176,638	57,544	-	66,657	131,977	432,816	-
Deliver/Collection system	19,702,901	15,903,826	-	14,034,834	10,727,602	60,369,163	-
Less accumulated depreciation	(5,975,012)	(3,511,582)	-	(4,865,632)	(4,537,956)	(18,890,182)	-
Net pension asset	4,041	2,502	1,023	3,368	2,822	13,756	2,168
Total Noncurrent Assets	15,412,495	12,921,113	1,023	21,910,621	7,484,001	57,729,253	2,168
Total Assets	16,902,276	14,350,366	542,118	22,846,655	7,805,380	62,446,795	48,172
Deferred Outflows of Resources							
Deferred outflows relating to pensions	13,141	8,136	3,326	10,953	9,177	44,733	7,052
Total Assets, and Deferred Outflows of Resources	$ 16,915,417	$ 14,358,502	$ 545,444	$ 22,857,608	$ 7,814,557	$ 62,491,528	$ 55,224

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Liabilities							
Current Liabilities							
Accounts payable	$ 403,276	$ 209,621	$ 93,119	$ 315,035	$ 103,448	$ 1,124,499	$ 176
Compensated absences	4,575	2,891	577	4,902	2,722	15,667	-
Accrued liabilities	11,710	5,797	2,092	9,070	8,469	37,138	5,768
Total Current Liabilities	419,561	218,309	95,788	329,007	114,639	1,177,304	5,944
Noncurrent Liabilities							
Compensated absences	10,877	6,874	1,367	11,908	6,353	37,379	-
Customer deposits - payable from restricted assets	87,665	-	-	-	80,676	168,341	-
Net pension liability	52,835	32,712	13,374	44,037	36,896	179,854	28,351
Total Noncurrent Liabilities	151,377	39,586	14,741	55,945	123,925	385,574	28,351
Total Liabilities	570,938	257,895	110,529	384,952	238,564	1,562,878	34,295
Deferred Inflows of Resources							
Deferred inflows relating to pensions	12,205	7,557	3,090	10,173	8,523	41,548	6,549
Total Liabilities, and Deferred Inflows of Resources	583,143	265,452	113,619	395,125	247,087	1,604,426	40,844
Net Position							
Net invested in capital assets	15,118,284	12,847,358	-	21,331,919	6,321,623	55,619,184	-
Restricted for impact fees	193,864	-	-	567,014	1,072,721	1,833,599	-
Unrestricted	1,020,126	1,245,692	431,825	563,550	173,126	3,434,319	14,380
Total Net Position	16,332,274	14,093,050	431,825	22,462,483	7,567,470	60,887,102	14,380
Total Liabilities, Deferred Inflows of Resouces, and Net Position	$ 16,915,417	$ 14,358,502	$ 545,444	$ 22,857,608	$ 7,814,557	62,491,528	$ 55,224
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time						26,599	
Total Liabilities and Net Position of Business-type Activities (page 18)						$ 62,518,127	

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Operating Revenues							
Charges for services:							
Monthly service charge	$ 1,745,102	$ 1,534,627	$ 1,222,379	$ 1,446,746	$ 403,479	$ 6,352,333	$ 189,458
Connection and servicing fees	61,028	58,500	-	58,200	-	177,728	-
Intergovernmental	22,005	-	-	-	-	22,005	-
Miscellaneous	4,207	693	19,400	-	1,150	25,450	-
Total Operating Revenues	1,832,342	1,593,820	1,241,779	1,504,946	404,629	6,577,516	189,458
Operating Expenses							
Salaries, wages, and benefits	294,422	148,771	52,727	234,171	202,072	932,163	138,727
Operations and maintenance	618,232	92,160	75,349	413,360	148,444	1,347,545	24,940
Professional services	429,111	1,087,463	1,099,533	288,747	-	2,904,854	-
Depreciation	520,382	510,100	-	404,022	220,236	1,654,740	-
Miscellaneous	109	468	-	-	-	577	-
Total Operating Expenses	1,862,256	1,838,962	1,227,609	1,340,300	570,752	6,839,879	163,667
Operating Income (Loss)	$ (29,914)	$ (245,142)	$ 14,170	$ 164,646	$ (166,123)	$ (262,363)	$ 25,791

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Nonoperating Income (Expense)							
Interest income	$ 8,034	$ 5,887	$ 1,895	$ 5,248	$ 6,221	$ 27,285	$ 187
Total Nonoperating Income (Expense)	8,034	5,887	1,895	5,248	6,221	27,285	187
Income (loss) before capital contributions	(21,880)	(239,255)	16,065	169,894	(159,902)	(235,078)	25,978
Capital Contributions:							
Impact fees	194,418	-	-	215,812	239,754	649,984	-
Developer contributions	329,680	169,870	-	1,547,619	247,296	2,294,465	-
Transfers out	-	-	-	(95,626)	-	(95,626)	-
Change in Net Position	502,218	(69,385)	16,065	1,837,699	327,148	2,613,745	25,978
Net Position, Beginning	15,887,017	14,197,702	430,179	20,672,261	7,280,099	58,467,258	18,967
Adjustment related to GASB 68 - See note 16	(56,961)	(35,267)	(14,419)	(47,477)	(39,777)	(193,901)	(30,565)
Net Position, Ending	$ 16,332,274	$ 14,093,050	$ 431,825	$ 22,462,483	$ 7,567,470	$ 60,887,102	$ 14,380

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Cash Flows From Operating Activities							
Receipts from customers and users	$ 1,825,556	$ 1,560,256	$ 1,237,536	$ 1,471,615	$ 397,031	$ 6,491,994	$ -
Receipts from interfund services provided	990	1,070	600	27,084	1,297	31,041	189,458
Receipts from customer deposits	6,840	-	-	-	64,676	71,516	-
Payments to suppliers of goods or services	(457,168)	(1,060,109)	(1,143,546)	(225,024)	35,353	(2,850,494)	(31,884)
Payments to employees and related benefits	(300,326)	(154,414)	(53,708)	(235,969)	(206,485)	(950,902)	(143,612)
Payments for interfund services used	(313,550)	(73,651)	(41,562)	(220,954)	(105,740)	(755,457)	-
Net cash flows from operating activities	762,342	273,152	(680)	816,752	186,132	2,037,698	13,962
Cash Flows From Non-Capital Financing Activities							
Transfers out	-	-	-	(95,626)	-	(95,626)	-
Net cash flows from non-capital financing activities	-	-	-	(95,626)	-	(95,626)	-
Cash Flows From Capital and Related Financing Activities							
Acquisition and construction of capital assets	(1,470,388)	(64,994)	-	(522,841)	(131,437)	(2,189,660)	-
Proceeds from sale of capital assets	-	-	-	-	2,155	2,155	-
Capital grants	(22,005)	-	-	-	-	(22,005)	-
Impact fees received	194,418	-	-	215,812	239,754	649,984	-
Net cash flows from capital and related financing activities	(1,297,975)	(64,994)	-	(307,029)	110,472	(1,559,526)	-
Cash Flows From Investing Activities							
Interest on investments	8,034	5,887	1,895	5,248	6,221	27,285	186
Net cash flows from investing activities	8,034	5,887	1,895	5,248	6,221	27,285	186
Net Increase (Decrease) In Cash and Cash Equivalents	(527,599)	214,045	1,215	419,345	302,825	409,831	14,148
Cash and Cash Equivalents, Beginning	2,085,642	1,132,218	393,778	945,223	1,137,332	5,694,193	31,856
Cash and Cash Equivalents, Ending	$ 1,558,043	$ 1,346,263	$ 394,993	$ 1,364,568	$ 1,440,157	$ 6,104,024	$ 46,004

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds						Governmental Activities
	Culinary Water	Sewer	Garbage	Secondary Water	Storm Water	Total Enterprise	Information Technology
Reconciliation of operating income to net cash flows from operating activities							
Earnings (loss) from operations	$ (29,914)	$ (245,142)	$ 14,170	$ 164,646	$ (166,123)	$ (262,363)	$ 25,791
Adjustments to reconcile earnings (loss) to net cash flows from operating activities:							
Depreciation	520,382	510,100	-	404,022	220,236	1,654,740	-
Changes in assets and liabilities							
Accounts receivable, net	(5,797)	(32,496)	(3,643)	(6,247)	(6,301)	(54,484)	-
Inventories	4,890	-	(12,584)	-	-	(7,694)	-
Accounts payable	271,476	45,836	2,380	255,952	76,574	652,218	(7,844)
Compensated absences	3,200	(6)	1,324	5,790	1,945	12,253	-
Net pension asset	(3,936)	(2,437)	(997)	(3,281)	(2,749)	(13,400)	(2,112)
Deferred outflows relating to pensions	(2,248)	(1,392)	(569)	(1,874)	(1,570)	(7,653)	(1,207)
Accrued liabilities	367	495	(22)	177	1,482	2,499	900
Customer deposits	6,840	-	-	-	64,676	71,516	-
Net pension liability	(15,123)	(9,363)	(3,829)	(12,606)	(10,561)	(51,482)	(8,115)
Deferred inflows relating to pensions	12,205	7,557	3,090	10,173	8,523	41,548	6,549
Net cash flows from operating activities	$ 762,342	$ 273,152	$ (680)	$ 816,752	$ 186,132	$ 2,037,698	$ 13,962
Schedule of non-cash capital and related financing activities							
Contributions of capital assets	$ 329,680	$ 169,870	$ -	$ 1,547,619	$ 247,296	$ 2,294,465	$ -

The notes to the basic financial statements are an integral part of this statement.

SYRACUSE CITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Syracuse (the City) are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements. The City has adopted GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance*. Accordingly, the City has elected to apply all applicable GASB pronouncements and codified accounting standards issued by GASB.

The more significant accounting policies established in GAAP and used by the City are discussed below.

Reporting Entity

The City is incorporated under the constitutional provisions of the State of Utah. The City operates under a Council- Mayor form of government. The Mayor and the five council members are elected at large with staggered terms. The Mayor is the administrative authority by statute. However, in Syracuse City, that responsibility has been delegated to the City Manager. Council has budgetary authority over all city departments and is accountable for all fiscal matters. City sales taxes, property taxes, utility user fees and development impact fees fund the majority of the costs of providing services to citizens including general administrative, judicial services (justice court), planning and zoning, public safety (police and fire), public utilities (culinary water, secondary water, sewer, storm water and garbage collection), highways and streets, parks-recreation, and public improvements.

In defining the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth by the Governmental Accounting Standards board (GASB). Under GASB Statement No. 61, *The Financial Reporting Entity*, the financial reporting entity consists of the primary government and the following component units:

Blended Component Units - Blended component units, although legally separate entities, are in substance part of the government's operations. They are reported as part of the primary government and blended with the appropriate funds. The reporting entity of these financial statements includes the Syracuse City Redevelopment Agency (RDA), and the Municipal Building Authority of Syracuse (MBA).

The RDA is governed by a six-member board comprised of the City Council and Mayor. Its sole purpose is a financing tool that allows the City to gather property tax increment dollars from increased property values to pay for improvements in designated redevelopment areas. Activities for the RDA are reported within the City's financial reporting entity as a blended component unit. Separate financial statements are not issued or required for the RDA. The RDA is considered to be a blended component unit because the City's governing body is also their governing body and they exist exclusively to accomplish specific purposes of the City Council.

Municipal Building Authority of Syracuse (MBA) is governed by a six-member board comprised of the City Council and Mayor. Its sole purpose is a financing tool that allows municipal facilities to be funded without requiring a vote of citizens. The MBA, as a separate entity, borrows monies and constructs municipal facilities which it owns. The City leases the structures from the MBA. These lease payments provide the revenue stream for the MBA to make the debt payments as they come due. The facilities are deeded to the government entity at the time the debt is extinguished. Activities for the MBA are reported within the City's financial reporting entity as a blended component unit. Separate financial statements are not issued or required for the MBA. The MBA is considered to be a blended component unit because the City's governing body is also their governing body and they exist exclusively to accomplish specific purposes of the City Council.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-wide and Fund Financial Statements

The City's basic financial statements consist of both government-wide statements and fund statements. The government-wide statements focus on the City as a whole, while the fund statements focus on individual funds.

Government-wide Financial Statements - The government-wide statements present information on all activities of the primary government and its blended component units. Primary government activities are distinguished between *governmental* and *business-type* activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. The effects of inter-fund activity have been eliminated from the government-wide statements except for the residual amounts due between governmental and business-type activities and amounts of interfund services provided and used are not eliminated in the process of consolidation. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The *Statement of Net Position* presents the City's assets and liabilities, with the difference reported as net position. Net position is restricted when constraints placed upon it are either externally imposed or are imposed by constitutional provisions or enabling legislation. The *Statement of Activities* demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are specifically associated with a service, program or department and are therefore clearly identifiable within a specific function. The City does allocate insurance, legal fees, and other entity-wide expenses to individual funds. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other revenues not meeting the definition of program revenues are reported as general revenues.

Fund Financial Statements - The financial transactions of the City are recorded in individual funds. A fund is a separate accounting entity with a self-balancing set of accounts. Fund accounting is used to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. Separate statements are provided for *governmental* and *proprietary funds*.

GASB 34 introduced the concept of *major funds* to the fund statements. Because governments typically have too many funds to include information on each individual fund with the basic financial statements, criteria has been established to identify those funds that are reported in separate columns *(major funds*) and those that are grouped together (*non-major funds).* Syracuse City has chosen to present each of the funds in separate columns and thus designated all of its funds as "major". The Information Technology Fund and MBA Fund did not meet the criteria of a "*major fund*".

Measurement Focus and Basis of Accounting

The government-wide financial statements are prepared using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the related liability is incurred, regardless of the timing of the cash flows. Property taxes are recognized as revenues in the year for which they are levied. Other taxes and fees are recognized in the year in which the related sales or other activity has occurred. Grants and similar items are recognized as revenue when all eligibility requirements have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus and Basis of Accounting (Continued)

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary fund statements are also prepared using the *economic resources measurement focus* and the *accrual basis of accounting*. Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues generally result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating items, such as interest expense and investment earnings, result from non-exchange transactions or ancillary activities.

The City reports the following governmental funds:

- General Fund – This fund is the principal operating fund of the City. It is used to account for all financial resources not required to be accounted for in another fund.
- RDA Fund – This special revenue fund accounts for all activities of the Syracuse City Redevelopment Agency. This fund is used to account for the property tax increment received for redevelopment.
- MBA Fund – This special revenue fund accounts for all activities of the Municipal Building Authority of Syracuse. The fund's revenue source is provided by lease payments made by the City.
- Capital Projects Fund – This fund accounts for the monies that are being accumulated to provide additional City facilities as growth creates specific needs.

The City reports the following proprietary funds:

- Secondary Water Fund – This fund accounts for the operations of the pressurized irrigation system throughout the City.
- Culinary Water Fund – This fund accounts for the operation of the culinary water service of the City.
- Sewer Fund – This fund accounts for the maintenance of the city portion of the North Davis Sewer District collection system.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Garbage Fund – The fund accounts for the costs of the system of garbage collection and disposition.
- Storm Sewer – This fund accounts for the maintenance and construction of storm sewers throughout the City.

The City reports the following internal service fund:

- Information Technology/Internal Service Fund – Internal Service funds account for the financing of services provided by one department or agency to other departments or agencies of the City on a cost reimbursement basis. The City maintains an information technology fund to allocate such costs to the various departments and funds of the City. This fund is reported on the proprietary fund statements but is combined with governmental activities on the government-wide statements.

Budgeting and Budgetary Control

Annual budgets are prepared and adopted before June 22nd for the calendar year commencing the following July 1st in accordance with the Uniform Fiscal Procedures Act for Utah Cities. Once a budget has been adopted, it remains in effect until it has been formally revised. If any obligations are contracted for in excess of the adopted budget, they are not a valid or enforceable claim against the City. Budgets are adopted on a basis consistent with generally accepted accounting principles.

Adopting the Annual Budget - Each Spring the budget officer submits a tentative operating budget to the City Council for the calendar year commencing the following July 1st. The operating budget includes proposed expenditures and the means of financing them. The tentative operating budget is reviewed and tentatively adopted by the City Council they also set a date for a public hearing at which time taxpayers' comments are heard. Copies of the proposed budget are made available for public inspection ten days prior to the budget hearing. After the budget hearing, the tentative budget, with any amendments is legally enacted through passage of a resolution. A copy of the budget is certified by the budget officer and filed with the State Auditor within thirty days of adoption. A copy of the budget is available to the public after adoption.

Control of budgeted expenditures is exercised, under state law, at the department level. Administrative control is maintained through detailed line-item budgets for all departments. All appropriations lapse at the end of the calendar year. Budgets for the General Fund, special revenue, and capital projects funds are legally required and are prepared and adopted on the modified accrual basis of accounting. Budgets for proprietary funds are not legally required.

Modifying the Adopted Budget - Transfers of unexpended appropriations from one expenditure account to another in the same department can be made by consent of the department heads. Transfers of unexpended appropriations from one department to another department, as well as budget reductions for any department, may be made with consent of the Council. Expenditure appropriations of the General Fund may be increased by resolution only after a public hearing. Any other fund appropriation may be increased after giving public notice that the City Council will consider such a matter. Notice must be published seven days in advance of the meeting to consider the action. During the year the City modified various budgets using the above procedure.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, deferred outflows of resources, Liabilities, deferred inflows of resources, and Fund Balances / Net Position

Cash and Investments - Cash and cash equivalents consist of demand deposits with a local bank. For the purpose of the statement of cash flows, cash and cash equivalents are defined as the cash and cash equivalent accounts and the restricted cash and cash equivalents accounts. The City invests any cash that is not anticipated to be required within two weeks in the Public Treasurers Investment Fund (PTIF) administered by the State of Utah Treasurer's Office. Original maturities with PTIF are considered to be less than three months, thus, all deposits and investments are recorded at cost which is also considered to be fair value.

Accounts Receivable - Receivables from other governments are reasonably assured; accordingly, no allowance for uncollectible accounts has been established. Accounts Receivable from utility customers is offset by an allowance of estimated uncollectible accounts.

Taxes Receivable - Taxes receivable include accrued amounts for sales tax and property tax.

Sales tax collected on retail sales throughout the state, are forwarded to the Utah State Tax Commission. These taxes are processed centrally and distributed according to formula to each unit of government imposing a sales tax at the end of the second month after they have been collected by the retailer.

The property tax year runs from Jan 1st – Dec 31st of each year. Governing bodies actually establish a lien against properties as of the January 1st date even though the taxes are not due until November 30th. Each County bills and collects property taxes for all taxing entities within the County. Collections are distributed to the taxing entities monthly, with final settlement due March 31st of the subsequent year. The City records a receivable for those items actually collected by the County Treasurer but not yet transferred to the City and also the amount that is identified as a lien against the property to fund the coming year's services. This is shown as $2,195,180 of the taxes receivable and also a deferred inflow of resources.

Prepaid Expenses - Prepaid expenses consist of certain payments to vendors that reflect costs applicable to future accounting periods and are recorded as prepaid expenses in both government-wide and fund financial statements and expensed as the items are used. The City uses the consumption method to record these items as expenditures when they are used rather than when they are purchased.

Inventory – Inventory in the General Fund consists of postage, other post office supplies, and road and street lighting supplies which are priced at cost using the first-in/first out method. Inventory in the enterprise funds consists of materials used in the repair of collection and distribution lines and refuse receptacles which are priced at cost using the first-in/first out method. The City uses the consumption method for inventories, under which inventory items are considered expenditures when used, rather than when purchased.

Due to/Due from other funds - All cash and cash equivalents are accounted for in a pooled cash process. The money from each fund is combined to simplify the banking process. A particular fund may make disbursements of funds that have not physically been received. This technically requires that they draw from other fund's resources within the combined total. When this cash deficit occurs a *due to* account is charged in the funds requiring additional funds and a *due from* account is selected to offset the use of funds.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, deferred outflows of resources, Liabilities, deferred inflows of resources, and Fund Balances / Net Position (Continued)

Capital Assets - The City defines capital assets as assets with an initial cost of $5,000 or more and an estimated useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost where historical cost information is not available. Donated capital assets are recorded at estimated fair value on the date of donation.

Capital assets purchased or constructed by governmental funds are recorded as expenditures in the governmental fund statements. Interest expense for capital asset construction related to governmental activities is capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

Water Stock is recorded as a capital asset. It is considered a key element of infrastructure rather than an investment instrument. Infrastructure improvements, buildings, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Years
Land improvements	30-50
Infrastructure Improvements	30-40
Buildings and structures	30-50
Equipment, vehicles, and furnishings	5 – 20

Capital assets are reported in the applicable governmental or business-type activities columns in the government wide financial statements.

Deferred Inflows of Resources – In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has only one type of item reported under this category.

Unavailable revenue- property taxes are reported as deferred inflows of resources since they are recognized as receivables before the period for which the taxes are levied. These amounts are reported in both the government wide statements and the governmental fund statements.

Compensated Absences - City permanent full-time employees accrue vacation leave up to a maximum of 240 hours according to the following schedule:

Years of Service	Hours Accrued Per Pay Period
0 – 4 years	3.08 (10 days per year)
5 – 9 years	3.69 (12 days per year)
10 – 14 years	4.61 (15 days per year)
Over 14 years	6.15 (20 days per year)

Employees are allowed to carry up to 240 hours of unused vacation leave each year, and all unused vacation leave is paid to employees upon termination. Employees may also earn compensatory time but only at the discretion of the city manager. The rate is one and one-half hours for each hour worked, with a maximum accrual of 480 hours for public safety employees and 240 hours for all others.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, deferred outflows of resources, Liabilities, deferred inflows of resources, and Fund Balances / Net Position (Continued)

Compensated Absences (Continued) - Vacation and compensatory leave are recorded as expenditures when used in governmental funds and as expenses when earned in proprietary funds and in the government-wide statements. A liability for unused vacation and compensatory leave is recorded in the government-wide Statement of Net Position.

Permanent full-time employees accrue sick leave at a rate of 3.69 hours for each two-week pay-period. Sick leave may accrue to a maximum of 1,040 hours. Sick leave is recorded as an expenditure/expense when used in all funds. Upon retirement, the City will pay the employee for 20% of all unused sick leave hours. The employee who is terminated or resigns shall not be compensated for unused accrued sick leave. The City accrues a sick leave liability for 20% of the sick leave balance of employees estimated to retire within the next five years.

Pensions
For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by the URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Long-term Obligations - In the government-wide statements and proprietary fund statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the governmental fund financial statements, bond premiums, discounts, and issuance costs are recognized as expenditures in the current period. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. The face amount of debt issued is reported as other financing sources.

Net Position/Fund Balances - The difference between assets, deferred inflows of resources, and liabilities is *net position* on the government-wide and proprietary fund statements, and *fund balance* on the governmental fund statements.

Fund Financial Statements

In the fund financial statements governmental fund equity is classified as fund balance. Fund Balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned:

a. Nonspendable – Fund balances that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.
b. Restricted fund balance – Fund balances are reported as restricted when they are constrained by externally imposed legal restrictions, by law through constitutional provisions or enabling legislation, or restrictions set by creditors, grantors, or contributors.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, deferred outflows of resources, Liabilities, deferred inflows of resources, and Fund Balances / Net Position (Continued)

Fund Financial Statements (Continued)

c. Committed fund balance – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through adoption of a resolution. Only the City Council may modify or rescind the commitment.
d. Assigned fund balance – Amounts that are designated by the Mayor for a specific purpose but are not spendable until budget ordinance is passed by City Council. This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council or through the City Council delegating this responsibility to the City Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund.
a. Unassigned fund balance – Fund balances in the general fund are reported as unassigned when they are neither restricted, committed, nor assigned. They may be used for any governmental purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spend first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Council has provided otherwise in its commitment or assignment actions.

Government-wide Statements

The government-wide statements classify net position in three components:

(1) Net investment in capital assets – Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, deferred inflows of resources or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
(2) Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
(3) Unrestricted net position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Revenues and Expenditures
Following are the City's significant policies related to recognition and reporting of certain revenues and expenditures:

Revenue Availability - Under the *modified accrual basis of accounting*, revenues are considered to be available when they are collected within the current period or expected to be collected soon enough thereafter to pay liabilities of the current period. Syracuse City considers property tax revenues to be "available" if they are collected by the Treasurer's Tax Collection Agency Fund before year-end. Sales taxes are considered revenue when they have been collected at the point of sale. Grants are recognized as revenue when all eligibility requirements have been met. All other revenues are considered to be available and susceptible to accrual if they are received within 60 days after year-end.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Expenditure Recognition - In governmental funds, expenditures are generally recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures, and proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources. When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, the City generally uses restricted resources first, then unrestricted resources.

NOTE 2 DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits as well as time deposits. Investments are stated at cost or amortized cost, which approximates fair value. Each fund's portion of this pool is displayed as "Cash and Cash Equivalents". Deposits are not collateralized nor are they required to be by State statute.

The City follows the requirements of the Utah Money Management Act (the Act) in handling its depository transactions. The Act requires all deposits of City funds to be in a *qualified depository*, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Utah Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. Utah statutes do not require deposits to be collateralized. Following are discussions of the City's exposure to various risks related to its cash management activities.

Deposits
Custodial credit risk – Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be recovered. The City does not have a formal deposit policy for custodial credit risk. Cash on hand at June 30, 2015 was $2,168. The carrying amount of deposits was $644,541 and the bank balance was $575,622. Of the bank balance, $250,000 was covered by federal depository insurance and $325,622 was uninsured and uncollateralized.

Investments
The Money Management Act defines the types of securities authorized as appropriate investments for the City and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; bonds, notes and other evidence of indebtedness of political subdivision of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah State Public Treasurer's Investment Fund (PTIF). The PTIF is not registered with the SEC as an investment company.

The PTIF is authorized and regulated by the Money Management Act, Section 51-7, *Utah Code Annotated, 1953*, as amended. The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

NOTE 2 DEPOSITS AND INVESTMENTS (Continued)

The PTIF operates and reports to participants on an amortized cost basis. The income, gains and losses – net of administration fees, of the PTIF are allocated based upon the participant's average daily balance.

As of June 30, 2015, all of the $11,980,719 of City investments were deposited with the PTIF. This investment matures in less than a year and is not rated.

Interest rate risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City manages its exposure to declines in fair value by investing mainly in the Utah Public Treasurers Investment Fund and by adhering to the Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days or less and fixed rate negotiable deposits and corporate obligations to 365 days or less. Maturities of the City's investments are noted in the table below.

Credit risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act as previously discussed.

Concentration of credit risk – Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar held in the portfolio. The City's investment in the Utah Public Treasurer's Investment Fund has no concentration of credit risk.

Custodial credit risk (investments) – For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. The City's investment in the Utah Public Treasurer's Investment Fund has no custodial credit risk.

Components of cash and investments (including interest earning deposits) at June 30, 2015 are as follows:

Cash on hand and on deposit:		
Petty Cash	$	2,168
Cash on Deposit		644,541
PTIF Investment		11,980,719
Total cash and investments	$	12,627,428
Cash and investments are included in the accompanying combined statement of net position as follows:		
Cash and cash equivalents	$	7,113,903
Restricted cash and cash equivalents		5,513,525
Total cash and investments	$	12,627,428

NOTE 2 DEPOSITS AND INVESTMENTS (Continued)

	Carrying Value	Fair Value Factor	Fair Value	Credit Rating	Weighted Ave. Maturity (Yrs)
Cash on hand and on deposit:					
Cash on hand	$ 2,168	1	$ 2,168	N/A	N/A
Cash on deposit	644,541	1	644,541	N/A	N/A
Utah State Treasurer's investment pool accounts	11,980,719	1.00496	$12,040,143	N/A	N/A
Total cash on hand and deposit	$12,627,428		$12,686,852		

NOTE 3 ACCOUNTS RECEIVABLE, NET & ALLOWANCE FOR DOUBTFUL ACCOUNTS

Fund Type	Outstanding Balance	Allowance for Doubtful Accounts	Net	
Governmental Funds	$ 111,306	$ (1,510)	$ 109,796	*
Enterprise Funds	668,280	(26,732)	641,548	
Total	$ 779,586	$ (28,242)	$ 751,344	

* Governmental fund net accounts receivable balance includes an ambulance receivable booked at $72,119. The ambulance receivable was booked net of $48,400 that management has estimated to be uncollectible and/or not available within the 60 day availability period.

NOTE 4 RESTRICTED ASSETS

Certain assets are restricted to use as follows as of June 30, 2015:

Customer/developer deposits	$ 258,404
Resident prepaid charges - unearned revenue	44,606
Developer - unearned street lighting revenue	12,500
Retainage payable	89,104
Community development	891,422
North Davis Sewer District unremitted impact fee payable	68,376
Impact Fees	4,149,113
Total restricted assets	$ 5,513,525

NOTE 5 CAPITAL ASSETS

A summary of changes in capital assets for the year ended June 30, 2015, is as follows:

	Balance June 30, 2014	Additions	Deletions	Balance June 30, 2015
Governmental activities				
Capital assets, not being depreciated				
Land	$ 7,429,218	$ 2,624	$ -	$ 7,431,842
Construction in progress	403,739	3,139,543	(1,962,142)	1,581,140
Total capital assets, not being depreciated	7,832,957	3,142,167	(1,962,142)	9,012,982
Capital assets, being depreciated				
Land improvements	3,634,170	481,366	-	4,115,536
Buildings and structures	21,285,200	119,941	-	21,405,141
Equipment, vehicles, and furnishings	4,987,948	712,881	(693,002)	5,007,827
Infrastructure	43,841,883	1,799,598	(4,604,334)	41,037,147
Total capital assets, being depreciated	73,749,201	3,113,786	(5,297,336)	71,565,651
Less accumulated depreciation for				
Land improvements	(797,727)	(123,903)	-	(921,630)
Buildings and structures	(5,092,541)	(709,738)	-	(5,802,279)
Equipment, vehicles, and furnishings	(3,441,126)	(374,864)	689,174	(3,126,816)
Infrastructure	(18,124,550)	(1,333,136)	4,604,334	(14,853,352)
Total accumulated depreciation	(27,455,944)	(2,541,641)	5,293,508	(24,704,077)
Total capital assets, being depreciated, net	46,293,257	572,145	(3,828)	46,861,574
Governmental activities capital assets, net	$ 54,126,214	$ 3,714,312	$ (1,965,970)	$ 55,874,556

Depreciation expense was charged to functions/programs as follows:

Governmental activities	
General government	$ 292,347
Public safety	502,458
Highways and public works	1,433,284
Parks and recreation	313,552
Total depreciation expense - governmental activities	$ 2,541,641

NOTE 5 CAPITAL ASSETS (Continued)

The Business-type Activities property, plant and equipment consist of the following at June 30, 2015:

	Balance June 30, 2014	Additions	Deletions	Balance June 30, 2015
Business-type Activities				
Capital assets, not being depreciated				
Water stock/rights	$ 9,135,395	$ 1,344,000	$ -	$ 10,479,395
Land	46,433	-	-	46,433
Construction in process	878,862	2,027,651	(2,473,697)	432,816
Total capital assets, not being depreciated	10,060,690	3,371,651	(2,473,697)	10,958,644
Capital assets, being depreciated				
Land improvements	1,004,658	-	-	1,004,658
Buildings and structures	738,200	-	-	738,200
Equipment, vehicles, and furnishings	1,406,851	165,355	(133,505)	1,438,701
Infrastructure	59,461,022	3,420,817	(2,512,676)	60,369,163
Total capital assets, being depreciated	62,610,731	3,586,172	(2,646,181)	63,550,722
Less accumulated depreciation for				
Land improvements	(195,052)	(20,093)	-	(215,145)
Builds and improvements	(171,778)	(23,851)	-	(195,629)
Equipment, vehicles, and furnishings	(994,408)	(102,851)	133,505	(963,754)
Infrastructure	(18,518,229)	(1,507,945)	2,510,520	(17,515,654)
Total accumulated depreciation	(19,879,467)	(1,654,740)	2,644,025	(18,890,182)
Total capital assets, being depreciated, net	42,731,264	1,931,432	(2,156)	44,660,540
Business-type activities capital assets, net	$ 52,791,954	$ 5,303,083	$ (2,475,853)	$ 55,619,184

Depreciation expense was charged to functions/programs as follows:

Business-type activities	
Culinary water	$ 520,382
Sewer	510,100
Secondary water	404,022
Storm water	220,236
Total depreciation expense - business-type activities	$ 1,654,740

NOTE 6 DEFERRED INFLOWS

In conjunction with GASB pronouncement 33, "*Accounting and Financial Reporting for Nonexchange Transactions*" the City has accrued property tax receivable and a deferred outflow in the General Fund and Redevelopment Agency in the amounts of $1,749,785 and $445,395, respectively.

NOTE 6 DEFERRED INFLOWS (Continued)

Property taxes recorded in the governmental funds are recorded using the modified accrual basis of accounting, wherein revenues are recognized when they are both measurable and available (expected to be received within 30 days). Property taxes attach as an enforceable lien on property as of the first day of January. Taxes are levied on October 1, and then are due and payable at November 30. Since the property tax levied on October 1, 2015 was not expected to be received within 30 days after the year ended June 30, 2015, the City was required to record receivable and deferred inflow of the estimated amount of the total property tax to be levied on October 1, 2015.

NOTE 7 DEVELOPER AND CUSTOMER DEPOSITS

General fund deposits are principally deposits from developers that are held by the City until building projects receive the required City inspections and are in compliance with all City ordinances. As of June 30, 2015, the general fund developer and customer deposits balance held by the City was $90,063.

Residential utility customers pay a $75 deposit when they sign up for utilities. This is held by the City until twelve consecutive timely utility payments are made. It is then refunded to the customer. Additionally, the City collects and holds deposits from developers for storm water and fire hydrants. As of June 30, 2015, the customer and developer deposits balances held by the City was $115,665.

The City also maintains the cash balances for the Storm Water Coalition Trust. As of June 30, 2015 the balance of Storm Water Coalition deposits on had was $52,676.

NOTE 8 LONG-TERM DEBT

The following is summary of long-term debt transactions of the City for the year ended June 30, 2015:

	Long-term debt payable at June 30, 2014	Additions	Reductions	Long-term debt payable at June 30, 2015	Due within One Year
Governmental activities					
2005 Park Devlopment Bond	$ 985,000	$ -	$ (985,000)	$ -	$ -
2006 MBA Facilites Bond	7,290,000	-	(6,440,000)	850,000	415,000
Plus 2006 Bond Premium	143,942	-	(143,942)	-	-
2012 MBA Fire Station Bond	4,959,000	-	(310,000)	4,649,000	313,000
2014 MBA Lease Refunding	-	6,481,000	(50,000)	6,431,000	66,000
Capital Lease - 10 Wheeler	75,227	-	(37,086)	38,141	38,141
Capital Lease - Police Vehicles	74,590	-	(74,590)	-	-
Capital Lease - Police Vehicles	-	400,500	-	400,500	97,725
Capital Lease - Street Lights	506,136	-	(67,989)	438,147	76,537
Total bonds and leases payable	14,033,895	6,881,500	(8,108,607)	12,806,788	1,006,403
Compensated absences	406,257	273,119	(207,680)	471,696	131,558
Governmental activity long-term liabilities	$ 14,440,152	$ 7,154,619	$ (8,316,287)	$ 13,278,484	$ 1,137,961
Business-type activities					
Compensated absences	$ 40,793	$ 39,138	$ (26,885)	$ 53,046	$ 15,667
Business-type activity long-term liabilities	$ 40,793	$ 39,138	$ (26,885)	$ 53,046	$ 15,667

NOTE 8 LONG-TERM DEBT (Continued)

The compensated absence liability of governmental activities is liquidated in the General Fund. Additional information related to these long-term liabilities is found in the following tables including debt service requirements to maturity.

2005 Park Development Bond

On April 5, 2005, the City issued $2,100,000 in Sales Tax Revenue Bond Series 2005 for the purpose of acquiring and constructing a reservoir, improving secondary water utility, and constructing and acquiring a park and related improvements. These revenue bonds are due in annual principal installments through April 1, 2020, with interest payments due semi-annually. The bonds carry an interest rate of 4.00 to 4.30%. The security on the bonds is the sales tax collected by the city. In lieu of depositing $191,252 into a debt service reserve account for the life of the loan, the city opted to take out a debt service surety bond at the date of issuance. This bond was paid off during the current year.

2006 MBA Facilities Bond

On December 20, 2006, the MBA issued $9,350,000 in Lease Revenue Bonds, Series 2006 for the purpose of financing the construction of a new city hall, a public works addition, and the remodel of public safety structures. These lease revenue bonds are due in annual principal installments through March 1, 2028, with interest payments due semi-annually. The bonds carry an interest rate which ranges from 3.75% to 5%. In lieu of depositing $715,446 into a debt service reserve account for the life of the loan, the city opted to take out a debt service surety bond at the date of issuance. The security on the bonds is the lease payments between the MBA and the City. This bond was issued at a premium of $226,191. During 2015, the City issued the 2014 Lease Revenue Refunding bond to complete a partial advanced refunding of this bond.

The annual debt service requirements to maturity for the MBA Lease Revenue Bonds, Series 2006, as of June 30, 2015, are as follows:

Year Ending June 30,	Principal	Interest	Total
2016	$ 415,000	$ 37,063	$ 452,063
2017	435,000	16,312	451,312
	$ 850,000	$ 53,375	$ 903,375

2012 MBA Fire Station Bond

On March 29, 2012, the MBA refinanced the 2008 Lease Revenue Bond and issued $5,572,000 in Lease Revenue bonds, Series 2012. The original purpose of the 2008 bonds was to construct a fire station. The refinance provided a debt service savings to the city of $249,879 and a net savings of $184,879. The $5,572,000 lease revenue bonds are due in annual principal installments through May 1, 2028, with interest payments due semi-annually. The bonds carry an interest rate of 0.85% to 4.20%. The security on the bonds are the fire station and lease payments between the MBA and the City. Bond covenants require a debt service coverage ratio (MBA available funds divided by the sum of the MBA's total expenses including principal and interest payments) of at least 1.0 to 1.0.

NOTE 8 LONG-TERM DEBT (Continued)

2012 MBA Fire Station Bond (Continued)

The annual debt service requirements to maturity for the MBA Lease Revenue Bonds, Series 2012, as of June 30, 2015, are as follows:

Year Ending June 30,	Principal	Interest	Total
2016	$ 66,000	$ 168,622	$ 234,622
2017	67,000	167,962	234,962
2018	512,000	167,158	679,158
2019	522,000	160,502	682,502
2020	532,000	152,672	684,672
2021-2025	2,831,000	576,907	3,407,907
2026-2028	1,901,000	132,562	2,033,562
Total	$ 6,431,000	$ 1,526,387	$ 7,957,387

2014 MBA Lease Revenue Refunding Bonds

On December 1, 2014, the MBA refinanced part of the 2006 MBA Facilities Bond and issued $6,481,000 in Lease Revenue Refunding bonds, Series 2014. The original purpose of the 2006 bonds was to construct a new city hall, a public works addition, and the remodel of public safety structures. The refinance provided a debt service savings to the city of $339,427 and a net savings of $277,564. The economic gain on this refunding was $285,708. The lease revenue refunding bonds are due in annual principal installments through April 1, 2028, with interest payments due semi-annually. The bonds carry an interest rate of 0.75% to 3.53%. The security on the bonds are the fire station and lease payments between the MBA and the City. Bond covenants require a debt service coverage ratio (MBA available funds divided by the sum of the MBA's total expenses including principal and interest payments) of at least 1.0 to 1.0.

Year Ending June 30,	Principal	Interest	Total
2016	$ 66,000	$ 168,622	$ 234,622
2017	67,000	167,962	234,962
2018	512,000	167,158	679,158
2019	522,000	160,502	682,502
2020	532,000	152,672	684,672
2021-2025	2,831,000	576,907	3,407,907
2026-2028	1,901,000	132,562	2,033,562
Total	$ 6,431,000	$ 1,526,387	$ 7,957,387

2012 Capital Lease – 10 Wheeler

On November 1, 2011, the city acquired a 10 Wheeler truck for the Public Works Department through a capital lease agreement for $183,000. The lease has an interest rate of 2.82% with principal and interest payments of 19,474 due semi-annually each November 1st and May 1st until May of 2016. Collateral held on the lease is the 10 wheeler truck and all additions and attachments made to it. As of June 30, 2015, the asset has a historical Cost of $180,775 with accumulated depreciation totaling $27,116.

NOTE 8 LONG-TERM DEBT (Continued)

2012 Capital Lease – 10 Wheeler (Continued)
The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2015 are as follows:

Year Ending June 30,	Amounts
2016	$ 38,949
Total minimum lease payments	38,949
Less: amount representing interest	(809)
Present value of minimum lease payments	$ 38,140

2012 Capital Lease – Police Vehicles
On February 15, 2012, Syracuse City purchased ten police vehicles through a capital lease agreement for $394,718. The lease has an interest rate of 2.7% with principal and interest payments due annually beginning February 15, 2012 and ending on February 15, 2015. Collateral on this lease is the police vehicles and all additions, and accessories on them. During the current year this lease was paid off.

2014 Capital Lease – Police Vehicles
On November 26, 2014, Syracuse City purchased ten police vehicles and a Code Enforcement trucks through a capital lease agreement for $400,500. The lease has an interest rate of 1.620% with principal and interest payments due annually beginning November 26, 2015 and ending on November 26, 2018. Collateral on this lease is the police vehicles and all additions, and accessories on them. As of June 30, 2015, these assets have a total accumulated depreciation of $33,375.

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2015 are as follows:

Year Ending June 30,	Amounts
2016	$ 104,213
2017	104,213
2018	104,212
2019	104,212
Total minimum lease payments	416,850
Less: amount representing interest	(16,350)
Present value of minimum lease payments	$ 400,500

NOTE 8 LONG-TERM DEBT (Continued)

2012 Capital Lease – Street Lights

On April 13, 2012, the City acquired street lights through a capital lease for $620,268. The lease has an interest rate of 3.15% with principal and interest payments due semi-annually beginning April 13, 2012 and ending April 13, 2020. Collateral on this lease is the various light fixtures, poles and equipment in the street, parks, and parking lots. As of June 30, 2014, the historical cost on the various light fixtures, poles and equipment in the street, parks, and parking lots purchased with lease proceeds and supplemented with City funds totaled $680,440. As of June 30, 2015, these assets have a total accumulated depreciation of $60,484.

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2015 are as follows:

Year Ending June 30,	Amounts
2016	$ 89,705
2017	91,554
2018	95,112
2019	98,848
2020	102,775
Total minimum lease payments	477,994
Less: amount representing interest	(39,847)
Present value of minimum lease payments	$ 438,147

These lease agreements qualify for capital leases for accounting purposes and, therefore, have been recorded at the present value of the future minimum lease payments. All amortization expense for the capital leases has been included in depreciation expense.

NOTE 9 COMMITMENTS AND CONTINGENCIES

The City believes that possible contingencies (contingencies incurred but not reported) where the loss cannot be reasonably estimated are immaterial to the financial statements of the City. The City had $3,533,848 in outstanding construction commitments at June 30, 2015, as follows:

Project	Total Contract	Paid/Accrued to Date	Commitment Outstanding
3000 West Project - 1200 South to 200 South	$ 3,699,000	$ 1,501,489	$ 2,197,511
Antelope Dr Intersection at 3000 West	685,853	373,836	312,017
Steed Storm Drain Project - 3000 West to 3500 West	609,811	-	609,811
2000 West Storm Drain Project - 3600 South to Gentile	148,185	72,403	75,782
Pavement Preservation Project - City wide	513,781	175,054	338,727
Total Construction Commitments Outstanding	$ 5,656,630	$ 2,122,782	$ 3,533,848

NOTE 10 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City participates in the Utah Local Government Trust (a public entity risk pool). Since 1985 the City has purchased commercial insurance through the Utah Local Governments Insurance Trust to mitigate the costs of these risks. The City's responsibility extends only to the payment of premiums and deductibles of $1,000 on general liability claims. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the prior three years.

The table below illustrates the coverage limits and deductibles for the main areas of risks that the City is exposed to:

	Coverage Limits	Deductible
General Liability	$ 2,000,000	$ -
Auto Bodily Injury	2,000,000	-
Auto Property Damage	2,000,000	-
Underinsured Motorist	80,000	-
Uninsured Motorist	80,000	-
No Fault Sewer Clean-up	5,000	-
Builders Risk	1,424,973	1,000 *
Building	25,569,600	1,000 *
Building Contents	5,179,950	1,000 *
Contractors Equipment	998,335	1,000 *
Mobile Equipment	169,429	1,000 *
Various Positions Bond	630,000	-
Treasurer's Fidelity Bond	1,000,000	-

* Deductible is per incidence

NOTE 11 RETIREMENT PLANS

Plan description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System); Firefighters Retirement System (Firefighters System); are multiple employer, cost sharing, public employees retirement systems.
- The Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); and the Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) are multiple-employer, cost sharing, public employees retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

NOTE 11 RETIREMENT PLANS (Continued)

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The System's defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S. Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

Benefits Provided
URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of Service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age * 20 years age 60 * 10 years age 62 * 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending on the employer
Firefighters System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 year age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5 % per year all years	Up to 2.5%

* with actuarial reductions
** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

NOTE 11 RETIREMENT PLANS (Continued)

Contributions

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates are as follows:

Utah Retirement Systems	Employee Paid	Paid by Empployer for Employee	Employer Contribution Rates
Contributory System			
111- Local Governmental Division Tier 2	N/A	N/A	14.830%
Noncontributory System			
15- Local Governmental Division Tier 1	N/A	N/A	18.470%
Public Safety Retirement System			
43-Other Division A Noncotributory Tier 1	N/A	N/A	34.040%
122-Other Division A Contributory Tier 2	N/A	N/A	22.550%
Firefighters System			
31 - Division A Tier 1			
132 - Division B Tier 2	N/A	15.050%	3.820%
	N/A	N/A	10.800%

Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2014, we reported a net pension asset of $114,990 and a net pension liability of $1,503,411.

	Proportionate Share	Net Pension Asset	Net Pension Liability
Noncontributory System	0.2011432%	$ -	$ 873,411
Public Safety System	0.5009609%	-	630,000
Firefighter System	1.8434027%	105,192	-
Tier 2 Public Employees System	0.0772345%	2,341	-
Tier 2 Public Safety and Firefighter System	0.5041142%	7,457	-
Total Net Pension Asset / Liability		$ 114,990	$ 1,503,411

The net pension asset and liability was measured as of December 31, 2014, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2014 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2014.

NOTE 11 RETIREMENT PLANS (Continued)

For the year ended December 31, 2014, we recognized pension expense of $453,724. At December 31, 2014, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 243	$ 111,161
Change in assumptions	-	236,133
Net difference between projected and actual earnings on pension plan investments	44,717	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	328,972	-
Total	$ 373,932	$ 347,294

$328,972 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2014. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of Resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflow) of Resources
2015	$ (72,126)
2016	(72,126)
2017	(72,126)
2018	(47,026)
2019	(12,502)
Thereafter	(26,428)
Total	$ (302,334)

Actuarial Assumptions

The total pension liability in the December 31, 2014, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75 Percent
Salary increases	3.50 – 10.50 percent, average, including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

Active member mortality rates are a function of the member's gender, occupation, and age and are developed based upon plan experience. Retiree mortality assumptions are highlighted in the table.

Retired Member Mortality
Class of Member
Public Safety and Firefighters
Men RP 2000mWC (100%)
Women EDUF (120%)
Local Government, Public Employees
Men RP 2000mWC (100%)
Women EDUF (120%)
EDUM=Constructed mortality table based on actual experience of male educators multiplied by given percentage
EDUF= Constructed mortality table based on actual experience of female educators multiplied by given percentage
RP 2000mWC= RP 2000 Combined mortality table for males with white collar adjustments multiplied by given percentage

The actuarial assumptions used in the January 1, 2014, valuation were based on the results of an actuarial experience study for the five year period of January 1, 2008 – December 31, 2013.

NOTE 11 RETIREMENT PLANS (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which the best estimate rages of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	0%	0.00%	0.00%
Total	100%		5.23%
Inflation			2.75%
Expected Arithmetic Nominal Return			7.98%

The 7.50% assumed investment rate of return is comprised of an inflation rate of 2.75%, a real return of 4.75% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.50 percent as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Propotionate share of			
Net pension (asset) / liability	$ 4,071,354	$ 1,388,421	$ (815,097)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

NOTE 12 REDEVELOPMENT AGENCY

The City Redevelopment Agency (RDA) was established in 1992 to target specific areas of the City that were planned for improvements. The RDA funds identified improvements to the project area properties. These improvements are authorized to be funded using the concept of property tax increment. This funding is provided by taking the property tax dollars that are paid on any increased value of the properties and improvements from the time the project was identified as those properties are developed until the defined amount has been recovered. These improvements act as a publicly funded stimulation to the project area intended to encourage private development of those areas.

The RDA has established three project areas, 1700 South established in 1993 (Town Center), 750 West established in 2004, and the SR-193 Economic Development Area (EDA) established in 2012. The 1700 South and 750 West project areas have a 25 year life while the SR-193 EDA project area has a 15 year life. This is the ninth year that the 1700 South and 750 West project areas have received tax increment payments from the property tax system. This is the first year that the SR-193 EDA project area has received a tax increment from the property tax system.

NOTE 12 REDEVELOPMENT AGENCY

In accordance with Utah Code Section 17C-1-605(1), the City's Redevelopment Agency is required to disclose the following information for fiscal year 2015:

Property Tax Increment Received:		
Project Area 1		
Town Center	$	248,737
Project Area 2		
750 West		67,375
Project Area 3		
SR-193		33,846
Total tax increment received by RDA	$	349,958
Property Tax Increment Expended:		
Administrative costs	$	18,712
Reimbursement of site improvements		181,798
Total tax increment expended by RDA	$	200,510

NOTE 13 MUNICIPAL BUILDING AUTHORITY

The Municipal Building Authority of Syracuse (the MBA) was established in August 2006 to allow the City to streamline the funding and construction of city facilities. The MBA borrows funding, constructs facilities, and leases them to the City. The lease payments made by the City provide the revenue for the MBA to make the debt payments. Eventually the debt is paid off and the properties are then deeded to the City.

The initial lease agreement between the City and the MBA is for the new City Hall, an addition to the City Shops, and remodeled/enlarged public safety facilities from the existing City Hall and Public Safety buildings. Bonds were issued in December 2006 and construction has been completed on all structures.

A supplemental lease agreement was entered into between the City and the MBA in 2007. This adds a new fire station to the group of buildings constructed on behalf of the City by the MBA. Bonds for the financing of this facility were issued in March 2008 by the MBA and all construction has been completed.

NOTE 13 MUNICIPAL BUILDING AUTHORITY (Continued)

On March 29, 2012, the MBA refinanced the 2008 Lease Revenue Bond and issued $5,572,000 in Lease Revenue Bonds, Series 2012. The original purpose of the 2008 bonds was to construct a fire station. The refinance provided a debt service savings to the City of $249,879 and a net savings of $184,879.

During 2015, the MBA issued the 2014 Lease Revenue Refunding bonds to complete a partial advance refunding of 2006 Bond. The original purpose of the 2006 bonds was to construct a new city hall, a public works addition, and the remodel of public safety structures. The refinance provided a debt service savings to the City of $339,427 and a net savings of $277,564.

NOTE 14 TRANSFERS

During the year transfers were made which will not be repaid. These transfers occurred primarily to finance programs, accounted for in one fund, with resources collected in other funds, in accordance with budgetary authorizations. Interfund transfers for the year ended June 30, 2015, are as follows:

	In	Out
Governmental:		
General Fund	$ 95,626	$ 78,932
RDA	42,870	-
MBA	36,062	
Enterprise:		
Secondary Water	-	95,626
	$ 174,558	$ 174,558

The Secondary Water Fund transferred $95,626 to the General Fund for payments for the Park Development Sales Tax Bond. Additionally, the General Fund transferred $42,870 to the RDA Fund as these funds were restricted in purpose for redevelopment activities.

NOTE 15 INTERGOVERNMENTAL REVENUE

Intergovernmental revenue for the year ended June 30, 2015, consists of the following:

Utah Class "C" Road Allotment	$ 761,797	35.52%
Utah Liquor Law Enforcement Grant	16,863	0.79%
Various State and Local Law Enforcement Grants	102,529	4.78%
Various Miscellaneous State Grants	23,111	1.08%
Grant for Chloe's Sunshine Park	177,244	8.26%
Reimbursement from UDOT for 3000 West Project	1,047,677	48.85%
Miscellaneous Federal Grants	15,588	0.73%
	$ 2,144,809	100.00%

NOTE 16 ADJUSTMENT TO IMPLEMENT GASB 68

During the fiscal year, the City was required to implement GASB 68, "*Accounting and Financial Reporting for Pensions*." This newly implemented standard requires the City to report its proportionate share of the URS's net pension liability. As part of the first year implementation, the City was required to make adjustments to the beginning fund balance of each business-type fund, and the net position of the Governmental Activities. Those adjustments reflect the net impact of URS's net pension liability on the City's prior period financial statements. See Note 11 for more detailed information related to the URS's net pension liability.

REQUIRED SUPPLEMENTARY INFORMATION

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes:				
Property	$ 1,705,000	$ 1,759,600	$ 1,741,894	$ (17,706)
Fee-in-lieu	160,000	160,000	168,516	8,516
Delinquent prior years'	40,000	40,000	12,723	(27,277)
Sales and use	3,150,000	3,300,000	3,309,455	9,455
Licenses and permits	581,759	581,759	566,892	(14,867)
Intergovernmental	4,026,285	4,215,745	1,943,565	(2,272,180)
Fines and forfeitures	271,000	221,000	220,508	(492)
Charges for services	1,468,805	1,601,805	1,633,275	31,470
Impact fees	964,600	797,984	687,651	(110,333)
Management fees	29,700	29,700	25,427	(4,273)
Interest	30,600	30,600	40,521	9,921
Miscellaneous	34,800	52,540	58,609	6,069
Total Revenues	12,462,549	12,790,733	10,409,036	(2,381,697)
Expenditures				
Current:				
General government:				
City council	40,931	40,931	38,207	2,724
City court	213,952	203,617	189,951	13,666
Administration	646,440	703,862	578,966	124,896
Community and economic development	538,248	576,583	548,641	27,942
Buildings and grounds	349,113	400,163	381,565	18,598
Information systems	75,783	75,783	75,783	-
Total general government	1,864,467	2,000,939	1,813,113	187,826
Public safety:				
Police department	2,436,558	2,490,910	2,249,540	241,370
Fire department	1,642,477	1,642,477	1,480,127	162,350
Total public safety	4,079,035	4,133,387	3,729,667	403,720
Highways and public improvements:				
Streets department	4,119,101	4,656,101	2,042,771	2,613,330
Street lighting	52,600	101,100	95,589	5,511
Class "C" roads	762,000	1,903,000	1,293,503	609,497
Total highways and public improv.	4,933,701	6,660,201	3,431,863	3,228,338
Parks and recreation	1,290,751	1,448,841	1,116,707	332,134
Debt service:				
Debt principal	235,000	1,070,000	1,052,989	17,011
Debt interest and fees	43,753	43,753	56,653	(12,900)
Total debt service	278,753	1,113,753	1,109,642	4,111
Total Expenditures	$ 12,446,707	$ 15,357,121	$ 11,200,992	$ 4,156,129

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND (Continued)
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ 15,842	$ (2,566,388)	$ (791,956)	$ 1,774,432
Other Financing Sources (Uses)				
Transfer in	95,626	95,626	95,626	-
Transfer out	(59,900)	(114,500)	(78,932)	35,568
Developer contributions	-	156,000	156,100	100
Total Other Financing Sources (Uses)	35,726	137,126	172,794	35,668
Net Change in Fund Balance *	$ 51,568	$ (2,429,262)	(619,162)	$ 1,810,100
Fund Balance, Beginning			6,068,501	
Fund Balance, Ending			$ 5,449,339	

* The net change in fund balance for the final budget was included as an appropriation (i.e., spendown) of fund balance.

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –REDEVELOPMENT AGENCY SPECIAL REVENUE FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes	$ 435,813	$ 381,213	$ 307,088	$ (74,125)
Interest	1,500	1,500	3,528	2,028
Total Revenues	437,313	382,713	310,616	(72,097)
Expenditures				
Redevelopment	463,275	473,429	200,510	272,919
Total Expenditures	463,275	473,429	200,510	272,919
Excess (Deficiency) of Revenues Over (Under) Expenditures	(25,962)	(90,716)	110,106	200,822
Other Financing Sources (Uses)				
Transfer in	-	64,754	42,870	(21,884)
Total Other Financing Sources (Uses)	-	64,754	42,870	(21,884)
Net Change in Fund Balance *	$ (25,962)	$ (25,962)	152,976	$ 178,938
Fund Balance, Beginning			638,247	
Fund Balance, Ending			$ 791,223	

* The net change in fund balance was included in the budget as an appropriation (i.e., spendown) of fund balance.

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –MUNICIPAL BUILDING AUTHORITY SPECIAL REVENUE FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Lease revenue	$ 1,097,000	$ 1,097,000	$ 1,097,000	$ -
Interest	500	500	369	(131)
Total Revenues	1,097,500	1,097,500	1,097,369	(131)
Expenditures				
Miscellaneous	8,010	308,010	70,123	237,887
Debt service:				
Principal	700,000	7,200,000	750,000	6,450,000
Interest	449,000	449,000	374,802	74,198
Total Expenditures	1,157,010	7,957,010	1,194,925	6,762,085
Excess (Deficiency) of Revenues Over (Under) Expenditures	(59,510)	(6,859,510)	(97,556)	6,761,954
Other Financing Sources (Uses)				
Transfer in	59,900	59,900	36,062	(23,838)
Bond proceeds	-	6,800,000	6,481,000	(319,000)
Escrow deposit for bond refunding	-	-	(6,419,137)	(6,419,137)
Total Other Financing Sources (Uses)	59,900	6,859,900	97,925	(6,761,975)
Net Change in Fund Balance	$ 390	$ 390	369	$ (21)
Fund Balance, Beginning			8,097	
Fund Balance, Ending			$ 8,466	

SYRACUSE CITY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
UTAH RETIREMENT SYSTEMS
December 31, 2014
Last 10 years*

	Noncontributory System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Proportion of the net pension liability (asset)	0.2011432%	0.5009609%	1.8434027%	0.0772345%	0.5041142%
Proportionate share of the net pension liability (asset)	$ 873,411	$ 630,000	$ (105,192)	$ (2,341)	$ (7,457)
Covered employee payroll	$ 1,586,756	$ 690,281	$ 564,673	$ 378,986	$ 208,314
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	55.0%	91.3%	-18.6%	-0.6%	-3.6%
Plan fiduciary net position as a percentage of the total pension liability	90.2%	90.5%	103.5%	103.5%	120.5%

* in accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset). The 10-year schedule will need to be built prospectively. The schedule above is only for the current year.

SYRACUSE CITY
SCHEDULE OF CONTRIBUTIONS
UTAH RETIREMENT SYSTEMS
December 31, 2014
Last 10 Fiscal Years*

	Noncontributory System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Contractually required contribution	$ 316,141	$ 246,751	$ 16,434	$ 31,865	$ 22,715
Contributions in relation to the contractually required contribution	(316,141)	(246,751)	(16,434)	(31,865)	(22,715)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered employee payroll	$ 1,586,756	$ 690,281	$ 564,673	$ 378,986	$ 208,314
Contributions as a percentage of covered-employee payroll **	19.92%	35.75%	2.91%	8.41%	10.90%

* Amounts presented were determined as of calendar year January 1 - December 31. Employers will be required to prospectively develop this table in future years to show 10-years of information. The schedule above is only for the current year.

SYRACUSE CITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

Other information that is not required as part of RSI

This information below is not required as part of GASB 68 but is provided for informational purposes. The schedule below is a summary of the Defined Contribution Savings Plans for pay periods January 1 – December 31.

Defined Contribution System
December 31, 2014

	Employee Paid Contribution	Employer Paid Contribution
401(k) Plan	$ 69,988	$ 25,490
457 Plan	13,801	-
Roth IRA Plan	-	-
Traditional IRA Plan	-	-
HRA Plan	-	-

* The employer paid 401(k) contributions include the totals paid for employees enrolled in the Tier 2 Defined Contribution 401(k) Plan.

SUPPLEMENTAL INFORMATION

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SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – CAPITAL PROJECTS FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Franchise taxes	$ 1,450,000	$ 1,450,000	$ 1,368,165	$ (81,835)
Intergovernmental revenue	432,299	216,000	201,244	(14,756)
Interest	800	800	1,154	354
Miscellaneous	113,950	113,950	151,707	37,757
Total Revenues	1,997,049	1,780,750	1,722,270	(58,480)
Expenditures				
MBA lease payment	1,097,000	1,097,000	1,097,000	-
Capital outlay	1,077,839	1,170,000	1,147,963	22,037
Debt service:				
Principal	197,000	120,000	111,677	8,323
Interest	-	-	2,695	(2,695)
Total Expenditures	2,371,839	2,387,000	2,359,335	27,665
Excess (Deficiency) of Revenues Over (Under) Expenditures	(374,790)	(606,250)	(637,065)	(30,815)
Other Financing Sources (Uses)				
Capital contributions	107,385	107,385	72,160	(35,225)
Bond proceeds	200,000	400,000	400,500	500
Total Other Financing Sources (Uses)	307,385	507,385	472,660	(34,725)
Net Change in Fund Balance	$ (67,405)	$ (98,865)	(164,405)	$ (65,540)
Fund Balance, Beginning			241,570	
Fund Balance, Ending			$ 77,165	

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – CULINARY WATER FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 1,672,920	$ 1,672,920	$ 1,745,102	$ 72,182
Connection and servicing fees	85,800	85,800	61,028	(24,772)
Intergovernmental	22,000	157,000	22,005	(134,995)
Miscellaneous	500	500	4,207	3,707
Total Operating Revenues	1,781,220	1,916,220	1,832,342	(83,878)
Operating Expenses				
Salaries, wages, and benefits	301,177	303,455	294,422	9,033
Operations and maintenance	674,810	684,810	618,232	66,578
Professional services	430,000	430,000	429,111	889
Depreciation	532,300	532,300	520,382	11,918
Capital outlay	-	-	-	-
Miscellaneous	1,500	1,500	109	1,391
Total Operating Expenses	1,939,787	1,952,065	1,862,256	89,809
Operating Income (Loss)	(158,567)	(35,845)	(29,914)	5,931
Nonoperating Income (Expense)				
Interest income	8,600	8,600	8,034	(566)
Total Nonoperating Income (Expense)	8,600	8,600	8,034	(566)
Income (loss) before capital contributions	(149,967)	(27,245)	(21,880)	5,365
Capital Contributions:				
Impact fees	255,024	255,024	194,418	(60,606)
Developer contributions	-	-	329,680	329,680
Change in Net Position	$ 105,057	$ 227,779	502,218	$ 274,439
Net Position, Beginning			15,887,017	
Adjustment to implement GASB 68 - See note 16			(56,961)	
Fund Balance, Ending			$ 16,332,274	

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – SEWER FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 1,516,560	$ 1,516,560	$ 1,534,627	$ 18,067
Connection and servicing fees	79,200	79,200	58,500	(20,700)
Miscellaneous	-	-	693	693
Total Operating Revenues	1,595,760	1,595,760	1,593,820	(1,940)
Operating Expenses				
Salaries, wages, and benefits	159,500	159,500	148,771	10,729
Operations and maintenance	117,151	117,151	92,160	24,991
Professional services	1,089,000	1,089,000	1,087,463	1,537
Depreciation	295,000	511,667	510,100	1,567
Miscellaneous	1,000	1,000	468	532
Total Operating Expenses	1,661,651	1,878,318	1,838,962	39,356
Operating Income (Loss)	(65,891)	(282,558)	(245,142)	37,416
Nonoperating Income (Expense)				
Interest income	4,200	4,200	5,887	1,687
Total Nonoperating Income (Expense)	4,200	4,200	5,887	1,687
Income (loss) before capital contributions	(61,691)	(278,358)	(239,255)	39,103
Capital Contributions:				
Developer contributions	-	-	169,870	169,870
Transfers in	61,691	-	-	-
Change in Net Position *	$ -	$ (278,358)	(69,385)	$ 208,973
Net Position, Beginning			14,197,702	
Adjustment to implement GASB 68 - See note 16			(35,267)	
Fund Balance, Ending			$ 14,093,050	

* The change in net position was included in the budget as an appropriation (i.e., spendown) of net position.

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – GARBAGE FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 1,196,000	$ 1,196,000	$ 1,222,379	$ 26,379
Miscellaneous	26,400	26,400	19,400	(7,000)
Total Operating Revenues	1,222,400	1,222,400	1,241,779	19,379
Operating Expenses				
Salaries, wages, and benefits	54,120	54,120	52,727	1,393
Operations and maintenance	65,562	89,562	75,349	14,213
Professional services	1,104,700	1,104,700	1,099,533	5,167
Miscellaneous	500	500	-	500
Total Operating Expenses	1,224,882	1,248,882	1,227,609	21,273
Operating Income (Loss)	(2,482)	(26,482)	14,170	40,652
Nonoperating Income (Expense)				
Interest income	1,500	1,500	1,895	395
Total Nonoperating Income (Expense)	1,500	1,500	1,895	395
Change in Net Position *	$ (982)	$ (24,982)	16,065	$ 41,047
Net Position, Beginning			430,179	
Adjustment to implement GASB 68 - See note 16			(14,419)	
Fund Balance, Ending			$ 431,825	

* The change in net position was included in the budget as an appropriation (i.e., spendown) of net position.

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – SECONDARY WATER FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 1,423,400	$ 1,423,400	$ 1,446,746	$ 23,346
Intergovernmental revenue	-	157,000	-	(157,000)
Connection and servicing fees	63,360	63,360	58,200	(5,160)
Total Operating Revenues	1,486,760	1,643,760	1,504,946	(138,814)
Operating Expenses				
Salaries, wages, and benefits	251,181	251,181	234,171	17,010
Operations and maintenance	527,554	527,554	413,360	114,194
Professional services	350,000	350,000	288,747	61,253
Depreciation	470,000	470,000	404,022	65,978
Miscellaneous	500	500	-	500
Total Operating Expenses	1,599,235	1,599,235	1,340,300	258,935
Operating Income (Loss)	(112,475)	44,525	164,646	120,121
Nonoperating Income (Expense)				
Interest income	2,800	2,800	5,248	2,448
Total Nonoperating Income (Expense)	2,800	2,800	5,248	2,448
Income (loss) before capital contributions	(109,675)	47,325	169,894	122,569
Capital Contributions:				
Impact fees	290,400	290,400	215,812	(74,588)
Developer contributions	-	-	1,547,619	1,547,619
Transfers out	(95,627)	(95,627)	(95,626)	1
Change in Net Position	$ 85,098	$ 242,098	1,837,699	$ 1,595,601
Net Position, Beginning			20,672,261	
Adjustment to implement GASB 68 - See note 16			(47,477)	
Fund Balance, Ending			$ 22,462,483	

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – STORM WATER FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 398,100	$ 398,100	$ 403,479	$ 5,379
Miscellaneous	500	500	1,150	650
Total Operating Revenues	398,600	398,600	404,629	6,029
Operating Expenses				
Salaries, wages, and benefits	199,979	202,181	202,072	109
Operations and maintenance	209,240	209,240	148,444	60,796
Depreciation	231,000	231,000	220,236	10,764
Miscellaneous	300	300	-	300
Total Operating Expenses	640,519	642,721	570,752	71,969
Operating Income (Loss)	(241,919)	(244,121)	(166,123)	77,998
Nonoperating Income (Expense)				
Interest income	2,700	2,700	6,221	3,521
Grant revenue	-	4,500	-	(4,500)
Total Nonoperating Income (Expense)	2,700	7,200	6,221	(979)
Income (loss) before capital contributions	(239,219)	(236,921)	(159,902)	77,019
Capital Contributions:				
Impact fees	316,800	316,800	239,754	(77,046)
Developer contributions	-	-	247,296	247,296
Change in Net Position	$ 77,581	$ 79,879	327,148	$ 247,269
Net Position, Beginning			7,280,099	
Adjustment to implement GASB 68 - See note 16			(39,777)	
Fund Balance, Ending			$ 7,567,470	

SYRACUSE CITY
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – INFORMATION TECHNOLOGY FUND
For The Year Ended June 30, 2015

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Operating Revenues				
Charges for services:				
Monthly service charge	$ 189,458	$ 189,458	$ 189,458	$ -
Total Operating Revenues	189,458	189,458	189,458	-
Operating Expenses				
Salaries, wages, and benefits	145,283	145,283	138,727	6,556
Operations and maintenance	24,175	24,175	24,940	(765)
Total Operating Expenses	169,458	169,458	163,667	5,791
Operating Income (Loss)	20,000	20,000	25,791	5,791
Nonoperating Income (Expense)				
Interest income	-	-	187	187
Total Nonoperating Income (Expense)	-	-	187	187
Change in Net Position	$ 20,000	$ 20,000	25,978	$ 5,978
Net Position, Beginning			18,967	
Adjustment to implement GASB 68 - See note 16			(30,565)	
Fund Balance, Ending			$ 14,380	

STATISTICAL SECTION

STATISCIAL SECTION
INTRODUCTION
(Unaudited)

This part of Syracuse City Corporation's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents **Page**

FINANCIAL TRENDS 71

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

REVENUE CAPACITY 82

These schedules contain information to help the reader assess the City's most significant local revenue sources, the sales tax and property tax.

DEBT CAPACITY 88

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

DEMOGRAPHICS AND ECONOMIC INFORMATION 91

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

OPERATING INFORMATION 93

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

SYRACUSE CITY
GOVERNMENT-WIDE REVENUES
Last Ten Fiscal Years

Fiscal Year	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Taxes	Unrestricted Investment Earnings	Miscellaneous	Total
2014-15	$ 8,998,907	$ 134,091	$ 6,386,115	$ 6,907,841	$ 73,044	$ 209,194	$ 22,709,192
2013-14	8,665,729	159,315	3,277,186	6,702,622	62,450	307,307	19,174,609
2012-13	10,176,102	1,005,661	1,262,145	6,528,978	72,820	112,014	19,157,720
2011-12	8,782,781	890,117	732,621	6,349,093	68,227	238,929	17,061,768
2010-11	8,410,723	-	5,493,654	5,959,508	32,237	600,118	20,496,240
2009-10	7,668,076	115,149	5,107,748	5,667,730	31,268	1,025,895	19,615,866
2008-09	7,485,359	255,432	-	5,597,745	198,054	707,227	14,243,817
2007-08	6,986,464	-	144,000	5,340,527	582,373	840,803	13,894,167
2006-07	5,920,326	865,103	386,843	4,132,221	679,690	2,935,145	14,919,328
2005-06	5,441,945	814,478	1,503,364	3,503,382	427,447	4,559,759	16,250,375

SYRACUSE CITY
GOVERNMENT-WIDE EXPENSES BY FUNCTION
Last Ten Fiscal Years

Fiscal Year	General Government	Public Safety	Highways and Public Improvements [1]	Parks and Recreation	Interest on Long-Term Debt	Culinary Water Utility [2]	Sewer Utility [2]	Garbage Utility [2]	Secondary Water Utility	Storm Water Utility [1]	Total
2014-15	$ 2,240,878	$ 3,543,704	$ 3,392,400	$ 905,768	$ 399,150	$ 1,854,520	$ 1,837,672	$ 1,226,319	$ 1,336,431	$ 569,462	$ 17,306,304
2013-14	2,400,600	4,334,274	1,913,320	1,302,089	523,181	1,739,124	1,554,024	1,204,410	1,405,628	557,996	16,934,646
2012-13	2,743,962	4,349,143	1,982,422	1,109,490	559,958	1,694,016	1,165,527	1,191,793	1,383,551	449,994	16,629,856
2011-12	2,378,027	3,923,458	1,907,183	1,241,485	687,182	1,656,304	1,018,178	1,140,839	1,297,447	424,943	15,675,046
2010-11	2,093,864	3,843,940	2,114,678	1,298,632	684,474	1,509,611	1,012,749	1,148,287	1,158,364	426,122	15,290,721
2009-10	1,663,029	3,723,979	2,121,006	1,083,622	696,289	1,296,665	992,129	1,072,037	1,084,825	536,507	14,270,088
2008-09	2,106,972	3,944,700	3,809,582	1,159,929	783,675	1,315,738	899,303	1,071,645	1,139,891	-	16,231,435
2007-08	1,685,040	3,463,722	3,898,914	1,004,514	248,078	3,331,631	-	-	1,109,224	-	14,741,123
2006-07	1,741,641	2,677,933	1,994,719	1,091,158	198,925	3,043,470	-	-	846,015	-	11,593,861
2005-06	942,801	2,749,374	1,517,152	796,333	142,648	2,986,192	-	-	1,129,502	-	10,264,002

Note:

[1] Prior to FY 2010, the Storm Water Utility Fund was combined with Public Works.

[2] Prior to FY 2009, the Sewer Utility Fund and Garbage Utility Fund were combined with the Culinary Water Utility Fund.

SYRACUSE CITY
GENERAL GOVERNMENTAL REVENUES AND OTHER FINANCING SOURCES
Last Ten Fiscal Years

FISCAL YEAR	TAXES	LICENSES AND PERMITS	IMPACT FEES	INTERGOV-ERNMENTAL	MANAGEMENT AND ADMIN FEES [1, 2, 3]	CHARGES FOR SERVICES	FINES AND FORFEITURES	INTEREST AND MISC	TOTAL
2014-15	$ 5,232,588	$ 566,892	$ 687,651	$ 1,943,565	$ 25,427	$ 1,633,275	$ 220,508	$ 99,130	$ 10,409,036
2013-14	5,015,482	591,877	1,002,799	881,459	24,538	1,705,281	224,033	190,640	9,636,109
2012-13	4,849,920	533,524	745,473	1,005,661	659,134	1,356,488	281,811	138,302	9,570,313
2011-12	4,636,245	350,229	337,850	1,009,609	613,025	1,082,134	342,441	97,415	8,468,948
2010-11	4,333,403	245,223	226,713	845,653	642,000	996,036	331,246	92,583	7,712,857
2009-10	4,199,180	321,654	482,160	821,797	-	907,170	295,248	67,410	7,094,619
2008-09	4,253,282	357,501	388,245	888,120	-	675,457	261,720	138,000	6,962,325
2007-08	4,097,863	344,859	589,458	1,090,769	-	602,888	218,843	183,278	7,127,958
2006-07	3,132,601	819,988	1,547,289	1,231,946	-	579,603	208,880	267,987	7,788,294
2005-06	2,562,266	913,927	2,348,471	1,640,792	-	582,145	197,755	267,468	8,512,824

Note:

General government is limited to the City's general fund.

[1] Beginning in FY 2014, administrative fees charged to utilities funds were shown as a credit to expense instead of a revenue in the general fund.

[2] Beginning in FY 2011, administrative fees charged to utilities funds were shown as a revenue instead of an offset to expenditures in the general fund.

[3] Beginning in FY 2011, a management fee was charged to the redevelopment fund. This is included in management and admin fees above.

SYRACUSE CITY
GENERAL GOVERNEMENT EXPENDITURES (Budget Basis) AND OTHER USES BY FUNCTION
Last Ten Fiscal Years

Fiscal Year	General Government [3,4]	Public Safety	Highways and Public Improvements	Parks and Recreation	Capital Outlay [2]	Debt Service	Other Financing Uses [1]	Total
2014-15	$ 1,813,113	$ 3,729,667	$ 3,431,863	$ 1,116,707	$ -	$ 1,109,642	$ 78,932	$ 11,279,924
2013-14	1,690,942	3,786,705	2,381,973	1,044,047	-	271,256	41,553	9,216,476
2012-13	2,112,668	3,817,012	2,170,559	1,050,209	-	260,128	-	9,410,576
2011-12	2,012,733	3,462,242	1,121,517	956,884	-	192,781	200,000	7,946,157
2010-11	1,689,503	3,369,555	1,282,843	1,025,804	-	192,669	14,567	7,574,941
2009-10	1,174,765	3,221,583	1,136,292	955,982	-	192,980	124,000	6,805,602
2008-09	1,576,733	3,303,895	1,311,144	923,204	1,088,081	396,163	114,500	8,713,720
2007-08	1,522,231	3,186,613	2,172,362	916,204	825,112	362,768	603,377	9,588,667
2006-07	1,587,366	2,567,880	689,921	838,031	1,919,101	366,068	107,465	8,075,832
2005-06	849,138	2,051,473	882,886	583,255	3,504,683	464,571	272,608	8,608,614

Notes:

General government is limited to the City's general fund.

[1] Other financing uses includes transfers to other funds.

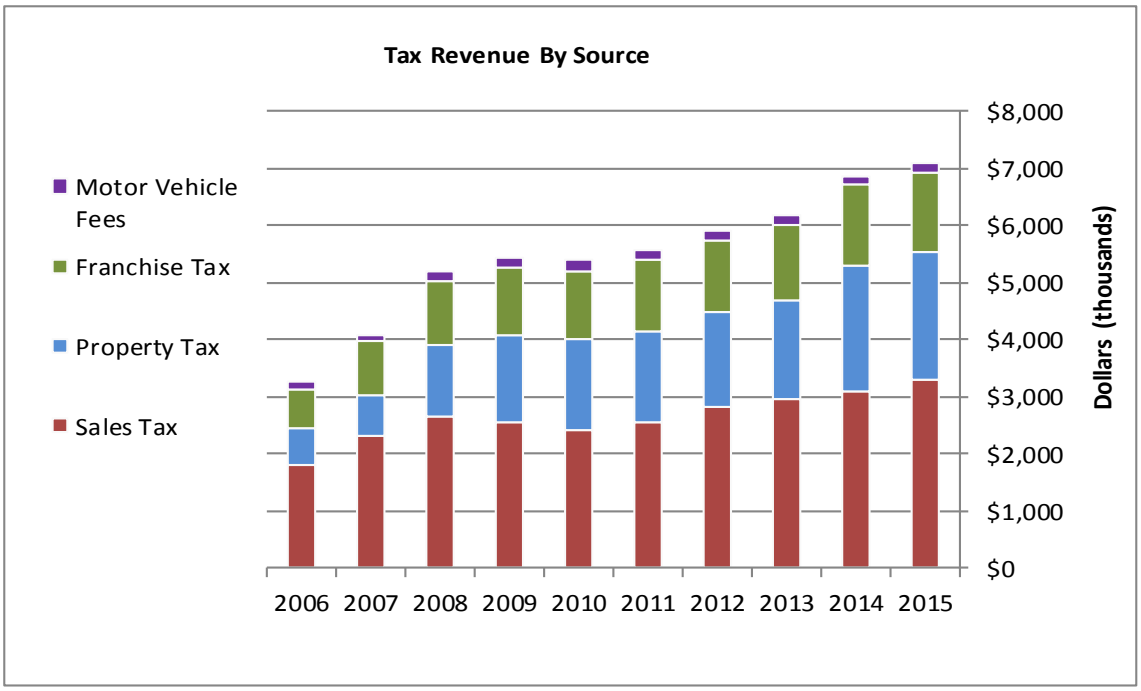
[2] Beginning in FY 2010, capital outlay expenditures are included under the function for which they were acquired.

[3] Beginning in FY 2011, administrative fees charged to utilities funds were shown as a revenue instead of an offset to expenditures in the general fund.

[4] Beginning in FY 2014, administrative fees charged to utilities funds were shown as a credit to expense instead of a revenue in the general fund.

SYRACUSE CITY
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

Fiscal Year	Sales Tax	Property Tax	Franchise Tax	Motor Vehicle Fees	Total
2015	$ 3,309	$ 2,230	$ 1,368	$ 169	$ 7,076
2014	3,096	2,210	1,396	158	6,860
2013	2,953	1,728	1,338	169	6,188
2012	2,820	1,650	1,267	166	5,903
2011	2,551	1,606	1,229	177	5,563
2010	2,429	1,569	1,209	202	5,409
2009	2,543	1,535	1,165	175	5,418
2008	2,655	1,265	1,107	178	5,205
2007	2,299	719	956	114	4,088
2006	1,805	635	695	122	3,257



SYRACUSE CITY
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Governmental activities										
Net investment in capital assets	$ 43,068	$ 40,092	$ 40,992	$ 40,565	$ 41,578	$ 39,654	$ 42,374	$ 38,986	$ 27,251	$ 30,562
Restricted	3,107	3,792	2,298	1,771	811	727	867	6,675	9,615	2,374
Unrestricted	1,682	2,626	1,618	1,812	811	314	726	672	514	2,260
Total governmental activities net position	$ 47,857	$ 46,510	$ 44,908	$ 44,148	$ 43,200	$ 40,695	$ 43,967	$ 46,333	$ 37,380	$ 35,196
Business-type activities										
Net investment in capital assets	$ 55,619	$ 52,792	$ 45,048	$ 43,411	$ 43,820	$ 41,712	$ 35,180	$ 34,458	$ 27,598	$ 25,486
Restricted	1,833	1,530	801	1,042	970	714	136	900	1,464	1,346
Unrestricted	3,461	4,156	4,867	5,005	4,229	3,892	2,385	1,964	2,797	1,949
Total business-type activities net position	$ 60,913	$ 58,478	$ 50,716	$ 49,458	$ 49,019	$ 46,318	$ 37,701	$ 37,322	$ 31,859	$ 28,781
Primary government										
Net investment in capital assets	$ 98,687	$ 92,884	$ 86,040	$ 83,976	$ 85,398	$ 81,366	$ 77,554	$ 73,444	$ 54,849	$ 56,048
Restricted	4,940	5,322	3,099	2,813	1,781	1,441	1,003	7,575	11,079	3,720
Unrestricted	5,143	6,782	6,485	6,817	5,040	4,206	3,111	2,636	3,311	4,209
Total primary government net position	$ 108,770	$ 104,988	$ 95,624	$ 93,606	$ 92,219	$ 87,013	$ 81,668	$ 83,655	$ 69,239	$ 63,977

SYRACUSE CITY
CHANGES IN NET POSITION
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Expenses										
Governmental activities:										
General government	$ 2,241	$ 2,401	$ 2,744	$ 2,378	$ 2,094	$ 1,663	$ 2,107	$ 1,685	$ 1,741	$ 943
Public safety	3,544	4,334	4,349	3,924	3,844	3,724	3,945	3,464	2,678	2,749
Highways and public improvements [1]	3,392	1,913	1,983	1,907	2,115	2,121	3,809	3,899	1,995	1,517
Parks, recreation, and public property	906	1,302	1,109	1,241	1,299	1,084	1,160	1,004	1,091	796
Interest on long-term debt	399	523	560	687	684	696	784	248	199	143
Total governmental activities expenses	10,482	10,473	10,745	10,137	10,036	9,288	11,805	10,300	7,704	6,148
Business-type activities:										
Culinary water utility	$ 1,855	$ 1,739	$ 1,694	$ 1,656	$ 1,510	$ 1,297	$ 1,316	$ 3,332	$ 3,044	$ 2,986
Sewer utility	1,838	1,554	1,165	1,018	1,013	992	899	-	-	-
Garbage utility	1,226	1,204	1,192	1,141	1,148	1,072	1,071	-	-	-
Secondary water utility	1,336	1,406	1,384	1,298	1,158	1,085	1,140	1,109	846	1,130
Storm water utility	569	558	450	425	426	536	-	-	-	-
Total business-type activities expenses	6,824	6,461	5,885	5,538	5,255	4,982	4,426	4,441	3,890	4,116
Total primary government expenses	$ 17,306	$ 16,934	$ 16,630	$ 15,675	$ 15,291	$ 14,270	$ 16,231	$ 14,741	$ 11,594	$ 10,264
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 1,279	$ 1,337	$ 1,782	$ 1,540	$ 1,397	$ 809	$ 808	$ 730	$ 1,291	$ 466
Public safety	467	506	549	476	433	205	296	275	127	139
Highways and public improvements	172	149	389	245	804	924	1,500	1,446	41	960
Parks and recreation	551	571	946	645	476	436	288	415	149	129
Operating grants and contributions	134	159	1,006	890	-	115	91	-	865	814
Capital grants and contributions	3,420	1,826	489	499	2,946	2,771	-	44	387	1,323
Total governmental activities program revenues	6,023	4,548	5,161	4,295	6,056	5,260	2,983	2,910	2,860	3,831
Business-type activities:										
Charges for services:										
Culinary water utility [2]	$ 1,806	$ 1,756	$ 1,896	$ 1,717	$ 1,528	$ 1,549	$ 1,343	$ 3,030	$ 3,315	$ 2,993
Sewer utility [2]	1,593	1,303	1,136	1,011	986	989	845	-	-	-
Garbage utility [2]	1,222	1,229	1,256	1,225	1,170	1,137	1,113	-	-	-
Secondary water utility	1,505	1,464	1,646	1,490	1,331	1,335	1,292	1,090	997	755
Storm water utility [1]	404	351	576	434	286	284	-	-	-	-
Capital grants and contributions	2,966	1,451	773	233	2,547	2,337	165	100	-	180
Total business-type activities program revenues	9,496	7,554	7,283	6,110	7,848	7,631	4,758	4,220	4,312	3,928
Total primary government program revenues	$ 15,519	$ 12,102	$ 12,444	$ 10,405	$ 13,904	$ 12,891	$ 7,741	$ 7,130	$ 7,172	$ 7,759

SYRACUSE CITY
CHANGES IN NET POSITION
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Net (expense)/revenue:										
Governmental activities	$ (4,459)	$ (5,925)	$ (5,584)	$ (5,842)	$ (3,980)	$ (4,028)	$ (8,822)	$ (7,390)	$ (4,844)	$ (2,317)
Business-type activities	2,672	1,093	1,398	572	2,593	2,649	332	(221)	422	(188)
Total primary government net expense	$ (1,787)	$ (4,832)	$ (4,186)	$ (5,270)	$ (1,387)	$ (1,379)	$ (8,490)	$ (7,611)	$ (4,422)	$ (2,505)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	$ 2,230	$ 2,210	$ 2,238	$ 2,262	$ 2,180	$ 2,030	$ 1,890	$ 1,579	$ 877	$ 757
Sales taxes	3,309	3,096	2,953	2,820	2,551	2,429	2,543	2,655	2,299	1,805
Franchise taxes	1,368	1,396	1,338	1,267	1,229	1,209	1,165	1,107	956	941
Impact fees [3]	-	-	-	-	227	482	232	262	1,877	3,112
Unrestricted investment earnings	46	39	36	33	11	10	143	440	484	299
Other revenues (uses) not restricted to specific progr	184	235	102	220	100	42	147	8,957	342	1,307
Transfers	96	187	187	187	186	190	336	1,343	193	-
Total governmental activities	7,233	7,163	6,854	6,789	6,484	6,392	6,456	16,343	7,028	8,221
Business-type activities:										
Impact fees [3]	$ -	$ -	$ -	$ -	$ 253	$ 502	$ 328	$ 479	$ 993	$ 1,000
Unrestricted investment earnings	27	24	37	35	21	21	55	142	196	128
Other revenues (uses) not restricted to specific progr	26	72	10	19	21	-	-	6,406	1,660	2,535
Transfers	(96)	(187)	(187)	(187)	(186)	(190)	(336)	(1,343)	(193)	-
Total business-type activities	(43)	(91)	(140)	(133)	109	333	47	5,684	2,656	3,663
Total primary government	$ 7,190	$ 7,072	$ 6,714	$ 6,656	$ 6,593	$ 6,725	$ 6,503	$ 22,027	$ 9,684	$ 11,884
Change in Net Position										
Governmental activities	$ 2,774	$ 1,238	$ 1,270	$ 948	$ 2,504	$ 2,364	$ (2,366)	$ 8,953	$ 2,184	$ 5,904
Business-type activities	2,629	1,002	1,258	439	2,702	2,982	379	5,463	3,078	3,475
Total primary government	$ 5,403	$ 2,240	$ 2,528	$ 1,387	$ 5,206	$ 5,346	$ (1,987)	$ 14,416	$ 5,262	$ 9,379

Note:

[1] Prior to FY 2010, the Storm Water Utility Fund was combined with Government Activities - Highways and public improvements.

[2] Prior to FY 2009, the Sewer Utility Fund and Garbage Utility Fund were combined with the Culinary Water Utility Fund.

[3] Beginning in FY2012, impact fee revenues were included in the program revenues above by department where charged.

SYRACUSE CITY
CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Revenues										
Taxes	$ 6,908	$ 6,703	$ 6,529	$ 6,349	$ 5,983	$ 5,693	$ 5,622	$ 5,340	$ 4,132	$ 3,258
Licenses and permits	567	592	534	350	245	322	358	345	820	914
Impact fees	688	1,003	745	338	227	482	620	852	1,877	3,111
Intergovernmental	2,145	881	1,081	1,087	846	937	979	1,135	1,232	2,140
Administrative Fees [1,2]	-	-	600	506	579	-	-	-	-	-
Charges for services	1,633	1,705	1,356	1,082	996	907	954	603	580	582
Fines and forfeitures	221	224	282	343	331	295	262	219	209	198
Investment earnings	45	39	36	33	12	8	143	440	484	299
Lease Revenue	1,097	1,157	-	-	-	-	-	-	-	-
Management Fee [2]	25	25	59	107	63	-	-	-	-	-
Miscellaneous	210	247	213	136	162	227	192	137	115	146
Total revenues	13,539	12,576	11,435	10,331	9,444	8,871	9,130	9,071	9,449	10,648
Expenditures										
General government [1,2]	1,793	1,691	2,458	2,199	1,836	1,183	1,582	1,529	1,588	852
Public safety	3,730	3,787	3,817	3,449	3,370	3,222	3,304	3,187	2,568	2,051
Highways and public improvemer	3,432	2,382	2,171	533	1,283	1,253	1,615	2,257	804	883
Parks and recreation	1,136	1,044	1,050	932	1,026	956	924	916	1,054	583
Lease Payment	1,097	1,157	-	-	-	-	-	-	-	-
Capital outlay	1,148	100	236	1,352	124	405	6,521	9,043	6,886	7,810
Redevelopment / Other	270	395	-	-	-	-	-	39	43	67
Debt service:										
Principal retirement	1,915	1,021	1,010	813	681	778	700	774	364	440
Interest and fiscal charges	434	541	578	660	684	706	777	114	124	143
Total expenditures	$14,955	$12,118	$11,320	$ 9,938	$ 9,004	$ 8,503	$15,423	$17,859	$13,431	$ 12,829

SYRACUSE CITY
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Excess of revenues over (under) expenditures	$ (1,416)	$ 458	$ 115	$ 393	$ 440	$ 368	$ (6,293)	$ (8,788)	$ (3,982)	$ (2,181)
Other financing sources (uses)										
Proceeds from borrowings	6,882		-	6,770	-	-	-	5,924	9,576	1,000
Payment to ref. bonds escrow agt	(6,419)		-	(5,572)	-	-	-	-	-	-
Capital contributions	228	3								
Sale of capital assets		1,961	14	156	-	-	-	-	-	-
Transfers in	1,100	228	187	187	201	414	1,258	1,117	258	362
Transfers out	(1,005)	(42)	-	-	(322)	(340)	(1,062)	(959)	(65)	(206)
Total other financing sources (uses)	786	2,150	201	1,541	(121)	74	196	6,082	9,769	1,156
Net change in fund balances	$ (630)	$ 2,608	$ 316	$ 1,934	$ 319	$ 442	$ (6,097)	$ (2,706)	$ 5,787	$ (1,025)
Debt service as a percentage of noncapital expenditures	18.1%	15.4%	14.3%	17.2%	15.4%	18.3%	16.6%	10.1%	7.5%	11.6%

Note:

[1] Beginning in FY 2011, administrative fees charged to utilities funds were shown as a revenue instead of an offset to expenses in the general fund.

[2] Beginning in FY 2014, administrative fees charged to utilities funds were shown as a credit to expense instead of a revenue in the general fund.

[3] Beginning in FY 2011, a management fee was charged to the redevelopment fund. The expenditure is included in general government.

SYRACUSE CITY
FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
General fund:										
Nonspendable	$ 65	$ 119	$ 112	$ 644	$ 17	$ -	$ -	$ -	$ -	$ -
Restricted	2,316	3,066	1,608	1,080	383	-	-	-	-	-
Committed	-	-	66	93	71	-	-	-	-	-
Assigned	682	738	-	-	-	-	-	-	-	-
Unassigned	2,386	2,146	1,716	1,324	1,000	-	-	-	-	-
Total general fund	$ 5,449	$ 6,069	$ 3,502	$ 3,141	$ 1,471	$ -	$ -	$ -	$ -	$ -
All other governmental funds:										
Restricted	$ 791	$ 725	$ 690	$ 691	$ 428	$ -	$ -	$ -	$ -	$ -
Committed	-	-	8	8	10	-	-	-	-	-
Assigned	86	162	149	193	190	-	-	-	-	-
Total all other governmental funds	$ 877	$ 887	$ 847	$ 892	$ 628	$ -	$ -	$ -	$ -	$ -

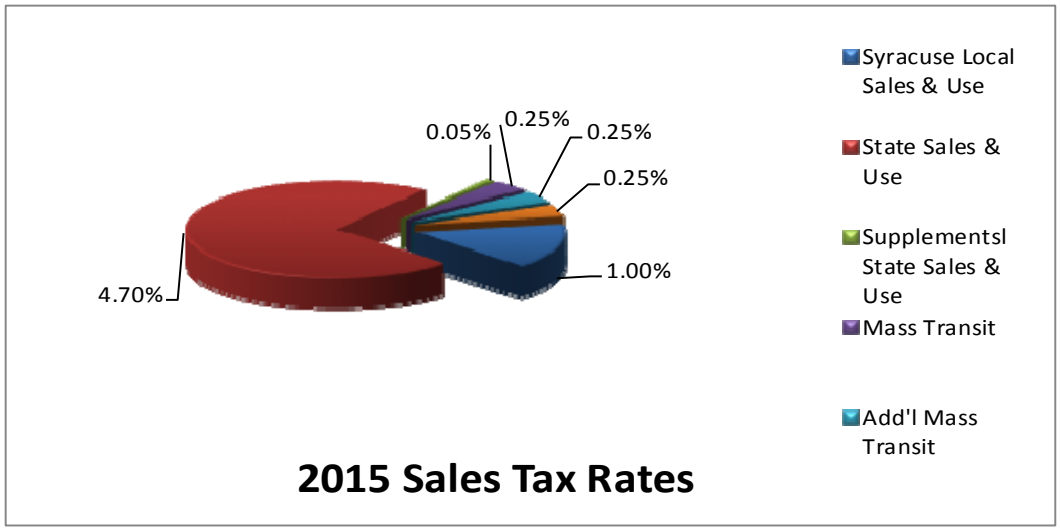
	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
General fund:										
Reserved	$ -	$ -	$ -	$ -	$ -	$ 474	$ 259	$ 1,046	$ 2,740	$ 2,308
Designated, unreserved	-	-	-	-	-	48	24	-	-	-
Unreserved	-	-	-	-	-	625	285	430	797	1,323
Total general fund	$ -	$ -	$ -	$ -	$ -	$ 1,147	$ 568	$ 1,476	$ 3,537	$ 3,631
All other governmental funds:										
Reserved	$ -	$ -	$ -	$ -	$ -	$ 254	$ 608	$ 5,629	$ 6,874	$ 66
Designated, unreserved reported in:	-	-	-	-	-					
Special revenue funds	-	-	-	-	-	-	-	-	-	-
Unreserved, reported in:	-	-	-	-	-					
Special revenue funds	-	-	-	-	-	(15)	206	-	-	-
Debt service funds	-	-	-	-	-	-	-		-	-
Capital projects funds	-	-	-	-	-	394	494	868	268	1,196
Total all other governmental funds	$ -	$ -	$ -	$ -	$ -	$ 633	$ 1,308	$ 6,497	$ 7,142	$ 1,262

Note:

Beginning in FY 2011, the fund balance categories were reclassified as a result of implementing GASB Statement 54. Fund balance has not been restated for prior years.

SYRACUSE CITY
SALES TAX RATES – DIRECT AND OVERLAPPING GOVERNMENTS
Last Ten Fiscal Years

Fiscal Year	Syracuse City Local Sales & Use	State Sales & Use	Supplemental State Sales & Use	Mass Transit	Additional Mass Transit	County Option Sales	Total for Syracuse Residents
2015	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2014	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2013	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2012	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2011	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2010	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2009	1.00%	4.70%	0.05%	0.25%	0.25%	0.25%	6.50%
2008	1.00%	4.65%	0.05%	0.25%	0.25%	0.25%	6.45%
2007	1.00%	4.75%	-	0.25%	0.25%	0.25%	6.50%
2006	1.00%	4.75%	-	0.50%	-	0.25%	6.50%



Note:
Rates are given as of the second quarter of each year.
Source:
Utah State Tax Commission - Sales Tax Division

SYRACUSE CITY
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Real Property		Personal Property						
Fiscal Year	Real Estate	Building	Mobile Homes	Other	Centrally Assessed Property	Total Taxable Assessed Value	Total Direct City Tax Rate	Estimated Actual Market Value	Assessed Value as a Percentage of Actual Value
2015	$ 347,890	$ 697,034	$ -	$ 20,364	$ 16,510	$1,081,798	1.659	$ 1,971,626	54.87%
2014	316,519	650,579	-	21,928	16,576	1,005,602	1.787	1,749,861	57.47%
2013	320,108	612,472	-	23,388	15,136	971,104	1.832	1,653,539	58.73%
2012	317,384	608,728	-	24,689	14,840	965,641	1.821	1,809,649	53.36%
2011	336,032	681,079	-	19,412	15,426	1,051,949	1.631	1,771,644	59.38%
2010	339,540	637,430	-	21,423	20,827	1,019,220	1.613	1,719,161	59.29%
2009	425,187	597,489	18	21,169	19,464	1,063,327	1.500	n/a	n/a
2008	243,935	581,033	13	14,650	17,586	857,217	1.500	n/a	n/a
2007	195,090	474,826	12	12,574	16,385	698,887	1.043	n/a	n/a
2006	154,208	396,532	2	12,246	12,301	575,289	1.043	n/a	n/a

Notes:

Taxable property value is based on the calendar year ending six months before the fiscal year ends.

Estimated actual market value is not available for the prior four years.

Total property value is excluding fee-in-lieu.

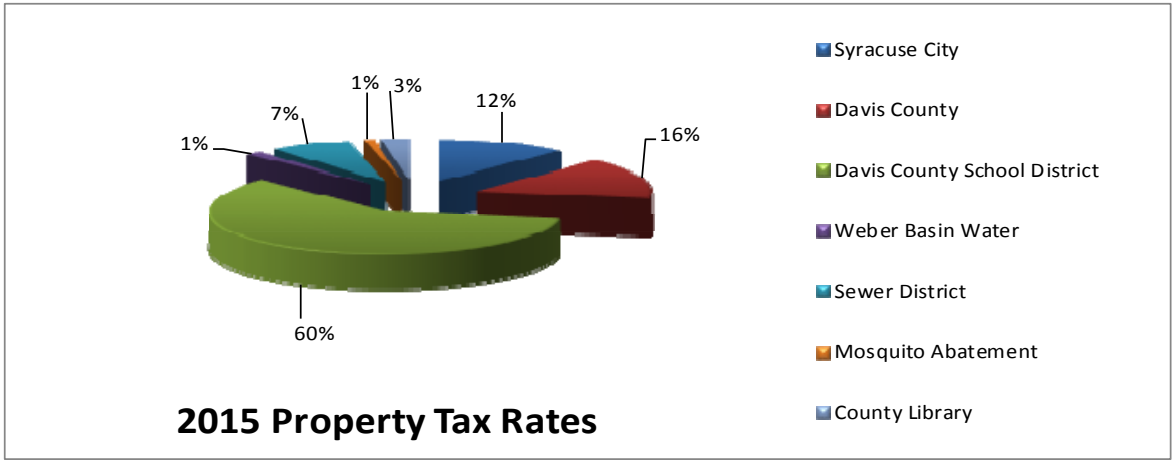
Sources:

Utah State Tax Commission - Property Tax Division website

Davis County

SYRACUSE CITY
PROPERTY TAX RATES – DIRECT AND OVERLAPPING GOVERNMENTS
Last Ten Fiscal Years
(Per $1,000 Assessed Valuation)

Fiscal Year	Syracuse City [1]	Davis County	Davis County School District	Weber Basin Water Conservancy District	North Davis County Sewer District	Davis County Mosquito Abatement District	County Library	Total Levy for Syracuse Residents
2015	1.659	2.161	8.259	0.199	1.025	0.124	0.361	13.788
2014	1.787	2.331	8.710	0.210	1.025	0.103	0.389	14.555
2013	1.832	2.391	8.941	0.215	0.993	0.105	0.396	14.873
2012	1.821	2.383	8.861	0.217	0.928	0.104	0.392	14.706
2011	1.631	2.213	7.860	0.207	0.864	0.097	0.363	13.235
2010	1.613	2.108	7.118	0.188	0.763	0.093	0.348	12.231
2009	1.500	1.997	6.764	0.181	0.763	0.088	0.332	11.625
2008	1.500	2.189	7.176	0.200	0.763	0.099	0.375	12.302
2007	1.043	1.739	7.305	0.178	0.763	0.086	0.403	11.517
2006	1.043	1.921	7.684	0.193	0.763	0.091	0.426	12.121



Notes:

[1] The direct Syracuse City property tax rate is used soley for general operations of the city government.

Overlapping rates are those of local and county governments that apply to property owners within Syracuse City. Not all overlapping rates apply to all Syracuse City property owners (e.g., the rates for special districts apply only to the property owners whose property is located within the geographic boundaries of the special district).

Source:

Utah State Tax Commission - Property Tax Division web site

SYRACUSE CITY
PRINCIPAL PROPERTY TAXPAYERS
Current Year and Five Years Ago
(Amounts Expressed in Thousands)

		2015			2009		
Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Wal-Mart	Retail	$ 13,741	1	1.27%	$ 15,339	1	1.44%
Pacificorp	Utility	9,673	2	0.89%	13,734	2	1.29%
Antelope LC	Medical	7,361	3	0.68%	6,799	3	0.64%
Boyer Syracuse Associates	Retail properties	5,927	4	0.55%	6,769	4	0.64%
Gailey Tree LLC	Retail properties	5,180	5	0.48%	n/a	n/a	n/a
Shadowpoint LLC	Retail properties	4,921	6	0.45%	4,714	6	0.44%
Questar Gas	Utility	4,421	7	0.41%	3,301	8	0.31%
RC Willey	Retail	3,985	8	0.37%	2,701	10	0.25%
Comcast of CA	Retail	3,505	9	0.32%	n/a	n/a	n/a
Utan Onions Inc.	Agriculture	3,429	10	0.32%	n/a	n/a	n/a
Total taxable value of 10 largest taxpayers		62,143		5.74%	53,357		5.02%
Total taxable value of other taxpayers		1,019,683		94.26%	1,009,970		94.98%
Total taxable value of all taxpayers		$ 1,081,826		100.00%	$ 1,063,327		100.00%

Note:
Information from ten years ago was unavailable so the 2009 tax year was used.

Source:
Davis County Clerk/Auditor's office

SYRACUSE CITY
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Tax Years

Tax Year	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Collection of Previous years Taxes	Total Tax Collections	Percent of Total Tax Collected to Total Levy
2015	$ 1,794,703	$ 1,741,894	97.06%	$ 12,723	$ 1,754,617	97.77%
2014	1,797,011	1,741,771	96.93%	19,159	1,760,930	97.99%
2013	1,779,063	1,667,892	93.75%	59,897	1,727,789	97.12%
2012	1,758,432	1,607,933	91.44%	42,352	1,650,285	93.85%
2011	1,715,729	1,577,797	91.96%	27,934	1,605,731	93.59%
2010	1,644,002	1,515,516	92.18%	53,035	1,568,551	95.41%
2009	1,594,991	1,501,503	94.14%	33,483	1,534,986	96.24%
2008	1,285,826	1,235,036	96.05%	29,718	1,264,754	98.36%
2007	728,939	708,662	97.22%	10,566	719,228	98.67%
2006	600,026	571,439	95.24%	19,536	590,975	98.49%

Source:
Davis County Treasurer's office

SYRACUSE CITY
PROPERTY VALUE AND NEW CONSTRUCTION
Last Ten Fiscal Years
(Dollar Values Expressed in Thousands)

	Real Property Taxable Value [1]				Residential Construction [2]		Commercial Construction [2]		Other Construction [2]	
Year	Commercial	Residential	Other	Total	Units	Value	Units	Value	Units	Value
2015	$ 96,199	$ 914,973	$ 33,752	$ 1,044,924	174	$ 39,153	9	$ 3,105	205	$ 1,690
2014	100,740	833,866	32,492	967,098	212	49,330	8	517	216	1,802
2013	107,187	787,373	38,019	932,579	162	37,652	5	192	186	2,152
2012	102,217	781,365	42,529	926,112	83	18,195	9	313	207	1,509
2011	115,544	851,112	50,455	1,017,111	69	15,260	12	958	240	1,882
2010	93,539	828,723	54,708	976,970	96	20,963	33	4,171	283	2,394
2009	78,859	863,778	80,039	1,022,676	69	16,864	26	62,129	285	2,479
2008	62,037	700,164	62,768	824,969	255	57,161	37	16,496	262	2,297
2007	38,629	621,074	10,214	669,917	471	100,152	18	19,383	221	2,305
2006	38,576	506,167	5,998	550,741	492	90,495	7	9,615	220	1,664

Note:
Taxable property value, construction units and construction values are based on the calendar year ending six months before the fiscal year ends.

Sources:
[1] Utah State Tax Commission - Property Tax Division
[2] Syracuse City Community & Economic Development department

SYRACUSE CITY
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

	Governmental Activities						Business-Type Activities				
Fiscal Year	Capital Lease	MBA Revenue Bonds	Sales Tax Revenue Bonds	Special Assessment Bonds	Excise Tax Road Bonds	Capital Improvement Loan	Capital Lease	Water Revenue Notes	Total Primary Government	Percentage of Personal Income	Per Capita
2015	$ 875,246	$ 11,930,000	$ -	$ -	$ -	$ -	$ -	$ -	12,805,246	1.88%	480.70
2014	655,953	12,249,000	985,000	-	-	-	-	-	13,889,953	2.16%	538.89
2013	853,726	12,932,000	1,125,000	-	-	-	-	-	14,910,726	2.43%	593.63
2012	1,058,686	13,602,000	1,260,000	-	-	-	-	113,000	16,033,686	2.75%	647.67
2011	-	13,901,000	1,390,000	-	-	-	-	226,000	15,517,000	2.87%	637.75
2010	-	14,457,000	1,515,000	-	-	-	-	339,000	16,311,000	5.90%	723.61
2009	-	14,999,000	1,640,000	111,000	-	-	-	452,000	17,202,000	6.14%	780.14
2008	-	15,304,000	1,760,000	216,000	170,000	-	-	565,000	18,015,000	6.78%	854.97
2007	-	9,350,000	1,875,000	315,000	330,000	1,000,000	-	678,000	13,548,000	5.55%	694.98
2006	-	-	1,990,000	409,000	485,000	1,000,000	138,148	791,000	4,813,148	2.17%	269.72

Notes:
Details regarding the city's outstanding debt can be found in the notes to the financial statements.
See the Schedule of Demographic and Economic Statistics for personal income and population data.

SYRACUSE CITY
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
As of June 30, 2015

Governmental Unit	General Bonded Debt Outstanding	Est. Percentage Applicable to Syracuse City	Estimated Share of Overlapping Debt
North Davis County Sewer District [1]	$ 30,100,000	11.95%	$ 3,596,444
State of Utah [2]	2,830,150,000	0.51%	14,513,324
Weber Basin Water Conservancy District [1]	21,139,451	2.71%	572,853
Davis County [2]	17,724,100	6.01%	1,064,577
Davis County School District [2]	407,635,000	6.01%	24,484,123
Overlapping debt			$ 44,231,321
Syracuse City bonded debt		100.00%	12,805,246
Total direct and overlapping general bonded obligation debt			$ 57,036,567

Note:

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by taking Syracause City's taxable property value and dividing by the governmental unit's taxable property value.

Sources:

[1] Individual governmental unit

[2] Davis County CAFR 2014

SYRACUSE CITY
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Debt Limit	$43,272	$40,224	$38,844	$38,626	$42,078	$ 40,769	$42,533	$34,289	$27,955	$23,012
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	$43,272	$40,224	$38,844	$38,626	$42,078	$ 40,769	$42,533	$34,289	$27,955	$23,012
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Total assessed value		$ 1,081,798
Debt limit (4% of total assessed value)		$ 43,272
Debt applicable to limit:		
Total bonded debt	$11,930	
Less:		
Special assessment bonds	-	
Revenue bonds	(11,930)	
Amounts available for repayment of general obligation bonds	-	
Other deductions allowed by law	-	
Total net debt applicable to limit		-
Legal debt margin		$ 43,272

SYRACUSE CITY
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	Population [1]	Personal Income [1]	Per Capita Personal Income [1]	Unemployment Rate [2]	Total Public School Enrollment [3]
2014	26,639	$ 682,624,375	25,625	3.4%	69,139
2013	25,775	641,823,275	24,901	3.5%	68,505
2012	25,118	614,737,932	24,474	4.3%	68,342
2011	24,756	583,449,408	23,568	5.6%	67,736
2010	24,331	539,960,800	22,192	6.2%	66,071
2009	22,541	276,303,598	12,258	5.9%	65,452
2008	22,050	279,942,855	12,696	3.3%	65,014
2007	21,071	265,852,664	12,617	2.6%	64,553
2006	19,494	243,901,527	12,512	2.9%	62,832
2005	17,845	221,728,661	12,425	4.0%	62,349

Notes:

Figures for 2010 are from the 2010 US Census.

Population figures, other than 2010, are estimates as of July 1 based on the US Census' population estimates

Personal income figures, other than 2010, are estimates based on annual growth rates for the State of Utah.

Unemployment figures are rates for Davis County. Information on a city level is not available.

Sources:

[1] U S Census Bureau

[2] State Department of Workforce Services website - https://jobs.utah.gov

[3] State of Utah - State Office of Education web sites

SYRACUSE CITY
PRINCIPAL EMPLOYERS
Prior Year and Ten Years Ago

		Fiscal Year			
		2014		2005	
Employer	**Type of Business**	**Employees**	**Rank**	**Employees**	**Rank**
Hill Air Force Base	US Air Force / Logistics	10,000 - 14,999	1	20,000 - 25,000	1
Davis County School District	Public Education	7,000 - 9,999	2	5,000 - 7,000	2
ATK Space Systems	Manufacturing	1,000 - 1,999	3	250 - 499	n/a
Smith's Food & Drug / Marketplace	Retail	1,000 - 1,999	4	1,000 - 1,999	3
Wal-Mart	Retail	1,000 - 1,999	5	250 - 499	n/a
Lifetime Products	Manufacturing / Retail	1,000 - 1,999	6	1,000 - 1,999	4
Lagoon, Inc	Amusement Park	1,000 - 1,999	7	500 - 999	6
Davis County	County Government	1,000 - 1,999	8	500 - 999	5
Utility Trailer	Manufacturing	500 - 999	9	500 - 999	7
Davis Hospital	Medical	500 - 999	10	500 - 999	11
Albertson's	Retail	n/a	n/a	500 - 999	8
Amusement Services	Retail	n/a	n/a	500 - 999	9
Associates Commerce Solutions	Retail	n/a	n/a	500 - 999	10

Notes:

The Utah Department of Workforce Services provides employment information on a county basis.

Syracuse City is the fifth largest city in Davis County.

Source:

Department of Workforce Services website - http://jobs.utah.gov

Davis County Comprehensive Annual Financial Report 2014

SYRACUSE CITY
FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTION
Last Six Fiscal Years

	Full-time Employees as of June 30					
	2015	**2014**	**2013**	**2012**	**2011**	**2010**
Function / Programs						
General government	17	20	18	17	17	17
Public safety						
Firefighters	12	12	12	11	11	11
Police						
Officers [1]	20	15	18	19	19	18
Civilians	2	2	2	2	2	2
Highways and public improvements	15	14	13	14	13	12
Parks, recreation, and public property	5	5	6	6	7	8
Total	71	68	69	69	69	68

Note:
Syracuse City began presenting these statistics in 2010. Comparative data prior to that time is not available.

Sources:
Payroll departmental data

SYRACUSE CITY
OPERATING INDICATORS BY FUNCTION
Last Six Fiscal Years

	Fiscal Year					
	2015	2014	2013	2012	2011	2010
Function						
Police						
Total incidents [1]	14,320	12,085	7,628	7,821	7,698	6,641
Citations written	1,677	1,773	2,023	1,871	2,614	2,105
Total violations included on citations	2,406	2,441	2,780	2,781	3,335	2,756
Theft incidents	291	218	213	195	258	364
Assault incidents	77	83	96	104	126	215
Fire						
Number of calls dispatched	910	805	743	817	850	764
Streets						
Street sweeping:						
Miles	775	812	784	705	627	1,919
Hours	291	291	257	213	211	509
Water						
Service connections	7330	7184	6863	6,683	6,608	6,534
Average daily consumption (gallons)	1,930,000	1,928,000	1,705,000	1,603,580	1,634,638	1,402,504
Recreation						
Community center memberships	998	1,172	1,929	1,328	1,261	852
Recreation program participants	4,014	4,105	4,090	4,218	4,134	3,998

Note:

Syracuse City began presenting these statistics in 2010. Comparative data prior to that time is not available.

[1] For 2015 & 2014, incidents included all actions for police officers, including items that did not receive an incident number.

Sources:

Various City departmental data

SYRACUSE CITY
CAPITAL STATISTICS BY FUNCTION
Last Six Fiscal Years

	Fiscal Year					
	2015	2014	2013	2012	2011	2010
Function						
Police						
Stations	1	1	1	1	1	1
Patrol units	11	11	10	10	10	10
Fire						
Stations	1	1	1	1	1	1
Streets						
Streets (miles) [1]	97	96	96	94	97	97
Streetlights [2]	846	815	722	720	395	341
Parks and recreation						
Community centers	1	1	1	1	1	1
Parks	12	12	12	12	12	12
Park acreage	107	107	107	107	107	107
Trails (acreage)	29	29	29	29	29	29
Covered picnic areas	10	10	10	10	10	10
Baseball/Softball diamonds	4	4	4	4	4	4
Soccer fields	5	5	5	3	3	2
Tennis courts	2	2	2	2	2	2
Gymnasiums	2	2	2	2	2	1

Notes:

Syracuse City began presenting these statistics in 2010. Comparative data prior to that time is not available.

[1] A complete road survey and analysis was performed in 2012 and it was determined that actual street miles were 94 instead of the 97 miles represented in prior years.

[2] Syracuse City purchased all of the street lights owned by Rocky Mountain Power in May 2012.

Sources:

Various City departmental data

COMPLIANCE SECTION

Keddington & Christensen, LLC
Certified Public Accountants

Gary K. Keddington, CPA
Phyl R. Warnock, CPA
Marcus K. Arbuckle, CPA

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and
Members of the City Council
City of Syracuse
Syracuse, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Syracuse, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City of Syracuse's (the City) basic financial statements, and have issued our report thereon dated December 2, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

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Salt Lake City, Utah 84123

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Keddington & Christensen, LLC

December 2, 2015

K&C

Keddington & Christensen, LLC
Certified Public Accountants

Gary K. Keddington, CPA
Phyl R. Warnock, CPA
Marcus K. Arbuckle, CPA

INDEPENDENT AUDITOR'S REPORT IN ACCORDANCE WITH THE *STATE COMPLIANCE AUDIT GUIDE* ON: COMPLIANCE WITH GENERAL STATE COMPLIANCE REQUIREMENTS, COMPLIANCE FOR EACH MAJOR STATE PROGRAM, INTERNAL CONTROL OVER COMPLIANCE, AND SCHEDULE OF EXPENDITURES OF STATE AWARDS

Honorable Mayor and
Members of the City Council
City of Syracuse
Syracuse, Utah

Report on Compliance with General State Compliance Requirements and for Each Major State Program

We have audited the City of Syracuse's (the City) compliance with the applicable general state and major state program compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City or each of its major state programs for the year ended June 30, 2015.

General state compliance requirements were tested for the year ended June 30, 2015 in the following areas:

Budgetary Compliance	Fund Balance
Justice Courts	URS Compliance
Enterprise Fund Transfers, loans, and services	Tax Levy Revenue Recognition
Restricted Taxes	Open and Public Meetings Act
Cash Management	Conflicts of Interest

The City received state funding from the following programs classified as major programs for the year ended June 30, 2015.

Davis County 3000 West Project; Project No. F-LC11(46); (Department of Transportation)

Management's Responsibility

Management is responsible for compliance with the general state requirements referred to above and the requirements of laws, regulations, contracts, and grants applicable to its state programs.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the City or its major programs occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance with general state compliance requirements and for each major state program. However, our audit does not provide a legal determination of the City's compliance.

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Salt Lake City, Utah 84123

Opinion on General State Compliance Requirements and Each Major State Program

In our opinion, Syracuse City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City or on each of its major state programs for the year ended June 30, 2015.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the *State Compliance Audit Guide* and which is described in the accompanying schedule of findings and recommendations as item 2015-1. Our opinion on compliance is not modified with respect to this matters.

The City's response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and recommendations. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City or on each major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance with general state compliance requirements and for each major state program and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a general state or major state program compliance requirement on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a general state or major state program compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a general state or major state program compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we identified a deficiency in internal control over compliance, as described in the accompanying schedule of findings and recommendations that we consider to be a significant deficiency.

The purpose of this report is on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide.* Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of State Awards as Required by the *State Compliance Audit Guide*

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 2, 2015, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of state awards is presented for purposes of additional analysis as required by the *State Compliance Audit Guide* and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state awards is fairly stated in all material respects in relation to the financial statements as a whole.

Keddington & Christensen, LLC

Salt Lake City, Utah
December 2, 2015

SYRACUSE CITY
SCHEDULE OF FINDINGS AND RECOMMENDATIONS
For The Fiscal Year Ended June 30, 2015

State Compliance Finding

2015-1 Fund Balance (Significant Deficiency)

Condition: During our test work at the City, we noted that the unrestricted fund balance of the city's General Fund exceeded the limit of 25% of current year revenues in the General Fund.

Criteria: According to UCA 10-6-116(2), "Accumulation of a fund balance in the city general fund may not exceed 25% of the total revenue of the city general fund for the current fiscal period."

Cause: The City has accumulated more unrestricted fund balance than what the Utah Code Annotated relating to cities will allow.

Effect: The City is not in compliance with referenced Utah Code Annotated.

Recommendation: We recommend that the City monitor the level of unrestricted fund balance more closely to ensure compliance with this requirement.

City Response: We will monitor the fund balance for the general fund more closely to ensure compliance with this requirement going forward.

SYRACUSE CITY
SCHEDULE OF STATE EXPENDITURES OF STATE AWARDS
For The Fiscal Year Ended June 30, 2015

Grant Name	Award/Contract # (if applicable)	Year of Last Audit	Expenditures
UTAH DEPARTMENT OF TRANSPORTATION			
Class C Road Funds	n/a	2014	$ 761,797
3000 West Road Improvement Grant	n/a	2015	$ 1,100,180
Subtotal – Utah Department of Transportation			$ 1,861,977
UTAH SUBSTANCE ABUSE ADVISORY COUNCIL			
Beer Tax Funds	n/a	2014	$ 16,863
Subtotal – Utah Substance Abuse Advisory Council			$ 16,863
UTAH HIGHWAY PATROL			
DUI Overtime Grant	n/a	2014	14,042
Highway Safety - Road Respect	n/a	n/a	1,000
Subtotal – Utah Highway Patrol			$ 15,042
COMMISSION ON CRIMINAL AND JUVENILE JUSTICE			
State Asset Forfeiture Grant	15N76	2014	$3,276
Subtotal – Commission on Criminal and Juvenile Justice			$ 3,276
UTAH DEPARTMENT OF HEALTH			
Utah Emergency Medical Services	n/a	2014	$ 24,788
Subtotal – Utah Department of Health			$ 24,788
TOTAL GRANT, CONTRACT, AND LOAN FUND EXPENDITURES			**$ 1,921,945**

COUNCIL AGENDA
December 8, 2015

Agenda Item **"d"** Discuss potential contract for bailiff services in Syracuse City Justice Court.

Factual Summation

- Any question regarding this agenda item may be directed at City Recorder Brown, Police Chief Atkin, or City Manager Bovero.
- In the Fiscal Year (FY) that ran from July 1, 2014 to June 30, 2015 the City spent approximately $15,000 to staff two Police Officers as bailiffs in the Syracuse City Justice Court. Prior to the conclusion of that FY, one of those Officers left their employment with the City. While the administration was considering the possibility of contracting for bailiff services, duties were assumed by a single bailiff. In early FY 2016 the remaining bailiff left to obtain full-time employment. In the meantime, bailiff services have been performed by regular police officers, mostly through overtime. The amount being spent on overtime is approximately twice the cost of a dedicated person or company to provide bailiff services.
- In November staff published a Request for Proposals (RFP) to seek bids for outsourcing bailiff and warrant collection services. Two firms responded and the lowest responsible bidder was Salt Lake County Constable. This firm currently provides services for eight Justice Courts along the Wasatch Front and is in negotiations to provide services for additional Courts. The City has reached out to the eight courts and received positive feedback about the firm.
- The projected cost to contract with Salt Lake County Constable is approximately $15,000 per year, which is the same cost the City was previously paying to provide bailiff services in house, but under the contract the City will have access to warrant collection services that were not available previously. As of November 25, 2015 the City has $186,296 in outstanding warrant fees.
- Since the current FY is halfway over, staff is recommending the Council increase the budget by $10,000 to cover two bailiffs and warrant collection service through the remainder of the year; the costs for warrant collection services will be offset by the actual collection of warrants; therefore, the total actual expenditure at year end will be less than budgeted.
- The City Attorney has prepared an agreement between Syracuse City and Salt Lake County Constable; the agreement is contingent upon approval of the requested budget increase, which likely will not occur until February when the Council will have the opportunity to consider a budget opening for several budget items. It was necessary to include authorization of the agreement on this agenda as the City's purchasing policy requires awarding of a contract within 45 days of the close of a RFP; otherwise, the City would technically need to rebid the services after the first of the new year.

Syracuse City
Municipal Building
1979 West 1900 South
Syracuse, UT 84075
P: (801) 825-1477
F: (801) 825-3001

BAILIFF AND WARRANT SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between Syracuse City ("City") and Court Services of Utah, LLC ("Contractor"), on the date affixed below, for the purpose of retaining Contractor's professional services to provide court security, prisoner transport and service of legal papers for City's Municipal Court ("Court"). City and Contractor agree as follows:

1. **Contractor's qualifications.** Larry C. Bringhurst has been appointed and authorized by the Salt Lake County Council to provide bailiff and warrant services, and is therefore qualified pursuant to Utah law to perform these duties throughout the state, and to appoint deputies to perform these actions on his behalf. At all times during the course of this Agreement, Contractor will maintain this status. Contractor and other employees of Contractor assigned to perform the services called for in this Agreement will be POST certified and will be authorized to access BCI and UCJIS databases.

2. **Contractor's obligations.** Contractor will provide the following to City:

   a. The services of one part-time bailiff ("PTB") to serve as a municipal court bailiff to provide court security on:
      (i) Wednesdays each week, between the hours of 8:00 a.m. and 1:00 p.m. or later, unless court is cancelled;
      (ii) Fridays or other weekdays, as scheduled for bench or jury trials, on an occasional basis;
   b. Transport incarcerated persons to or from court, using shackles and other restraints, as needed and as directed by the Court;
   c. Service of warrants, when requested by the Court; and
   d. Service of papers on defendants/attorneys, as requested by the Court.

The City published a Request for Proposals ("RFP"), which is attached as "Exhibit A" to this Agreement and incorporated by this reference, and to which the Contractor responded. The Contractor's Proposal is attached as "Exhibit B." Any duty or obligation not specifically noted in this Agreement, but listed in the RFP, is a required service under this Agreement unless the Contractor expressly disclaimed that responsibility in its response.

3. **Court security duties.** Security services provided by the Bailiff include:
   a. Screening the public (attorneys, defendants, etc) at the front door to ensure that they do not have weapons which could be used to harm employees, the public or themselves while in the court area.

b. Responding as necessary to remove the public or others if they are in unauthorized areas or are causing a disturbance to the public or employees of the Court and the City.
c. Stand watch in open court, ensure the security of the courtroom, and assist as deemed necessary by the in-court clerk or the Judge.

4. **Bailiff equipment and training.** The Contractor will ensure that all Bailiffs are equipped with all equipment necessary for the Bailiffs' responsibilities, including, but not limited to: uniforms, badges, firearms, radios, handcuffs, and other restraining devices. The Contractor will also ensure that all Bailiffs have training and certifications necessary for the performance of their duties, including, but not limited to: POST certification, and UCJIS and BCI access. Bailiffs performing services for the City shall at all times be professional in their actions and appearance, reliable and punctual in their attendance and courteous and respectful in their deportment with court staff, attorneys and the public. When transporting prisoners, Contractor and Bailiffs shall comply with Sheriff's Office Policy and Procedures and CALEA Standards.

5. **Warrants Enforcement.**

   a. The Contractor shall provide warrants enforcement as described in paragraph B of the RFP.
   b. The City expresses a strong preference that the Contractor will not book defendants on City warrants, unless specifically directed to do so by the judge, or in extenuating circumstances, such as the use of force against the Contractor's agents. The Contractor will exercise sound discretion in determining whether to book defendants and consult with the City on the City's expectations as it relates to booking defendants in jail.

6. **Contingent Approval & Non-funding.**

   a. Approval contingent upon Council budget amendment. The City and Contractor acknowledge that funds have not yet been allocated by the City Council for this Agreement. The City's obligations for performance of this Agreement are therefore contingent upon the City Council's budget appropriations in early 2016. If the City Council does not appropriate those funds during its budget opening in early 2016, then this Agreement is voidable at the City's option.
   b. Non-funding. Funds are not presently available for performance of this Agreement beyond the end of the City's upcoming fiscal year, which ends June 30, 2016. If no funds or insufficient funds are appropriated and budgeted, or if there is a reduction in appropriations due to insufficient revenue, resulting in insufficient funds for payments due or about to become due under this Agreement, then this Agreement shall create no obligation on the City as to such fiscal year (or any succeeding fiscal year), but instead shall terminate and become null and void on the first day of the fiscal year for which funds were not budgeted and appropriated, or in the event of reduction of appropriation, on the last day before the reduction becomes effective. This termination shall not be construed as a breach or a default under this Agreement

and the termination shall be without penalty, additional payment, or other changes of any kind whatsoever to the parties.

7. **Rates.** The parties agree upon the following rates of compensation, when service is requested by the City:

Bailiff Service: - Day of court session is billed a minimum of four (4) hours - Additional time rounded to nearest hour and billed at regular rate (as explained in Proposal)	$25.00 per hour
Prisoner Transport:	$35.00 round trip per person to Davis/Weber County Jail
Forthwith commitment:	$35.00 per person
Transports outside Davis or Weber County:	$35.00 each plus
- Add'l one-way mileage assessed if prisoner is returned to out-of-county facility	$1.00 per mile (calculated one-way)
Service of court papers (Weber/Davis):	$25.00
Service of court papers (other counties):	$20.00 plus $1.00 per mile
Moved or unable to serve:	$5.00
Warrant service and booking into jail:	$50.00
Warrant clearance due to Contractor actions: - Applies if bail posted or surrendered after contact - This fee only applies if Court has requested Contractor action - No warrants will be billed if party is arrested by another agency	$30.00
Moved or unable to serve:	$5.00
Skip tracing at court's request:	$5.00
Successful skip tracing and warrant satisfied:	$10.00

No other fees shall be assessed by the Contractor, without the City's written authorization for those fees, given in advance of the service for which the fee is assessed.

8. **Cancelled calendars.** City shall not be billed for Contractor time when calendars are cancelled at least twenty-four (24) hours in advance of the calendar.

9. **Payment.** The Contractor shall provide the City with itemized invoices for services provided. The City shall tender payment for all services rendered in accordance with this Agreement within thirty (30) days from receipt of invoice. Payment by the City for any

services rendered by Contractor in excess of the contracted services set forth herein is not required by this Agreement and Contractor hereby waives any quasi-contractual responsibility to provide such services and right to payment for such services.

10. **Support services and vehicles.** Contractor shall provide all vehicles, mileage, and support services necessary for providing the services required by this Agreement. This includes staff copying and administrative costs. The City shall not be billed for any additional costs or expenses except as otherwise agreed to in writing by the City. Prisoner transports shall be conducted through company-owned vehicles equipped with cages and restraints as often as possible.

11. **Security plan.** The Contractor and any Deputy Contractor assigned as Bailiff shall comply with the Court's local security plan, and the Utah Rules of Judicial Administration, Rule 3-414.

12. **Independent Contractor.** Contractor is an independent contractor; its deputies, agents or representatives shall not be deemed to be employees or agents of the City, shall not be entitled to any monies or stipend, shall not be entitled to workmen's compensation and shall not be entitled to any other employee benefit through City. In assuming and performing the obligations of this Agreement, City and Contractor are each acting as independent parties and neither shall be considered or represent itself as a joint venturer, partner, agent, or employee of the other. There is no intent by either party to create or establish third party beneficiary status or rights in any third party, and no such third party shall have any right to enforce any right or enjoy any benefit created or established under this Agreement.

13. **Taxes & Expenses.** Contractor shall have the responsibility to pay all withholding taxes, social security, and other taxes due in connection with compensation received from the City. Contractor hereby acknowledges that he shall not receive any fringe benefits or employee benefits provided by the City for its employees. Contractor shall be responsible to pay all his own expenses associated with performing work under this Agreement, including any travel expenses, photocopying expenses, materials, supplies or other expenses incurred.

14. **Insurance.** Contractor shall maintain professional liability insurance in the minimum amount of $1,000,000.00 per occurrence and $2,000,000.00 annual aggregate throughout the term of the Agreement, with the City named as additional insured. The policy shall provide protection for claims arising from bodily injury, sickness or disease, death, damage to property, damage from business interruption, motor vehicle accidents, and constitutional violations. The insurance shall be provided by an insurance carrier with a rating of A- or better as rated by AM Best. Contractor shall maintain adequate workmen's compensation insurance. Copies of the insurance certificates are attached as "Exhibit C."

15. **Indemnification.** Contractor agrees to indemnify City against any claim of any kind or nature, including attorneys' fees and costs of defense, arising from the negligent or

improper performance by Contractor of its obligations or services provided pursuant to this Agreement.

16. **Subcontracting or Assignment.** The parties agree that this Agreement shall not be subcontracted or assigned, nor any duty delegated by Contractor, except to Bailiffs in his employ.

17. **Status Verification.** Pursuant to Utah Code Ann. § 63G-12-302, Contractor certifies that it is registered with and participates in a Status Verification System, as defined in the Utah Code, to verify the work eligibility status of its new employees that are employed in the state of Utah. Contractor shall, within five days of receiving a written request, provide proof of enrollment and participation in a Status Verification System to the City.

18. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

To the City:
Syracuse City
Attn: City Administrator
1979 West 1900 South
Syracuse, Utah 84075

To the Contractor:
Larry C. Bringhurst
Court Services of Utah, LLC
60 East Claybourne Ave., Suite B
South Salt Lake City, Utah 84115

19. **Additional Provisions.**
    a. **Non-waiver.** Waiver of any of the provisions of this Agreement shall not operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

    b. **Severability.** Should any portion of this Agreement be declared invalid or unenforceable for any reason, the invalidity or unenforceability of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

    c. **Ethical standards.** Contractor represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of

securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

d. **Binding effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, successors and assigns.

e. **Governing Law.** This Agreement and the parties' performance hereunder shall be governed by the laws of the State of Utah.

f. **Term.** The Agreement shall be effective beginning February 1, 2016, and shall continue for a period of three (3) years.

g. **Renewal.** The Agreement shall automatically renew for an additional three (3) year term, unless thirty (30) days' written notice is provided by one party of its intention not to renew the Agreement.

h. **Termination.** This Agreement may be terminated by either party with or without cause upon sixty (60) days' notice.

i. **Amendment.** This is the entire Agreement of the parties. It may not be modified except in writing signed by both parties expressly referencing this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this _____ day of _____, 2015.

City:

_____

Terry Palmer, Mayor

ATTEST:

_____

Cassie Z. Brown, CMC, City Recorder

Approved as to form:

_____

Paul Roberts, City Attorney

Contractor:

_____

EXHIBIT A

REQUEST FOR PROPOSALS

EXHIBIT B

CONTRACTOR'S PROPOSAL

EXHIBIT C

CERTIFICATE(S) OF INSURANCE

COUNCIL AGENDA

December 8, 2015

Agenda Item **"e"** **Syracuse Public Works Accessory Building**

Factual Summation

- Any questions about this agenda item can be directed to Robert Whiteley. An individual site visit prior to the meeting is welcomed.
- Existing storage space for heavy equipment is fully utilized. The lack of needed storage space leaves some heavy equipment outdoors exposed to elements.
- An assessment of the public works heavy equipment is included.
- Bids were received on Oct 26, 2015 to evaluate the cost to construct a three-bay building or a five-bay building. A summary of the bid tab is included.
- This project was already programmed in the 2016 adopted budget.
- Costs were evaluated with the budget and are included.

Recommendation

Construction of a five-bay accessory building will protect the city's valuable heavy equipment and prolong the operation life.

Existing Storage

PW Equipment Storage Assessment

Location	Equipment	Estimated Current Value	Estimated New
Bay 1	Bobtail	$80,000	$150,000
Bay 2	Ten Wheeler	$200,000	$210,000
Bay 3	Sewer Vactor	$200,000	$280,000
Bay 4	Ten Wheeler	$60,000	$210,000
Bay 5	Stage	$50,000	$80,000
Bay 6	Hydro-excavator	$100,000	$120,000

Additional Equipment stored inside

South	Street Sweeper	$23,000	$230,000
South	Mini Excavator	$52,000	$52,000
South	Traffic Control Devices	$5,000	$5,000
South	Street Light Inventory	$50,000	$50,000
South	Large pipe and valves	$5,000	$5,000
South	Herbicide applicator	$2,000	$6,000
South	City event storage	$1,500	$1,500
	Subtotal	*$828,500*	*$1,399,500*

Additional Equipment stored outside

Outside	Bobtail	$80,000	$150,000
Outside	Bobtail	$80,000	$150,000
Outside	Front end Loader	$120,000	$120,000
Outside	Backhoe	$85,000	$85,000
Outside	Mini Ex Flail Mower	$12,000	$52,000
	Subtotal	*$377,000*	*$557,000*

Total	**$1,205,500**	**$1,956,500**

Accessory Building Bid Tab

	Three bay	Five bay
Roper	$72,300	$101,350
Cleary	$87,705	$130,220
MSCI	$176,500	$218,600

PW Accessory Building Cost Evaluation

	3 bay	5 bay
Building	$48,000	$69,000
Concrete Floor	$13,500	$19,850
Heating	$4,000	$4,000
Electrical	$6,800	$8,500
Subtotal Bid	*$72,300*	*$101,350*

Fire Hydrant	$5,000	$5,000
Electrical upgrade	$3,000	$3,000
Light fixtures	$3,500	$6,000
Subtotal Code Compliance	*$11,500*	*$14,000*

Total	**$83,800**	**$115,350**

Budget	$60,000	$60,000
Difference	-$23,800	-$55,350

Potential available funds

DHS AFG		$26,000
SR-193 Landscape excess		$40,830
Current Capital Equipment Purchased	deficit/excess	-$4,327
Total Funds Available		$62,503

Current Capital Equipment Budget	$	704,498

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item f.i General Plan Text Amendment

Summary

The General Plan Subcommittee Members, Scope and Duration was adopted by the Planning Commission on August 19, 2014. On January 6, 2015 the Subcommittee received an extension for additional 180 day duration. The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. The proposed amendments were sent to the City department heads for review and the feedback has been compiled into draft 2. The City Council has requested to review the proposed General Plan Amendments during their regularly scheduled meeting on December 8, 2015.

Attachments

- Scope and Duration of the Planning Commission General Plan Subcommittee
- General Plan Draft
- Current General Plan

Planning Commission Recommendation

The Planning Commission moved to recommend approval of the General Plan Text amendments with a unanimous vote on November 17, 2015.

Syracuse City Planning Commission General Plan Subcommittee

Scope:

The scope of the subcommittee is to review the Syracuse General Plan, ensuring it meets the desires of Syracuse residents. The subcommittee will review the General Plan with an emphasis on residential zones throughout the city, although not exclusively. Any General Plan recommendations from the subcommittee shall be forwarded to the Planning Commission. The subcommittee will review the General Plan Map. The primary focus of the will be on proposed zoning for undeveloped areas, while taking into consideration existing residential and commercial developments. Any General Plan Map recommendations shall be forwarded to the Planning Commission.

To help ensure a complete understanding of the General Plan and Map, the subcommittee will review the A-1, R-1, R-2, R-3, Cluster and PRD ordinances. Any A-1, R-1, R-2, R-3, Cluster or PRD recommendations from the subcommittee shall be forwarded to the Planning Commission.

The subcommittee may also review any other zoning ordinances that may be necessary for the General Plan review. Any zoning ordinance recommendations from the subcommittee shall be forwarded to the Planning Commission.

All recommendations forwarded to the Planning Commission by the subcommittee shall be by approval (vote) of a majority of the committee members in attendance when a vote occurs.

Duration:

The subcommittee i expected to meet for a period of 120 days (after first meeting). The subcommittee shall not continue beyond 180 days (after first meeting), unless the Syracuse Planning Commission grants approval.
The meeting will be held twice a month at the Syracuse Recreation Center, on the first and third Wednesday of the month. The meeting will begin at 6:00pm and expected to last no longer than 90 minutes. The scheduled day(s) and time(s) may be changed by a majority vote of the subcommittee the members in attendance when a vote is taken.

Syracuse City General Plan

MISSION STATEMENT:

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

Updated 3/11/14

SYRACUSE
EST. CITY 1935

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ORDINANCE 14-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

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SYRACUSE CITY GENERAL PLAN

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

GENERAL PLAN HISTORY AND PROCESS

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

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

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

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

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

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

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

MASTER GOAL

To begin any task or any process it is important to first establish the final goal. Once this goal is identified it is possible to map a route, which will eventually take you to that goal. The goal gives you direction. It is the same with the production of a general plan for a community. A master goal has been established for Syracuse City so that various aspects of the General Plan could be evaluated with respect to it. The General plan can be used to ask the question 'Does it or doesn't it take the City closer to its goal?' This goal is a reflection of the values of the residents of Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains to the east. There are few unsightly places in the community and no environmentally hazardous sites.*

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

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

POPULATION PROJECTIONS

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

Year	Population	% Change
1960	1,061	-

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

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

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

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

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

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

POPULATION DENSITY

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

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

Dwelling Unit Net Density* Definitions

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

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

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

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

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

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

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

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

COMMUNITY PRIDE/IDENTITY

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

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

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

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

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

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

AGRICULTURAL CHARACTER

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural and open space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes. One option the City may consider would be a program that would transfer development rights to the City, allowing a farmer to receive a financial benefit, as if he were to sell his property for development while allowing the City to place the agricultural property in a perpetual open space status. This approach may be limited in scope, inasmuch as the City has finite resources for the purchase and preservation of any land and there have already been considerable amounts of agricultural property sold for residential and commercial development.

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential and commercial development. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for residential land use. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere". The City must anticipate the purchase, either publicly or privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character. At this time the City has no plans for the purchase of agricultural property for the sole purpose of preserving the "agricultural character" of the community; however the City will continue to work with property owners, builders and developers to encourage and sustain the Master Goals for Syracuse as outlined in this document.

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

provide other options; but 1/2 to 1 acre “ranchette” type lots will not provide a reasonable nor sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as Cluster sub development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

LAND USE ELEMENTS & MAP

Purpose

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

LAND USE - RESIDENTIAL

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

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

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

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

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

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

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

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

Residential Moderate Income Housing

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

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

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

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

Lot Size Requirements

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

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

Zoning

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

Impact Fees

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

January 2009 Zoning Inventory

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

* NOTE: These figures include area yet to be annexed

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

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

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

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

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

LAND USE – COMMERCIAL

As the population of Syracuse City continues to grow, the residents will need more access to a variety of services within their community. Such services may include grocery, medical, banking, automotive as well as a host of other needs must be serviced by local commercial developments. Growing communities also need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. The provision of these services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. To assist in the provision of revenues for the highest quality of local services, and to provide commercial and professional business services, Syracuse City should provide for the establishment and viability of robust commercial and professional services in well planned commercial districts as determined by traffic and density studies.

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

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

The Town Center

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the Town Center has been identified as the general area surrounding the intersection of 1700 South 2000 West. This Master Plan should be used not only to continue attracting commercial development but also to continue to create an identifiable downtown area for the City. As the City continues to grow and more commercial districts are

developed, the need for a unique and distinct downtown district will become more critical. If the design standards and development criteria that have been established in the Town Center Master Plan are not strictly adhered to, the potential exists that the unique character of the Town Center could be eroded and leave the City with just another commercial shopping area. All commercial development in the Town Center should continue to be subject to review by the Architectural Review Committee and all developments should be checked against the Town Center Master Plan document for strict compliance.

1700 South

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

Intersection of the Future North Legacy Parkway & 1700 South

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

200 South Corridor

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

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

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

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

Intersection of 700 South & 2000 West

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

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

Intersection of Future North Legacy Parkway & Gentile Street

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

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

LAND USE – INDUSTRIAL

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

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

Legacy & Gentile Street

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

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

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

200 South & 1000 West

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

Land Use – Professional Office

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

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

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

TRANSPORTATION

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

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

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

The City should continue to work closely with the Wasatch Front Regional Council (WFRC) which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the regional transportation plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year 2030. The City should actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

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

Setbacks

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

Curb & Gutter

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

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

North Legacy Parkway

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

While no final alignment or interchange location decisions have been made, Syracuse City did participate in the 2001 study with UDOT and WFRC and did preliminarily determined a preferred alignment for the future roadway as well as preferred interchange locations. These interchange locations were identified at Gentile Street in Layton, 1700 South in Syracuse and approximately 700 South in West Point. Syracuse has participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document.

Arterial Improvements

1700 South

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

Hill Field Road

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

Bluff Road

The extension of Bluff Road in a southeasterly direction in order to connect to 700 South Street in Layton should be considered. This improvement would provide an alternate route to a newly planned I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue.

200 South

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

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

700 South

Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South. As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner.

1000 West

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

Collector Streets

1700 South1700 South Marilyn Drive

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

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

Trail System Master Plan

See Appendix 1.

PUBLIC SERVICES AND CAPITAL FACILITIES

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

Recreation

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

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

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

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

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

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

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

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

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

Recreational Trails

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

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

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

Culinary Water

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

Secondary Water

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

Storm Water

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

Sanitary Water

Sanitary sewer lines are currently adequate for the population of the City, but there will be a need to upsize City lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

Public Safety

The City has full-time and reserve police officers, as well as a limited number of full-time fire fighters. The City should continue to hire police officers and fire fighters to meet the needs of the city as population increases. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

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

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

Street Lights

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

Tail/Waste Water

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

Land Drains

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

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

Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery

(see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should continue to pursue negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

PLANNING DISTRICTS

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

District 1

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

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

Residential Areas

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

2000 West & 700 South Commercial Area

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

200 South Corridor Commercial Area

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

1700 South Commercial Corridor

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

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

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

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

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

District 2

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

Residential Areas

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

State Road 193 Corridor Commercial Area

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

2000 West Commercial Corridor

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

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

1700 South & Town Center Commercial Area

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

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

District 3

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

Residential Golf Course Community

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

1700 South & Bluff Road

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

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

Sensitive Overlay Zone

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

District 4

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

Agriculture & Open Space

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

R-1 Residential

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

District 5

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

R-1 Residential

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

Sewer District Research Park

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

Commercial

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

Sensitive Overlay Zone

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

District 6

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

R-1 Residential

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

Future Legacy Parkway

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

Parks & Trail

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

1700 South Commercial Corridor

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

Sensitive Overlay Zone

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

District 7

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

R-2 Residential

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

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

1700 South Commercial Corridor

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

District 8

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

R-2 Residential

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

R-3 Residential

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

Planned Residential Development

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

1700 South Commercial Corridor

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

Public & Municipal Uses

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

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

Other Commercial Zones

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

Professional Office

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

District 9

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

1700 South Commercial Corridor

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

Gentile Street & Bluff Road Commercial District

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

Planned Residential Development

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

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

R-2 & R-3 Residential

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

Professional Office

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

Arterial Roadway Development

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

District 10

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

Agriculture & Open Space

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

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

Equestrian Park & Syracuse City Public Works

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

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

Sensitive Overlay Zone

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

Gentile Street & Bluff Road Commercial District

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

North Legacy Parkway

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

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

GENERAL PLAN IMPLEMENTATION

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

POLICY TOOLS FOR PLAN IMPLEMENTATION

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

LAND USE ORDINANCES

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

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

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

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

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

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

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

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

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

SUBDIVISION REGULATIONS

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

CAPITAL IMPROVEMENTS PROGRAM

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

1. Relate physical planning to financial planning;

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

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

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

MINOR GENERAL PLAN REVISIONS

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

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

PERIODIC REVIEW OF THE GENERAL PLAN

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

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

ORDINANCE NO. 15-25

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE GENERAL PLAN TEXT THE SYRACUSE CITY GENERAL PLAN.

WHEREAS, due to the pace of growth in the City there are changes to the General Plan that are warranted; and

WHEREAS, these proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public, the general plan committee, and or from developers that are seeking clarification on the language in the General Plan; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current text as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing text; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of the General Plan to address such proposed changes.

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

Section 1. **Amendment.** The following sections of Syracuse City General Plan are hereby amended as follows:

Exhibit A

Section 2. **Severability.** If any section, part or provision of this General Plan is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this General Plan, and all sections, parts and provisions of this General Plan shall be severable.

Section 3. **Effective Date.** This General Plan shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMEBR , 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Bolduc	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

Syracuse City General Plan 2015

MISSION STATEMENT:

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

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1 Introduction

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

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

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

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

1.1 Purpose

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

1.2 Mission Statement

The Mission Statement for Syracuse City is:

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

City Town Center

1.3 Master Goal

The Master Goal for Syracuse City is as follows:

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

1.4 Implementation

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

Syracuse City Hall

1.5 General Plan Updates

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

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

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

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community
4. Does not decrease the quality of life for the citizens of Syracuse
5. ~~For an applications to be considered for review it must be received within 10 days of the opening~~

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

1.6 Syracuse City Organization

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

2 Community Character and History

2.1 City Character

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

1. The appearance of the City is important to community pride. The City should provide resources for essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents.

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

3. The City should employ attractive entrances and aesthetically pleasing landscaping along all main roads entering the City to welcome visitors and residents alike. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Signage should be consistent with ordinances in place to provide informative backdrop to various businesses and other event locations within the city.

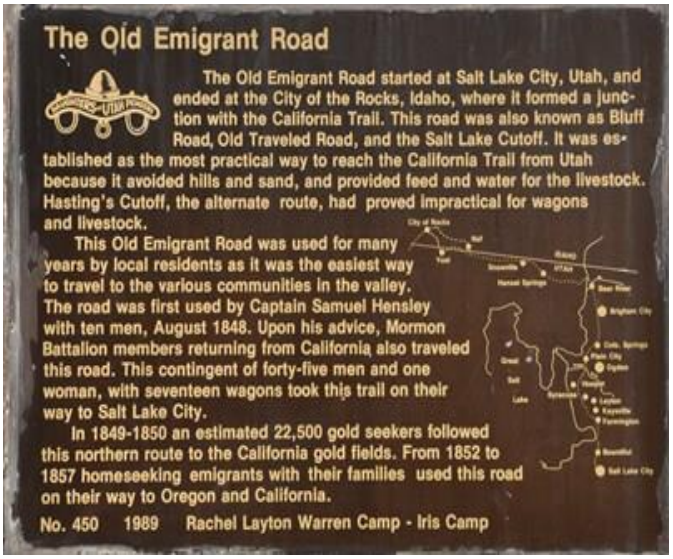
4. The City has a beautiful downtown center with a library, city museum, community center, post office, city hall, as well as, a town center with businesses buzzing with activity. Not far to the west is a state-of-the-art fire station including training facilities for northern Utah fire personnel. The City

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

2.2 City History

2.2.1 Settlement of the Land

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



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

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

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

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

plums. By the turn of the century, the Syracuse area became the largest producer of fruit in Davis County.

2.2.2 How Syracuse Came to Be

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

2.2.3 Early Days in Syracuse

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

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

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

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

With most of the land irrigated, the community of Syracuse took on a new look. Instead of log cabins, new frame and brick homes dotted the landscape. Gravel

roads linked Syracuse to nearby communities. Goods and services improved, and almost anything a family needed could be ordered or purchased at the Syracuse mercantile store.

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

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

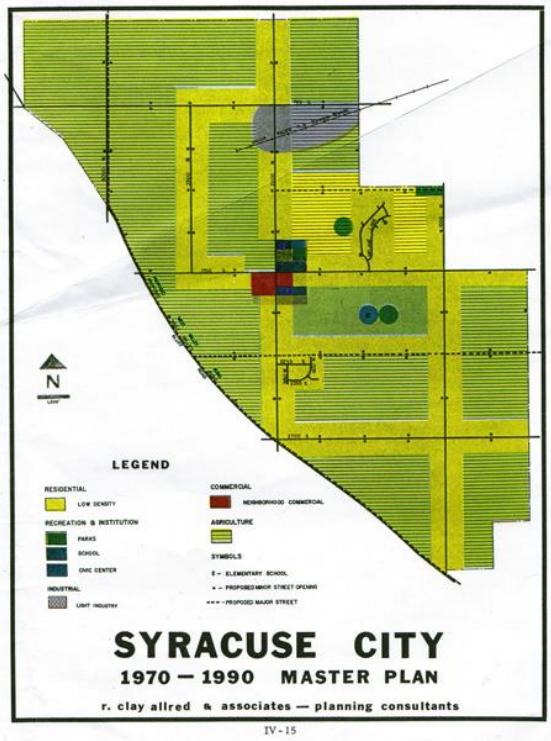
The Great Depression of the 1930s brought hardship to Syracuse, but the community survived with plenty of flour, salt pork, potatoes, and bottled fruits. Almost everyone had a garden, chickens, pigs, and a cow.

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

2.2.4 Syracuse Becomes A Town

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

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

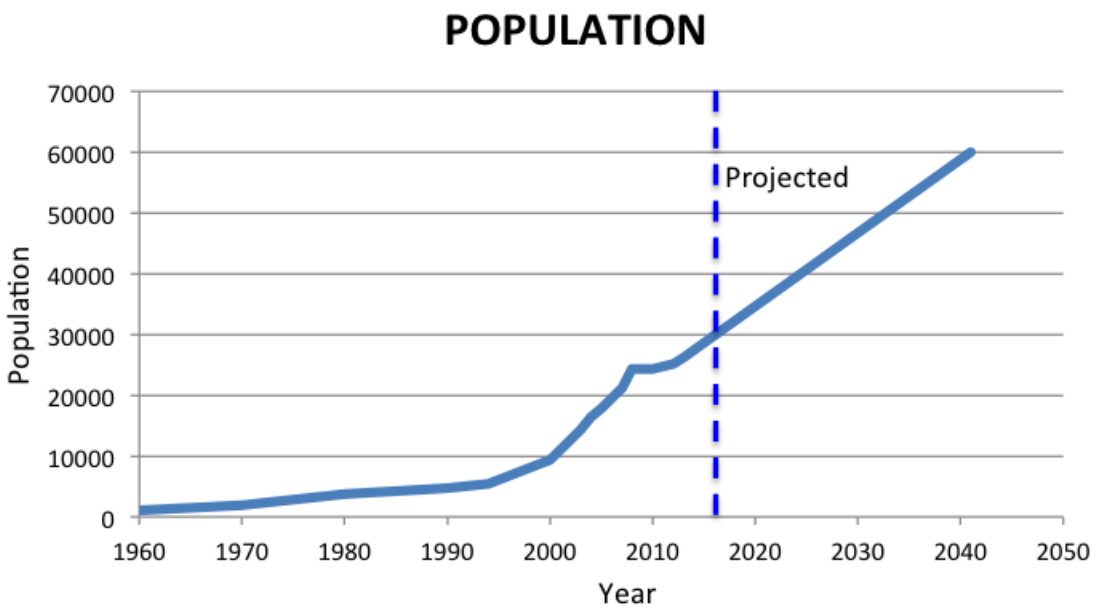


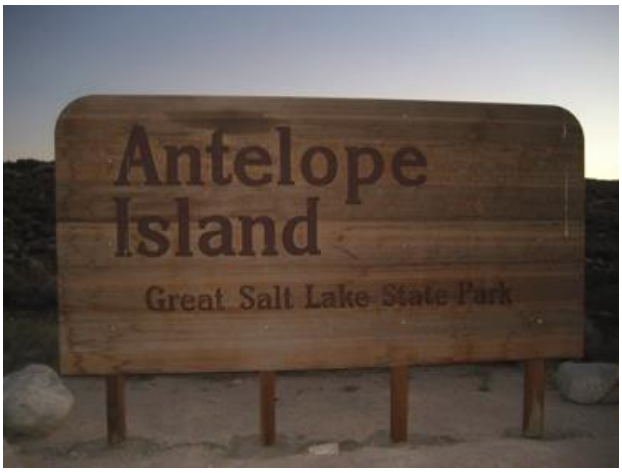
Prior Master Plan Map

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

2.3 Population

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





2.3.1 Antelope Island

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

(Suggested to add data regarding visitation and patronage)

2.4 Physical Character

2.4.1 Agricultural Background

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural, open space, common space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes.

Corn Maze Arial Photo

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

privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character.

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

2.5 Boundaries

2.5.1 General Plan Map

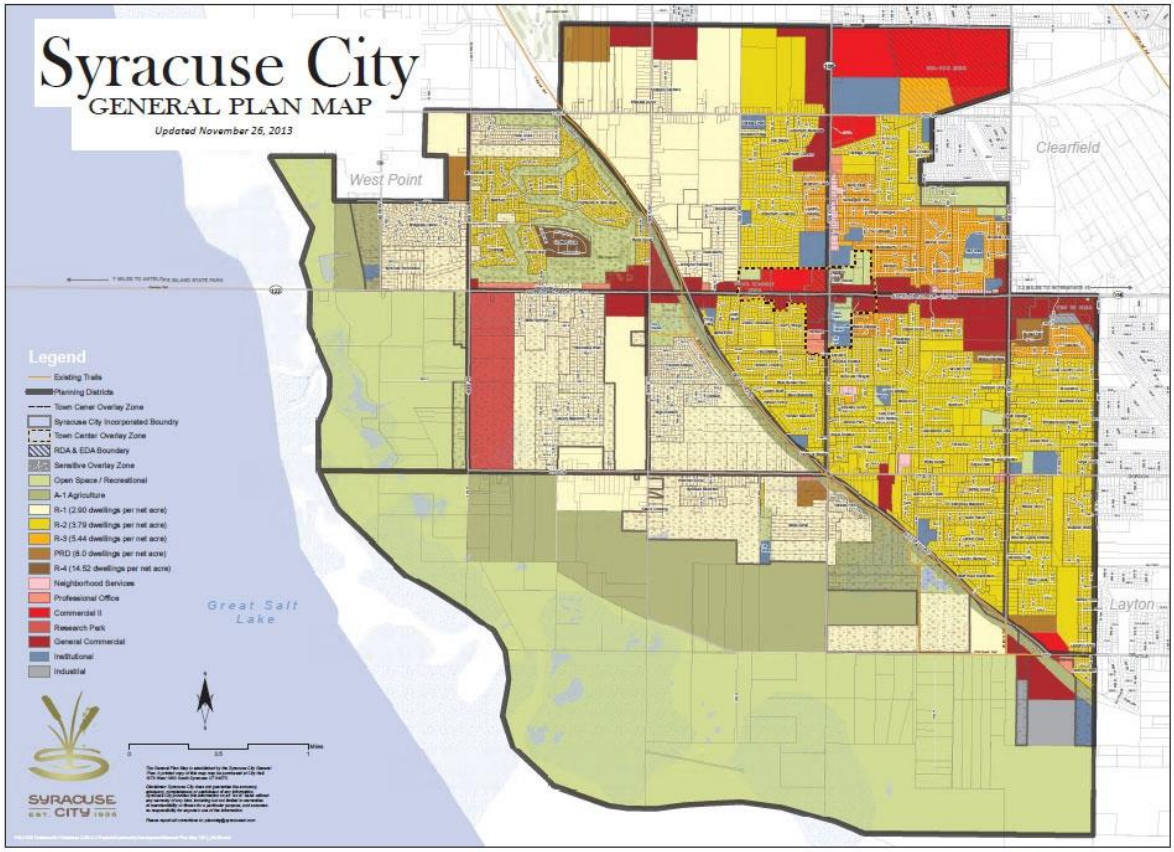
For the purpose of creating a manageable plan, the City's General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years.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

2.5.2 Current Zoning Map

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

2.5.3 Annexation

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



2013 General Plan Map Showing the Declared Boundaries for potential Annexation

3 Land Use

3.1 Purpose

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

3.2 Goals

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

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

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

3.3 Land Use-Residential

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

1. Single-family homes remain the predominant type of residential land use in the city.

2. Maintain high quality design standards throughout the city, ensuring quality growth of residential developments.

3. Preserve the family oriented atmosphere of the city.

3.3.1 Residential Zoning Density

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

Table 1: Dwelling Unit Density

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

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

3.3.2 Bonus Density Zoning

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

3.4 Non-Residential Land Use

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

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

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

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

3.5 The Town Center

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

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

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

3.5.1 ~~Antelope Drive~~Antelope Drive (1700 South) Commercial Corridor

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

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

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

3.5.3 SR-193 Corridor

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

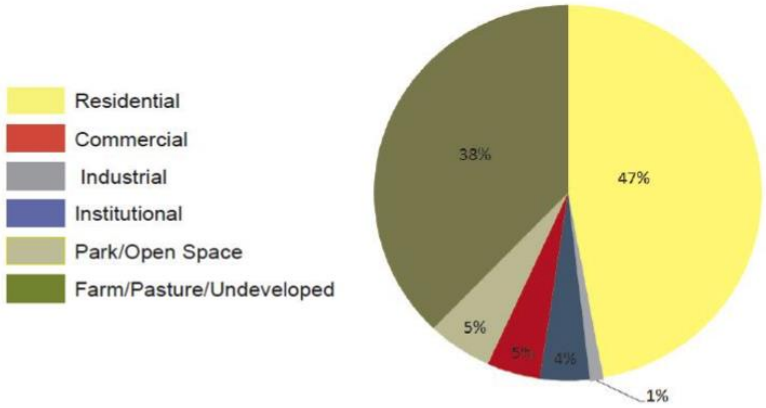
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

3.6 Future Land Use

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

3.7 Land Use Area Tables

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



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

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

4 Economics

4.1 Introduction

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

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

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

4.2 Goals

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

4.3 Revenue

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

4.4 Budget and Expenditures

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

5 Transportation

5.1 Introduction

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

5.2 Goals

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

The City ~~should~~ continues to work closely with the Wasatch Front Regional Council (WFRC), which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the Regional Transportation Plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year ~~2030~~2040. The City should continue to actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

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

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

2000 West Street - As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner. ~~At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout~~.

SR-193 - With all of the growth that has occurred in northwest Davis County over the last ten years, UDOT has identified the SR-193 corridor between I-15 (700 South interchange in Clearfield) and the future West Davis Corridor as a key component of

traffic management. In 2014, UDOT completed the construction of this 4 lane limited access highway from 700 South at Main Street in Clearfield to 2000 West in Syracuse. ~~Two~~ One north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west Another north/south collector has been constructed at 1550 West. ~~and 1500 west.~~ These improvements ~~would~~ provide access to SR193 for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point. Future plans for SR-193 are to have it extend just beyond the West Davis corridor with access points at the ~~intersection~~interchange.

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

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

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

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

3000 West - The intersection at 3000 west and Antelope ~~is being worked to include curb and gutter near the intersection and a light~~ was widened for turning lanes in preparation for a traffic signal to help with the flow of traffic. The intersection of 3000 West and 700 South ~~is being modified to include a traffic circle~~ now has a roundabout to help the flow of traffic.

5.3 Street Classification

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

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

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

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

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

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

5.4 Transportation Plan

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

5.5 Public Transportation

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

6 Infrastructure

6.1 Introduction

The city provides amenities and public services that include:

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

6.2 Goals

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

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

6.3 Public Facilities

6.3.1 Cemetery

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

6.3.2 Storm Drains

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

6.3.3 Culinary Water

~~The city recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out.~~ The city maintains a well and has other culinary water sources to provide water for the system. Although this is sufficient to serve the current population as as some growth, the city will need to consider ways to expand water sources and storage as growth continues. The secondary water system has

helped tremendously in conserving clean water supplies to adequately meet the needs of the city.

6.3.4 Secondary Water

The City's pressurized secondary water system is unique to towns in Davis County in that the water is owned by the city rather than purchased from supply sources. The city has invested in a large storage tank and reservoir on the east side of town and storage also includes a ~~storage pond~~reservoir at Jensen Nature Park . Other storage includes a ~~retention basin~~reservoir near ~~Antelope Drive~~Antelope Drive (1700 South) and Bluff Road and ~~claim~~ a water right on runoff water ~~at a storage basin~~ in a canal on the east side of Freeport Center. Other future storage facilities should be pursued east of the city to assist with maintaining good pressure and also to provide sufficient capacity at build out. The City has a secondary water master plan that sets forth some of these planned improvements to meet the City's needs at build out. Impact fees have played an integral part in building and maintaining the infrastructure of the secondary water system. Future needs will need to be met with current utility charges and ongoing impact fees. Because of initial discussions ~~and agreements~~ with residents when the system was constructed, metering of the water to users ~~should~~ is not ~~be~~being pursued. Water stockholders that developed their land were required to provide the water shares to the city without compensation with the understanding that the residents would be able to have access to adequate supply for irrigation, lawns and gardens. Current ~~policy~~ ordinance allows a maximum of one ~~and a half~~ acre~~s~~ in any lot with a home to be watered with secondary water. The practice of requiring contribution of water shares for development continues. The City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system. The city should also encourage homeowners and developers to use low water landscaping and native plants. The city should take the steps necessary to better equalize the system pressure throughout the city.

6.3.5 Sanitary Sewer

Sanitary sewer lines are currently adequate for the population of the City, but there ~~will~~ may be a need to upsize City lines as population increases and to provide for additional full time maintenance and cleaning activities performed by the City. ~~The cost of this ongoing need can best be borne by development and associated impact fees.~~

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

6.3.6 Street Lights

~~Policy of Syracuse City should be to establish and maintain a system of streetlights, which are adequate for the safety, and security of the residents of the City. To meet that end~~, ~~t~~The City ~~should~~ has established an ordinance to locate street lights at all

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

6.3.7 Fire Department

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

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

Syracuse Fire Department

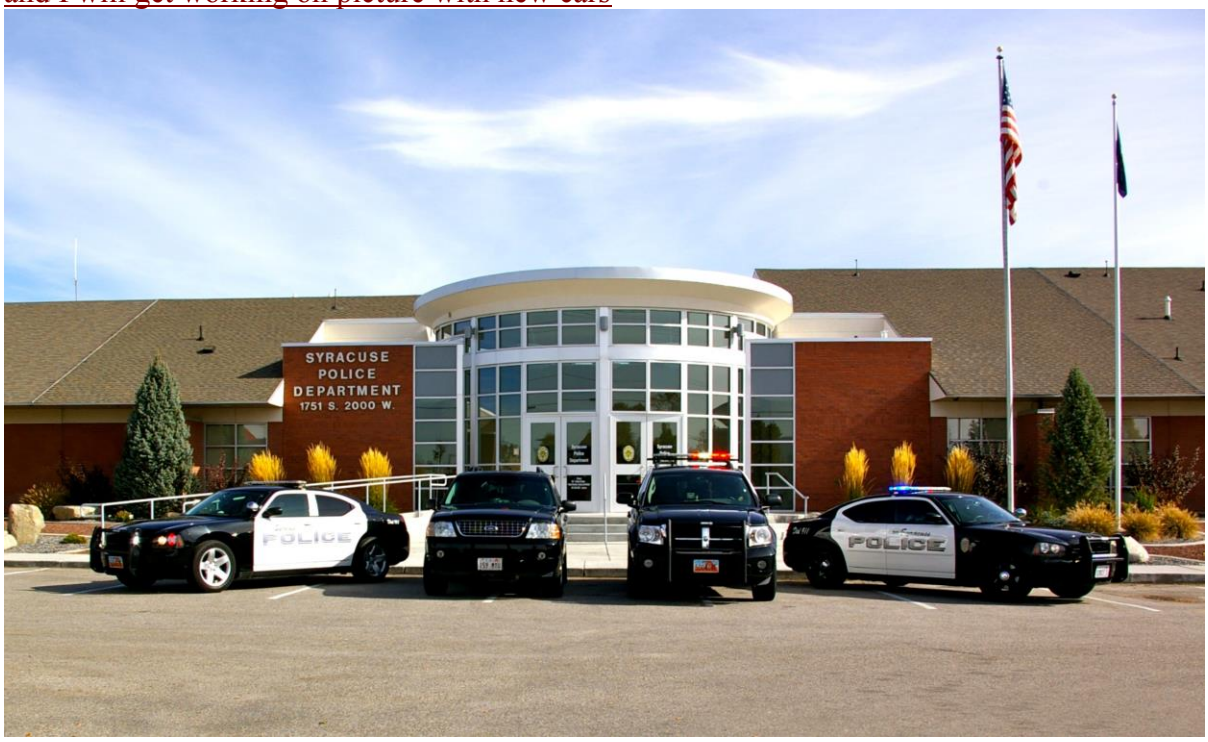
6.3.8 Police Department

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

Comment from the Police Chief

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

and I will get working on picture with new cars



Syracuse Police Department

7 Parks and Recreation

7.1 Introduction

Parks and recreation are an important aspect to the Syracuse City community. They add tremendous benefits to the quality of life and enhance the lifestyles of our citizens. Syracuse has established a goal to provide quality parks and recreation with their related services and programs and has put in place a Parks Master Plan to fully document these goals. This section of the General Plan is provided as a summary to that document, the full Parks Plan should be reviewed for a more comprehensive understanding of the Parks and Recreation in Syracuse.

Jensen Nature Park

7.2 Goals

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

1. Provide a diverse network of parks, trails, and recreation facilities which affords all residents convenient access to a wide range of recreational and cultural opportunities:

    - Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
    - Provide parks that are well dispersed throughout the city.
    - Encourage the acquisition of property and the development of additional recreation facilities.
    - Ensure that the City recreation facilities (parks, trails, etc.) are useful, attractive and well maintained.
    - Create and apply park area standards of the Syracuse City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.

2. Create a Parks and Recreation Master plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community and plan for the acquisition, development and improvement of future parks and recreation facilities. The Park land goal per 1000 population is 6.5 acres.

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

7.3 Community Center

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

7.4 Existing Parks and Recreation

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

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

- **Trailside Park**:

Syracuse Trail Walkway

7.5 Future Parks and Recreation

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

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

8 Housing

8.1 Introduction

There are a mixture of housing styles and price ranges in Syracuse. These include family farms with homes on the property, large single family residential homes, smaller single family residential homes, clustered homes in planned communities and planned residential developments or multi family housing.

8.2 Goals

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

8.3 Current Housing

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

January 2015 Residential Zoning Inventory

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

NOTE: These figures include areas currently annexed

8.4 Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The overall goal of providing moderate housing is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of our community.

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

9 Future Updates

9.1 Reviewing The General Plan

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

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

9.2 In Closing:

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

As such, any proposed changes to this plan in the future should strongly take into account the wishes of our residents as a whole, as this is their community. Syracuse City has a particular character, which our current and future residents find attractive, and it should always be the goal of our decision makers to maintain that character, and it's associated goals.

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

Acknowledgements

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

Mayor Terry Palmer

City Council
• Brian Duncan
• Mike Gailey
• Craig Johnson
• Karianne Lisonbee
• Doug Peterson
• Corrinne Bolduc

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

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

Community and Economic Development
• Brigham Mellor, Director
• Jenny Schow, Planner
• Noah Steele, Planner
• Stacy Adams, Planning Tech

Syracuse City Public Works
• Robert Whitely, Director
• Brian Bloeman, City Engineer
• Ryan Mills, Water Superintendent
• Darrell Webb, EPA/SWPPP

The Parks Committee
• Terry Palmer, Mayor
• Doug Peterson, City Council
• Craig Johnson, City Council
• Alan Clark, Chairman
• Patrick Egan
• Russ Sedgwick
• David Hansen

Other City Staff
• Steve Marshall, Finance Director
• Brody Bovero, City Manager
• Kresta Robinson, Parks & Rec Director

The North Davis Sewer District
• Kevin Cowan, District Manager

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item f.ii General Plan Map Update

Summary

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

Attachments

- Current General Plan Map
- Draft General Plan Map
- Table Summary of Changes

ORDINANCE NO. 15-26

AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED.

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

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

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

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012, 2013, and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission adopted a process in 2012, where an applicant may apply for a Syracuse City General Plan update outside of the traditional district review; and

WHEREAS, the Planning Commission formed a General Plan subcommittee to update the general plan and general plan map in 2015; and

WHEREAS, the general plan map proposed changes enclosed in Exhibit "A" are a result of the subcommittee's efforts; and

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

WHEREAS, the Planning Commission has recommended approval of the proposed amendments to the General Plan Map concluding that the proposed amendments provide development objectives with respect to the most desirable use of land within the City for subject property which benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

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

Section 1. Adoption. That the proposed amendments to the Syracuse City General Plan Land Use Map, attached hereto as Exhibit A, are hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. 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 3. No Repeal. This Resolution is not intended and shall not be construed as a repealer of any previously adopted ordinance or resolution and is specifically intended to clarify and supplement existing City ordinances, rules and regulations.

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 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, CMC
City Recorder

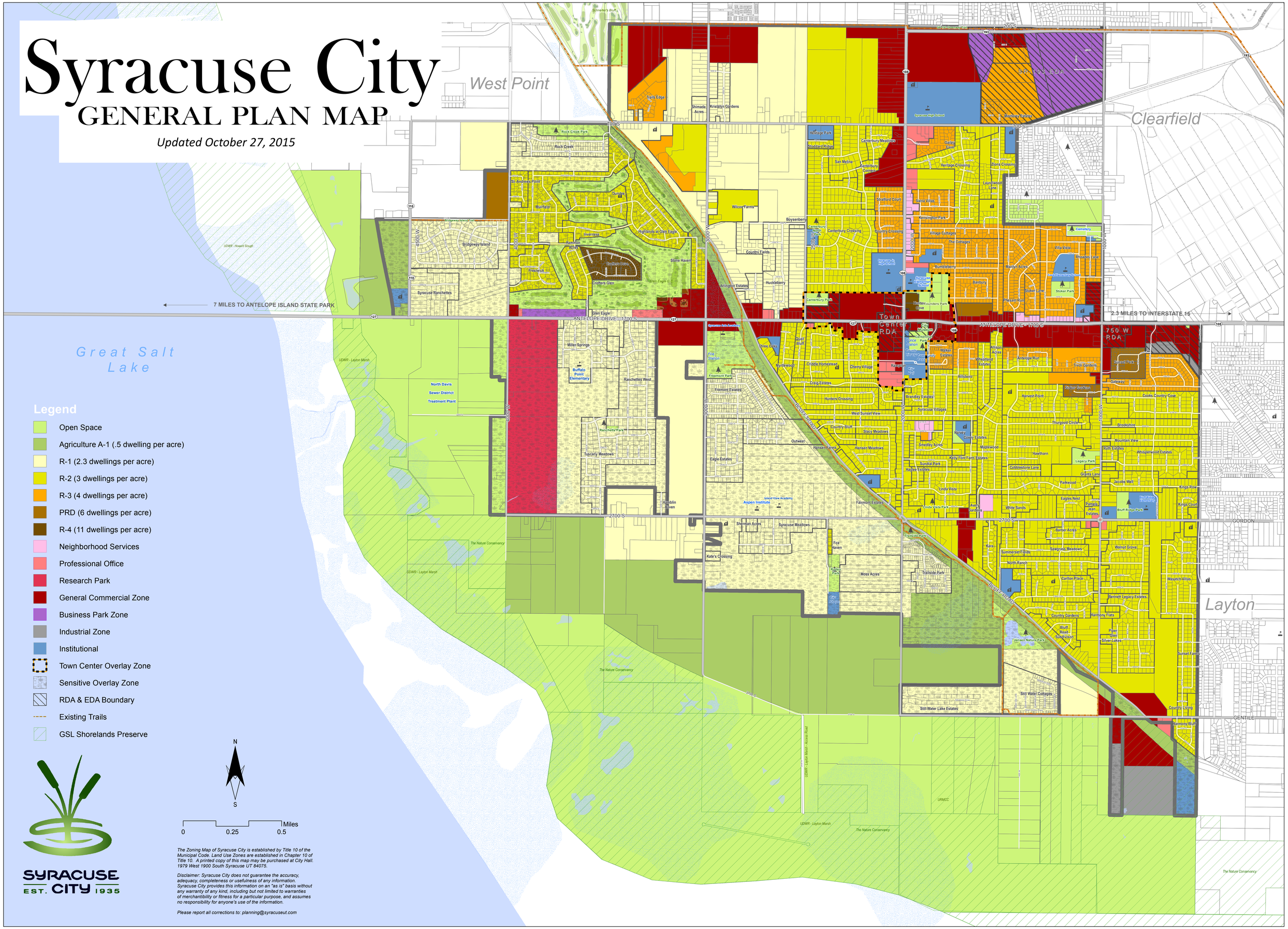
Terry Palmer
Mayor

EXHIBIT “A”

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015



SYRACUSE CITY EST. 1935

The Zoning Map of Syracuse City is established by Title 10 of the Municipal Code. Land Use Zones are established in Chapter 10 of Title 10. A printed copy of this map may be purchased at City Hall. 1979 West 1900 South Syracuse UT 84075.

Disclaimer: Syracuse City does not guarantee the accuracy, adequacy, completeness or usefulness of any information. Syracuse City provides this information on an "as is" basis without any warranty of any kind, including but not limited to warranties of merchantibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

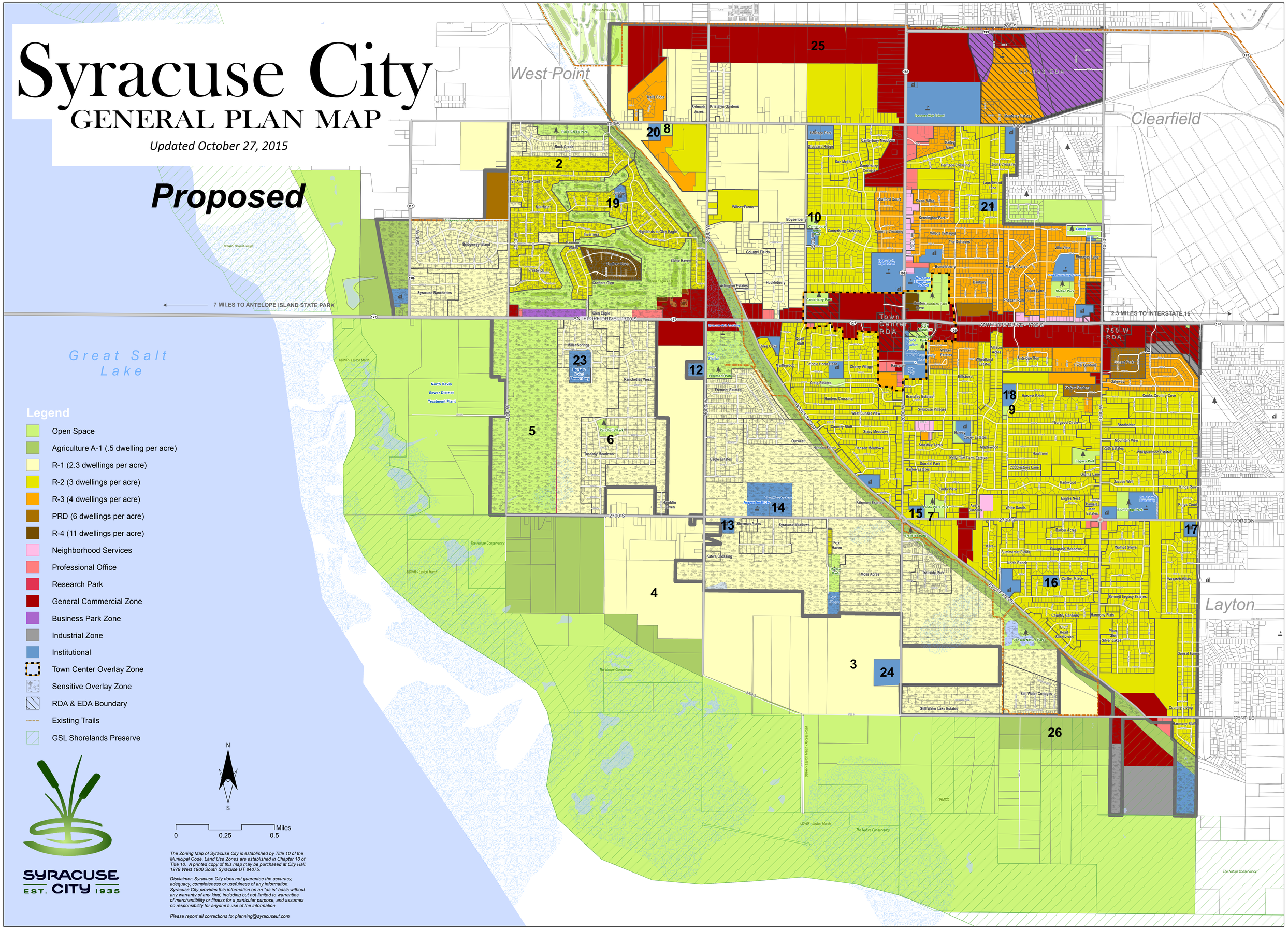
Please report all corrections to: planning@syracuseut.com

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015

Proposed



The Zoning Map of Syracuse City is established by Title 10 of the Municipal Code. Land Use Zones are established in Chapter 10 of Title 10. A printed copy of this map may be purchased at City Hall. 1979 West 1900 South Syracuse UT 84075.

Disclaimer: Syracuse City does not guarantee the accuracy, adequacy, completeness or usefulness of any information. Syracuse City provides this information on an "as is" basis without any warranty of any kind, including but not limited to warranties of merchantibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Please report all corrections to: planning@syracuseut.com

Id	Address	Existing G.P. Zone	Proposed G.P. Zone
1	1972 S 2000 WEST	P.O.	R-3
2	4000 W 950 S	R-1	R-2
3	3000 S 2000 W	A-1	R-1
4	3178 S 3000 WEST	A-1	R-1
5	2200 S 4000 W	Research Park	Open Space
6	2280 S Doral	R-1	Open Space
7	1800 W 2700 S	R-2	Open Space
8	3250 W 700 S	R-1	Open Space
9	2117 S 1475 WEST	R-2	Open Space
10	1250 S 2500 WEST	R-2	Open Space
11	2400 W CRAIG LN	R-2	Open Space
12	1956 S 3000 WEST	R-1	Institutional
13	2887 W 2700 S	R-1	Institutional
14	2650 W 2700 S	R-1	Institutional
15	1870 W 2700 S	R-2	Institutional
16	3008 S 1200 W	R-2	Institutional
17	569 W 2700 SOUTH	R-2	Institutional
18	2024 S 1475 WEST	R-2	Institutional
19	3426 W AUGUSTA DR	R-2	Institutional
20	3267 W 700 SOUTH	R-1	Institutional
21	1112 S 1525 WEST	R-2	Institutional
22	2339 W 1900 SOUTH	R-2	Institutional
23	1924 S DORAL DR	R-1	Institutional
24	3500 S 2000 W	A-1	Institutional
25	2500 W 200 S	R-1, R-2	General Commercial
26	1200 W Gentile	Open Space	A-1

CITY COUNCIL AGENDA

December 8th, 2015

Agenda Item f.iii **Title X: Metal Buildings**

Summary:

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

Attachments:

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

ORDINANCE NO. 15-27

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address such proposed changes.

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

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Duncan	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

Exhibit A

10.28.220 Industrial Architecture

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

(A) Architectural Form and Detail

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

(B) Color and Materials

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

(C) Accessory Buildings.

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

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item f.iv **Code Amendment to Title VIII pertaining to Minor Subdivisions**

Background

This item is a prosed addition to Title 8 providing a Minor Residential Subdivision clause. This code would only apply to subdivisions of 10 lots or less. Staff is proposing to combine the application for preliminary and final approval into one step, thus reducing the expense of the development and staff time. A minor subdivision will be required to meet all regulations of City Code and the Engineering Standards and Regulations.

Attachments

- Proposed Code
- Code Amendment

Planning Commission Recommendation

The Planning Commission moved to approve the proposed code for minor subdivisions on November 17, 2015 will a unanimous vote.

ORDINANCE NO. 15-28

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE VIII OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO MINOR SUBDIVISIONS

WHEREAS, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address such proposed changes.

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

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

Exhibit A

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Bolduc	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

8.10.010 Definitions.

"~~Small~~Minor subdivision" means the division of a tract or lot or parcel of land into two, but not more than ~~nine~~10, lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, wherein all such divisions front on an existing street.

"Specifications" is to be interpreted as rules and regulations.

"Street, arterial" means a street existing or proposed, which serves or is intended to serve as a major traffic way, as a controlled access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

"Street, local" means a street existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local need of a neighborhood.

"Street, major collector" shall mean a street with a right-of-way of 72 feet, designated in the general plan to carry larger volumes of traffic to arterial streets.

8.30.35 MINOR RESIDENTIAL SUBDIVISIONS

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this Code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

1. The subdivision contains ten (10) or less lots;
2. The subdivision is not traversed by the mapped lines of a proposed street as shown in the city's general plan;
3. The subdivision is located in a zoned area; and
4. The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously-approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

1. Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.
2. Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20.
3. Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in Title 8, into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with section 8.30.030 of this Code. All required signatures and conditions provided in that section apply to minor residential subdivisions.

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item f.v **Final Subdivision Plan**
Keller Crossing Phase 3

Factual Summation

Address:	1475 W 2000 S
Zone:	R-3 Residential
Applicant:	K.W. Advisory Group
Total Acreage	8.519 acres
Net Acreage	6.815
Allowed Lots (5.44 units/acre)	37
Proposed Lots	23

Public Meeting Outline

General Plan and Rezone Approval	
Planning Commission	May 5, 2015
City Council	May 12, 2015
Concept Plan Staff Review	April 29, 2015
Preliminary Plan Review	
Planning Commission	June 2, 2015
City Council	June 9, 2015
Final Plan Review	
Planning Commission	December 1, 2015

Background

This request is for phase two of the Keller Crossing Subdivision. This phase is on the East end of the development and will tie in to Tivoli Gardens and Harvest Point Subdivision. Please see staff reports for outstanding issues.

Attachments

- Aerial
- Final Plan
- Staff Reviews

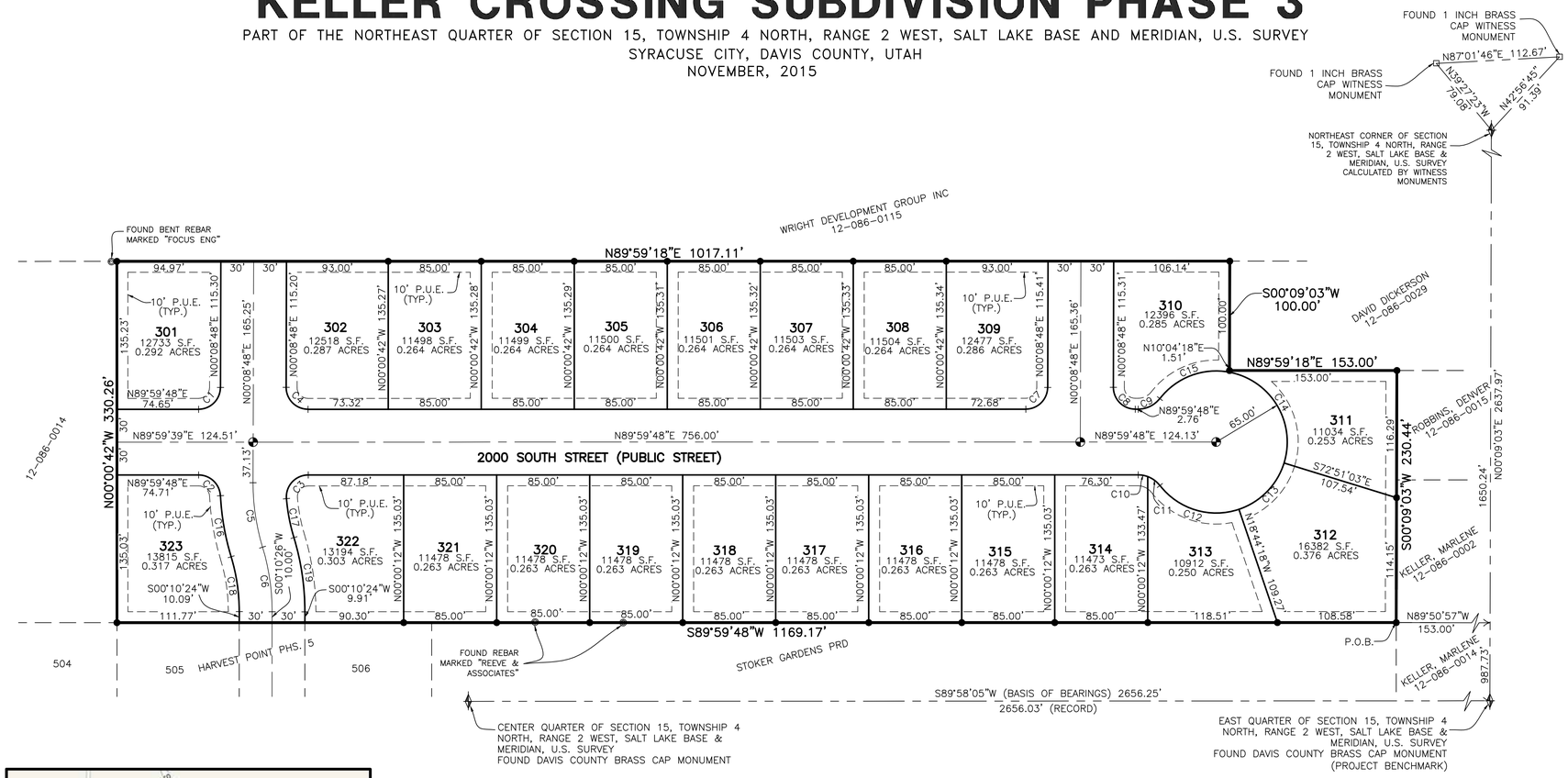
Planning Commission Recommendation

The Planning Commission moved to recommend approval of the final subdivision plan for Keller Crossing Phase 3, located at 1475 W 2000 S R-3 zone, subject to all applicable requirements of the City's municipal codes, city staff reviews. All voted aye.

Reeve & Associates, Inc. - Solutions You Can Build On

KELLER CROSSING SUBDIVISION PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2015



SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF KELLER CROSSING SUBDIVISION PHASE 3 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATELY OWNED PROPERTY, COMMON AREA, LIMITED COMMON AREA, AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT KELLER CROSSING SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

REVISED: 11-03-15

VICINITY MAP

(NO SCALE)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY ON THE NORTH, SOUTH AND WEST SIDES WAS FIXED BY EXISTING SUBDIVISIONS, WHICH MATCH DEED AND OCCUPATIONAL EVIDENCE.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.36'	20.00'	89°51'00"	S45°04'18"W	28.25'
C2	30.43'	20.00'	87°19'08"	S46°25'08"E	27.58'
C3	33.06'	20.00'	94°43'20"	N42°38'08"E	29.43'
C4	31.47'	20.00'	90°09'00"	S44°55'42"E	28.32'
C5	59.77'	200.00'	17°07'21"	S08°24'53"E	59.55'
C6	59.86'	200.00'	17°08'57"	N08°24'05"W	59.64'
C7	31.36'	20.00'	89°51'00"	N45°04'18"E	28.25'
C8	31.47'	20.00'	90°09'00"	S44°55'42"E	28.32'
C9	22.83'	25.00'	52°19'48"	N63°49'54"E	22.05'
C10	8.88'	25.00'	20°21'37"	N79°49'24"W	8.84'
C11	13.95'	25.00'	31°58'11"	N53°39'29"W	13.77'
C12	80.62'	65.00'	71°03'54"	N73°12'21"W	75.55'
C13	61.39'	65.00'	54°06'46"	S44°12'20"W	59.13'
C14	109.58'	65.00'	96°35'31"	S31°08'49"E	97.06'
C15	71.35'	65.00'	62°53'27"	S69°06'43"W	67.82'
C16	56.77'	230.00'	14°08'29"	S09°54'19"E	56.62'
C17	36.35'	170.00'	12°15'02"	S10°51'03"E	36.28'
C18	50.88'	170.00'	17°08'57"	N08°24'05"W	50.69'
C19	68.84'	230.00'	17°08'57"	N08°24'05"W	68.58'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND DAVIS COUNTY BRASS CAP MONUMENTS AT THE CENTER QUARTER AND THE EAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°56'05"W

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF STOKER GARDENS, SAID POINT BEING N00°09'03"E 987.73 FEET AND N89°50'57"W 153.00 FEET FROM THE EAST QUARTER OF SAID SECTION 15; THENCE S89°59'48"W ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF HARVEST POINT SUBDIVISION PHASE 5, 1169.17 FEET; THENCE N00°00'42"W 330.26 FEET; THENCE N89°59'18"E 1017.11 FEET; THENCE S00°09'03"W 100.00 FEET; THENCE N89°59'18"E 153.00 FEET; THENCE S00°09'03"W 230.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 371,092 SQUARE FEET OR 8.519 ACRES

LEGEND

- = SECTION CORNER
- = WITNESS MONUMENT
- = FOUND REBAR
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.U.E. = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE

60 0 60 120 180
Scale: 1" = 60'

DEVELOPER

KW ADVISORY GROUP, LLC
COLBY BOND
360 S FORT LANE C=111
801-657-1678

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20___, BY CENTURYLINK.

CENTURYLINK

SYRACUSE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: KELLER CROSSING
Designer: D. CAVE	Number: 6634-02
Begin Date: 10-03-2015	Scale: 1"=60'
	Revision: 11-13-2015
	Page: 1 of 1

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
_____ DEPUTY.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

QUESTAR

APPROVED THIS _____ DAY OF _____, 20___, BY QUESTAR.

QUESTAR

SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SYRACUSE CITY ENGINEER — DATE

SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SYRACUSE CITY MAYOR — ATTEST: _____ CITY RECORDER

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

SYRACUSE CITY EST. 1935

Planner Final Subdivision Review

Subdivision: Keller Crossing

Date: November, 24 2015

Completed By: Jenny Schow, City Planner

Updated:

8-6-10 Final Plat

Please review and amend the following items:

1. Include a typical set back diagram or list set backs on the plat.
2. Add street addresses when submitted by the city planner.
3. Label 1230 W and 1100 W

Items required for Preconstruction:

1. Construction Drawing Prints and PDF files
2. Schedule a preconstruction meeting
3. Bond estimate using the City template
4. Final Inspection Fees as calculated in the approved bond estimate
5. Offsite Improvement Agreement
6. BMP Facilities Maintenance Agreement (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated within 30 days or recording
4. Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Keller Crossing Subdivision Phase 3

1100 West & 2000 South

Engineer Final Plan Review

Completed by Brian Bloemen on November 23, 2015

Below are the engineering comments for the final plan review of the Keller Crossing Subdivision Phase 3.

Plat:

1. The north south streets are missing street coordinates. The most easterly street is 1100 West & the through street on the west side of phase 2 is 1230 West. Please update the plans to reflect this.
2. Add addressing.

Plans:

1. Update the lot numbering and street coordinates on the plans.
2. Culinary water laterals shall be ¾" copper.
3. Both stub streets to the north shall connect into the existing culinary and secondary mains. Remove the caps and flushing hydrants shown.
4. Eliminate LDMH#5 & SSMH#7.
5. Verify the elevations of the streets being tied into on the north side and update as necessary.
6. Minimum storm drain size is 15" RCP.
7. All ADA ramps shall meet current standards at time of installation.
8. Update the standard cross section to include the low volume local cross section.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Keller Crossing Subdivision phase 3 final

DATE: November 19, 2015

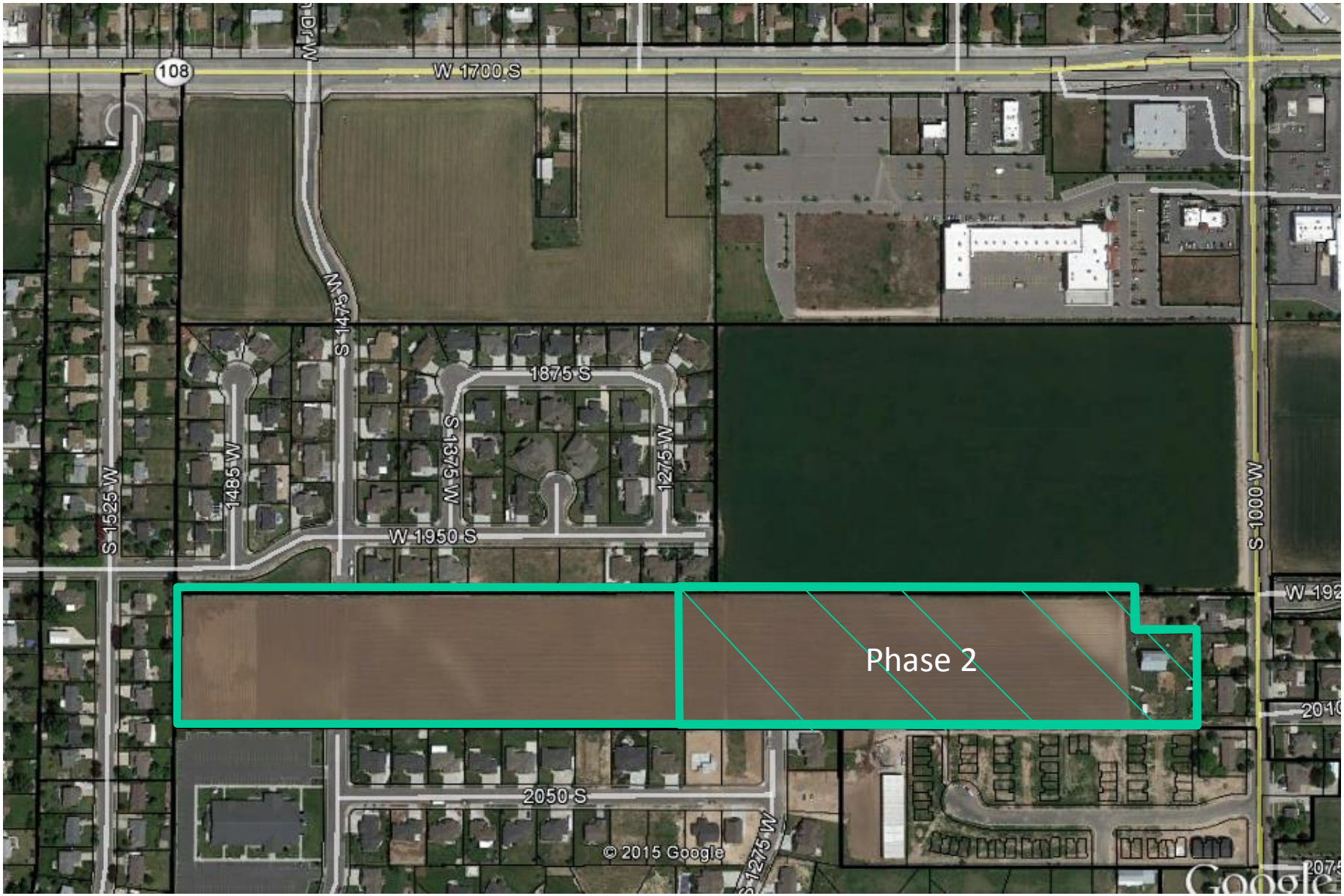
I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

2. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. At this time the Fire Department has no concerns with these plans. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Keller Crossing
2000 S 1000 W



CITY COUNCIL WORK SESSION

December 8, 2015

Agenda Item "g" **Possible Changes to Title 6: Code Enforcement**

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero, City Attorney Paul Roberts, or CED Director Brigham Mellor.

- Please see attached documentation related to this discussion item.

- The City has seen an increase in code enforcement activity, which has sparked questions and concerns regarding our existing code, as well as areas of emphasis for enforcement.

- It is worth noting the purpose of Code Enforcement services, which includes:
    - Protecting the health, safety, and welfare of the public by deterring pests, and preventing unsafe conditions.
    - Maintain attractive neighborhoods and commercial areas.
    - Protect property values.

- The ordinance adopted by the City should support these purposes.

- Below is a list of code sections which are most frequently encountered by our Code Enforcement Officer. With one exception (Title 10), these sections are attached for your review.
    - Weeds/vegetation – 6.10.030 & 6.15.010
    - Waste materials or junk prohibited - 6.10.020 & 6.15.010
    - Trailers parked on street – 11.20.030
    - Parking vehicles/trailers on soft surfaces – 10.40.030
    - Outdoor storage – 6.15.010
    - Inoperable vehicles parked on property – 10.40.030, 6.10.020 & 6.15.010
    - Vacant/abandoned buildings – 6.15.010
    - Sidewalk obstructions – 4.05.030, 11.20.010 & 11.20.040
    - Snow accumulation on sidewalk – 4.05.060
    - Trees – obstructing sidewalk/streets – 10.30.070
    - Doing business without license – 5.05.020
    - Signs & miscellaneous zoning violations – Very lengthy – See Title 10

- Specific areas that the staff has received comment regarding the ordinance include:
    - Parking on hard surfaces (Title 10)
    - Parking trailers on the street (11.20.30)
    - Junk, salvage material, and inoperable vehicles (6.10.020)
    - Whether agricultural or large-lot properties should be regulated differently.

- Other areas of concern include the following:
    - Winter clearing of sidewalks
    - Sign Code

- In addition to a review of the ordinance, staff would like to receive direction from the Council on areas of emphasis for enforcement. Are there areas where the Council would like to be more or less proactive?

- Currently, the City's philosophy is "Compliance is the goal, not punishment". This is evidenced by the extremely low level of revenue received and citations given by Code Enforcement (See attached code enforcement activity). The vast majority (95%-98%) are brought into compliance before a citation is given. Code Enforcement works with residents and businesses in scheduling a timeframe whereby the property owner can come into compliance. This typically involves the extension of deadlines.

- In addition, the City's enforcement philosophy is primarily (but not solely) complaint-based. When a complaint is received, Code Enforcement will not only stop by the property in question, but will also perform a quick examination of the immediate neighborhood. Any clear violations within view are also addressed at that time.

Discussion Item

The purpose of the discussion is to provide information to the Council, and for staff to receive direction on whether changes need to be made to the ordinance and/or philosophy of enforcement.

(2 hits)

Chapter 4.05
STREET AND SIDEWALK REGULATIONS

Sections:

4.05.010 Building line on street.
4.05.020 Streets and sidewalks constructed by individuals.
4.05.030 Obstructions.
4.05.040 Location of poles on streets.
4.05.050 Height of awnings, porches, and signs.
4.05.060 Street and sidewalk cleanliness.
4.05.070 Excavations.
4.05.080 Deferral of construction.
4.05.090 Temporary restoration.
4.05.100 Permanent restoration.
4.05.110 Annual meeting and disclosure.
4.05.120 Restoration of asphalt cuts.
4.05.130 Excavation through intersection requires dry lines.
4.05.140 Laterals.
4.05.150 Restoration of public property.
4.05.160 Prohibited acts.
4.05.170 Appeals.

4.05.010 Building line on street.

No building or house erected on the boundary or edge of any street, lane, avenue, or alley of this City shall extend further into the street than the outer edge of the lot or the inner edge of the sidewalk. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-01-010.]

4.05.020 Streets and sidewalks constructed by individuals.

It shall be unlawful for any person, either as owner, agent, servant, contractor or employee, to construct any street or sidewalk within the public right-of-way unless a permit is first obtained from the Public Works Department to do so. Such street or sidewalk shall be constructed to lines and grades and specifications as given and established by the City standards or unless special permission to deviate from such lines and grades is first obtained from the City. All such streets and sidewalks shall be constructed under the supervision of a City Inspector, but the cost of indicating grade and lines shall be borne by the person constructing said street or sidewalk. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-01-020.]

4.05.030 Obstructions.

All persons are hereby forbidden to obstruct the sidewalks, crosswalks, or streets of this City, or to place any earth or substance on said sidewalks, or to permit any gate or other obstruction to swing across any sidewalk of this City to the annoyance of another person unless granted special permission by the Public Works Department to place obstructions on sidewalks or streets when

necessary for improving the same or to provide protection when buildings are in the course of construction. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-01-030.]

4.05.040 Location of poles on streets.

All sign posts, telephone or light poles, awnings, porch posts, or other obstructions shall be set at the outer edge of the sidewalk at such places as the City Engineer may designate. No pole stubs shall be set on any telephone or light poles located on a public street or sidewalk within the City. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-01-040.]

4.05.050 Height of awnings, porches, and signs.

All awnings, porch tops, and sign boards crossing or extending over any sidewalk in this City must be at least eight feet above the grade of the sidewalk. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-01-050.]

4.05.060 Street and sidewalk cleanliness.

(A) It shall be the duty of the owner or occupant of private property fronting upon a public sidewalk to remove all weeds and noxious vegetation from such property and in front thereof to the curb line of the street and to keep the sidewalks in front of such property free from dirt, litter, snow, ice or obstructions.

(B) It shall be the duty of general contractors, owner-builders, or owners of every residential or commercial building construction site to keep the construction site in a condition of cleanliness and healthfulness by:

(1) Preventing the accumulation of garbage or refuse, including boards, bricks, stones, trash, etc., into disorderly stacks or piles. A commercial trash bin or suitable container, located on the site, shall be used for refuse on the construction site and shall be emptied when full;

(2) Maintaining the premises in such a manner that mice, rats, rodents, or animals do not inhabit the premises;

(3) Preventing garbage, refuse, dirt, rocks or building materials from encroaching onto sidewalks, curbs, gutters, streets, public property, or private property without the written consent of the owner, except that dirt may be used for the bridging of sidewalks during construction. However, use of dirt for bridging curb and gutter shall not be allowed;

(4) Preventing the blowing of paper or other debris onto neighboring properties.

(C) In order to protect the function of the City's storm drainage system and ensure safety of the public, this section shall be primarily enforced by the Syracuse City Building Department, with the assistance of the Police Department. When a violation occurs, a Building Department official may issue a stop work order on the construction project until the violation is corrected. Contractors, builders, or residents violating this section shall be guilty of a Class B misdemeanor. [Ord. 12-07 § 1 (Exh. A); Ord. 04-19; Code 1971 § 4-01-060.]

4.05.070 Excavations.

Unless otherwise provided, it shall be unlawful for any person to engage in any business within the City without first having obtained a business license pursuant to this title or to continue doing business after a previously issued business license has expired without renewing said license and paying any applicable fees and penalties. A separate license shall be required for each type of business defined herein and for each place of business. Each day of noncompliance shall constitute a separate violation. [Ord. 11-08 § 1 (Exh. A); Ord. 08-02 § 21; Code 1971 § 6-01-020.]

5.05.030 Business License Official – Duties and responsibilities.

It shall be the duty and responsibility of the Business License Official to:

(A) Enforce the provisions of this title;

(B) Collect all business license fees and all alcoholic beverage license fees;

(C) Process all applications and renewals of all licenses provided for in this title;

(D) Obtain any necessary approvals from the various City departments and divisions before issuing any business licenses or alcoholic beverage licenses; and

(E) Deny, suspend or revoke licenses as provided in Chapter 5.15 SCC. [Ord. 11-08 § 1 (Exh. A); Code 1971 § 6-01-030.]

5.05.040 License – Application requirements.

(A) Applications for licenses and permits required by this title shall be made in writing to the License Official in the absence of provision to the contrary, which applications shall be made upon forms provided by the City. The application shall show:

(1) The name of the person desiring a license;

(2) The kind of license desired, stating the business, calling, trade or profession to be performed, practiced or carried on;

(3) The class of license desired, if such licenses are divided into classes;

(4) The place where such business, calling, trade or profession is to be carried on, giving the street number, if such business, calling, trade or profession is to be carried on in any building or enclosure;

(5) The period of time for which such license is desired to be issued;

(6) That the proposed use of any premises by the applicant will not be in violation of City zoning regulations, that the principals of the applicant's business are properly bonded if bonding is required, and that the applicant will otherwise be in full compliance with all applicable City, state and federal laws and ordinances;

(7) Such additional information as may reasonably be required by the City as needed for the proper guidance of City officials in issuing the permit or license applied for.

Chapter 6.10
PROPERTY MAINTENANCE REGULATIONS

Sections:

6.10.010 Property maintenance responsibilities – Sidewalks and park strips.
6.10.020 Waste materials or junk prohibited on premises.
6.10.030 Weed control.
6.10.040 Noxious weeds.
6.10.050 Vegetation interfering with public ways or property.
6.10.060 Dead or diseased trees located on private property.
6.10.070 Empty buildings to be kept secured.
6.10.080 Inspectors authorized to enforce chapter.
6.10.090 Penalties and remedies for violations.

6.10.010 Property maintenance responsibilities – Sidewalks and park strips.

(A) It shall be the duty of the owner, agent, occupant, and/or lessee of real property to keep their exterior property free of conditions which violate the provisions of this chapter.

(B) It shall be the duty of the owner, agent, occupant, and/or lessee of real property abutting and bordering on any public street in the City to keep the area between their property line and the curb or edge of the roadway free of conditions which violate the provisions of this chapter. Such area shall include sidewalks, park strips between streets and sidewalks, or other adjacent landscaped or open areas within a dedicated public right-of-way. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-1.]

6.10.020 Waste materials or junk prohibited on premises.

(A) Prohibition. It is unlawful for any owner, occupant, agent, and/or lessee of real property within the City to allow, cause, or permit the following material or objects to be in or upon any yard, garden, lawn, or outdoor premises of such property:

(1) Junk or salvage material;

(2) Litter;

(3) Any abandoned vehicle or inoperable vehicle.

(B) Exceptions. The prohibition in subsection (A) of this section shall not apply to:

(1) Materials or objects used, kept, or maintained in connection with a business enterprise lawfully situated and licensed for the same and operating in conformance with the land use code or other provisions of this code; or

(2) The outdoor storage of no more than one vehicle at a residence, as described in the definition of "Junk yard" in SCC 10.10.040.

(C) Prohibition on Park Strips, Sidewalks, Etc. It is unlawful for any owner, occupant, agent, and/or lessee of real property abutting and bordering on any public street in the City, for the distance such

real property abuts and borders such street, to allow, cause, or permit litter, or junk or salvage material, to be in or upon the area from the property line to the curb line of the street or edge of the roadway. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-2.]

6.10.030 Weed control.

(A) Premises. It is unlawful for any owner, occupant, agent, and/or lessee of real property in the City to fail to maintain the height of weeds and grasses, in the manner provided herein, on such property, or to fail to remove from the property any cuttings from such weeds or grasses.

(B) Park Strips. It is unlawful for any owner, occupant, agent, and/or lessee of real property in the City abutting and bordering on any public street, for the distance such property abuts and borders the street, to fail to maintain the height of the weeds and grasses, in the manner provided herein, in the area from the property line to curb line of the street, or to fail to remove from such area any cuttings from such weeds or grasses.

(C) Weed Control Specifications.

(1) Except as otherwise provided in subsection (C)(2) of this section, weeds and grasses shall be maintained at a height of not more than six inches at all times, and the cuttings shall be promptly cleared and removed from the premises; provided, however, that this subsection shall not be applicable to any ornamental grass so long as it is used and maintained solely, or in combination with any other ornamental grass or grasses, as a supplement to an overall landscaping plan.

(2) Weeds and grasses shall be maintained at a height of not more than 12 inches at all times on any of the following properties, and the cuttings shall be promptly cleared and removed from the premises:

(a) Ditches, ditch rights-of-way, or railroad rights-of-way; and

(b) Undeveloped property or vacant lots with no buildings or structures located thereon.

(3) Weeds which are eradicated by chemicals must be done so before their height exceeds the height limits provided herein, or they must be cut at a level not exceeding such height limits.

(4) Weeds which are roto-tilled or removed by the root must be buried under the soil or removed from the property.

(5) When, in the opinion of the Fire Chief, or any Assistant Fire Chief, the large size or terrain of property makes the cutting of all weeds or grasses impractical, the Fire Chief, or any Assistant Fire Chief, may, by written order, allow and limit the required cutting of weeds and grasses to a firebreak of not less than 15 feet in width cut around the complete perimeter of the property and around any structures existing upon the property, unless the Fire Chief, or Assistant Fire Chief, determines that a firebreak of a lesser width will provide adequate protection against fire spread at the particular location.

(6) The Fire Chief may from time to time exempt from, or limit, in whole or in part, the required cutting of weeds and grasses for property established and maintained as a nature park or

wetland mitigation area, if the Fire Chief, or Assistant Fire Chief, determines that such limitation or exemption will not present a potential fire hazard to adjacent properties. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-3.]

6.10.040 Noxious weeds.

It shall be unlawful for the owner or occupant of any real property to allow to grow on such property any noxious weeds or other noxious vegetable growth determined by the county health department to be especially injurious to public health, crops, livestock, land, or other property. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-4.]

6.10.050 Vegetation interfering with public ways or property.

It shall be unlawful for the owner or occupant of any real property to allow vegetation on the owner's or occupant's real property to grow to such an extent or in such a manner that, because of its proximity to public property or a public right-of-way, it interferes with the safe or lawful use of public property or the public right-of-way, or obstructs the vision of any posted uniform traffic control device. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-5.]

6.10.060 Dead or diseased trees located on private property.

It shall be unlawful for the owner or occupant of any real property to keep dead or diseased trees that constitute a hazard to public or adjacent private property. Trees shall be considered dead once natural growth has ceased in more than 50 percent or more of the tree crown. Diseased trees shall be indentified by a professional arborist to establish the hazard potential based on the disease found. Dead portions may be removed so long as the removal does not inhibit the structural integrity of the tree; otherwise, the entire tree shall be removed. Hazard areas constituted within this section shall include public rights-of-way, private or public buildings, occupied spaces such as parks or private play areas, and parking locations. [Ord. 10-09 § 1 (Exh. A); Code 1971 § 6-2-6.]

6.10.070 Empty buildings to be kept secured.

It shall be unlawful for the owners or agents or persons in charge of unoccupied buildings or structures within the City to fail to keep such buildings and structures closed and securely locked or otherwise secured against entry. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-7.]

6.10.080 Inspectors authorized to enforce chapter.

(A) The City shall employ Inspectors who are authorized to enforce the provisions of this chapter.

(B) Powers and Duties.

(1) An Inspector is authorized and directed to inspect and examine real property situated within the City for the purpose of determining whether a property maintenance violation exists.

(2) All matters involving health shall be pursued in coordination with the county health department. All matters involving weeds or other fire hazards shall be pursued in coordination with the Fire Department. All matters involving the boarding of dangerous buildings shall be pursued in coordination with the Building Official. All matters involving the lawful use of land

under the land use code shall be pursued in coordination with the Community Development Director, or the Director's designee.

(3) The City Administrator may assign primary responsibility in those areas of overlapping jurisdiction. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-8.]

6.10.090 Penalties and remedies for violations.

(A) Misdemeanor. Owners, agents, occupants, and/or lessees who fail to pay civil penalties according to established time frame(s) and/or prohibit the abatement after the notice period shall be cited a Class B misdemeanor and upon conviction shall be punished according to law.

(B) City Abatement and Associated Penalties. Litter or other unlawful accumulations or conditions not removed from private property, or adjacent sidewalks, park strips, or other adjacent areas for which the person is responsible under the provisions of this chapter, may be removed by the City pursuant to Chapter 6.15 SCC, with costs and expenses for such cleaning or removal, administrative fees and civil penalties to be assessed in accordance with the provisions of such chapter and the Syracuse City consolidated fee schedule.

(C) Civil Penalties. Owners, agents, occupants, and/or lessees who fail to correct a violation of the provisions of this chapter after notice of violation and expiration of the warning period shall be subject to the following civil penalties:

(1) The first civil citation issued after expiration of the warning period shall subject the responsible party to the initial penalty of $125.00.

(2) The second civil citation issued after expiration of the warning period and the prior imposition of the initial penalty shall subject the responsible party to the intermediate penalty of $250.00.

(3) Any subsequent civil citation issued after expiration of the warning period and the prior imposition of the intermediate penalty, or any recurring violation of this code, shall subject the responsible party to the maximum penalty of $500.00.

(D) Other Remedies. This chapter may also be enforced by injunction, mandamus, judicial abatement, or any other appropriate action in law or equity.

(E) Daily Violations. Each day that any violation of this chapter continues shall be considered a separate offense for the purposes of the penalties and remedies available to the City.

(F) Compliance. Accumulation of penalties for violations, but not the obligation for payment of penalties already accrued, shall stop on correction of the violation.

(G) Cumulative. Any one, all, or any combination of the foregoing penalties and remedies may be used to enforce the provisions of this title. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-2-9.]

(2 hits)

Chapter 6.15
ADMINISTRATIVE ABATEMENT OF NUISANCES

Sections:

6.15.010 Purpose – Conditions constituting nuisance.
6.15.020 Inspector.
6.15.030 Service of notice – Abatement orders – Personal property.
6.15.040 One notice per season sufficient – Proof of service.
6.15.050 Appeals.
6.15.060 Decision of Hearing Officer.
6.15.070 Itemized statement – Preparation and delivery.
6.15.080 Failure to make payment – Procedure.
6.15.090 Expenses – Collection.
6.15.100 Chapter procedure not exclusive.
6.15.110 Prohibited activities – Penalties.

6.15.010 Purpose – Conditions constituting nuisance.

(A) It is the purpose of this chapter to establish a means whereby the City may remove or abate or cause the removal or abatement of injurious and noxious weeds; and of garbage, refuse, or any unsightly or deleterious objects or structures pursuant to the powers granted to it by Title 10, Chapter 11, Utah Code Annotated 1953, and pursuant to its general power to abate nuisances. The provisions adopted herein are intended to:

(1) Prevent fire hazards;

(2) Prevent insect and rodent harborages;

(3) Prevent the introduction of hazardous pollens in the air;

(4) Prevent further spreading of vegetation that threatens the public health, safety, or welfare;

(5) Abate the existence of objects, structures, or solid waste that threaten the public health, safety, and welfare;

(6) Protect and promote the public health and safety of the community by preventing or abating conditions on real property or the structures thereon which create or maintain public nuisances.

(B) The following conditions shall constitute a nuisance subject to abatement under this chapter:

(1) Vegetation on private property which, due to its proximity to any public property or right-of-way, interferes with the public safety or lawful use of the public property or right-of-way.

(2) Weeds, grasses, or noxious vegetable growth which has grown to a height exceeding the height limitations or otherwise violating the weed control specifications and requirements under SCC 6.10.030.

(3) Vegetable waste, litter, garbage, filth, or refuse of any nature, kind, or description detrimental to health allowed to accumulate upon any private yard or area.

(4) Any property which has been allowed to become a fire hazard due to the accumulation of garbage, refuse, litter, waste products, dry or drying weeds, or any combustible materials, objects, or structures.

(5) Weeds, garbage, refuse, objects or structures that create a source of contamination or pollution of water, air, or property, a danger to health, a breeding place of habitation for insects, rodents, or other forms of life deleterious to human habitation, or that otherwise create a condition deleterious to their surroundings.

(6) Noxious weeds determined to be especially injurious to public health, crops, livestock, land, or other property.

(7) Any property where the outside storage, keeping, accumulation, or abandonment of the following unsightly material or objects is clearly visible from a public street and is not a use of property permitted or allowed under the land use code:

(a) Uncontained garbage, refuse, litter, or other solid waste;

(b) Auto parts, tires, scrap metal, machinery or parts thereof, or other junk or salvage material as defined in either this title or SCC Title 10; or

(c) Any inoperable and unlicensed vehicles.

(8) Vacant buildings or structures which have been secured against entry by placing secured coverings on openings and which buildings are not maintained in accordance with the maintenance requirements of this code.

(9) Vegetation or structures obstructing the view of drivers of motor vehicles as prohibited by this title.

(10) Public nuisances as defined in this title.

(11) Other conditions involving weeds, garbage, refuse, or any unsightly or deleterious conditions, objects or structures subject to City abatement under other provisions of this code.

(C) Property owners shall be responsible for any of the above conditions existing on the area between their property line and the curb or edge of the roadway, as provided in SCC 6.10.010. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-1.]

6.15.020 Inspector.

(A) Office Created. The office of Inspector is created for the purpose of administering the provisions of this chapter and the power delegated to the City by the statutes cited in SCC 6.15.010, subject to such control and review as the City Council may from time to time direct. The City Administrator may authorize any officer or employee of the City to exercise the powers and duties of an Inspector under

the provisions of this chapter. Absent such authorization from the City Administrator, the following officers are hereby authorized to perform the powers and duties of an Inspector:

(1) The City Fire Chief and the Chief's assistants, and the Building Official and the Building Official's duly authorized representatives, are authorized to perform the functions of Inspector for the abatement of nuisances as defined under this chapter.

(2) The Public Works Director, or the Director's designee, is also authorized to perform the functions of Inspector for nuisances under SCC 6.15.010(B)(1), (B)(9) and (B)(11).

(B) Powers and Duties.

(1) An Inspector is authorized to enter upon any property or premises within the City to determine whether a public nuisance exists as described in SCC 6.15.010(B) and to make any examinations and surveys as may be necessary, including the taking of photographs, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner based upon cause. If the owner or occupant refuses to allow the Inspector to enter the property, the Inspector may obtain an administrative search warrant.

(2) Nuisances involving health concerns shall be pursued in coordination with the Davis County health department. Nuisances involving weeds or other fire hazards shall be pursued in coordination with the Fire Department. Nuisances involving the boarding, repair, or demolition of dangerous buildings shall be pursued in coordination with the Building Official. All matters involving the permitted or allowed use of land under the zoning title shall be pursued in coordination with the Community Development Director, or the Director's designee. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-2.]

6.15.030 Service of notice – Abatement orders – Personal property.

(A) If the Inspector concludes that any of the conditions described in SCC 6.15.010 exist in whole or in part, he shall:

(1) Ascertain the names of the owners and descriptions of the premises where such objects and conditions exist; and

(2) Serve notice in writing upon the owner or occupant of such land, either personally or by following the notification procedures of this title, requiring such owner or occupant to abate the nuisances within the warning period as defined by this title.

(B) If a written request for hearing is not filed pursuant to SCC 6.15.050, the notice of the Inspector shall be final.

(C) If the owner or occupant fails to abate the nuisance, either in whole or in part, as required in a final notice, the City may summarily and without prior notice to the owner or occupant proceed to abate the nuisance. If such action is to be taken, the Inspector shall prepare an abatement order to be approved by the Community Development Director, or the Director's designee, authorizing City personnel to perform such abatement work or to engage a private contractor to perform such work

under the direction of the City. The order shall identify the property and describe the abatement work to be performed thereon.

(D) Upon issuance of an abatement order, City personnel or any authorized private contractor may enter upon the described private property and perform the work specified in the abatement order in any reasonable manner. If the owner or occupant eliminates the nuisance before the City performs the abatement work, the owner or occupant shall still be responsible for the costs incurred by the City in responding to the owner's or occupant's failure to abate the nuisance in a timely manner.

(E) If the owner or occupant refuses to allow entry, or other conditions exist on the property affecting the City's ability to enter the property or otherwise complete the necessary abatement work, the City may seek, but is not required to seek, such judicial process as it deems necessary to effect the abatement.

(F) Personal property constituting a nuisance under this chapter may be confiscated as part of the abatement process. The City Council may adopt rules and regulations providing for the disposition of such property, including the disposition of inoperable, unlicensed, or abandoned vehicles. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-3.]

6.15.040 One notice per season sufficient – Proof of service.

One notice shall be deemed sufficient on any lot or parcel of property for the entire season of weed growth during that year. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-4.]

6.15.050 Appeals.

(A) Any person served a notice pursuant to SCC 6.15.030, or mailed a statement of itemized costs and demand for payment pursuant to SCC 6.15.070, may request a hearing before the designated Hearing Officer. All applications shall be made by filing a written application in the office of the Planning Division of the City, together with a copy of the notice or statement and the fee established by the City's fee schedule, within 10 calendar days of the date of mailing or the date of personal service of the notice or statement.

(B) Upon receipt of the application for hearing, the Planning Division shall immediately notify the Inspector. If the application is for a hearing in regards to a statement of itemized costs and demand for payment, the Planning Division shall also notify the City Finance Manager.

(C) Except as otherwise provided in SCC 6.15.060, hearings shall be conducted as provided in SCC 6.20.020(A). [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-5.]

6.15.060 Decision of Hearing Officer.

(A) Notification – Compliance. In the event the decision of the designated Hearing Officer upholds the determination of the Inspector, the notice originally given by the Inspector as provided in this chapter shall be deemed to be sufficient to require the owner or occupant to remove or abate said objects or conditions and he shall have up to 10 calendar days from the date of the notice of the decision within which to conform thereto. In the event that the decision of the designated Hearing Officer either overrules or modifies the determination of the Inspector, the written decision of the Hearing Officer shall apprise the Inspector of that fact and set forth the details and extent to which the owner or

occupant must make removal or other abatement of the said objects or conditions, if any. The owner or occupant shall be required to comply with the decision of the Hearing Officer within 10 calendar days after the date of mailing a copy of said decision unless more time is provided for compliance in such decision, and said decision shall be deemed to be the modified notice of the Inspector, which notice shall become final after expiration of the time given for compliance.

(B) Failure to Comply – Inspection Action. If any owner and/or occupant of lands described in such notice or decision fails or neglects to conform to the requirements thereof relating to the eradication or destruction or removal of weeds, garbage, refuse, objects or structures, the Inspector may employ all necessary assistance to cause such weeds, garbage, refuse, objects or structures to be removed or destroyed or otherwise abated at the expense of the City to the extent that such public funds are available. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-6.]

6.15.070 Itemized statement – Preparation and delivery.

The City Finance Manager, in coordination with the Inspector and the other City officers or employees responsible for performing or contracting for the performance of abatement work, shall prepare an itemized statement of all expenses incurred in the abatement of the conditions described in this chapter, together with all administrative costs incurred by the City, and shall mail a copy thereof to the owner demanding payment within 30 days of the date of mailing. Said notice shall be considered delivered when mailed by certified mail addressed to the property owner's last known address. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-7.]

6.15.080 Failure to make payment – Procedure.

In the event the owner or occupant fails to make payment of the amount set forth in the statement described in SCC 6.15.070 to the City Finance Manager within said 30 days, the City Finance Manager may either cause suit to be brought in an appropriate court of law or refer the matter to the county treasurer as provided in this chapter. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-8.]

6.15.090 Expenses – Collection.

(A) Lawsuit. In the event collection of expenses of destruction and removal are pursued through the courts, the City shall sue for and receive judgment for all of said expenses of destruction and removal, together with all administrative costs incurred by the City, reasonable attorney's fees, interest, and court costs, and shall execute upon such judgment in the manner provided by law.

(B) Taxes.

(1) In the event that the City elects to refer the expenses to the county treasurer for inclusion in the tax notice of the property owner, the City Finance Manager shall make in triplicate an itemized statement of all expense and administrative costs incurred in the destruction and removal of the offending conditions and shall deliver three copies of said statement to the county treasurer within 10 days after the expiration of the 30-day period. The City Finance Manager shall also provide to the county treasurer proof of service of the notice required under SCC 6.15.030 under oath of the City officer or employee who served such notice.

(2) Upon receipt of the itemized statement of all expenses, the county treasurer shall, in accordance with the requirements of Section 10-11-4, Utah Code Annotated 1953, forthwith mail one copy to the owner of the land upon which the abatement work was performed, together with a notice that objection in writing may be made within 30 days to the whole or any part of the statement so filed. The county treasurer shall, at the same time, deliver a copy of the statement to the clerk of the board of county commissioners.

(3) If objections to any statement are filed with the board of county commissioners, the board shall set a date for hearing, giving notice thereof, to the party objecting, the Inspector, the City Finance Manager, and the City Attorney and, upon the hearing of the matter, determine and fix the actual cost of the abatement work, reporting the findings to the county treasurer.

(4) If no objections to the items of the account are made within 30 days of the date of mailing such statement, the county treasurer shall certify and enter the amount of such statement on the assessment rolls of the county in the column prepared for that purpose; otherwise, the county treasurer shall, within 10 days of the date of the action of the board of county commissioners, upon any objections filed, enter in the prepared column upon the tax rolls the amount found and certified by the board to be the cost of the abatement work.

(5) If current tax notices have been mailed, the taxes so incurred may be carried over the rolls to the following year. After the entry by the county treasurer of the certified costs of such work, the amount so entered shall have the force and effect of a valid judgment of the district court, and shall be a lien upon the lands upon which the work was performed, and shall be collected by the county treasurer at the time of and in the manner provided for the payment of general taxes. The county treasurer shall send a copy of the certification to the City Finance Manager. Thereafter, upon payment, a receipt shall be acknowledged upon the general tax receipt issued by the county treasurer and the collected funds shall be reimbursed to the applicable abatement fund.

(6) Pending receipt of the county treasurer's entry of the costs on the assessment rolls of the county and payment of such costs, the City Finance Manager may provide notice of pending lien by recording a notice in the records of the Davis County recorder's office. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-9.]

6.15.100 Chapter procedure not exclusive.

The procedure and authority granted by this chapter shall be in addition to and not in lieu of procedures provided in other ordinances of the City which have heretofore been or may hereafter be enacted to accomplish the same or related purposes. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-10.]

6.15.110 Prohibited activities – Penalties.

(A) Causing or Permitting Nuisance – Duty to Abate. It shall be unlawful for any owner and/or occupant of any lot, tract, or parcel of land to cause or permit any nuisance as defined in SCC 6.15.010 to be created or to remain upon such premises; and it shall be the duty of such owner and/or occupant to abate and remove any such nuisance from such premises.

(B) Failure to Abate. It shall be unlawful for any owner or occupant to fail to abate, within the required time period, any nuisance as defined in SCC 6.15.010, after service of notice pursuant to SCC 6.15.030.

(C) Civil Penalties. Any person who owns and/or occupies any lot, tract, or parcel of land and fails to abate, within the required time period, any nuisance defined in SCC 6.15.010, after service of notice pursuant to SCC 6.15.030, shall be liable for a civil penalty in the amount of $125.00 unless a greater civil penalty is required herein. If abatement of the same type of nuisance is required by the City a second time within the same season or calendar year as applicable, the owner or occupant shall be liable for a civil penalty in the amount of $250.00. If abatement is required by the City a third time within the same season, the owner and/or occupant shall be liable for a civil penalty in the amount of $500.00. Notwithstanding the above, if the owner and/or occupant was assessed a civil penalty for the same type of violation on the same property in the prior calendar year or season, the owner and/or occupant shall be liable for a civil penalty in the amount of $500.00 upon any failure to abate within the required time period or upon any abatement performed by the City. Imposition and collection of such civil penalties shall comply with the procedures provided in SCC 6.05.090. [Ord. 10-09 § 1 (Exh. A); Ord. 10-06 § 1 (Exh. A); Code 1971 § 6-3-11.]

The Syracuse City Code is current through Ordinance 15-23, passed November 10, 2015.
Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

10.30.070 Shade trees.

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(J) Pruning - Corner Clearance. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a minimum clear space of 11 feet above the surface of the street and a minimum clear space of seven feet above the surface of the sidewalk. Said owners shall remove all unhealthy, dead, diseased, or dangerous trees, or tree limbs that constitute a menace to the safety of the public or prevent the City from maintaining City sidewalks, curb, or streets. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device, traffic sign, or street maintenance equipment.

(6 hits)

Chapter 10.40
OFF-STREET PARKING

Sections:

10.40.010 Purpose.
10.40.020 Effect of chapter.
10.40.030 General provisions.
10.40.040 Minimum and maximum parking spaces.
10.40.050 Off-street loading.
10.40.060 Access to off-street parking and loading spaces.
10.40.070 Parking development, standards, and maintenance.
10.40.080 Other parking provisions.

10.40.010 Purpose.

The purpose of this chapter is to provide regulations for off-street parking and loading and sufficient access to such facilities for each type of land use so as to reduce street congestion and traffic hazards and prevent the need to park on public streets. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-8-010.]

10.40.020 Effect of chapter.

The regulations as contained in this chapter shall apply and govern in all zones. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-8-020.]

10.40.030 General provisions.

Off-street parking shall comply with the following requirements:

(A) Off-Street Parking Space Required. Any use of land or main building or structure in the City shall provide sufficient off-street parking spaces, as outlined in this chapter, along with adequate provisions for ingress and egress by standard-size automobiles and adequate loading facilities at the time anyone establishes a use or erects a building.

(B) Location of Off-Street Parking. Parking areas, as required by this chapter, shall be hard surfaces located on the same lot as the main building or structure. However, in cases other than a dwelling where, due to size or location, the land owner cannot provide the required parking on site, they may provide such parking on other property not more than 300 feet from the nearest point of the main parcel, provided the off-site location would not require persons to cross a public street.

(C) Prohibited Locations. It shall be unlawful to park a motor vehicle, trailer, or boat in a front yard area, as defined in SCC 10.10.040, on any residential property or on areas not improved for parking. No one shall develop any portion of a front yard, as required in this title, as a public parking area in conjunction with a permitted multifamily, commercial, or industrial use without approval by the Planning Commission at site plan review. No one shall pave or improve any portion of a required front yard, other than approved parking and driveways leading directly to or adjacent to a garage, so as to

encourage or make possible the parking of vehicles therein. Residents may use paved driveways leading directly to or adjacent to a garage as an approved parking area for additional vehicles to meet the requirements of this chapter.

All vehicles on the property shall be licensed and operable. The owner of any vehicle that has been inoperable or unlicensed for longer than four months shall remove said vehicle from the property or store it in a completely enclosed structure, including any and all vehicle parts. If a vehicle is under restoration, the vehicle owner shall possess a current and valid restoration permit from the City Community Development Department. Restoration permits shall expire one year from the date of issuance and no individual may have more than two restoration permits at any time.

(D) No Parking Reduction. No one shall reduce the number or size of parking stalls needed for off-street parking in connection with an existing building nor utilize the same for any purpose other than for off-street parking and shall maintain the space in perpetuity as long as the requirement for said off-street parking is necessary.

(E) Tandem Parking. This chapter prohibits tandem parking except for single-family and two-family dwellings. In this case, the parking space may be within the driveway area in the required front yard.

(F) Enlargements, Change of Use, Etc. No one shall enlarge, alter, convert, or change the use of a building or structure unless they provide, and thereafter maintain for such building and its use, a minimum number of parking spaces as hereinafter required. However, if such alteration, enlargement, conversion, or change does not increase the number of required parking spaces by more than 15 percent, then no additional parking spaces need be provided.

(G) Uses Not Mentioned. In the case of a use not specifically mentioned herein, the requirements for the most similar use so mentioned, as decided by the Land Use Authority, shall apply. [Ord. 13-15 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-8-030.]

10.40.040 Minimum and maximum parking spaces.

Each land use as listed below shall provide the required off-street parking. For any use not listed, the requirements for the most similar use listed shall apply. The Land Use Authority shall determine which listed use is most similar. In special cases where there is not a similar use, the Land Use Authority, in consultation with the developer, shall establish the minimum and maximum parking space requirement. Any entity that conducts a business in or from a residence, or to which employees come to a residence for work, shall obtain site plan approval subject to the following condition: the site provides two off-street parking spaces per single-family residence plus an additional one-half off-street parking space for every full-time, part-time, or contract employee or worker who visits the residence or provides services at the residence during an average week.

Uses	Unit Measure	Min.	Ma
Single-family dwellings	Per dwelling unit	2	N/
Two-family dwellings	Per dwelling unit	2	N/
Three-family dwellings	Per dwelling unit	2	N/

(14 hits)

Chapter 11.20
ADDITIONAL STOPPING, STANDING, AND PARKING REGULATIONS

Sections:

11.20.010 Off-street parking during winter months.
11.20.020 Parking heavy duty vehicles in residential zones regulated.
11.20.030 Parking of trailers, recreational vehicles.
11.20.040 Parking restrictions.

11.20.010 Off-street parking during winter months.

In order to allow for the orderly and timely removal of snow during winter months, it shall be unlawful to park any vehicle within the public right-of-way of any street within the corporate limits of Syracuse City at any time during the accumulation or removal of snow unless special permission is granted by the Syracuse Police Department. Violation of this section shall be a Class C misdemeanor, punishable in accordance with all the provisions of law. [Ord. 10-01 § 1; Ord. 06-08 § 1; Code 1971 § 11-4-1.]

11.20.020 Parking heavy duty vehicles in residential zones regulated.

(A) The driver of a motor vehicle having a total gross weight, loaded or unloaded, in excess of 50,000 pounds, or having a total length in excess of 24 feet from the most forward point of the vehicle or its load to the most rear point of said vehicle or its load, shall not park said vehicle or allow it to stand upon any City street located within a residential zone for longer than two hours.

(B) In determining the total gross weight or total length as provided in subsection (A) of this section, the length or weight of a trailer connected or attached to or in tandem with the motor vehicle shall also be included in making such determination. [Ord. 06-08 § 1; Code 1971 § 11-4-2.]

11.20.030 Parking of trailers, recreational vehicles.

It shall be unlawful for any person or business to park, place, store, or otherwise leave standing on any public street, public roadway, public alley or City property any unattached trailer of any type, whether for the occupancy of people, storage of items or for towing purposes; any boat, whether the same is loaded or not on an unattached trailer or otherwise; any camper not mounted on a vehicle; any motor home or mini motor home of any length; and any combination of a pulling or towing vehicle with an attached trailer for a period longer than 24 hours. Such vehicle shall be considered to be in violation of this section if parked in any one location for longer than 24 hours or if the vehicle has been parked in one or more locations within Syracuse City for longer than 24 hours, except that a permit may be obtained from the Police Department for a period not to exceed seven days for out-of-town visitors.

Parking of any such trailer or recreational vehicle on private property must not impede visibility of sidewalks and streets from adjacent driveways, nor impede vision on a corner lot for a distance of 40 feet from each of the intersecting streets. [Ord. 06-08 § 1; Code 1971 § 11-4-3.]

11.20.040 Parking restrictions.

It shall be unlawful to stop, stand, or park any vehicle or trailer:

(A) In such a manner so as to obstruct access upon, or use of, the entire surface of any sidewalk;

(B) Upon any street, public right-of-way, or publicly owned or controlled property, for a period of more than seven days, if the vehicle or trailer is mechanically inoperable or cannot be lawfully operated on public streets. For purposes of this subsection, "mechanically inoperable" includes, but is not limited to, flat tire, dead battery, any mechanical problem that would prohibit the immediate starting of the engine and proceeding in a normal manner. "Lawfully operated" includes, but is not limited to, having current registration and required equipment, and the absence of any physical condition which would prohibit lawful operation, such as missing or inoperable lighting;

(C) In any fire lane, or to otherwise block or obstruct any fire lane or hydrant established by the City, except as necessitated by an emergency;

(D) On any public property, other than in designated parking areas, or as legally permitted on roadways;

(E) In a manner that obstructs the delivery or retrieval of mail from a mailbox, or which obstructs refuse collection. This subsection is only applicable during times when those services are occurring or are likely to occur, and does not apply if the driver is present and moves the vehicle or trailer to avoid obstruction when such services are actually rendered; or

(F) In a manner that obstructs all or part of a public or private driveway, without permission from the driveway's owner.

(G) (1) This section does not apply to any vehicle or trailer which is owned by a governmental entity and which is being used for official government business, or to vehicles which have been authorized by the applicable highway authority to stop, stand or park in a manner otherwise contrary to this section.

(2) Such vehicles may not block access to private or public driveways, except in cases of emergency repairs, when necessary in order to provide police or fire services, or pursuant to a road or lane closure authorized by the applicable highway authority.

(3) When it is anticipated that access to private or public driveways will be blocked, the entity shall coordinate its plan with the City, and shall communicate its plan to the affected property owner, at least 24 hours prior to the time access is blocked. [Ord. 15-21 (Exh. A).]

The Syracuse City Code is current through Ordinance 15-23, passed November 10, 2015.
Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited

Incident #_____

Inspection Date

SYRACUSE
EST. CITY 1935

14 DAY NOTICE OF ORDINANCE VIOLATION
(THIS IS NOT A CITATION)

This property, _____, has been inspected by an officer of the Syracuse Code Enforcement Unit and has been found to be in violation of City ordinance. In an effort to promote community pride and awareness, we are seeking your voluntary compliance in correcting any violations. In **14 days**, this property will be inspected again. If at that time this property is found to be in compliance, no further action will be taken in this case. However, if compliance has not been attained, civil penalties will apply.

The items checked below require your immediate attention.

- ❑ All vehicles on the property must be licensed and operable. Any inoperable or unlicensed vehicles must be removed from your property, or stored in a completely enclosed structure. This includes any and all vehicle parts. **(Syracuse City Code 6.10.020 and 10.40.030)**
- ❑ All vehicles and trailers must be parked on a hard surface. All parking areas must be permanently maintained with an all-weather surface such as concrete, asphalt, or gravel and must be kept free of all vegetation. Parking is not allowed on a front yard area. **(Syracuse City Code 10.40.030)**
- ❑ All weeds on developed properties must be maintained so they do not exceed 6" in height. All weeds on undeveloped properties must be maintained so they do not exceed 12" in height. This includes the parking strip. All trimmings must be removed from the property. All noxious weeds, regardless of height, must be eradicated and all trimmings must be removed from the property. No vegetation, regardless of height, it interferes with the safe or lawful use of public property or the public right of way, or obstructs the vision of any posted uniform traffic control device. **(Syracuse City Code 6.10.030 – 6.10.050)**
- ❑ All solid waste, litter, and any items in disuse must be removed from your property. In addition, there are restrictions on outdoor storage of items. Refer to the ordinance for more information. **(Syracuse City Code 6.10.020)**
- ❑ Fences, walls, signs, hedges, or other plantings may not encroach within the required clear-visibility triangle located at the intersection of two (2) roads or the intersection of a road and a non-residential driveway. Property owners shall maintain all tree branches so that none of them are lower than eight feet in clear site triangle area. **(Syracuse City Code 10.30.060)**
- ❑ Trees and bushes must be cut and maintained 7'above the sidewalk and 11' above the street. This includes all trees and/or bushes in the parking strip. **(Syracuse City Code 10.30.070)**
- ❑ Other_____
- ❑ Trailers/boats/ recreational vehicles can't be left on City Street for more than 24 hours total in any one or more locations **(Syracuse City Code 11.20.030)**

If you have questions concerning this notice, please contact the officer that inspected your property from the Code Enforcement Unit at 801-825-1477 ext 122. If we do not hear from you about this matter, we will assume that all violations noted above will be corrected within 14 days. If all violations are not corrected, the City may exercise its right to abate your property and rectify the violations. You will be assessed all expenses incurred by the City. You may also be fined if the violation(s) are not corrected. Civil penalties may be assessed on a daily basis for each day the violation(s) exist after expiration of this notice. Information regarding appeals can be found in City ordinance 6.15.050.

If your property was found to be in violation of the City's weed ordinance, this is the only notice you will receive about weeds during this calendar year. If your property is in violation of this ordinance any time after the conclusion of this case, the City will move forward with abatement and assessing all applicable costs without additional notice.

Additional information on city ordinances can be found at www.syracuseut.com

Thank you for your cooperation and support in keeping our community safe and beautiful.

Inspecting Officer_____

COUNCIL AGENDA
December 8, 2015

Agenda Item **"h"** 2015 Farmers Market Report

Factual Summation

- Any question regarding this agenda item may be directed at Community and Economic Development (CED) Department staff.
- Please see attached memorandum and provided by CED staff.

Mayor
Terry Palmer

City Council
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Corinne Bolduc

City Manager
Brody Bovero

Factual Summation

- Produce vendors up, other vendors down. Attendance slightly down from 2014. Market needs new ideas to keep it growing.
- Any questions regarding this items may be directed at Planner/Market Manager, Noah Steele

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: December 8th, 2015

Subject: 2015 Syracuse Farmers Market Season Re-Cap

Report

Another good season! As requested by residents, there were more produce vendors this year compared to last. The grocery store couldn't touch the produce at the market. New this year was the ability to accept EBT (Food Stamps) cards. We saw multiple families out each week using their cards. Beats buying pop tarts at Walmart! I think this will continue to gain traction with the new Double Up program. (Spend $10 in food stamps, get a "free" $10 in food stamps to spend at farmers market only). The Night Out Against Crime paired with the market was a good night, hundreds and hundreds of people, except the wind almost blew us away. Overall a fun community event and venue for young entrepreneurs, and non-profit groups to meet with community. Even saw most of the prospective council members out networking. Attendance was good but down compared to last season. Next year needs some new ideas to keep it growing and exciting. Live music, a kid's activity tent, and possibly a new location are some ideas. Here are some facts about the 2015 season:

- Season Dates: July 8th thru Sept. 30th
- Number of weeks: 13
- Total # Vendor Applications: 85
- # of Seasonal Vendor Applications: 26
- # of Weekly Vendor Applications: 50
- # Produce Vendor Applications: 14

- # Craft/Gifts/Jewelry/Cosmetics Vendor Applications: 38
- # Business (Insurance/real estate/ etc) Promotion: 7
- # Cottage Foods Vendor Applications: 6
- # Prepared Food (food truck/ etc.) Applications: 11
- # Non-profit/fundraiser Applications: 6
- # Entertainer Applications: 3
- Vendor Booth Fees Collected: $4,815
- Market Expenses: $1,514
- Market Staff Expenses: $954
- Market Earnings: $2,347
- Grant Money Received from Utahn's Against Hunger: $2,000
- Estimated weekly attendance: 200-300
- Estimated taxable purchases: ($50 per vendor x 40 vendor attendance x 13 weeks) = $26,000
- Amount of Food Stamp (EBT) Spent: $622
- Facebook Page Likes – 1,180 (= 112% increase since 10/09/14). Like it if you haven't already: https://www.facebook.com/SyracuseCityUtahFarmersMarket

Non-Quantifiable Value Added

- Value of Added Community Pride
- Value of Supporting Local Agriculture
- Value of Healthier Community

CITY COUNCIL AGENDA

December 8, 2015

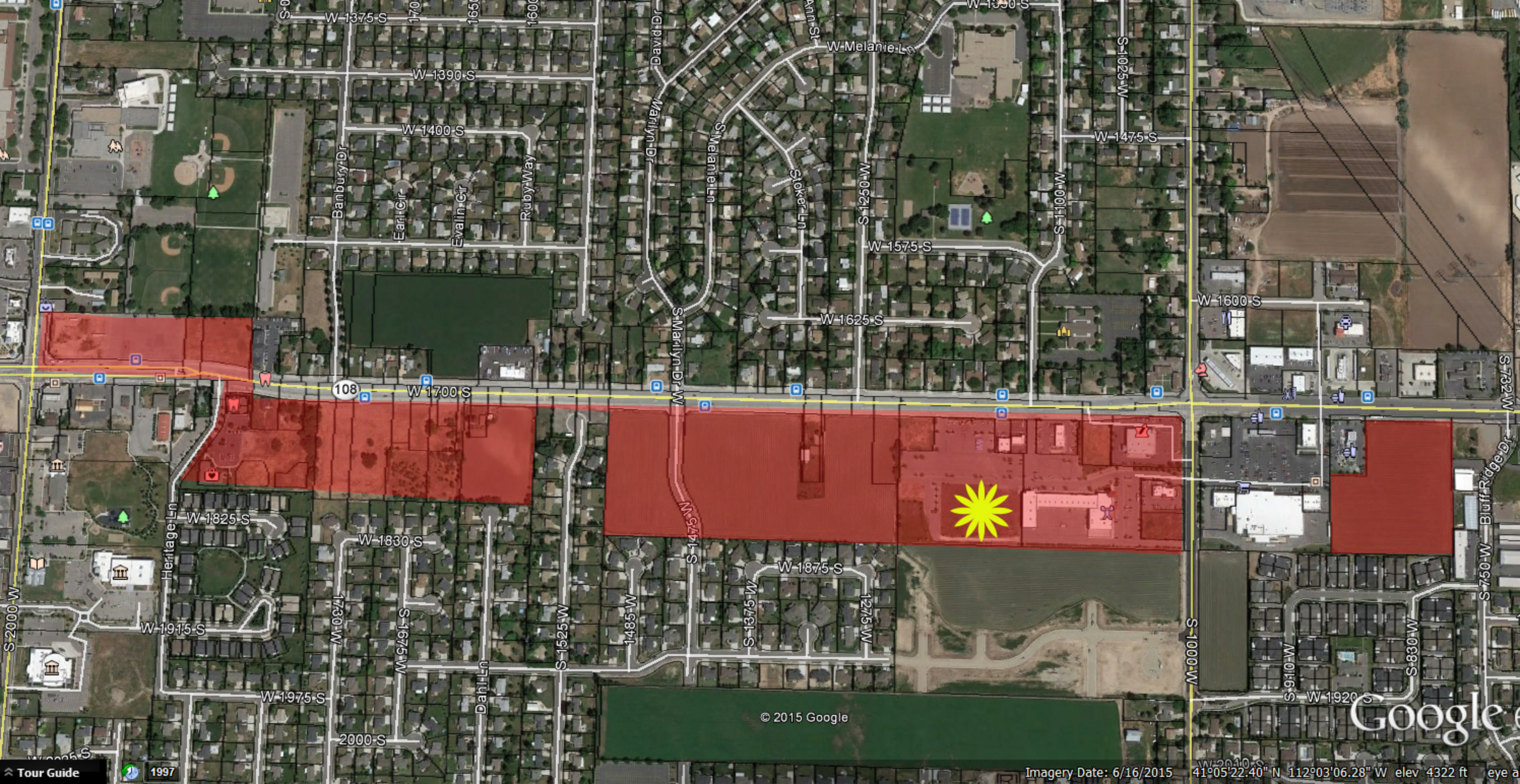
Agenda Item "i" CDA formation along antelope between 1000 W and 2000 W

Factual Summation

We have a substantial retailer looking at locating in Syracuse - Project Rudolf.

Recommendation:

Instruct staff to proceed with consultant and in negotiations with taxing entities to establish a CDA, as per boundaries identified in the accompanying map.


W 1375 S
W 1390 S
W 1400 S
W Melanie Ln
W 1475 S
W 1575 S
W 1600 S
W 1625 S
W 1700 S
108
W 1825 S
W 1830 S
W 1875 S
W 1915 S
W 1975 S
2000 S
W 1920 S
Banbury Dr
Earl Cir
Evalin Cir
Ruby Way
David Dr
Marilyn Dr
S Melanie Ln
Stoker Ln
S Marilyn Dr W
Heritage Ln
Dani Ln
S 2000 W
S 1730 W
S 1675 W
S 1525 W
1485 W
S 1475 W
S 1375 W
1275 W
S 1250 W
S 1100 W
S 1025 W
S 1000 W
S 910 W
S 830 W
S 750 W
S 732 W
Bluff Ridge Dr
© 2015 Google
Google
Tour Guide
1997
Imagery Date: 6/16/2015
41°05'22.40" N 112°03'06.28" W elev 4322 ft

Davis County Economic Development

Guiding Policy

Davis County Economic Development will work diligently and closely with local communities to develop and build business opportunities. We will assist in site development, recruiting and expansion initiatives as we strive to increase family sustaining employment while increasing the tax base. We target those new and developing businesses that create new, high-paying jobs that improve the standard of living and diversity of the local Davis County economy.

Incentives will be explored to help in project development given the project qualifies when considering the financial strength and stability of the project, the number of jobs created, wages paid, amount of new tax revenue created, and long-term capital investment utilized. Other factors including industry sector type and fit within the County.

Davis County recognizes the State of Utah incentive criteria measurements and echoes support for companies that would qualify for State Incentives that meet the specific measurements while assuring a positive 'return on investment' to residents.

Each development opportunity should have a measurable positive Return on Investment (ROI) when comparing the anticipated project costs to the associated project benefits.

The Guiding Policy: *Each taxing entity is to decide on their own to determine if the project is of benefit to them to justify diverting public tax money to help fill a financial funding gap. The purpose of the tax increment is to fill the funding gap of the project and is not for the benefit of the developer. The key objective is to make sure that each taxing entity has conducted the appropriate analysis from a cost benefit point of view to show the need for the incentive and that the project will benefit them from the increased wages, sales taxes, property taxes and or types of revenue that may benefit the individual taxing entities goals and objectives. We are suggesting that if there is a need it should be justified before an incentive is given.*

Ideal qualifying criteria is where the project is primarily job and wage driven. Given that we don't live in an ideal world, Community Development Area (CDA) project requests will occur where the projects are more focused upon retail or housing and less on building family sustaining employment and yet have value to enhance the area.

As Projects will occur that are less than ideal, Davis County Community and Economic Development Office suggests the use of a this guiding policy approach to be considered when looking at projects that are of a mixed use (with retail, entertainment, residential, professional, and industrial). This guiding policy would be used as a *guide* to help determine the percentage range of participation in various projects.

As projects may not fit into the guiding policy exactly, there is room for flexibility as may be needed. However based upon the complicated allocation formulas used to allocate tax increment, it is suggested that we make a concerted effort to agree among the taxing districts to imply the same percentages for any given project and for the same amount of years. This unified approach will ease the burden of complicated allocation formulas that are used with applying the tax increment.

While the guiding policy attempts to quantitatively place emphasis on the value of projects, there will always be qualitative concerns that must be considered when proposed projects are being reviewed. For example some of the issues will be;

- Is the project a desirable project for the area
- Does the project bring substantial improvement to the land use
- Does the project help to recapture sales taxes for Davis County
- Does the project have definite community benefit that would enhance the community, improve transportation, and contribute to the prosperity of residents
- Will the project prepare and lead us to further economic development opportunities for more job growth or expansion to the tax base

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Mixed use projects may focus upon job creation, retail and housing but the County's over all intent is for job creation where family sustaining jobs are being created in the process of the CDA or may lead to further development into job growth.

Guiding Policy*

(Based upon square footages noted in the CDA plan and budget)

Job Creation with Retail Components (Square Footages)

Job Creation	**More than** 80%	**Less Than** 50%
Retail (and/or)	Less than 20%	Greater than 50%
Housing		
	Up To:	***Up To:***
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	50%

Job Creation with Retail and Housing Components(Square Footages)

Job Creation	**More than** 80%	**Less Than** 50%
Retail (and/or)	Less than 10%	Greater than 25%
Housing (and/or)	Less Than 10%	Greater than 25%
	Up To:	***Up To:***
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	40%

Job Creation with Housing Components (Square Footages)

	More than	Less Than
Job Creation	80%	50%
Retail (and/or)	Less than 10%	Greater than 10%
Housing (and/or)	Less than 10%	Greater than 40%
	Up To:	***Up To:***
Years to Participate	20 Years	10 Years
Percentage of Participation	75%	30%

**All uses have value and are relevant to economic development; however while the attempt to quantitatively place emphasis on the value of the project there must be qualitative issues that must be considered in the review process. They may override in some causes.*

DAVIS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT
28 EAST STATE STREET – PO BOX NUMBER 618
FARMINGTON, UTAH 84025
Telephone: 801-451-3278

TAX AREA	TAX AREA EXT	ENTITY NO.	ENTITY DESCRIPTION	
		6030	COUNTY LIBRARY	0.000361
054	**0000**			**0.014051**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3120	SYRACUSE	0.001639
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4015	NORTH DAVIS SEWER DISTRICT	0.001025
		6030	COUNTY LIBRARY	0.000361
057	**0000**			**0.013830**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3130	WEST BOUNTIFUL	0.001806
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4055	SOUTH DAVIS COUNTY SEWER IMPROVEMENT DISTRICT	0.000303
		4100	SOUTH DAVIS RECREATION DISTRICT	0.000334
		6030	COUNTY LIBRARY	0.000361
058	**0000**			**0.013950**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3130	WEST BOUNTIFUL	0.001806
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4020	BOUNTIFUL IRRIGATION DISTRICT	0.000120
		4055	SOUTH DAVIS COUNTY SEWER IMPROVEMENT DISTRICT	0.000303
		4100	SOUTH DAVIS RECREATION DISTRICT	0.000334
		6030	COUNTY LIBRARY	0.000361
063	**0000**			**0.014749**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3140	WEST POINT	0.001036
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4015	NORTH DAVIS SEWER DISTRICT	0.001025

COUNCIL AGENDA
December 8, 2015

Agenda Item **"j"** Discussion of Possible RDA Reimbursement Contract with H&N Capital

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero or CED Director Brigham Mellor.

- In 2014, H&N Capital discussed the possibility of obtaining RDA incentive reimbursements for improvements to their building on Antelope Drive in preparation for Hug Hess Café and Bandidos. Significant modifications were needed to the building in order to accommodate sit-down style restaurants.

- Based on the City's policy at the time, the City would consider, but not guarantee, an incentive that was proportional to the amount of the increment generated by the property. The entire parcel that includes the two restaurants, as well as other commercial space, generates approximately 6.42% of the annual RDA increment.

- H&N Capital has requested that the City participate in an incentive agreement.

- Details will be provided at the meeting.

Discussion Item

- The purpose of this discussion item is to give direction to staff on whether the RDA Board will entertain an incentive reimbursement agreement.

SYRACUSE CITY

Syracuse City Council Regular Meeting Agenda
December 8, 2015 – 7:30 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
   Invocation or thought
   Pledge of Allegiance
   Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Ethan Dixon and Sophie Russell.
3. Recognition:
   a. Public Works Streets Superintendent Mike Mathis for receipt of his Road Master Certification.
   b. Syracuse Football Mini Bowl winning teams.
   c. Syracuse High School Student Hunter Woodhall for winning a silver medal in the 400 meter and a bronze in the 200 meter at the International Paralympic Committee (IPC) Athletics World Championships.
   d. Ralph Vaughan for being one of the highest blood donors in the western United States and being inducted into the Fresenius Kabi Donation Hall of Fame.
4. Approval of Minutes:
   a. Work Session of November 10, 2015
   b. Regular Meeting of November 10, 2015
   c. Special Meeting of November 20, 2015
5. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
6. Final Subdivision Plan Approval, Keller Crossing Phase 1, located at approximately 1475 W. 2000 S.
7. Final Subdivision Plan Approval, Keller Crossing Phase 3, located at approximately 1475 W. 2000 W.
8. Authorize Administration to execute conditional agreement with Salt Lake County Constable for bailiff and warrant services in the Syracuse Justice Court.
9. Public Hearing – Proposed Resolution R15-37 updating and amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.
10. Proposed Ordinance 15-25 amending various sections of the General Plan Text of the Syracuse City General Plan.
11. Proposed Ordinance 15-26 amending the Syracuse City General Plan Land Use Map adopted in 1976, as amended.
12. Proposed Ordinance 15-27 amending various sections of Title 10 of the Syracuse City Municipal Code pertaining to Industrial Architecture Standards.
13. Proposed Ordinance 15-28 amending various sections of Title 8 of the Syracuse City Municipal Code pertaining to Minor Subdivisions.
14. Discussion of potential creation of Community Development Project Area (CDA) in Syracuse City. *(continued from Work Session meeting if necessary)*
15. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
16. Councilmember Reports.
17. Mayor Report.
18. City Manager Report.
19. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (roll call vote).
20. 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 3rd day of December, 2015 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examine on December 3, 2015.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

COUNCIL AGENDA

December 8, 2015

Agenda Item **#2** Presentation of the Syracuse City and Wendy's "Award for Excellence" to Ethan Dixon and Sophie Russell for the month of December.

Factual Summation

- Any questions regarding this item can be directed at CED staff. Please see the attached memos regarding the Award recipients for December 2015.

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Ethan Dixon and Sophie Russell for the month of December.

Mayor
Terry Palmer

City Council
Corinne Bolduc
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: December 8, 2015

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Ethan Dixon and Sophie Russell

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Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

"Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Ethan Dixon:

Ethan is currently serving as the Student Body Vice President at Clearfield High. He always gives 100 % to his school and is very involved in his church group that gives service to the community. Through Ethan's involvement, Clearfield High started a Yo-Yo club last year and this year a Youth for Christ Club. Ethan is a member of many clubs at Clearfield High including the National Honor Society, FBLA, and DECA. Ethan organized Clearfield High's successful homecoming tailgate party this year. He is also a member of the FLY team which goes to elementary schools to teach about bully prevention, drug and alcohol prevention and other life skills as well as a member of the CHS Hope Squad. Ethan is a commendable young man with much to offer his community. Ethan takes AP and honors courses and carries a 3.936 GPA.

Sophie Russell:

Sophie is currently the Student Body Secretary at Clearfield High. She also served as the junior class President las year. Sophie has always been a student athlete and scholar. She played competitive soccer for many years, including playing soccer and golf for Clearfield as a freshman and sophomore, before giving it up to concentrate on office and her academic classes. She is an amazing student with a 4.0 GPA carrying a full load of AP and honors courses and a resume full of service projects. She is active in her LDS ward serving currently as the Laurel Class President. Sophie is a joy to be around and an invaluable member of the Clearfield high School community.

Both students were nominated by LeNina M Wimmer, Student Government Advisor, AB Social Studies Teacher

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive $10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Ethan Dixon and Sophie Russell.

COUNCIL AGENDA
December 8, 2015

Agenda Item #**3a** Recognition of Public Works Streets Superintendent Mike Mathis for receipt of his Road Master Certification.

Factual Summation

- Any question regarding this agenda item may be directed at Public Works Director Whiteley
- Mike Mathis has earned a Road Master Certificate for his completion of several transportation-related courses offered through Utah Local Technical Assistance Program (LTAP). Mike is one of only 9 people statewide who has received the award this year. Nick Jones will be presenting the award, which is the highest award in the Road Scholar Program.

COUNCIL AGENDA
December 8, 2015

Agenda Item **#3b** Recognition of Athletic Excellence: Syracuse Football Mini Bowl winning teams.

Factual Summation

- Any question regarding this agenda item may be directed at Parks and Recreation Director Kresta Robinson.
- The City Council would like to recognize the Athletic Excellence we have in our community. This past football season two of our Syracuse Storm Football teams made it to the Mini Bowl Championship.
- We would first like to recognize and congratulate our Bantam Black Team. In the Bantam Mini Bowl, our Black team competed in a 'barn-burner' type game as they defeated a rival Kaysville team 20-19. Our Bantam Black finished the year off with an impressive 9-1 record. We'd like Head Coach Jed DeVries, his assistant Coaches and the Bantam Black players to come up and receive a Recognition of Athletic Excellence Certificate from the council.
- Next we'd like to recognize our Midget Black Team. In the Midget Mini bowl, our Black team capped off an undefeated season, by going and incredible 11-0, and beating a tough Sky View team 27-19. We'd like Head Coach Travis Hamblin, his assistant Coaches and the Midget Black players to come up and receive a Recognition of Athletic Excellence Certificate from the council.

COUNCIL AGENDA
December 8, 2015

Agenda Item #**3c** Recognition of Syracuse High School Student Hunter Woodhall for winning a silver medal in the 400 meter and a bronze in the 200 meter at the International Paralympic Committee (IPC) Athletics World Championships.

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Factual Summation

- Please click in the link below to see a recent newspaper article regarding Mr. Woodhall's recent racing success and information about his hopes to qualify for next year's summer Paralympics in Rio de Janeiro, Brazil. http://www.standard.net/High-School/2015/12/01/syracuse-double-amputee-track-star-hunter-woodhall-video-interview-fox-friends.html.

Deseret News

Utah man honored for donating 127 gallons of blood, inducted into national Donation Hall of Fame

By Tori Jorgensen , Deseret News
Published: Wednesday, Nov. 4 2015 6:00 p.m. MST

Carolyn Brown, account manager with Fresenius Kabi, which creates medical devices for critically and chronically ill patients, presents Ralph Vaughan with an award honoring him as a new inductee to its Fenwal Blood Donation Hall of Fame as he donates blood on Monday, Nov. 2. Vaughan, who resides in Syracuse, Utah, has donated more than 127 gallons of blood during the past 40 years. (ARUP Blood Services)

SALT LAKE CITY — If it's 10 a.m. on the first or third Monday of the month, Ralph Vaughan likely will be donating blood at the University of Utah.

Vaughan, 70, has donated 1,023 units of blood — more than 127 gallons — over the past 40 years, making him one of the highest blood donors in the western United States, said Lance Bandley, spokesman for the ARUP Blood Services Center at the U.

That's enough platelets to cover 102 liver transplants or open heart surgeries, according to the center's website.

Representatives from Fresenius Kabi, an organization that creates medical devices for critically and chronically ill patients, inducted Vaughan into its national Donation Hall of Fame Monday for his contributions.

The Syracuse man's donations triple that of any other of the center's nominees, and he is the first donor from ARUP's Blood Services Center to be named to the hall of fame, Bandley said.

Vaughan began routinely donating blood in the mid-1970s at the San Diego Blood Bank's North County Coastal Donor Center in Vista, California, after one of his five daughters, Lara, was diagnosed with Stage IIB Hodgkin lymphoma, a cancer of the lymph nodes.

Although he couldn't do much to help Lara's condition, Vaughan realized he could benefit other children in the hospital ward by donating blood, so he became an

"unabashed shill" for blood donating, he said.

Ralph Vaughan of Syracuse, Utah, is one of the top blood donors in the United States. He was inducted into Fresenius Kabi's Fenwal Blood Donation Hall of Fame on Monday, Nov. 2, for donating more than 127 gallons of blood. This picture of him will be included in a 2016 calendar that will be distributed to blood donation centers nationwide. (ARUP Blood Services)

"I would urge anybody reading this newspaper to seriously consider giving blood," he said, "because they might be saving the life of their next-door neighbor."

Even after Lara's disease went into remission, Vaughan continued to give blood every 56 days, the maximum amount allowed by the U.S. Food and Drug Administration.

In the mid-1980s, medical professionals developed a new donation process called apheresis, which enabled phlebotomists to retrieve one part of the blood and feed the rest back into the donor's system.

Although apheresis takes 90 to 120 minutes compared with the seven minutes for the traditional whole-blood process, Vaughan said he switched to the method because it allows him to donate platelets 24 times a year instead of whole blood six times a year.

Vaughan's blood is high in platelets, so he can sometimes give double or triple units per trip to the donation center, he said. Bandley said this is helpful because platelets are the most in demand of the four blood components.

Three years ago Vaughan moved from San Diego to Syracuse. Vaughan chose to start donating at ARUP because, unlike some blood donation centers, the blood was kept locally.

As the sole blood donor for the Huntsman Cancer Institute, Primary Children's Hospital, University Hospital and Shriners Hospital for Children, ARUP's Blood Services Center needs 20 donors every day to maintain an adequate blood supply, Bandley said.

"I've never seen someone so driven to help save lives. I didn't know there were people so amazing out there like Ralph," he said. "We're just grateful he moved from California to Utah. He is a lifelong dedicated donor."

"I know where my priorities are," Vaughan said. "(Blood) is something that I have the ability to give that other people need."

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COUNCIL AGENDA

December 8, 2015

Agenda Item **#4** Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
    a. Work Session Meeting of November 10, 2015.
    b. Regular Meeting of November 10, 2015.
    c. Special Meeting of November 20, 2015

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

DRAFT

Minutes of the Syracuse City Council Work Session Meeting, November 10, 2015

Minutes of the Work Session meeting of the Syracuse City Council held on November 10, 2015, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Steve Marshall
City Attorney Paul Roberts
Community and Economic Development Director Brigham Mellor
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
City Planner Jenny Schow

Visitors Present:

Gerald Jacobs	Adam Benard	Kevin Homer
Sunni Finlinson	Ray Zaugg	Pat Zaugg
Dale Rackham	Diane Palmer	Brittney Miller
Andrea Anderson	Gary Pratt	Nate Lucas
Ryan Rentmeister	Gerry Guffy	Kathryn Lukes
Mike McBride	Tammy Brooke	Peter Brickey
Bill Russell	Val Russell	Lurlen Knight
Shane Crowton	Richard Thurgood	

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; review agenda item 7: proposed vacation of snow storage easement; review the following items forwarded by the Planning Commission: authorize Administration to execute agreement for the construction of improvements and the purchase and sale of specified property; review agenda item 8: proposed resolution adopting Water Conservation Plan; and discuss Council business.

6:05:02 PM

Agenda review

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m. He noted the business meeting agenda was amended yesterday to include a new item 11, which is an ordinance amending the Land Use Code of the

City pertaining to noticing, General Plan amendments, administrative and development procedures, and residential properties. He stated he would like to discuss that item in more detail during this meeting if time allows.

6:08:16 PM

Review agenda item 7: proposed vacation of snow storage easement.

A staff memo from City Attorney Roberts explained the applicant is requesting to vacate a snow storage easement located on lot 3A of the industrial Ninigret North Subdivision, which they own. The easement is located in the middle of their proposed access drive which would impede business operations in the winter should snow be piled within the easement. The applicant received site plan approval from the Planning Commission on November 3, 2015 and they plan to build a 100,000 square foot facility to process steel coils into steel sheets.

6:08:54 PM

Mr. Roberts and Community and Economic Development (CED) Director Mellor reviewed the staff memo.

6:10:03 PM

Councilmember Bolduc asked if there is sufficient snow storage space in the area if the easement is vacated. Mr. Roberts explained that the snow storage easement was initially required because there was a long cul-de-sac in the area with no other place for snow storage; that cul-de-sac has been eliminated and connected to another street so the snow storage area is no longer needed.

6:10:32 PM

Review items forwarded by the Planning Commission: Authorize Administration to execute agreement for the construction of improvements and the purchase and sale of specified property.

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

6:10:52 PM

CED Director Mellor reviewed the staff memo. Brief Council and staff discussion ensued regarding the fact that a portion of the property is located in Clearfield and whether it would be appropriate to annex the property into Syracuse or leave it within Clearfield's boundaries.

6:13:57 PM

Councilmember Lisonbee inquired as to the discussion the Planning Commission had regarding potentially waiting to acquire the property. Mr. Roberts stated that discussion was based on the possibility that Rocky Mountain Power may not approve the lease with the City for the purpose of constructing a trail; therefore, a clause was added to the agreement that would make the purchase agreement null and void if the Rocky Mountain Power lease is not approved. Councilmember Lisonbee stated it is her understanding the Planning Commission felt the cost to construct the trail may be lower if the project is delayed. Mr. Mellor stated the opposite is true; it would be more cost effective to construct the trail while construction crews are working in the area because the City will not be required to pay mobilization costs.

6:16:42 PM

Councilmember Johnson inquired as to what exactly the Council is being asked to approve tonight. Mr. Mellor stated the Council is asked to approve a property acquisition transaction and he used the aid of a map to identify the location of the property that would be acquired. General discussion ensued regarding the total trail construction project between Ivory Homes, Ninigret, and the City.

6:19:06 PM

Review agenda item 8: proposed resolution adopting Water Conservation Plan

A staff memo from the Public Works Director explained the Utah Division of Water Resources has been charged with the administration of the Utah Water Conservation Plan Act (UCA 73-10-32), which requires each water district and public water system to submit a water conservation plan with updates every five years. The current plan was completed in 2010. The updated plan must be complete and submitted by December 31, 2015 in order to remain in compliance. This was mentioned in the April 28, 2015 city council work session. The draft was first presented to the council in a work session on October 27, 2015. The main purpose of the water conservation plan is to reduce the per capita water use in order to support the statewide goal of reducing 25% by the year 2025. The water conservation plan is a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs. This plan must address water conservation for both culinary and secondary water. A draft has been prepared for discussion. Resources used for the draft include the 2010 plan, current water data, current population data and updated projections, as well as plan recommendations checklist generated from the state.

6:19:17 PM

Councilmember Lisonbee asked if any changes have been made to the document since it was initially introduced to the Council. Councilmember Johnson noted the Council received an email with one change to the document to remove language regarding secondary water use based on gallons per capita per day (GPCD).

6:19:40 PM

Proposed Ordinance 2015-24 amending various sections of Title X of the Syracuse City Municipal Code pertaining to noticing, General Plan amendments, administrative and development procedures, and residential zoning

A staff memo from the Public Works Director explained

6:20:01 PM

City Planner Schow reviewed the staff memo and reviewed the ordinance to discuss the changes to each section as recommended by the Planning Commission. There was brief discussion between the Mayor, Council, and staff throughout Ms. Schow's presentation to gain clarification on the recommended changes. There was a focus on noticing provisions for items like public hearings regarding the General Plan. There was also a request from Councilmember Gailey and Mayor Palmer to allow the Council additional time to review this item before being asked to take action on it. Councilmember Lisonbee and Johnson argued that the Planning Commission has properly vetted this issue and the Council has had access to the documentation supporting the recommendation for some time.

Council business

There was not sufficient time for Council business.

The meeting adjourned at 6:59 p.m.

_____	_____
Terry Palmer	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Regular Meeting, October 13, 2015.

Minutes of the Regular meeting of the Syracuse City Council held on November 10, 2015, at 7:07 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Paul Roberts
Finance Director Steve Marshall
Community Development Director Brigham Mellor
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson

Visitors Present:	Gerald Jacobs	Adam Benard	Kevin Homer
	Sunni Finlinson	Ray Zaugg	Pat Zaugg
	Dale Rackham	Diane Palmer	Brittney Miller
	Andrea Anderson	Gary Pratt	Nate Lucas
	Ryan Rentmeister	Gerry Guffy	Kathryn Lukes
	Mike McBride	Tammy Brooke	Peter Brickey
	Bill Russell	Val Russell	Lurlen Knight
	Shane Crowton	Richard Thurgood	

7:07:45 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. City Manager Bovero provided the following thought regarding Veteran's Day:

"Tomorrow, the City offices will be closed in observance of Veteran's Day to honor those who have served our country and protected our freedom.

My father joined the United States Army in the late 1960s during a time when the Vietnam War was weighing heavily on the American psyche. By enlisting, he was able to have some choice in specialization, and he chose to be trained in electronics. Luckily, for him and for me, he wasn't assigned to the battlefront in Vietnam, but instead was assigned to what was then called West Berlin. He was stationed on a small outpost that was built on an old rubble

hill made from the bombed out buildings of the city from WWII some twenty five years prior. He was in charge of maintaining and repairing the equipment that was used to intercept communications from East Berlin, whereby military intelligence would then try to decipher the messages. He was at the crossroads of three wars: Among the remains of WWII, in the midst of the Vietnam War, and taking part in protecting the country in the inevitable Cold War, which was brewing at the time. All of these wars, though very different in nature, had the protection of democracy and freedom on its banner.

I am a fan of democracy. One of the reasons I chose this profession was due to my love for our form of government. Democracy is not perfect. It is all too often slow, clunky, and full of frustration. As Winston Churchill so eloquently put it: "Democracy is the worst form of government, except for all the others." But there is something special about government of the people, by the people, for the people. And there is not anything in the world that is as bright as freedom. And nothing quite shines in this world like justice. So I am grateful, and I think I speak for everyone, for the service of our veterans.

But what about those of us who are not veterans? What is our role in freedom and democracy? I would argue that it is not enough to just have our democracy protected. I would argue that our role, the non-veterans if you will, is to take that democracy that has been preserved by those who have served our country, and perfect it. Polish it. Make it shine. And here are a couple of thoughts on how we might do that:

1. First: Vote. It would almost seem better if we had Veterans Day first, and Election Day second, in November, so as to remind us of the sacrifice necessary to have the right to vote. The simple act of voting is the envy of millions, if not billions, today and throughout history who do not, and did not have the privilege of deciding who will govern them. The vote is the embodiment of Power to the People. It is the crowning mark of our democracy. And the reason why so many have given their lives. So I encourage everyone to vote.

2. My next point touches on how we conduct ourselves in carrying out democracy on a day-to-day basis. To illustrate my point, I will draw from a recent talk by Dallin H. Oaks given last month at the Court/Clergy Conference in Sacramento, CA. His talk was on "The Boundary Between Church and State", but has great insight on conducting democracy on any given issue.

Now, as many of you know, Dallin H. Oaks is one of the highest leaders of the LDS Church. But whether you subscribe to the teachings to the LDS church or not, in this case, is irrelevant. Mr. Oaks is also a highly respected legal scholar, and a former justice of the Utah Supreme Court. I encourage everyone to read this talk.

In the talk he quotes Justice Oliver Wendell Holms who said the Constitution is "made for people of fundamentally different views". Mr. Oaks goes on to say, "Differences on precious fundamentals are with us forever. We must not let them disable our democracy or cripple our society."

Then he gives some points of counsel that I think are fitting for us individually, and here as a city government:

1. Parties with different views.. should advocate and act with civility.

a. "We all want effective ways to resolve differences without anger and with mutual understanding and accommodation. We all lose when an atmosphere of anger or hostility or contention prevails. We all lose when we cannot debate public policies without resorting to boycotts, firings, and intimidation of our adversaries.

2. On the big issues that divide adversaries on an issue, both sides should seek a balance, not a total victory. "It will help if we are not led or unduly influenced by the extreme voices that are heard from contending positions. Extreme voices polarize and create resentment and fear by emphasizing what is nonnegotiable and by suggesting that the desired outcome is to disable the adversary and achieve absolute victory. Such outcomes are rarely attainable and never preferable to living together in mutual understanding and peace."

I want to thank the Council for the relative civility in which you have conducted this government in the past couple of years. I encourage you to continue doing so, improving where possible. And please let me know how I can help."

A local Boy Scout then led all present in the Pledge of Allegiance.

7:16:54 PM

COUNCILMEMBER LISONBEE MOVED TO ADOPT THE AGENDA. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:17:16 PM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Grace Russell and Riley Cearley for the month of November 2015.

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence". This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City Newsletter, City's Facebook and Twitter Feed, and City's website; be featured on the Wendy's product television; and receive a $10 gift certificate to Wendy's.

Mayor Palmer noted both teens receiving the award for August 2015 were nominated by Legacy Junior High School.

Grace Russell:

Grace was nominated by Mr. C. Wilson at Legacy Jr. High. He admires her for many reasons. Some of these reasons are that she is diligent, reinforces her learning and is always helping others. To be more specific, she is diligent in her learning and is well prepared. Sometimes things are difficult and extra work is required. Still Grace finds a way to succeed even when it is not easy. In Addition she seeks to reinforce her learning by retaking very difficult tests. As a result, she learns from this and improves her grade. Her drive to be a continuous learner will help her not only succeed at school but also in her career as she moves forward in life. Finally, Grace is well prepared and uses this preparation to help others understand. She is prepared in all areas such as projects, tests and assignments. As a result she is an excellent student in every way. She will be prepared to meet the demands of college and life and will do amazing things in the future!

Riley Cearley:

Riley was nominated by Coach Smith at Legacy Jr. High School. He admires Riley for his athletic ability, his dedication to academics and his desire to succeed. Riley is a gifted athlete. In basketball his height gives him an advantage but it is his hard work and commitment to improve his skill level that has made him a great basketball player. Riley has remarkable footwork and is a student of the game. His combination of great skills and basketball acumen helped him to be an impact player on his North End championship Team last year as well as a major

contributor this year. His academics are impressive as he takes a rigorous schedule to succeed with his classes at the highest level. Finally, Riley has a great desire to succeed that drives him to be his best on and off the court. If there is something he doesn't understand in school he works to find the answer. Similarly, if there is a difficult opponent to face on the court, he will listen to his coaches and find a way to succeed. This drive and excellence I've seen in sports and academics will ensure a future where he will attain his goals and be successful.

7:24:11 PM

3. Canvass and consideration of certification of the results of Syracuse City General Election held November 3, 2015

A memo from the City Recorder explained the Syracuse City General Election was held November 3, 2015; the election was conducted using a vote-by-mail hybrid approach whereby all registered voters were mailed a ballot 27 days prior to the Primary Election with the option of returning that ballot mail, via a ballot box at City Hall, or surrendering it on Election Day to vote in a traditional manner at the Syracuse Community Center. The memo included the unofficial results of the General Election with a note that the official results would be provided during the meeting.

7:24:21 PM

City Recorder Brown then provided the official results of the November 3, 2015 Municipal General Election:

Andrea Y. Anderson – 2537 votes (20.80%)

Karianne Lisonbee – 2034 votes (20.68%)

Dave Maughan – 2031 votes (20.65%)

Doug Peterson – 2008 votes (20.42%)

Randy Miller – 1224 votes (12.45%)

Ms. Brown declared Andrea Y. Anderson, Karianne Lisonbee, and Dave Maughan as the duly elected City Councilmembers for Syracuse City from January 1, 2016 to December 30, 2019.

7:25:58 PM

Councilmember Lisonbee stated she appreciates any person willing to campaign for an elective office. She also thanked Councilmember Peterson for his service over the past eight years as he has been a great Councilmember and representative of Syracuse.

7:27:04 PM

COUNCILMEMBER GAILEY MADE A MOTION TO CERTIFY THE RESULTS OF THE SYRACUSE CITY GENERAL ELECTION HELD NOVEMBER 3, 2015. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:27:24 PM

4. Approval of Minutes:

The following minutes were reviewed by the City Council: Work Session and Regular Meeting of October 13, 2015 and Work Session of October 27, 2015.

7:27:45 PM

COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION AND REGULAR MEETING OF OCTOBER 13, 2015 AND WORK SESSION OF OCTOBER 27, 2015. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:28:37 PM

5. Public comments

TJ Jensen stated he has observed the work that the General Plan Steering Committee did; their work was outstanding. He referenced discussion that took place during the work session meeting regarding closure of the General Plan; this is how Syracuse has done things in the past and the Plan was historically closed for a five year period and changes could only be requested when it was opened. In recent history, the structure has been relaxed and the Plan was left open for longer periods of time. This has created uncertainty. He then noted that the language being suggested in the ordinance listed under item 11 on the agenda does give the Council the ability to open the plan at any time upon petition of a developer. He stated there has been much misinformation spread regarding the ordinance and what is offensive to him and other residents is that the assumption has been made that the General Plan is flawed, when in fact the document has served the City very well even during the largest economic boom the City experienced. He then stated the second issue he wants to discuss deals with the City's form of government. He has heard from citizens recently who are concerned about 'power creep'. He noted Syracuse

City has a weak Mayor form of government and the actual powers assigned to the Mayor are very limited. He stated people are specifically questioning the idea of the Mayor holding town hall meetings and why the Council has not approved those meetings. He stated the Council has the power to approve Committees, but the Mayor does not have that same power. He acknowledged the scheduling of town hall meetings is not the same as creating a committee, but he feels there are others that have more power to call such a meeting. He stated the City Manager is responsible for day to day management of the City and he would be the more likely one to schedule town hall meetings, though he would likely need Council approval. He stated it is up to the Council to decide when any member of the Governing Body is overstepping their bounds and 'put things back in check'. He stated he feels Mayor Palmer is doing a great job, but these are simply concerns that have been brought to him by citizens.

7:31:41 PM

Tammy Brooke then read a letter addressed to the Mayor and City Council from the Syracuse Chamber of Commerce regarding agenda item 11:

Ended with "Black Island Farms"

7:34:11 PM

Ryan Rentmeister read the remainder of the letter started by Ms. Brooke:

7:37:21 PM

Dale Rackham disputed many of the claims included in the letter from the Chamber of Commerce; he noted the meetings of the General Plan Committee were noticed on the City's website and advertisements were placed to invite citizens to be on the Committee, though not many people applied. He added every change recommended by the Committee was included in the minutes of the Planning Commission meetings. He then noted the General Plan will not be closed for two years and then only open for two weeks; rather, after a two year period the General Plan will be open for a 90 day period. He stated there are not many changes to the content of General Plan or the General Plan Map and he feels the Chamber's comments are relative to how the General Plan is administered. He stated a lot of work has been put into the recommendations being presented to the City Council tonight and there was ample time for public input and involvement and he is unsure why the Chamber is waiting until tonight to make their feelings known.

7:39:35 PM

Lurlen Knight discussed the City's code enforcement ordinances. He stated he has lived in Syracuse for 20 years and it was and is still a nice place. Last week he received a notice of violation of a City ordinance that he was unaware of. He called Mayor Palmer, City Attorney Roberts, and Code Enforcement Officer Sessions who all graciously listened to him and offered suggestions. He stated he also has some suggestions; he lives on two acres as do most of his residents on the street. He has livestock, bees, a garden, and an orchard and his property is quasi-agricultural in nature. He stated the violation he was charged with is parking vehicles or trailers on the grass. He stated he feels the nature of the homes on 2000 West is different than in neighborhoods with smaller lots throughout the City and he feels the ordinance should be amended to provide different privileges or provisions for different residential zones and lot sizes throughout the City. He stated that the trailers on his property are 350 feet from the road and not easily viewed by the public. He then stated that the citizens that live in the area are very good citizens of this City; there is no storm drain infrastructure on the road, yet they all pay storm drain fees without receiving the service. The residents work together to drain water from their properties and they put up with a lot of things that residents in neighborhoods deal with. He stated he feels the ordinance should be amended to accommodate some of the land uses that take place on the properties along 2000 West. He stated he appreciates Mayor Palmer and the fact that he has listened to him and his neighbors who have been negatively impacted by the enforcement of this ordinance.

7:43:42 PM

Pat Zaugg addressed the agenda item dealing with property acquisition to provide for trail construction that would locate a trailhead on 700 South. She stated she is not happy about the amount of money the City will be spending to build a parking lot and locate fitness equipment at the trailhead. She stated $100,000 could be better used elsewhere in the City and the only people that will use the trail are those that live near it and for that reason they do not need a parking lot. She then addressed previous comments made regarding the General Plan; she was a member of the General Plan Steering Committee and she does not take the work that the Committee did lightly; the Committee did not have an agenda of destroying the businesses of Syracuse City. Instead, the Committee worked to improve, simplify, and clarify the document. She added it has been a long time goal to create a Plan that is not consistently opened to allow developers to change anything they do not like about the City. The process of updating the General Plan has been going on for nearly eight years throughout different projects like the former Davis Technological Economic Cooperative (DTEC) and Ninigret projects. She stated that the Committee went through the Plan with a fine tooth comb and she feels the proposed document is well written and overdue. Closing the General Plan does not prevent development, but, instead it manages it.

7:46:54 PM

Mike McBride also addressed the General Plan and stated that it is obvious that those who worked on updating the General Plan did not think of businesses in the City. He stated that if he had been forced to go through the development process outlined in the proposed updated version of the General Plan 20 years ago when he constructed the golf course, he would not have been able to be successful. He stated that the golf course was a catalyst for much residential development to the west, north, and south and many people sitting on the Council would not have a home to live in today if the golf course had not been built.

7:48:05 PM

Gary Pratt stated he takes issue with the things that have been said by the Chamber of Commerce. He noted the General Plan Steering Committee was made up of citizens, business owners, land owners, City staff, and City Councilmembers; there was good representation on the Committee and they worked diligently for nearly a year. All recommended changes to the General Plan were noticed and included in public information packets. The Committee met every other week and everyone was invited and had a chance to attend meetings to hear and contribute to discussions. He stated he is a business owner who has ran and created over 10 corporations and no one cares more about business than him; to say that businesses were not represented on the Committee 'is bunk'. He stated sections of the Plan that could potentially impact businesses were vetted thoroughly because the group is very sensitive to the fact that a business base is needed in Syracuse. He stated he spent four years on the Planning Commission and is very aware of the need for business and the Planning Commission has created three new business zones in the City to allow for more and different types of businesses. He stated one zone was created with a specific business in mind and the developer for that business attended several meetings and made recommendations to the Planning Commission and City Council that were ultimately approved. He stated that in comparing the core values of the old General Plan and the version that is being submitted for adoption, there are very few changes; the only changes relate to formatting and wording to make the document easier for the average citizen to read and understand. He stated he is standing before the Council as a citizen of Syracuse in total refute of what the Syracuse Chamber of Commerce has presented tonight; he was previously a member of the SBOSS organization, which ultimately became the Chamber, and he withdrew his membership because of the way the group approached and wanted to control the City in respect to the General Plan.

7:51:55 PM

John Lewis stated his advice to the Council is to close the General Plan; he is unsure of the Chamber's agenda in regards to the General Plan, but the process to update the Plan has gone on long enough and it is time to close it.

7:52:15 PM

Ray Zaugg echoed his wife's comments and then stated he would like to discuss a few agenda items. He first addressed the agenda item relating to the purchase of property for the purpose of constructing a trail and noted that one of the comparable properties used to determine the value of the property is Antelope Drive frontage and that property is certainly much more valuable than the subject property. He then stated that as he added the total cost of the trail construction and parking lot construction it appears that the City would be paying or reducing impact fees approximately $325,000; this covers a parking lot and a trail from 700 South to State Road 193 and that seems like a lot of money that could be better spent. He then addressed the agenda item dealing with the City's Water Conservation Plan and noted that he is not sure how it is possible to determine how much secondary water residents are using based on gauging the irrigation water that flows into the City as that gauging does not take into account the loss of water through ditch systems, overflow in ponds, or inflow of storm water and he questions the accuracy of that particular part of the Plan. He added there is a section of the Plan that compares the City's usage of secondary water to a statewide average, but not all residents of the State have access to secondary water and he is not sure how the calculation was done. He concluded that he received notification of a town hall meeting coming up and he wonders how many times the City is going to study land use for certain areas of the City as the results are always the same; hundreds of residents have indicated what they would like to see done with the undeveloped areas of the City and he questioned why the City needs to study those issues again.

7:55:32 PM

Dave Maughan stated he wants to be a part of City government that is for the people and will listen to the people as well as try to be part of the solution. He has seen over many years that it has been difficult to find people willing to volunteer their time to give back by participating on volunteer committees. It is disappointing that people who volunteered their time for nearly two years to study the General Plan are being told to start over, but in effect that is what is being asked of them. He stated he feels it is necessary to listen to those people and give them credit for the labor and hard work they dedicated to the City; he believes they had the best intentions. He wants to see more people volunteer their time and the City owes it to those volunteers to show them that their time, effort, and input is valued. It is not necessary to accept every recommendation made by a volunteer committee, but their recommended solutions should at least be considered. He stated that what he is hearing

tonight is coming from one source that provided disinformation and he finds that very disappointing. He feels the City should come together for a better future and be more focused on what can be done to build a community rather than divide it.

7:57:20 PM

Adam Benard stated the Planning Commission never had a full body of all seven members when voting on the proposed ordinance listed under item 11 on the agenda. He stated there was never a full body for discussions during work sessions as well and it hard for him to believe that the document has made it this far without input from the entire Commission. He stated he understands the efforts the General Plan Committee made and he commends them on that effort; he agrees with Commissioner Rackham about the disagreement over how the Plan is administered and he was the only person that spoke during the public hearings for this document and he expressed his opposition. He stated he disagrees that there is a recommendation to close the plan for long periods of time and he agrees with the Chamber of Commerce that more public involvement is needed. He stated he is not faulting the General Plan Committee or the Planning Commission, but this General Plan is one of the most important documents the City has and he wonders why some would not rather have more public input. He indicated there are seven or eight people that were part of the General Plan Committee, but there are thousands of citizens in the City and he wondered why they should not be given a voice.

7:59:29 PM

Ralph Vaughan offered his congratulations to those who were successful in being elected to the City Council and he offered his thanks to Councilmember Peterson for his service. He then stated he is a member of the Planning Commission and he was one of the only four members who were present when the vote was taken regarding the ordinance listed under item 11 on the agenda. He stated he has been a Planning Commission for 15 years, four of which he has been a Chairman; the vote on this item is the only vote he has regretted. He spoke with the City Attorney to find out if there is a mechanism for him to retract his vote and he would have done that at the last Planning Commission but there was not a quorum present to give him the opportunity to make a motion to reconsider the item. He stated that if the City Council were to read the minutes of the meeting during which the issue was discussed they will see much discussion in regards to the General Plan Committee, specifically the minutes that were kept of their meetings. He stated there are only four sets of minutes published as part of Planning Commission minutes: September 14 – where six people attended; October 15 – where eight people attended; October 29 – where four people attended; and January 7 – where only two people attended. He stated it is interesting the way the Committee was organized; the Chairman of the Planning Commission announced at the July 15 meeting the formation of

the Committee and during that same meeting he announced that Dale Rackham was appointed as the Chairman of the Committee; one minute later Commissioner Rackham indicates that four people have already been selected for the Committee. He wondered how the work to select those members was done in that short period of time. He stated that during the same meeting the Planning Commission was supposed to discuss the planning update for zone two and that has not been discussed since. He stated he would like to go on record as wishing to formally retract his vote regarding this ordinance; he is aware there would need to be two people to vote in favor of reconsideration of the ordinance and he does not believe that would ever happen. He strongly urged the City Council to delay a decision on this ordinance and let the Mayor proceed with his town hall meetings to allow citizens the opportunity to provide input regarding the future planning of the City. He stated that Section 20.060 of the ordinance was never brought to the Planning Commission until the last meeting; it was submitted by the City Attorney who handed it to the Planning Commissioners because it was not included in the public packet for the meeting. He stated that he has been accustomed to a policy where a public body would never consider an item unless they have had a chance to study it prior to a meeting; he knows the document is legal, but it is his interpretation that it is also dangerous. Unless the City Council wants to decide what position they want to take in regards to the General Plan of the City, they should not be telling the Planning Commission what to do. He added there will be two new Councilmembers very soon and he would recommend that the Council wait until those people are seated as the dynamic of the body could completely change.

8:03:32 PM

Councilmember Lisonbee asked Planning Commissioners Jensen and Rackham to respond to the accusations made in Commissioner Vaughan's comments. Mr. Rackham stated that the opportunity to serve on the General Plan Committee was published on the City's website in advance of the July meeting and four people had expressed their interest in serving; two of those people backed out and others later joined, but everyone who expressed interest in serving were allowed to do so. He then stated he is not sure why the minutes of the General Plan Committee were never posted as they were provided to the City and it was his understanding they would be made part of the Planning Commission minutes so that they would be part of the public record of the City. He added he does not recall a meeting where only two members were present, but if that is the case, no decisions would have been made. He stated there was a period of nearly a month where not enough members were present to schedule a meeting and that is why there is a gap in the minutes, but all other minutes are available.

8:05:22 PM

Mr. Jensen also responded and said that under the Planning Commission bylaws the Planning Commission – and the Chair in particular – have the authority to appoint a Committee upon majority vote of the Planning Commission. He stated he took the appropriate steps to form the committee and he identified who would be in charge of the committee. He stated the Planning Commission also approved the purpose and scope for the Committee. He reiterated that every person who asked to join the Committee was allowed to do so, but less than a dozen people expressed interest. At no point was public input discouraged and many members spoke to residents outside of meetings to get their input. He stated he feels the work of the committee still stands and he reiterated that all minutes of the meetings have been provided to City Planner Schow for publication. He state there was one meeting where a quorum was not present; discussion took place and the Planning Commission advised the Committee that no future meetings should be held when a quorum is not present. He then stated that Commissioner Vaughan raised his concerns during the most recent Planning Commission meeting as well; he would not oppose Commissioner Vaughan changing his vote on this item, but that can only be done when the minutes for the meeting are reviewed. He stated the issue has been raised that the Planning Commission never had a full body when considering this item; that is true and it seems to be very difficult lately to get all members to attend; the City Council has chosen not to appoint alternate members and that is a discussion for another time.

8:08:28 PM

Gary Pratt also responded to Commissioner Vaughan's comments; he stated that he previously served on the Planning Commission and during that time he chaired a committee and participated on other committees, including the General Plan Committee. He is sorry that citizens are proclaiming that they were excluded from having a voice in the process to update the General Plan; however, the Mayor is holding town hall meetings this week and next and those residents can bloviate all they want about the General Plan. This will add to the multiple opportunities residents have had to provide input over the past year. He stated he did miss a couple of General Plan Committee meetings, but he always received the minutes of the meetings; those minutes were also provided to staff and if those minutes were not being included in Planning Commission packets, that is not the fault of the Committee. He stated that the issues that Commissioner Vaughan raised seem to be 'nitpicky'; Committees are made up of volunteers and staff who are doing the best they can and picking apart their work is petty.

8:10:12 PM

Commissioner Rackham briefly clarified that the Planning Commission has not yet voted on the General Plan and

they will not do so until next week. He stated that all that the Council is being asked to consider tonight are changes to Title 10.

8:10:45 PM

Commissioner Vaughan stated there were only four people at the last Planning Commission meeting and if he were allowed to rescind his vote only three people would have voted and the ordinance would not be before the City Council tonight for consideration.

8:11:27 PM

6. Public Hearing – Proposed Ordinance 2015-23 amending Chapter 4.30 of the Syracuse City Code – Cemetery Regulations.

A staff memo from the Public Works Director explained the cemetery has had requests for granite base monuments rather than concrete. The proposed ordinance allows granite as an alternative to a concrete base. Clarification is added to the ordinance to reduce confusion of terms such as burial position vs. lot. Responsibilities are also clarified. This item was discussed during the October 27, 2015 work session meeting and the Council supported proceeding with the proposed amendments.

8:11:48 PM

Cemetery Sexton Lukes reviewed the staff memo.

8:13:08 PM

The Council briefly discussed the proposed ordinance with a focus on the City's responsibility for any damage to monument bases or mow strips; Councilmember Peterson stated he feels it would be more appropriate to include language that would protect the City from any loss or damages to any monument bases or mow strips, not just granite features. Councilmember Lisonbee agreed the City should not accept responsibility for any monument base or mow strips. City Manager Bovero indicated the proposed ordinance indicates that the City will not be held responsible for any damage to granite monument bases or mow strips regardless of whether the City is responsible for those damages. Councilmember Peterson stated that is correct and noted that he feels the same language should apply to all monument bases or mow strips

regardless of the material that is used to construct those features. The Council had a brief philosophical discussion regarding the issue, ultimately concluding to remove the word 'granite' from subsection F.

8:21:38 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2015-23 AMENDING CHAPTER 4.30 OF THE SYRACUSE CITY CODE – CEMETERY REGULATIONS, WITH THE FOLLOWING AMENDMENT:

AMEND SECTION 4.30.120(F) BY REMOVING THE WORD "GRANITE".

COUNCILMEMBER BOLDUC SECONDED THE MOTION.

8:22:38 PM

Councilmember Peterson stated he is unsure he is comfortable with the change; if he had a family member buried at the cemetery and granite was used for the base of their monument or for a mow strip and that granite were damaged by a careless seasonal employee, it may be appropriate for the City to assume responsibility for that damage. He stated it may be necessary to add wording to indicate the City will not be responsible for damages that occur in the course of regular maintenance, but if the damage is a result of negligence the City should be responsible. Councilmember Lisonbee stated she would accept that as a friendly amendment to her motion. Discussion then ensued regarding the likelihood of granite being damaged through the course of regular maintenance, with Ms. Lukes indicating that granite is a more durable material than concrete and should not be damaged through the course of general maintenance.

8:25:24 PM

COUNCILMEMBER LISONBEE WITHDREW HER MOTION.

8:25:42 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2015-23 AMENDING CHAPTER 4.30 OF THE SYRACUSE CITY CODE – CEMETERY REGULATIONS. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:27:50 PM

Mayor Palmer indicated he failed to open the public hearing prior to the Council considering a motion for this item. He asked if any persons present wished to address the Council regarding the proposed ordinance. None stood to be recognized.

8:28:16 PM

7. Public Hearing – Proposed Ordinance 2015-22 approving the vacation and abandonment of a certain snow storage easement.

A staff memo from the Community and Economic Development (CED) Department explained the applicant is requesting to vacate a snow storage easement located on lot 3A of the industrial Ninigret North Subdivision, which they own. The easement is located in the middle of their proposed access drive which would impede business operations in the winter should snow be piled within the easement. The applicant received site plan approval from the Planning Commission on November 3, 2015 and they plan to build a 100,000 square foot facility to process steel coils into steel sheets.

8:28:27 PM

CED Director Mellor reviewed the staff memo.

8:28:47 PM

Mayor Palmer opened the public hearing. There were no persons appearing to be heard and the public hearing was closed.

8:29:07 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2015-22 APPROVING THE VACATION AND ABANDONMENT OF A CERTAIN SNOW STORAGE EASEMENT. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:29:28 PM

8. Proposed Resolution R15-36 adopting the Water Conservation Plan prepared in November 2015.

A staff memo from the Public Works Director explained the Utah Division of Water Resources has been charged with the administration of the Utah Water Conservation Plan Act (UCA 73-10-32), which requires each water district and public water system to submit a water conservation plan with updates every five years. The current plan was completed in 2010. The updated plan must be complete and submitted by December 31, 2015 in order to remain in compliance. This was mentioned in the April 28, 2015 city council work session. The draft was first presented to the council in a work session on October 27, 2015. The main purpose of the water conservation plan is to reduce the per capita water use in order to support the statewide goal of reducing 25% by the year 2025. The water conservation plan is a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs. This plan must address water conservation for both culinary and secondary water. A draft has been prepared for discussion. Resources used for the draft include the 2010 plan, current water data, current population data and updated projections, as well as plan recommendations checklist generated from the state.

8:29:41 PM

City Engineer Bloemen and Water Superintendent Mills reviewed the staff memo.

8:30:24 PM

COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-36 ADOPTING THE WATER CONSERVATION PLAN PREPARED IN NOVEMBER 2016. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:30:57 PM

9. Authorize Administration to execute agreement for the construction of improvements and the purchase and sale of specified property.

A staff memo from the Community and Economic Development (CED) Department explained The Developer is constructing homes within the Monterrey Estates Subdivision (the "Subdivision"), located in Syracuse, Utah at approximately 1500 West 700 South. Another developer (Ninigret Construction Company North, LC) has made improvements to surrounding property. The City desires to provide recreational amenities to the public, including those

residents who will purchase homes within the Subdivision, in the form of trails and trailheads. The Developer owns a one acre parcel of land (Davis Co. Serial # 12-766-0004) at approximately 1370 West 700 South, Clearfield Utah (the "Parcel"). The Developer is constructing the Subdivision in phases, with Phase III to be constructed in the Eastern portion of the Subdivision. The City currently imposes Parks, Trails, and Recreation Impact Fees on new homes constructed within the City, including those constructed within the Subdivision. The Developer is willing to install a ten (10) foot asphalt trail within parcels owned by Rocky Mountain Power and the City, which trail shall be connected to a trail within the Subdivision. The Developer is further willing to give the Parcel to the City pursuant to the terms of this Agreement. The City is willing to reimburse the Developer with impact fees collected from the Subdivision for the Developer's work on the trail and its dedication of the Parcel. The City and community will be enhanced by the construction of a trail adjacent to the Subdivision, as will the Subdivision's value. Through a separate agreement, the City and Ninigret are constructing trails and trailhead to the North and South of the Improvements to be constructed by the Developer.

8:31:11 PM

Community and Economic Development (CED) Director Mellor reviewed the staff memo. He addressed comments made earlier in the meeting about the costs to construct the trail and parking lot and noted those costs were based on the City completing the work; however, Ivory Homes will be completing the project and they have indicated they believe they can complete the project for approximately $50,000. He added many of the components of the transaction were decided upon before he began his employment with the City, but he feels that the agreement is good for the City and will provide a good benefit for residents.

8:34:07 PM

There was a brief general discussion regarding the implications of the agreement, with Mr. Mellor identifying the location of the property subject to the agreement as well as where the trail will be constructed upon execution of the agreement. Councilmember Lisonbee asked if the purchase of fitness equipment is included in the agreement. Mr. Mellor answered no and stated fitness equipment may only be added to the trailhead in the future if funding is available and if the addition of the equipment is deemed necessary. Councilmember Lisonbee asked if the method of constructing the trailhead and trail differs depending on whether fitness equipment will eventually be added to the area, to which Mr. Mellor answered no. Councilmember Lisonbee then asked if the trailhead will be landscaped in a manner that access to secondary water will be needed or if it will be xeriscaped. Mr. Mellor stated that is all dependent upon the amount of money available to the City

upon completion of the trailhead. He stated the Parks Department would prefer xeriscaping, but the up-front cost for xeriscaping is much higher than traditional landscaping. Councilmember Lisonbee stated that she is trying to determine the project scope that is most appropriate for the City; she wants to be conservative with funding and not provide amenities that are not truly needed or desired by the citizens. Mr. Mellor noted at this point the City is committed to installing curb and gutter, asphalt in the parking lot, and a small portion of the trail; staff is working on a site plan that would reduce the area of the trailhead and money saved by that effort can be used for other purposes. Councilmember Lisonbee stated she feels the trail is an important part of the City's trail plan; she is simply trying to determine whether additional amenities, such as fitness equipment, are necessary. Mr. Mellor stated the City Council can continue to discuss that and eventually make decisions regarding the amount of money available through cost savings on the trail project and through impact fees paid by future residents. Councilmember Lisonbee stated she wants to go on record saying that she would prefer xeriscaping at the trailhead and that she would not like to locate fitness equipment at the trailhead initially. Mr. Mellor noted he is supportive of xeriscaping, but secondary water is needed for some xeriscaping. City Planner Schow added that secondary water is needed to establish all plants or trees installed in a xeriscaping plan.

8:44:55 PM

Councilmember Peterson asked if fitness equipment consists of things like pull-up bars located along other trails in the County. Mr. Mellor answered yes and noted that the City Attorney has advised that it will be necessary to pad the ground around fitness equipment because kids will play on and fall from the equipment even though signage will be erected to indicate it is for adult use only. Councilmember Peterson stated he feels fitness equipment may be better used along longer stretches of the trail. Mr. Mellor concluded that this section of the trail may be better used in the future as there is an option of potentially constructing soccer fields under the power lines in the area. Councilmembers Lisonbee and Bolduc both indicated they would like the City to pursue that option.

8:46:49 PM

Mayor Palmer stated he feels this project is a good opportunity for the City to experiment with xeriscaping around trailheads. Mr. Mellor agreed.

8:47:18 PM

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AGREEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS AND THE PURCHASE AND SALE OF SPECIFIED PROPERTY. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:47:49 PM

10. Proposed Resolution R15-35 amending the City Council Rules of Order and Procedure pertaining to public comments.

A staff memo from City Administration explained that during the October 13 and October 27 work session meetings the Council discussed potential changes to the public comments section of the Rules of Order and Procedure document. The recommended changes understood by staff have been reflected in the section below:

> **Content.** Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentation by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Mayor may impose a time limit on those desiring to address the Council.
>
> **Public Comment.** Individuals addressing the Council during the public comment period of the meeting or during a public hearing shall be given a time limit of not less than three minutes. Public comment periods will be included at the beginning and end of business meeting agendas and at the beginning of extended work session agendas; the Council may also accept public input for each item listed on an extended work session agenda as discussion of each item warrants. ~~Groups desiring to address the Council will be asked to select a spokesperson for this purpose and the Mayor may also impose a time limit on said spokesperson. A group shall be defined as an assembly of five or more people in attendance with similar viewpoints on a give issue. The names of each member of the group shall be provided to the City Recorder as well as the name of the spokesperson of the group. This information must be provided prior to the spokesperson being allowed to address the Governing Body for a minimum of five minutes~~. Any person who disrupts the meeting by exceeding a time limit, discussing irrelevant issues, or otherwise, may be removed at the direction of the Mayor.

The memo concluded if the Council is comfortable with the proposed amendment, Resolution R15-35 may be adopted to formalize the changes.

8:48:06 PM

City Recorder Brown reviewed the staff memo.

8:49:06 PM

Councilmember Lisonbee stated she likes the changes to the document and feels this is a good move in the right direction; however, she feels there may be an opportunity to further improve the rules regarding public comments.

8:49:23 PM

COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-35 AMENDING THE CITY COUNCIL RULES OF ORDER AND PROCEDURE PERTAINING TO PUBLIC COMMENTS. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

8:49:51 PM

Councilmember Peterson stated he has attended several meetings and he is comfortable with the fact that if there is every a problem at a meeting relating to someone becoming unruly or disrespectful, the Mayor has the ability to control the meeting and deal with that issue.

8:50:14 PM

Mayor Palmer indicated there has been a motion and second regarding the resolution and he called for a vote; ALL VOTED IN FAVOR.

8:50:22 PM

11. Proposed Ordinance 2015-24 amending various sections of Title X of the Syracuse City Municipal Code pertaining to noticing, General Plan amendments, administrative and development procedures, and residential zoning.

A staff memo from the Community and Economic Development (CED) Department explained the Planning Commission has conducted a review of various sections of Title 10 of the City Code. The following is a list of the sections of the City Code that are subject changes if the proposed ordinance is approved:

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

The Planning Commission moved to recommend approval, to the City Council, of the proposed Code Amendment to Title 10 on October 20, 2015.

8:50:48 PM

CED Director Mellor and City Planner Schow reviewed the staff memo and continued their review of the proposed ordinance from the work session; Ms. Schow resumed review of the document at the section entitled "Open and Common Space". Brief general Council discussion of various sections of the document continued throughout Ms. Schow's review. The Council provided their feedback regarding suggested changes to certain sections of the document, with a focus on criteria that must be met in order for the City Council to consider opening the General Plan outside of the specified timeframe. Councilmember Gailey stated he feels the Chamber of Commerce's concern stems from the fact that Section 10.20.060(D)(4)(b)(iii)(A) prohibits the Council from authorizing consideration of General Plan amendments outside of the open amendment period unless a property consists of at least ten (10) acres in size; the feeling is that small property owners or small business owners are not being treated the same as large property or business owners. Councilmember Johnson indicated he is comfortable removing Subsection (A) from the ordinance to address that concern. City Manager Bovero stated that he and City Attorney Roberts provided the Council and Planning Commission with an email suggesting

reformatting and restructuring this entire Section. The Council indicated they will accept those recommended changes with minor grammatical amendments and one change to the public noticing section. Councilmember Gailey added that additional language in Section 10-20.060 specifies that open General Plan amendment periods for General Plan Map amendments shall commence on January 1 in odd-numbered years; he indicated the Utah Department of Transportation (UDOT) has said they will announce the preferred alignment of the West Davis Corridor next year and he wondered if the City will be able to open the General Plan Map in an even numbered year to make necessary changes to accommodate the alignment. Councilmember Lisonbee noted the West Davis Corridor project has already been contemplated in the development of the General Plan. She added that UDOT has indicated they will likely not make an announcement until late 2016, which will be in advance of the next consideration of amendments to the General Plan Map on January 1, 2017. TJ Jensen agreed and noted that the Planning Commission discussed this issue and feels that there are mechanisms within the proposed ordinance that would allow an opening of the General Plan and the General Plan Map if the timing does not line up with a planned open period.

9:38:26 PM

Ms. Schow continued and concluded her review of the proposed ordinance. Councilmember Lisonbee thanked the General Plan Committee, Planning Commission, and staff for their work on this ordinance; it was a huge undertaking and she feels it will be a good change for Syracuse.

9:45:27 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT ORDINANCE 2015-24 AMENDING VARIOUS SECTIONS OF TITLE 10 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO NOTICING, GENERAL PLAN AMENDMENTS, ADMINISTRATIVE AND DEVELOPMENT PROCEDURES, AND RESIDENTIAL ZONING; WITH THE FOLLOWING AMENDMENTS:

- 10.20.50 – ADD A REQUIREMENT FOR A PUBLIC HEARING FOR SITE PLANS UNDER SUBSECTION F.
- 10.20.060 – REQUIRING GENERAL PLAN AMENDMENTS OUTSIDE OF THE REGULAR OPENING PERIOD TO HAVE A 15 DAY PUBLIC HEARING NOTICE PERIOD.
- ALL CHANGES RECOMMENED IN AN EMAIL SENT BY CITY MANAGER BOVERO (INCLUDED AS EXHIBIT A TO THE MINUTES), WITH ONE CHANGE TO REQUIRE A SUPER MAJORITY

VOTE OF THE COUNCIL TO CONSIDER A GENERAL PLAN AMENDMENT THAT FALLS OUTSIDE OF THE REGULAR OPENING PERIOD.

- CHANGES TO THE DEFINITION OF PARK AMENITIES FOR OPEN SPACES IN CLUSTER ZONES.
- EXTEND GENERAL PLAN OPEN PERIODS FOR THE ENTIRE MONTH OF JANUARY IN THEIR RESPECTIVE YEARS.

9:50:14 PM

Councilmember Peterson stated he would prefer to see the changes to the ordinance in writing before being asked to adopt them.

Councilmember Gailey asked if Commissioner Vaughan could technically change his vote on this ordinance, which would essentially pull it from Council consideration. Mr. Roberts stated that is not an option at this point. Councilmember Bolduc stated that the citizens are present to hear this discussion and it would be best to vote so they can see the item resolved. Councilmember Johnson agreed. Councilmember Peterson stated that enough changes have been made that he feels it would be appropriate to see them in writing and allow citizens an additional opportunity to provide input. He emphasized he has no objections to the ordinance and the changes that have been made.

9:51:54 PM

COUNCILMEMBER JOHNSON SECONDED THE MOTION.

9:52:01 PM

Mr. Roberts suggested that the Council vote to make the ordinance effective after the time that the General Plan will be amended; he suggested an effective date of December 15.

9:52:33 PM

COUNCILMEMBER LISONBEE ACCEPTED MR. ROBERTS' SUGGESTION AND AMENDED HER MOTION ACCORDINGLY. COUNCILMEMBER PETERSON SECONDED THE AMENDMENT.

9:53:25 PM

Councilmembers Gailey and Peterson both indicated they would like to see the changes in writing before voting on the motion. Councilmember Peterson noted that voting on an ordinance with so many changes made during the meeting is inconsistent with what the Council has done in the past. He stated there seems to be some mistrust on the part of some

Councilmembers and that they feel that he and Councilmember Gailey are only trying to delay the adoption of the ordinance. Councilmember Lisonbee noted that mistrust is a reason that this entire issue was blown out of proportion; the reason she asked for this item to be on the agenda is that it was procedurally correct and because the subject has been vetted throughouly by the Committee and the Planning Commission and it would be too difficult to try to consider it along with the General Plan Text and Map amendments at the next meeting. She stated she wanted to have the discussion about what has been forwarded by the Planning Commission and she fully intended to make changes; she is happy with the changes that have been made and she is ready to vote.

9:56:24 PM

Mayor Palmer referenced discussions that have taken place regarding this issue that have taken place on social media and it appears that Councilmember Lisonbee has communicated to a resident that the Council will be open to considering General Plan amendments outside of the open period. Councilmember Lisonbee stated she feels there are two different processes for reviewing the General Plan; one is a full review with input from the citizens, but this is not that process. She stated she may not have been clear in her comments.

9:58:10 PM

Councilmember Gailey reiterated the Chamber's concerns stemmed from the fact that property and business owners with less than 10 acres had no option for applying for a General Plan amendment outside of the open period. Councilmember Lisonbee noted no one raised that concern prior to tonight and the only concern she heard was about the closure of the General Plan. She stated that if people knew about that concern they could have called her prior to tonight' s meeting to talk to her about it. She feels that people do not trust her intentions and, instead, felt that she was trying to push this ordinance through and that is not the case.

9:59:41 PM

Councilmember Peterson stated he will be voting in opposition to the ordinance tonight because he would prefer to see the changes in writing before voting; if the item were delayed he would be willing to vote in favor at the next meeting.

10:00:07 PM

Mayor Palmer noted there has been a motion and second to adopt the ordinance and he called for a vote; VOTING "AYE": COUNCILMEMBERS BOLDUC, JOHNSON, AND LISONBEE. VOTING "NO": COUNCILMEMBERS GAILEY AND PETERSON.

A COPY OF THE ORDINANCE INCLUDING THE AMENDMENTS MADE DURING THE MEETING IS ATTACHED HERETO AS EXHIBIT "B".

10:00:42 PM

12. Councilmember reports.

At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in since the last City Council meeting. Councilmember Lisonbee's report began at 10:00:56 PM. She was followed by Councilmember Gailey. Councilmembers Johnson, Peterson, and Bolduc indicated they had nothing to report.

10:05:00 PM

13. Mayor's Report.

Mayor Palmer's report began at 10:05:25 PM.

10:06:02 PM

14. City Manager report

City Manager Bovero's report began at 10:06:05 PM.

10:08:50 PM

15. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or

reasonably imminent litigation; or the purchase, exchange, or lease of real property

10:09:16 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 10:09 p.m.

The meeting reconvened at 11:10 p.m.

At 11:11 COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Terry Palmer Mayor	Cassie Z. Brown, CMC City Recorder

Date approved: _____

EXHIBIT "A"

Cassie Brown

Subject: FW: Clarified procedures on draft Title 10 amendments
Attachments: 2015 November Modified Version - 10.20.060 - General Plan Amendments.docx; 10.20.060 - General Plan Amendments_PCrecommend.pdf

From: Brody Bovero
Sent: Monday, November 09, 2015 3:26 PM
To: City Council Members
Cc: Paul Roberts; Brigham Mellor; Cassie Brown; Planning Commission
Subject: Clarified procedures on draft Title 10 amendments

Good Afternoon Mayor and Council,

Attached you will find a copy of the proposed amendment to Section 10.20.060 General Plan Amendments from the Planning Commission. Also attached is a redlined version that I have worked on with the staff for your consideration. The intent of the redlined version is not to change the substance of the Planning Commission's recommendation, but rather to tweak the format in order to provide a more clear procedure for applicants who want to propose a general plan amendment.

Policy-related Impact

One section that I feel is important for the City Council to understand in the proposed amendment pertains to section E.3.c. of the redlined version (D.4.b.iii of the Planning Commission version), which reads:

> (3) The Council may authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:
>
> (a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;
>
> (b) Catastrophic events, such as natural disasters or conflagrations; or
>
> (c) The Council finds that the proposed development:
>
> (i) Consists of at least ten (10) acres; and
>
> (ii) Has the potential to confer a substantial benefit on the City.

Under the current proposal, if a development is less than 10 acres, then the City Council cannot amend the General Plan, even if it feels it would beneficial to the City, until the next open period. If that is the intent of the Council, then there is no issue here and it can be approved as written. This does, however, limit the Council's discretion on doing what it feels is best for the City. Again, if this is the intent of the Council, then it works.

If the Council wants to have more latitude in deciding whether an amendment can be considered outside of the open period, then a possible amendment to (c) might be:

(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City.

My intent is not to direct the Council in any one direction. My intent, rather, is to ensure that the Council has a solid understanding of the policy-related impacts of the proposed amendment.

Please let me know if you have any questions or need any further clarification on this. I apologize for the late email on this, as I wasn't anticipating this item to be on tomorrow's agenda.

Thank you.

Brody Bovero
City Manager
Syracuse City

1979 W. 1900 S.
Syracuse, UT 84075
P: 801-614-9622
bbovero@syracuseut.com

10.20.060 General plan amendments.

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

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

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

(D) Applications for general plan text or general plan map amendments during open amendment periods shall be considered as provided in this subsection:

(1) Open amendment periods shall:

(a) for General Plan text amendments, commence on January 1, beginning in 2018, and commencing on the same date every four (4) years; and

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

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

(3) The Commission shall consider applications for proposed amendments to the general plan text or map which have been submitted in accordance with subsection (D)(2) during the open amendment period, in the same order by which they were received by the City.

(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:

(1) Any application submitted after the time identified in subsection (D) shall be kept on file for consideration during the next open amendment period, unless the applicant makes a special request as provided in this subsection.

(2) An applicant may make a special request to the City Council to consider the applicant's amendment outside of the open amendment period.

(3) The Council may authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:

(a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;

(b) Catastrophic events, such as natural disasters or conflagrations; or

(c) The Council finds that the proposed development:

(i) Consists of at least ten (10) acres; and

(ii) Has the potential to confer a substantial benefit on the City.

(4) If the City Council authorizes the special request, then the proposed amendment is referred to the Community Development Department pursuant to subsection (G), for consideration by the Planning Commission and City Council.

(F) Each application which is submitted by an applicant in accordance with subsection (D), or authorized for special consideration pursuant to subsection (E), shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.

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

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

(a) For map amendments:

(i) An eight-and-one-half-inch by 11-inch map showing the area of the proposed amendment;

(ii) Current copy of county assessor's parcel map showing the area of the proposed amendment;

(iii) Mapped inventory of existing land uses within the area of the proposed amendment and extending one-half mile beyond such area;

(iv) Correct property addresses of parcels included within the area of the proposed amendment;

(v) Written statement specifying the potential use of property within the area of the proposed amendment;

(vi) Written statement explaining why the existing general plan designation for the area is no longer appropriate, desirable, or feasible; and

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

(b) For text amendments:

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

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

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

(3) After City staff determines the completeness of an application or prior to a City-initiated general plan amendment proposal, as well as its timeliness under subsection (D), the City shall provide notice of intent to prepare or amend the general plan in accordance with the provisions of SCC 10.20.050. After providing notice of intent to prepare or amend the general plan, the Community

Development Department, as the Land Use Administrator, shall prepare a staff report evaluating the proposed amendment.

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

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

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

(~~F~~I) 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.

(J~~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.

(K~~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.

EXHIBIT "B"

ORDINANCE NO. 15-24

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING NOTICING, GENERAL PLAN AMENDMENTS, ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES AND RESIDENTIAL ZONING.

WHEREAS, due to the pace of growth in the City there are changes to various City ordinances that are warranted; and

WHEREAS, these proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public, the general plan committee, and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address such proposed changes.

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

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

Exhibit A

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective December 15, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF NOVEMBER, 2015.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson		X
Councilmember Lisonbee	X	
Councilmember Bolduc	X	
Councilmember Johnson	X	
Councilmember Gailey		X

10.20.050 Noticing.

The City shall provide notice of public hearings and public meetings in accordance with Utah law and the following provisions:~~Required notice of public meetings and hearings for permitted land use or conditional use applications and ordinances shall include and comply with the following provisions:~~

(A) Applicant Notice. The City shall provide the applicant with:

(1) the date, time, and place of any public hearing or public meeting to consider the application, at least three (3) days prior to the meeting;

(2) copies of each staff report regarding the applicant or pending application, at least three (3) days prior to the hearing or meeting; and

(3) notification of any final action on a pending application.

(B) Public Notice of Meetings. Notice of public meetings shall be accomplished by the following, at least twenty-four (24) hours prior to the public meeting:

(1) publication on the Utah Public Notices Website created pursuant to Utah Code;

(2) posting notice in three public locations within the City, or on the City's official webpage; and

(3) for general plan amendments, submitting notice to a newspaper of general circulation in the area.

(C) Public Notice of Hearings. Unless otherwise provided in this chapter, public notice of any public hearing shall be accomplished by the following, at least ten (10) days prior to the hearing or meeting:

(1) publication in a newspaper of general circulation in the area;

(2) publication on the Utah Public Notices Website created pursuant to Utah Code;

(3) mailed to each affected entity; and

(4) posted in three public locations within the City, or on the City's official webpage.

(D) Specific Third Party Notice. For any application which requires notice to adjacent property owners:

(1) the applicant shall provide the Community Development Department with an approved list of all owners of real property located within 300 feet of the boundary of the subject property, as shown on the latest assessment rolls of the county recorder. The applicant shall pay to the City a fee in the amount of the actual costs incurred by the City in providing notice, and shall bear sole responsibility to ensure the accuracy of the property owner list; and

(2) the City shall, at least ten (10) days before the hearing, mail notice to the owners of record for each parcel within a 300-foot radius of the subject property, including those who are located outside of Syracuse City boundaries.

(E) Meetings or Hearings Requiring Specific Third Party Notice. Notice shall be sent out in accordance with subsection (D) for the following:

(1) Subdivision plat approval or amendment;

(2) Zoning map amendments;

(3) Major conditional use permit applications.

(F) Public Hearings Required. The following applications and proposals require at least one public hearing, in accordance with Utah law:

(1) Amendment to or adoption of a general plan, including general plan map amendments;

(2) Request to open general plan outside of the open amendment period, which notice time is increased to 15 days.

(~~2~~3) Adoption or amendment to a land use ordinance, including zone map amendments;

(~~3~~4) Subdivision plat approval or amendments; ~~and~~

(~~4~~5) Plat amendments that vacate, alter or amend a public street, right-of-way or easement.and

(6) Site plan approval.

~~(A) Mailing List and Labels. The applicant for a major conditional use shall provide the Community Development Department with an approved list of all owners of real property located within 300 feet of the boundary of the subject property, as shown on the latest assessment rolls of the county recorder. The applicant~~

~~shall pay to the City a fee in the amount of the actual costs incurred by the City in providing the notice, and shall bear sole responsibility to ensure the accuracy of the property owner list.~~

~~(B) Applicant Notification. For all major conditional use applications, the City shall give notice to the applicant of the date, time, and place of each public meeting to consider the application and of any final action on a pending application.~~

~~(C) Notice to Third Parties. For site-specific major conditional use applications, the City shall mail notice to the owners of record for each parcel within a 300-foot radius of the subject property, including third party owners of property within the 300-foot radius but outside of Syracuse City boundaries.~~

(G~~D~~) Notice Provisions for Specific Applications.

(1) Intent to Prepare or Amend General Plan. Before preparing a proposed general plan or general plan amendment the City shall provide 10 calendar days' notice of its intent to prepare or amend the general plan ~~to the following listed entities or persons~~. Such notice shall comply with the requirements of Section 10-9a-203, Utah Code Annotated 1953, as amended. ~~The City shall provide notice of intent to designated entities or persons before preparing the plan or amendment to allow those entities and persons to submit information to the City. The entities or persons the City shall notify are:~~

~~(1) Each affected entity (as defined in SCC 10.10.040);~~

~~(2) The Automated Geographic Reference Center (as defined in Section 63F-1-506, Utah Code Annotated 1953);~~

~~(3) The association of governments of which the City is a member; and~~

~~(4) The State Planning Coordinator (appointed pursuant to Section 63J-4-202, Utah Code Annotated 1953).~~

(2) General Plan Open Amendment Period. The City shall provide notice of the commencement of an open amendment period for either general plan map or general plan text amendments, including the date by which applications may no longer be accepted by the City for that period, at least ninety (90) days prior to the date of the open amendment period by publishing notice in the same manner as public hearings, as provided in subsection (C).

(3) Proposals to vacate a public street, right-of-way or easement. Notice shall comply with the provisions of Section 10-9a-208, Utah Code Annotated 1953, as amended.

~~(E) General Plan Adoption or Amendment. The City shall provide advance notice of the date, time and place for public hearings and meetings regarding a general plan adoption or amendment as follows:~~

~~(1) The City shall provide notice of the first public hearing to consider the adoption or modification of all or any portion of the general plan at least 10 calendar days before the public hearing. Notice shall be:~~

~~(a) Published in a newspaper of general circulation in the area;~~

~~(b) Mailed to each affected entity (as defined in SCC 10.10.040);~~

~~(c) Posted in at least three public locations within the City and, if practical, on the City's website.~~

~~(2) The City shall provide notice of each public meeting regarding the adoption or modification of all or any part of the general plan at least 24 hours before the meeting. Notice shall be:~~

~~(a) Submitted to a newspaper of general circulation in the area; and~~

~~(b) Posted in at least three public locations within the City and, if practical, on the City's website.~~

~~(F) Adoption or Amendment of Land Use Ordinance. The City shall provide advance notice of the date, time and place for public hearings and meetings regarding a land use ordinance adoption or amendment as follows:~~

~~(1) The City shall provide notice of the first public hearing to consider the adoption of any modification of a land use ordinance at least 10 calendar days before the public hearing. Notice shall be:~~

~~(a) Mailed to each affected entity (as defined in SCC 10.10.040);~~

~~(b) Posted in at least three public locations within the City and, if practical, on the City's website;~~

~~(c) Published in a newspaper of general circulation in the area, or mailed at least 10 days before the public hearing to each property owner whose land the ordinance change would directly affect and each adjacent property owner within 300 feet.~~

~~(2) The City shall provide notice regarding the adoption or modification of a land use ordinance at least 24 hours before the meeting. The City shall post such notices in at least three public locations within the City and, if practical, on the City's website.~~

~~(G) Subdivision Plat Amendment or Approval. The City shall provide advance notice of the date, time and place for public hearings and meetings regarding a proposed subdivision or an amendment to a subdivision as follows:~~

~~(1) The City shall mail notice at least 10 calendar days before the public hearing to the owners of record of each parcel within 300 feet of the subject property; and~~

~~(2) Not less than 10 calendar days before the public hearing, the applicant shall post on the property one City-provided sign along each street on which the subject property has frontage. If the subject property does not abut a street, the applicant shall post the sign on a nearby street as determined by the Community Development Department. The sign shall be of sufficient size, durability, print quality and location as to reasonably give notice to those passing by.~~

~~(3) The City shall mail notice to each affected entity (as defined in SCC 10.10.040) of a public hearing to consider a preliminary plat describing a multiple-unit residential development or a commercial or industrial development.~~

~~(H) Plat Amendments That Vacate, Alter or Amend an Existing Street. For any proposal to vacate, alter or amend a platted street, the City shall hold a public hearing and give notice of the date, place and time of the hearing in accordance with the noticing requirements provided in subsection (G) of this section and additionally:~~

~~(1) Mail notice to each affected entity (as defined in SCC 10.10.040);~~

~~(2) Publish notice once a week for four consecutive weeks before the hearing in a newspaper of general circulation in the City;~~

~~(3) Comply with all other requirements set forth in Sections 10-9a-208, 10-9a-608 and 10-9a-609, Utah Code Annotated 1953, as amended.~~

~~(I) Notice of Land Use Applications. The City shall notice general plan map and zoning map amendment applications at least 10 calendar days before the public hearing. The City shall notice requests for major conditional uses, site plan and site plan amendment approvals, and variances at least three calendar days before the public meeting~~

~~.~~

(H~~J~~) Challenge of Notice. If no one challenges a notice given under authority of this section, in accordance with applicable appeal procedures, within 30 days after the meeting or action for which notice was given, all affected parties shall deem the notice as adequate and proper. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 09-10 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-050.]

10.20.060 General plan amendments.

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

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

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

(D) Applications for general plan text or general plan map amendments during open amendment periods shall be considered as provided in this subsection:

(1) Open amendment periods shall:

(a) for General Plan text amendments, commence on January 1, beginning in 2018, and commencing on the same date every four (4) years; and

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

(2) Applications for amendments to the general plan text or general plan map during an open amendment period may be accepted at any time prior to the open amendment period, but may only be considered by the Commission during an open amendment period if the application is received by the Community Development Department no later than 5:00 p.m. on January ~~15~~31, or 5:00 p.m. on the following business day, if January ~~15~~31 is a weekend or holiday, on the year of the open amendment.

(3) The Commission shall consider applications for proposed amendments to the general plan text or map which have been submitted in accordance with subsection (D)(2) during the open amendment period, in the same order by which they were received by the City.

(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:

(1) Any application submitted after the time identified in subsection (D) shall be kept on file for consideration ~~during~~for the next open amendment period, unless the applicant makes a special request as provided in this subsection.

(2) An applicant may make a special request to the City Council to consider the applicant's amendment outside of the open amendment period.

(3) The Council may, after proper notice, authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:

~~(i)~~ (a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;

(b) Catastrophic events, such as natural disasters or conflagrations; or

(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City.

~~Consists of at least ten (10) acres; and~~

(4) Applications to open the general plan must receive at least 4 affirmative votes by the City Council.

(45) If the City Council authorizes the special request, then the proposed amendment is referred to the Community Development Department pursuant to subsection (G), for consideration by the Planning Commission and City Council.

(F) Each application which is submitted by an applicant in accordance with subsection (D), or authorized for special consideration pursuant to subsection (E), shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.

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

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department along with any fee established by the City's schedule of fees. The City Council, Planning Commission, or authorized City staff may initiate a general plan amendment ~~at any time~~ without submittal of an application or payment of any fee. Anyone proposing general

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plan amendments shall do the survey and analysis work necessary to justify the proposed amendment. To ensure the Planning Commission and City Council have sufficient information to evaluate a proposed amendment, an applicant shall submit at least the following information:

(a) For map amendments:

(i) An eight-and-one-half-inch by 11-inch map showing the area of the proposed amendment;

(ii) Current copy of county assessor's parcel map showing the area of the proposed amendment;

(iii) Mapped inventory of existing land uses within the area of the proposed amendment and extending one-half mile beyond such area;

(iv) Correct property addresses of parcels included within the area of the proposed amendment;

(v) Written statement specifying the potential use of property within the area of the proposed amendment;

(vi) Written statement explaining why the existing general plan designation for the area is no longer appropriate, desirable, or feasible; and

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

(b) For text amendments:

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

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

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

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

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

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

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

(F~~I~~) 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.

(J~~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.

(K~~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.

10.20.70 Zoning map and text amendments.

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

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

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

(D) Procedure. The City shall process and con–sider 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 pro- posed 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 pro-posed 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, and -in making an amendment, the City Council should also consider:

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

(~~2~~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;

(~~3~~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;

(~~4~~3) The extent to which it may adversely affect adjacent property; and

(~~5~~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. 11-02

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

Chapter 10.50

ESTABLISHMENT OF ZONES

10.50.010 Establishment of zones.

10.50.020 Zoning of territory annexed into the City.

10.50.030 Requirements declared as minimum.

10.50.040 The zoning map.

10.50.050 Clarification of zoning.

10.50.010 Establishment of zones.

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

A-1 agriculture	~~Half~~ 0.5 ~~a~~ dwellings ~~net~~ per gross acre
R-1 residential	~~2.90~~ 2.3 dwellings per ~~net~~ gross acre
R-2 residential	~~3.79~~ 3.0 dwellings per ~~net~~ gross acre
R-3 residential	~~5.44~~ 4.0 dwellings per ~~net~~ gross acre
R-4 residential	11.0 dwellings per gross acre
PRD residential	Up to ~~8.0~~ 6.0 dwelling units per ~~net~~ gross acre~~; or up to 12.0 dwelling units per net acre, subject to recommendation by the Planning Commission and approval by the City Council~~

PO professional office

GC general commercial

NS neighborhood services

BP business park

RP research park

ID industrial development

SO sensitive overlay

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

10.50.020 Zoning of territory annexed into the City.

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

10.50.030 Requirements declared as minimum.

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

10.50.040 The zoning map.

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

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

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

the revision.

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

10.50.050 Clarification of zoning.

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

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

Chapter 10.55

A-1 – AGRICULTURE ZONE

(0.5 LOTS PER ~~NET~~ GROSS ACRE)

Sections:

10.55.010 Purpose.

10.55.020 Permitted uses.

10.55.030 Conditional uses.

10.55.040 Minimum lot standards.

10.55.050 Off-street parking and loading.

10.55.060 Signs.

10.55.070 Special provisions.

10.55.010 Purpose.

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

10.55.020 Permitted uses.

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

(A) Accessory uses and buildings (~~under~~ 200 square feet or less).

(B) Agriculture.

(C) Animal clinics and hospitals.

(D) Apiaries.

(E) Aviaries.

(F) Churches, synagogues, and temples.

(G) Dwellings, single-family.

(H) Educational services.

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

(J) Farm industry (on a parcel of five acres or more).

(K) Fruit and vegetable stands.

(L) Household pets.

(M) Minor home occupations.

(N) Public parks.

(O) Rabbits and hens.

(P) Residential facilities for persons with disabilities.

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

10.55.030 Conditional uses.

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

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

~~(B) Cluster subdivisions (major).~~

(~~C~~B) Day care centers (major).

(~~D~~C) Dog kennels (minor).

(~~E~~D) Dwelling, accessory (major/minor, see SCC 10.30.020).

(~~F~~E) Educational services, private (minor).

(~~G~~F) Greenhouses (minor).

(~~H~~G) Home occupations (major).

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

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

(~~K~~J) Sewage treatment plants (major).

(~~L~~K) Stables, public (minor).

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

10.55.040 Minimum lot standards.

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

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

(B) Front yard: 25 feet.

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

(D) Rear yard: 30 feet.

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

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

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

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

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

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

10.55.050 Off-street parking and loading.

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

10.55.060 Signs.

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

10.55.070 Special provisions.

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

Chapter 10.60

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

Sections:

10.60.010 Purpose.

10.60.020 Permitted uses.

10.60.030 Conditional uses.

10.60.040 Minimum lot standards.

10.60.050 Off-street parking and loading.

10.60.060 Signs.

10.60.070 Special provisions

10.60.010 Purpose.

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

10.60.020 Permitted uses.

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

(A) Accessory uses and buildings (~~under~~ 200 square feet or less).

(B) Agriculture.

(C) Aviaries.

(D) Churches, synagogues, and temples.

(E) Dwellings, single-family.

(F) Educational services.

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

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

(I) Household pets.

(J) Minor home occupations.

(K) Public and quasi-public buildings.

(L) Public parks.

(M) Rabbits and hens.

(N) Residential facilities for persons with disabilities.

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

10.60.030 Conditional uses.

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

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

(B) Apiaries (minor).

(C) Cluster subdivisions (major).

(D) Day care centers (major).

(E) Dog kennels (minor).

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

(G) Dwelling groups (major).

(H) Greenhouses (minor).

(I) Home occupations (major).

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

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

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

10.60.040 Minimum lot standards.

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

(A) Density. Minimum lot size ~~10,000~~ 12,000 square feet, but in no case shall the density exceed ~~2.9~~ 2.3 lots per ~~net~~ gross acre, unless the Land Use Authority grants additional density, per a Cluster Subdivision Major Conditional Use Permit~~, up to a maximum of 4.75 3.5 lots per net gross acre.~~

(B) Lot width: 100 feet.

(C) Front yard: 25 feet.

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

(E) Rear yard: 30 feet.

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

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

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

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions

where literal enforcement of the requirements of the zone would result in severe hardship;

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

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 11-13 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-12-040.]

10.60.050 Off-street parking and loading.

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

10.60.060 Signs.

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

10.60.070 Special provisions.

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

Chapter 10.65

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

Sections:

10.65.010 Purpose.

10.65.020 Permitted uses.

10.65.030 Conditional uses.

10.65.040 Minimum lot standards.

10.65.050 Off-street parking and loading.

10.65.060 Signs.

10.65.010 Purpose.

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

10.65.020 Permitted uses.

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

(A) Accessory uses and buildings (~~under~~ 200 square feet or less).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Educational services.

(F) Household pets.

(G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

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

10.65.030 Conditional uses.

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

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

(B) Apiaries (minor).

(C) Day care centers (major).

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

(E) Dwelling groups (major).

(F) Dog kennels (minor).

(G) Home occupations (major).

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

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

10.65.040 Minimum lot standards.

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

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

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

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

(E) Rear yard: 30 feet.

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

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

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

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

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

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

10.65.050 Off-street parking and loading.

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

10.65.060 Signs.

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

Chapter 10.70

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

Sections:

10.70.010 Purpose.

10.70.020 Permitted uses.

10.70.030 Conditional uses.

10.70.040 Minimum lot standards.

10.70.050 Off-street parking and loading.

10.70.060 Signs.

10.70.010 Purpose.

The purpose of this zone is to provide for medium density single-family residential development that conforms to the system of services available. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-010.]

10.70.020 Permitted uses.

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

(A) Accessory uses and buildings (~~under~~ 200 square feet or less).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Educational services.

(F) Household pets.

(G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

(L) Vietnamese potbellied pigs. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-14-020.]

10.70.030 Conditional uses.

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

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

(B) Apiaries (minor).

(C) Day care centers (major).

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

(E) Home occupations (major).

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

(G) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 14-01 § 1; Ord. 11-10 § 8; Ord. 11-04 § 4; 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1994, 1991; Code 1971 § 10-14-030.]

10.70.040 Minimum lot standards.

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

(A) Density: minimum lot size 8,000 square feet, but in no case shall the density exceed ~~5.44~~ 4.0 lots per ~~net~~ gross acre.

(B) Lot width: 80 feet.

(C) Front yard: 25 feet.

(D) Side yards: Eight feet both sides.

(E) Rear yard: 20 feet.

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

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

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

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

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

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-08; Ord. 02-16; amended 1998; Code 1971 § 10-14-040.]

10.70.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-050.]

10.70.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-060.]

Chapter 10.80

CLUSTER SUBDIVISION (MAJOR CONDITIONAL USE)

Sections:

10.80.010 Purpose.

10.80.020 Development requirements.

10.80.030 Permitted uses.

10.80.040 Bonus density incentives.

10.80.050 Design standards.

10.80.060 Approval.

10.80.070 Development plan and agreement requirements.

10.80.010 Purpose.

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

10.80.020 Development requirements.

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

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

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

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

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

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

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

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

(1) Density: ~~Minimum lot size 7,000 square feet, but in~~ Maximum density is calculated by multiplying the development's gross acreage by 50%, and then multiplying the remaining acreage by ~~no case shall the density exceed~~ 4.6 units per ~~gross~~ acre.

(2~~1~~) Minimum Lot area: 7,000 square feet.

(~~2~~3) Lot width: 60 feet.

(~~3~~4) Setbacks:

(a) Front: 15 feet

(b) Garage: 20 feet

(c) Side: 8 feet

(d) Rear: 20 feet.

(e) Corner lot side: 20 feet.

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

(H) Open Space and Common Space:

1. The development shall provide fifty percent (50%) open space. A minimum of ten percent (10%) of the open space shall be common space.

2. Open space and common space shall not include streets, driveways, or parking areas.

3. Open space may include agricultural areas, recreation areas, and wetland preserve.

4. Open space not used for agriculture and wetland preserve shall be fully landscaped and developed with ~~approved~~ amenities as identified in the City's Parks Master Plan for the enjoyment and- full use of all residents of the development and/or the public.

5. Open space that is designated for agricultural use shall have a recorded perpetual conservation easement.

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

7. Common space shall be fully landscaped and developed with approved amenities for the enjoyment and full use of all residents of the development and/or the public.

8. Common space shall be preserved, maintained and owned through the homeowners' association from the onset, or may be deeded to Syracuse City, if the developer makes the request and the City Council grants the request, at the City Council's sole discretion.

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

1. Landscape Plan shall be signed and stamped by a professional landscape architect.

2. The landscaping plan shall indicate all special features, such as ponds, fountains, signs, walking paths, plant species and size, fencing etc., together with a planting plan.

3. Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement.

4. Street Trees shall have a minimum two inch (2") caliper trunk size measured twelve inches (12") above ground level, at the time of installation.

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

6. Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than fifty feet (50') apart.

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

1. Sidewalks shall be a minimum of five feet (5') wide and meet the minimum ADA standards.

2. Parkstrips shall be a minimum of ten feet (10') wide.

3. Meandering sidewalks shall be no closer than five feet (5') to the back of curb.

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

(K) Trail System/Walking/Bike Paths:

1. The development shall contain trail/walking/bike paths and shall connect to the City's trails system per the Trail Master Plan, when applicable.

2. Trail/walking/bike paths shall meet the City's Engineering Standards and Specifications.

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

(M) Due to the nature of cluster subdivisions and the fact that most of the usual dwellings have site restrictions and because the placement of dwellings and other structures on the site may produce a negative impact

to surrounding land uses, the location, size, and general footprint of all dwellings and other main buildings shall be shown on the plans submitted for review.

(N) The proposed development shall not be detrimental to the health, safety, or general welfare of persons residing in the vicinity. [Ord. 13-15 § 1; Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1999; Code 1971 § 10-16-020.]

10.80.030 Permitted uses.

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

10.80.050 Design standards.

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

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

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

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

10.80.060 Approval.

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

10.80.070 Development plan and agreement requirements.

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

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

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

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

(E) A cluster subdivision community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit,

professionally managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs.

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

CHAPTER XX

R-4 RESIDENTIAL
(~~14.52~~ 11 Lots Per ~~Net~~ Gross Acre)

10-14-010: Purpose

10-14-020: Permitted Uses

10-14-030: Conditional Uses

10-14-040: Minimum Lot Standards

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

10-14-060: Signs

10-14-070: Special Provisions

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

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

(A) Accessory Uses and Buildings (~~under two hundred [~~200~~]~~ square feet or less) (Ord. 03-18)

(B) Agriculture

(C) Dwellings, Multi-Family

(D) Dwellings, Single-Family

(E) Dwellings, Two-Family

(F) Group Homes

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

(H) Medical and Other Health Facilities

(I) Public and Quasi-Public Buildings

(J) Public Parks

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

(A) Accessory Uses and Buildings (greater than ~~two hundred [~~200~~]~~ square feet ~~or greater~~)

(B) Home Occupations

(C) Pre-Schools

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

(A) Density: Six thousand (6,000) square feet for one (1) unit plus two thousand (2,000) square feet for each additional unit in the structure. In no case shall the density exceed 11 lots per gross acre. ~~with the maximum number of dwelling units per net acre not exceeding fourteen and fifty-two hundredths~~ (14.52)

(B) Lot Width: Eighty (80) feet

(C) Front Yard: Twenty-five (25) feet

(D) Side Yards: Eight (8) feet (both sides)

(E) Rear Yard: Thirty (30) feet

(F) Building Height: As allowed by current building code

(G) Variation of Lot: The Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that: (Ord. 08-07)

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

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

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

4. The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the Zone as identified in the City's General Plan. (Ord. 06-27)

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

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

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

DRAFT

Minutes of the Syracuse City Council Special Meeting, November 20, 2015

Minutes of the Special Meeting of the Syracuse City Council held on November 20, 2015, at 4:30 p.m., in the Council Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc
Mike Gailey
Douglas Peterson

Mayor Terry Palmer
City Recorder Cassie Z. Brown

Excused: Councilmembers Craig Johnson and Karianne Lisonbee

Visitors Present: Dave Maughan

4:30:10 PM

1. Meeting Called to Order

Mayor Palmer called the meeting to order at 4:30 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

4:30:26 PM

2. Consideration of certifying the recount results for the November 3, 2015 Municipal General Election (roll call vote).

City Recorder Brown reported that the recount process took nearly three days to complete and the results were provided to her by the Davis County Elections Division this afternoon. She noted the outcome of the election did not change, but some of the vote totals did. She reported the following vote totals:

Andrea Anderson – 2536 votes

Karianne Lisonbee – 2035 votes

Dave Maughan – 2032 votes

Doug Peterson – 2008 votes

Randy Miller – 1226 votes

She noted that at this point in time the County is unable to determine exactly why the vote totals changed, but they will investigate further and provide her with an update when it is available.

4:33:11 PM

Dave Maughan noted that he observed the recount that took place over the course of three days and he initially had some concerns about some of the practices used in the recount, but he was able to visit with the County Election Official and

all the explanations he provided regarding the practices used gave him peace of mind. Mayor Palmer noted he is confident in the integrity of the vote tabulation process, but he would like to know why the vote totals changed slightly. Ms. Brown agreed and noted that any time there is a component of paper ballots there is an opportunity for ballots to be counted differently when scanned multiple times. She emphasized that paper ballots are used in traditional machine elections when a voter must vote a provisional or absentee ballot and she does not want the fact that the vote totals of this election changed slightly to cast a bad light on the vote-by-mail system.

4:35:33 PM

Councilmember Peterson asked Mr. Maughan why he felt it was necessary to observe the recount process. Mr. Maughan stated he has been a part of recounts in the past and he has had a different experience each time and in two recounts the vote totals did change; he wanted to witness this recount so that he was aware of what was happening and so that he could gain a certain level of comfort that the officials conducting the recount were doing so legally and appropriately. He reiterated he was very pleased with the manner in which the Davis County employees, specifically Davis County Election Official Brian McKenzie, conducted the recount and he was pleased with the results at the end of the day.

4:38:16 PM

Councilmember Bolduc asked why Davis County values the vote-by-mail system. Ms. Brown stated it is always an Election Officer's goal to increase participation in the election process and the vote-by-mail generally increases voter turnout. It is a method that provides voters with more opportunities to cast their vote. Councilmember Bolduc stated that it can take longer to have final results. Ms. Brown stated that is a bit of a misnomer; some people think the reason that it took so long to have final results is because the vote-by-mail system was used when, in fact, the results would not have been released until November 10 regardless of the voting method that was used because State Law does not allow an Election Official to release official results until the day of the canvass, which can be scheduled no sooner than seven days after Election Day and no later than 14 days after Election Day. She noted that the Utah Municipal Clerks Association (UMCA), of which she is a member, is lobbying the State Legislature to amend the Election Law to allow for the release of updated results between Election Day and the night of the canvass.

4:41:47 PM

Councilmember Peterson stated that initially he did not plan to request a recount because he felt a 23 vote difference was insurmountable and he was worried about the cost and time associated with a recount. However, upon thinking about it

further and focusing on the fact that the law allows for recounts for a reason, he decided to request the recount to test the vote-by-mail system. He likes the vote-by-mail system and thinks the City should continue to use it in the future. Mayor Palmer added that Farmington City also conducted a recount so the total cost will be split between Syracuse and Farmington. Ms. Brown stated that is correct; she does not have a final total for the recount, but she assumes the cost will be at least $2,000. The Council then engaged in a brief general discussion about the vote-by-mail system and counting procedures, with a focus on the opportunity for voter fraud in the vote-by-mail system. Ms. Brown stated that Davis County's Election Office is amazing to work with and she appreciates the support that she and the other cities in Davis County receive from them. She is glad that Mr. Maughan had the opportunity to witness that for himself. She has no question about the integrity of the Election Official and his staff.

4:50:03 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ACCEPT THE ELECTION SUMMARY REPORT FOR THE RECOUNT FOR THE MUNICIPAL ELECTION. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

4:50:31 PM

At 4:50 p.m. COUNCILMEMBER GAILEY MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Terry Palmer	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved: _____

COUNCIL AGENDA

December 8, 2015

Agenda Item #**6** **Final Subdivision Plan Keller Crossing Phase 1**

Factual Summation

Address:	1475 W 2000 S
Zone:	R-2 Residential
Applicant:	Nilson Homes
Total Acreage	6.774 acres
Net Developable Acres:	5.419 acres
Allowed Lots (5.44 units/acre):	29
Proposed Lots	17

Public Meeting Outline

General Plan and Rezone Approval	
Planning Commission	May 5, 2015
City Council May	12, 2015
Concept Plan Staff Review	April 29, 2015
Preliminary Plan Review	
Planning Commission	June 2, 2015
City Council	June 9, 2015
Final Plan Review	
Planning Commissioner	September 1, 2015

Attachments

- Proposed code amendment

Background:

This request is for phase one of two phases for the Keller Crossing Subdivision. This phase is on the west end of the development and will complete 1475West. This phase is surrounded by single family residential development. The developer has opted for the low volume local street standard. The developer has been sent the city staff reports and is currently amending the drawings to reflect any outstanding items.

Attachments

- Aerial
- Final Plan
- Staff Reviews

Planning Commission Recommendation

The Planning Commission moved to recommend approval of the final subdivision plan for Keller Crossing Phase I, located at 1475 W 2000 S R-2 zone, subject to all applicable requirements of the City's municipal codes and city staff reviews on September 1, 2015 with a unanimous vote.

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Keller Crossing phase 1 final

DATE: August 25, 2015

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

2. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

3. Dead-end streets, which exceed one hundred and fifty feet depth in length, shall have a temporary turnaround area at the end. The temporary turnaround shall meet the City standards.
   - 2000 South will require a temporary turnaround

4. Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the back of curb.
   - The cul-de-sac's diameter is only 90 feet which is below the city's standard.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

SYRACUSE CITY EST. 1935

Planner Final Subdivision Review

Subdivision: Keller Crossing

Date: August 25, 2015

Completed By: Jenny Schow, City Planner

Updated:

8-6-10 Final Plat

Please review and amend the following items:

1. Include a typical set back diagram or list set backs on the plat.
2. Add street address when submitted by the city planner.

Items required for Preconstruction:

1. Construction Drawing Prints and PDF files
2. Schedule a preconstruction meeting
3. Bond estimate using the City template
4. Final Inspection Fees as calculated in the approved bond estimate
5. Offsite Improvement Agreement
6. BMP Facilities Maintenance Agreement (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated within 30 days or recording
4. Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Reeve & Associates, Inc. - Solutions You Can Build On

KELLER CROSSING SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
JUNE, 2015

BOUNDARY DESCRIPTION

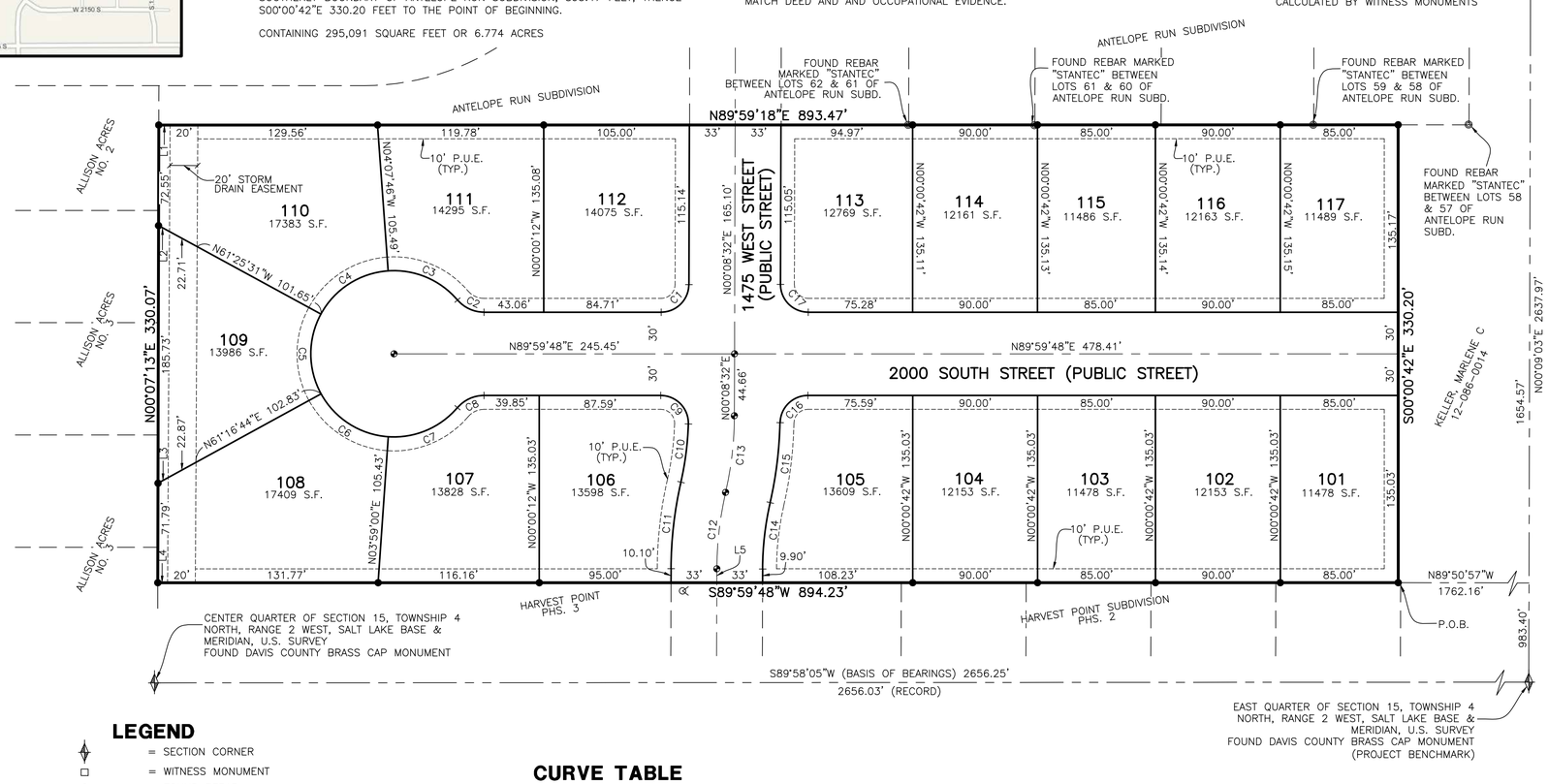
PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 983.40 FEET N00°09'03"E AND 1762.16 FEET N89°50'57"W FROM THE EAST QUARTER OF SECTION 15; THENCE S89°59'48"W ALONG THE NORTHERLY BOUNDARY OF HARVEST POINT SUBDIVISION PHASES 2 & 3, 894.23 FEET; THENCE N00°07'13"E ALONG THE EASTERLY BOUNDARY OF ALLISON ACRES SUBDIVISION NO. 1 & NO. 3, 330.07 FEET; THENCE N89°59'18"E ALONG THE SOUTHERLY BOUNDARY OF ANTELOPE RUN SUBDIVISION, 893.47 FEET; THENCE S00°00'42"E 330.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 295,091 SQUARE FEET OR 6.774 ACRES

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY ON THE NORTH, SOUTH AND WEST SIDES WAS FIXED BY EXISTING SUBDIVISIONS, WHICH MATCH DEED AND AND OCCUPATIONAL EVIDENCE.



LEGEND

- = SECTION CORNER
- = WITNESS MONUMENT
- = FOUND REBAR
- = EXISTING FIRE HYDRANT
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.U.E. = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE

50 0 50 100 150
Scale: 1" = 50'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.37'	28.25'	19.95'	S45°04'10"W	89°51'16"
C2	25.00'	21.68'	21.00'	11.57'	S65°09'48"E	49°40'47"
C3	60.00'	56.35'	54.30'	30.44'	N67°13'35"W	53°48'21"
C4	60.00'	60.00'	57.53'	32.78'	N57°13'22"E	57°17'45"
C5	60.00'	60.00'	57.53'	32.78'	N00°04'23"W	57°17'45"
C6	60.00'	60.00'	57.53'	32.78'	N57°22'08"W	57°17'45"
C7	60.00'	56.20'	54.17'	30.35'	N67°09'00"E	53°39'59"
C8	25.00'	21.68'	21.00'	11.57'	S65°09'24"W	49°40'47"
C9	20.00'	32.02'	28.71'	20.62'	N44°08'05"W	91°44'15"
C10	217.00'	42.34'	42.28'	21.24'	S07°19'28"W	11°10'50"
C11	283.00'	62.93'	62.80'	31.60'	N06°32'38"E	12°44'29"
C12	250.00'	55.59'	55.48'	27.91'	N06°32'38"E	12°44'29"
C13	250.00'	55.73'	55.62'	27.98'	S06°31'42"W	12°46'21"
C14	217.00'	48.26'	48.16'	24.23'	N06°32'38"E	12°44'29"
C15	283.00'	58.23'	58.12'	29.22'	S07°01'13"W	11°47'18"
C16	20.00'	31.02'	28.00'	19.61'	S45°33'41"W	88°52'14"
C17	20.00'	31.47'	28.32'	20.05'	S44°55'50"E	90°08'44"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°59'18"W	8.16'
L2	S61°25'31"E	8.99'
L3	N61°16'44"E	8.35'
L4	S89°59'48"W	7.07'
L5	S00°10'24"W	10.00'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND DAVIS COUNTY BRASS CAP MONUMENTS AT THE CENTER QUARTER AND THE EAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°56'49"W

DEVELOPER

NILSON HOMES
BRUCE NILSON
5617 S. 1475 E.
OGDEN, UT. 84403
(801) 392-8100

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF KELLER CROSSING SUBDIVISION PHASE 1 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATELY OWNED PROPERTY, COMMON AREA, LIMITED COMMON AREA, AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT KELLER CROSSING SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20___, BY CENTURYLINK.

CENTURYLINK

SYRACUSE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: KELLER CROSSING
Designer: E. ROCHE	Number: 1301-002
	Scale:
Begin Date: 06-17-15	Revision:
	Page: 1 of 1

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
DEPUTY.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

QUESTAR

APPROVED THIS _____ DAY OF _____, 20___, BY QUESTAR.

QUESTAR

SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SYRACUSE CITY ENGINEER — DATE

SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SYRACUSE CITY MAYOR — ATTEST: CITY RECORDER

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

Keller Crossing Subdivision

1475 West & 2000 South

Engineer Final Plan Review

Completed by Brian Bloemen on August 24, 2015

Below are the engineering comments for the final plan review of the Keller Crossing Subdivision.

Plat:

1. Add a temporary turn around easement adjacent to Lots 117 and 101.
2. Add the recording information for the existing storm drain easement.
3. Add side lot PUE's along Lots 108, 109 & 110.
4. The westerly boundary line should be Allison Acres No. 2 not No.1.

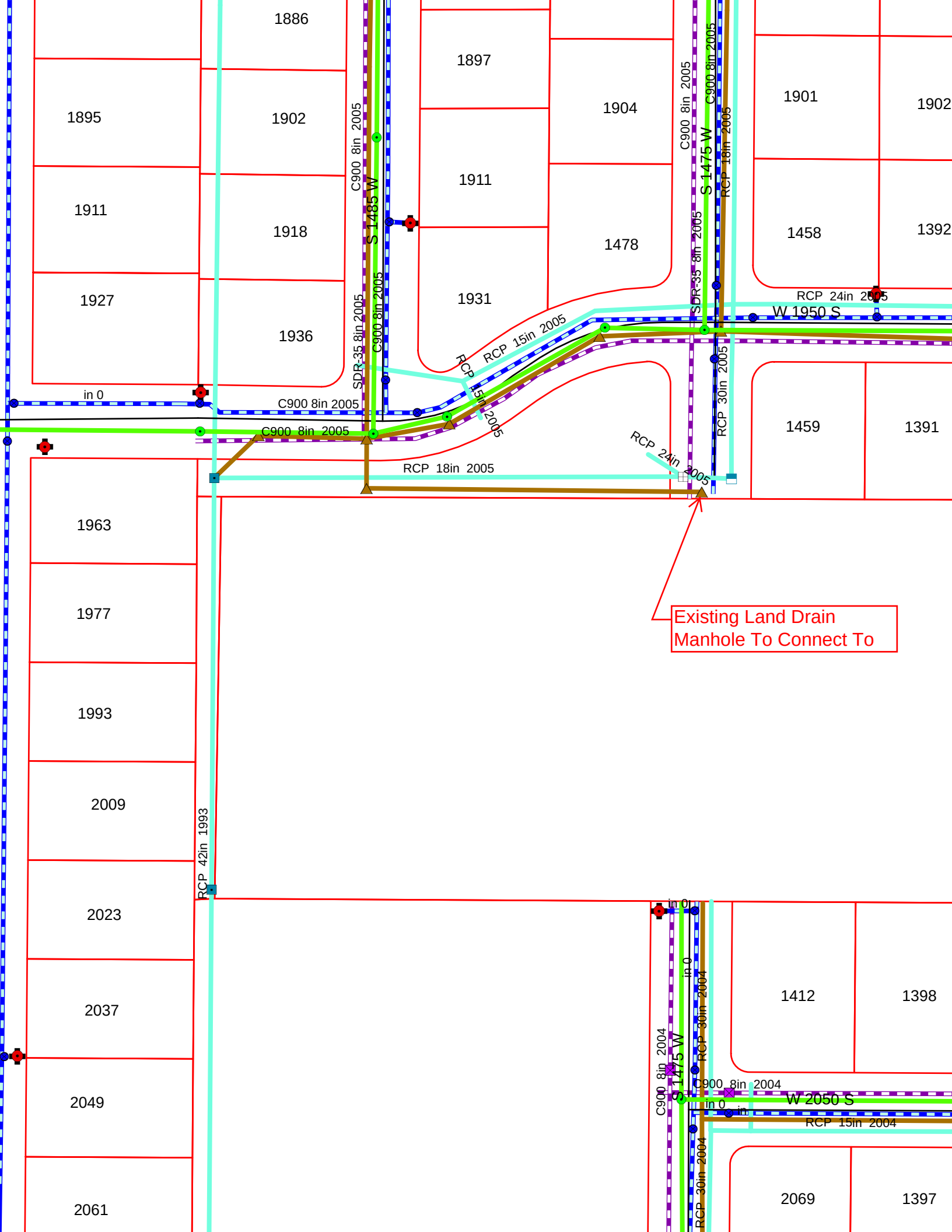
Plans:

1. Run the culinary waterline in 1475 West Street in the existing alignment to avoid using bends.
2. Per the cul-de-sac ordinance the minimum radius from the center of the cul-de-sac to the top back of curb is 50 feet.
3. Unless a tail water ditch is provided into the storm drain, the remaining land to the east can no longer be farmed. The existing head gate needs to be abandoned per West Branch Irrigation standards.
4. See the attached map for the location of the existing land drain on the north side of 1475 West to connect to. Field verify the location.
5. The existing detention basin will need to be bought into or detention for a 100 year event will need to be provided.
6. Match the existing curb and gutter/park strip with on 1475 West Street.
7. Add culinary and secondary valves on the north, east and south sides of 1475 West Street and 2000 South Street. The valves on the west side of the intersection can be eliminated.
8. All sewer and land drain services must tie into the main, not manholes.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer


1886
1897
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S 1485 W
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C900 8in 2005
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SDR-35 8in 2005
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RCP 15in 2005
RCP 30in 2005
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RCP 24in 2005
RCP 18in 2005
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RCP 30in 2004
C900 8in 2004
S 1475 W
C900 8in 2004
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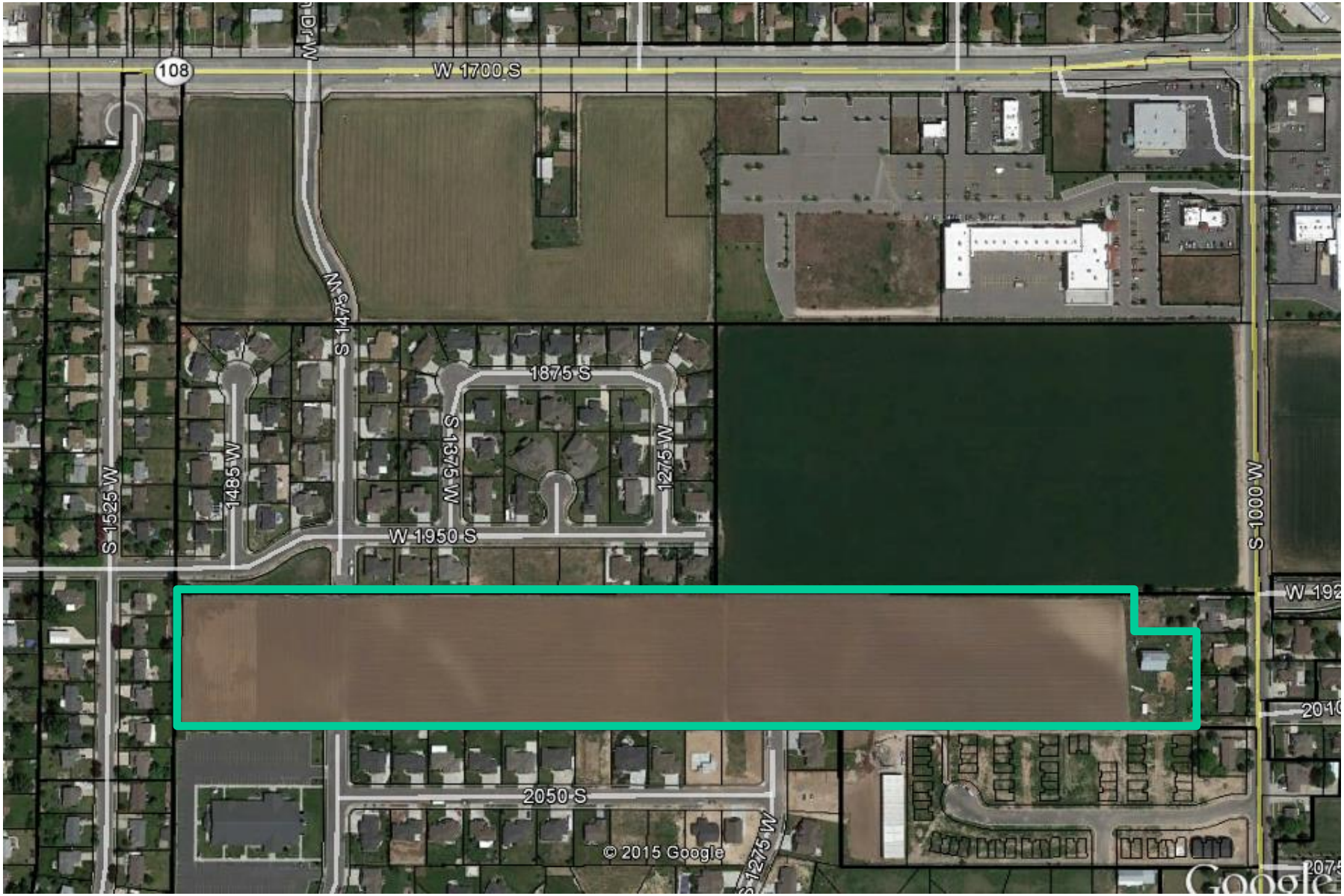
RCP 15in 2004
RCP 30in 2004
Existing Land Drain
Manhole To Connect To

Keller Crossing
2000 S 1000 W



CITY COUNCIL AGENDA

December 8, 2015

Agenda Item #7 **Final Subdivision Plan**
Keller Crossing Phase 3

Factual Summation

Address:	1475 W 2000 S
Zone:	R-3 Residential
Applicant:	K.W. Advisory Group
Total Acreage	8.519 acres
Net Acreage	6.815
Allowed Lots (5.44 units/acre)	37
Proposed Lots	23

Public Meeting Outline

General Plan and Rezone Approval	
Planning Commission	May 5, 2015
City Council	May 12, 2015
Concept Plan Staff Review	April 29, 2015
Preliminary Plan Review	
Planning Commission	June 2, 2015
City Council	June 9, 2015
Final Plan Review	
Planning Commission	December 1, 2015

Background

This request is for phase two of the Keller Crossing Subdivision. This phase is on the East end of the development and will tie in to Tivoli Gardens and Harvest Point Subdivision. Please see staff reports for outstanding issues.

Attachments

- Aerial
- Final Plan
- Staff Reviews

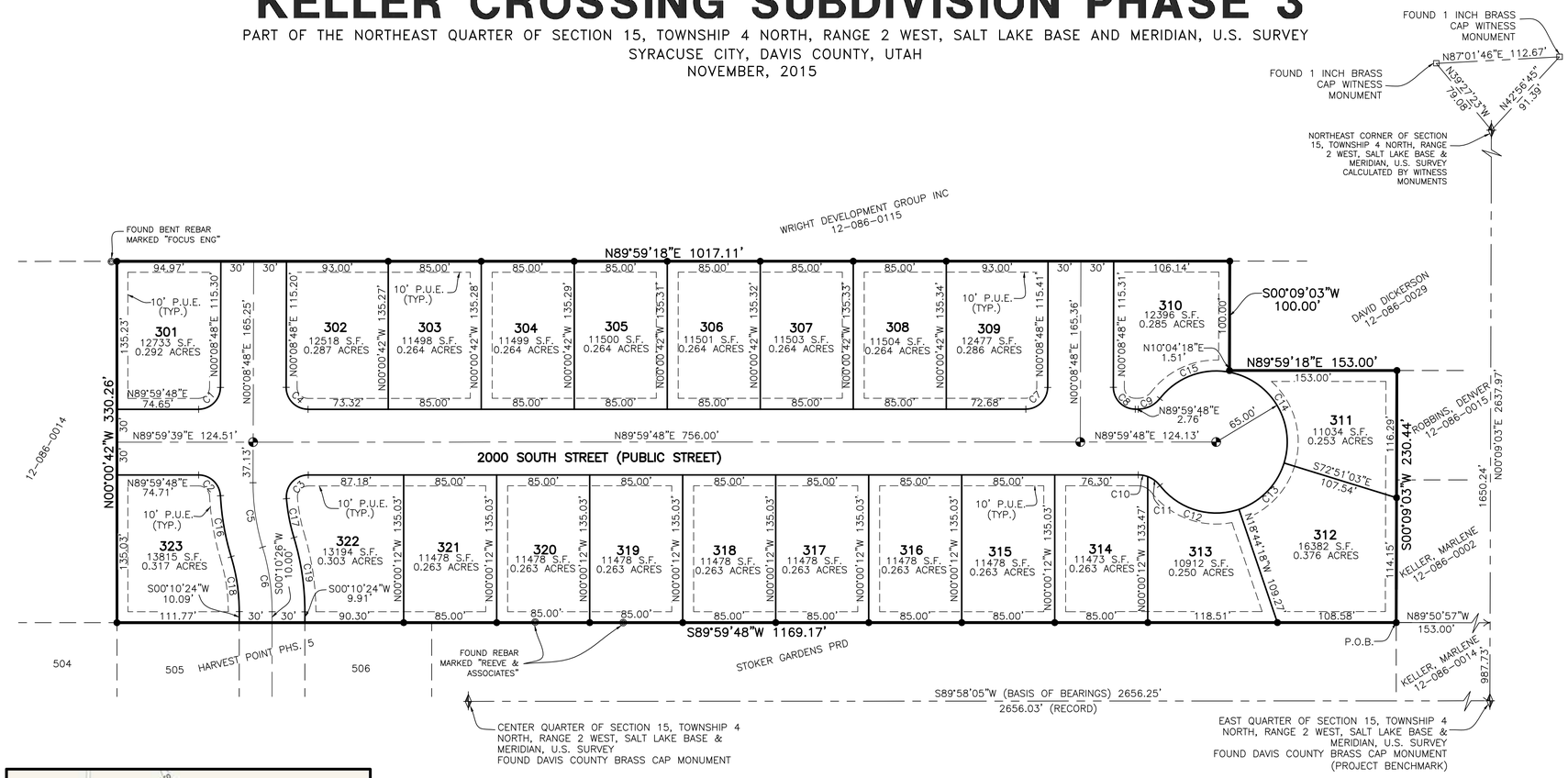
Planning Commission Recommendation

The Planning Commission moved to recommend approval of the final subdivision plan for Keller Crossing Phase 3, located at 1475 W 2000 S R-3 zone, subject to all applicable requirements of the City's municipal codes, city staff reviews. All voted aye.

Reeve & Associates, Inc. - Solutions You Can Build On

KELLER CROSSING SUBDIVISION PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2015



SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF KELLER CROSSING SUBDIVISION PHASE 3 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATELY OWNED PROPERTY, COMMON AREA, LIMITED COMMON AREA, AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT KELLER CROSSING SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

REVISED: 11-03-15

VICINITY MAP

(NO SCALE)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY ON THE NORTH, SOUTH AND WEST SIDES WAS FIXED BY EXISTING SUBDIVISIONS, WHICH MATCH DEED AND OCCUPATIONAL EVIDENCE.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.36'	20.00'	89°51'00"	S45°04'18"W	28.25'
C2	30.43'	20.00'	87°19'08"	S46°25'08"E	27.58'
C3	33.06'	20.00'	94°43'20"	N42°38'08"E	29.43'
C4	31.47'	20.00'	90°09'00"	S44°55'42"E	28.32'
C5	59.77'	200.00'	17°07'21"	S08°24'53"E	59.55'
C6	59.86'	200.00'	17°08'57"	N08°24'05"W	59.64'
C7	31.36'	20.00'	89°51'00"	N45°04'18"E	28.25'
C8	31.47'	20.00'	90°09'00"	S44°55'42"E	28.32'
C9	22.83'	25.00'	52°19'48"	N63°49'54"E	22.05'
C10	8.88'	25.00'	20°21'37"	N79°49'24"W	8.84'
C11	13.95'	25.00'	31°58'11"	N53°39'29"W	13.77'
C12	80.62'	65.00'	71°03'54"	N73°12'21"W	75.55'
C13	61.39'	65.00'	54°06'46"	S44°12'20"W	59.13'
C14	109.58'	65.00'	96°35'31"	S31°08'49"E	97.06'
C15	71.35'	65.00'	62°53'27"	S69°06'43"W	67.82'
C16	56.77'	230.00'	14°08'29"	S09°54'19"E	56.62'
C17	36.35'	170.00'	12°15'02"	S10°51'03"E	36.28'
C18	50.88'	170.00'	17°08'57"	N08°24'05"W	50.69'
C19	68.84'	230.00'	17°08'57"	N08°24'05"W	68.58'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND DAVIS COUNTY BRASS CAP MONUMENTS AT THE CENTER QUARTER AND THE EAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°56'05"W

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF STOKER GARDENS, SAID POINT BEING N00°09'03"E 987.73 FEET AND N89°50'57"W 153.00 FEET FROM THE EAST QUARTER OF SAID SECTION 15; THENCE S89°59'48"W ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF HARVEST POINT SUBDIVISION PHASE 5, 1169.17 FEET; THENCE N00°00'42"W 330.26 FEET; THENCE N89°59'18"E 1017.11 FEET; THENCE S00°09'03"W 100.00 FEET; THENCE N89°59'18"E 153.00 FEET; THENCE S00°09'03"W 230.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 371,092 SQUARE FEET OR 8.519 ACRES

LEGEND

- = SECTION CORNER
- = WITNESS MONUMENT
- = FOUND REBAR
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.U.E. = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE

60 0 60 120 180
Scale: 1" = 60'

DEVELOPER

KW ADVISORY GROUP, LLC
COLBY BOND
360 S FORT LANE C=111
801-657-1678

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20___, BY CENTURYLINK.

CENTURYLINK

SYRACUSE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: KELLER CROSSING
Designer: D. CAVE	Number: 6634-02
Begin Date: 10-03-2015	Scale: 1"=60'
	Revision: 11-13-2015
	Page: 1 of 1

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
_____ DEPUTY.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

QUESTAR

APPROVED THIS _____ DAY OF _____, 20___, BY QUESTAR.

QUESTAR

SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SYRACUSE CITY ENGINEER — DATE

SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SYRACUSE CITY MAYOR — ATTEST: _____ CITY RECORDER

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

SYRACUSE CITY EST. 1935

Planner Final Subdivision Review

Subdivision: Keller Crossing

Date: November, 24 2015

Completed By: Jenny Schow, City Planner

Updated:

8-6-10 Final Plat

Please review and amend the following items:

1. Include a typical set back diagram or list set backs on the plat.
2. Add street addresses when submitted by the city planner.
3. Label 1230 W and 1100 W

Items required for Preconstruction:

1. Construction Drawing Prints and PDF files
2. Schedule a preconstruction meeting
3. Bond estimate using the City template
4. Final Inspection Fees as calculated in the approved bond estimate
5. Offsite Improvement Agreement
6. BMP Facilities Maintenance Agreement (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated within 30 days or recording
4. Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Keller Crossing Subdivision Phase 3

1100 West & 2000 South

Engineer Final Plan Review

Completed by Brian Bloemen on November 23, 2015

Below are the engineering comments for the final plan review of the Keller Crossing Subdivision Phase 3.

Plat:

1. The north south streets are missing street coordinates. The most easterly street is 1100 West & the through street on the west side of phase 2 is 1230 West. Please update the plans to reflect this.
2. Add addressing.

Plans:

1. Update the lot numbering and street coordinates on the plans.
2. Culinary water laterals shall be ¾" copper.
3. Both stub streets to the north shall connect into the existing culinary and secondary mains. Remove the caps and flushing hydrants shown.
4. Eliminate LDMH#5 & SSMH#7.
5. Verify the elevations of the streets being tied into on the north side and update as necessary.
6. Minimum storm drain size is 15" RCP.
7. All ADA ramps shall meet current standards at time of installation.
8. Update the standard cross section to include the low volume local cross section.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Keller Crossing Subdivision phase 3 final

DATE: November 19, 2015

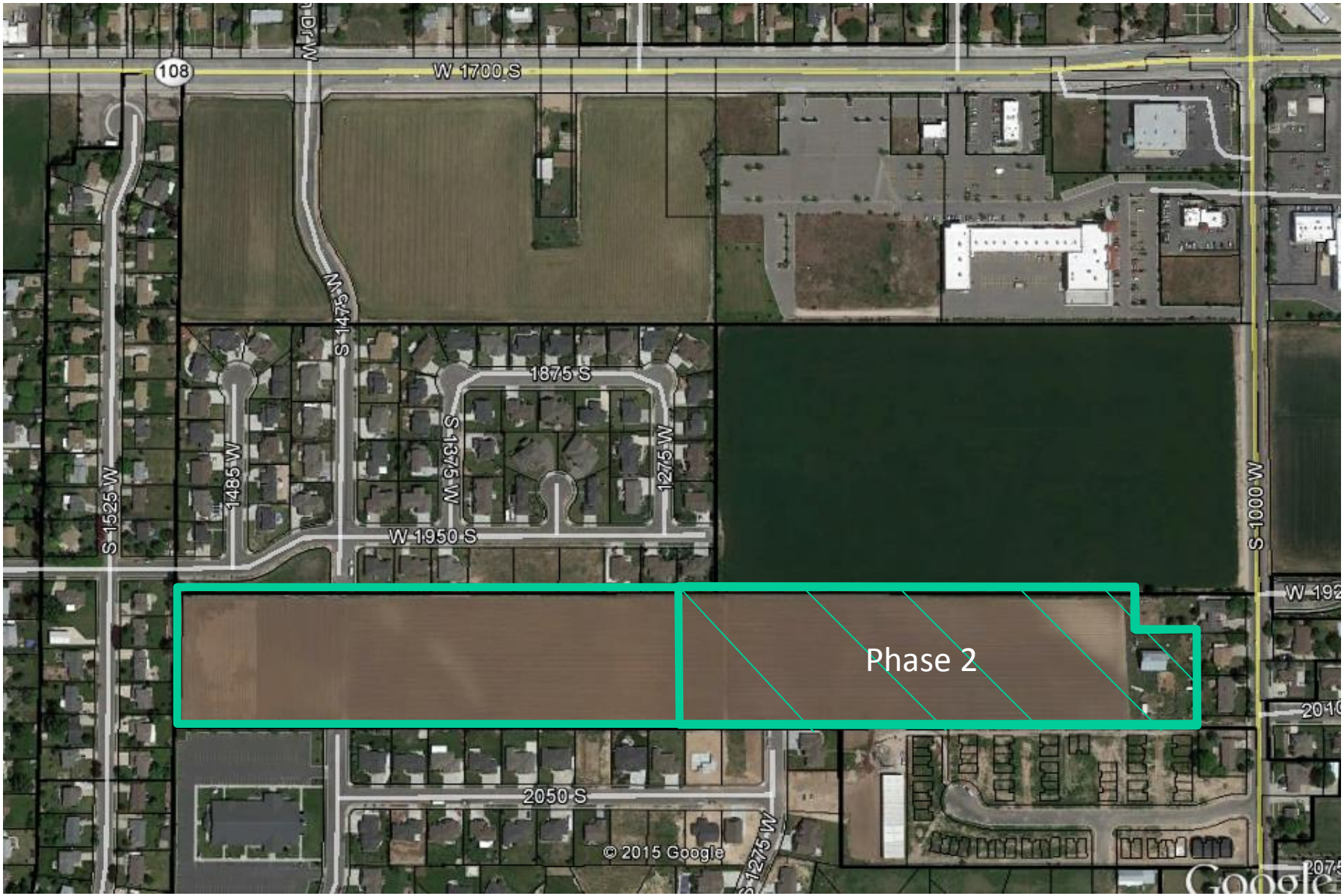
I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

2. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. At this time the Fire Department has no concerns with these plans. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Keller Crossing
2000 S 1000 W



COUNCIL AGENDA
December 8, 2015

Agenda Item **#8** Authorize Administration to execute conditional agreement with Salt Lake County Constable for bailiff and warrant services in the Syracuse Justice Court..

Factual Summation

- Any question regarding this agenda item may be directed at City Recorder Brown, Police Chief Atkin, or City Manager Bovero.
- In the Fiscal Year (FY) that ran from July 1, 2014 to June 30, 2015 the City spent approximately $15,000 to staff two Police Officers as bailiffs in the Syracuse City Justice Court. Prior to the conclusion of that FY, one of those Officers left their employment with the City. While the administration was considering the possibility of contracting for bailiff services, duties were assumed by a single bailiff. In early FY 2016 the remaining bailiff left to obtain full-time employment. In the meantime, bailiff services have been performed by regular police officers, mostly through overtime. The amount being spent on overtime is approximately twice the cost of a dedicated person or company to provide bailiff services.
- In November staff published a Request for Proposals (RFP) to seek bids for outsourcing bailiff and warrant collection services. Two firms responded and the lowest responsible bidder was Salt Lake County Constable. This firm currently provides services for eight Justice Courts along the Wasatch Front and is in negotiations to provide services for additional Courts. The City has reached out to the eight courts and received positive feedback about the firm.
- The projected cost to contract with Salt Lake County Constable is approximately $15,000 per year, which is the same cost the City was previously paying to provide bailiff services in house, but under the contract the City will have access to warrant collection services that were not available previously. As of November 25, 2015 the City has $186,296 in outstanding warrant fees.
- Since the current FY is halfway over, staff is recommending the Council increase the budget by $10,000 to cover two bailiffs and warrant collection service through the remainder of the year; the costs for warrant collection services will be offset by the actual collection of warrants; therefore, the total actual expenditure at year end will be less than budgeted.
- The City Attorney has prepared an agreement between Syracuse City and Salt Lake County Constable; the agreement is contingent upon approval of the requested budget increase, which likely will not occur until February when the Council will have the opportunity to consider a budget opening for several budget items. It was necessary to include authorization of the agreement on this agenda as the City's purchasing policy requires awarding of a contract within 45 days of

the close of a RFP; otherwise, the City would technically need to rebid the services after the first of the new year.

Syracuse City
Municipal Building
1979 West 1900 South
Syracuse, UT 84075
P: (801) 825-1477
F: (801) 825-3001

BAILIFF AND WARRANT SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between Syracuse City ("City") and Court Services of Utah, LLC ("Contractor"), on the date affixed below, for the purpose of retaining Contractor's professional services to provide court security, prisoner transport and service of legal papers for City's Municipal Court ("Court"). City and Contractor agree as follows:

1. **Contractor's qualifications.** Larry C. Bringhurst has been appointed and authorized by the Salt Lake County Council to provide bailiff and warrant services, and is therefore qualified pursuant to Utah law to perform these duties throughout the state, and to appoint deputies to perform these actions on his behalf. At all times during the course of this Agreement, Contractor will maintain this status. Contractor and other employees of Contractor assigned to perform the services called for in this Agreement will be POST certified and will be authorized to access BCI and UCJIS databases.

2. **Contractor's obligations.** Contractor will provide the following to City:

   a. The services of one part-time bailiff ("PTB") to serve as a municipal court bailiff to provide court security on:
      (i) Wednesdays each week, between the hours of 8:00 a.m. and 1:00 p.m. or later, unless court is cancelled;
      (ii) Fridays or other weekdays, as scheduled for bench or jury trials, on an occasional basis;
   b. Transport incarcerated persons to or from court, using shackles and other restraints, as needed and as directed by the Court;
   c. Service of warrants, when requested by the Court; and
   d. Service of papers on defendants/attorneys, as requested by the Court.

The City published a Request for Proposals ("RFP"), which is attached as "Exhibit A" to this Agreement and incorporated by this reference, and to which the Contractor responded. The Contractor's Proposal is attached as "Exhibit B." Any duty or obligation not specifically noted in this Agreement, but listed in the RFP, is a required service under this Agreement unless the Contractor expressly disclaimed that responsibility in its response.

3. **Court security duties.** Security services provided by the Bailiff include:
   a. Screening the public (attorneys, defendants, etc) at the front door to ensure that they do not have weapons which could be used to harm employees, the public or themselves while in the court area.

b. Responding as necessary to remove the public or others if they are in unauthorized areas or are causing a disturbance to the public or employees of the Court and the City.
c. Stand watch in open court, ensure the security of the courtroom, and assist as deemed necessary by the in-court clerk or the Judge.

4. **Bailiff equipment and training.** The Contractor will ensure that all Bailiffs are equipped with all equipment necessary for the Bailiffs' responsibilities, including, but not limited to: uniforms, badges, firearms, radios, handcuffs, and other restraining devices. The Contractor will also ensure that all Bailiffs have training and certifications necessary for the performance of their duties, including, but not limited to: POST certification, and UCJIS and BCI access. Bailiffs performing services for the City shall at all times be professional in their actions and appearance, reliable and punctual in their attendance and courteous and respectful in their deportment with court staff, attorneys and the public. When transporting prisoners, Contractor and Bailiffs shall comply with Sheriff's Office Policy and Procedures and CALEA Standards.

5. **Warrants Enforcement.**

   a. The Contractor shall provide warrants enforcement as described in paragraph B of the RFP.
   b. The City expresses a strong preference that the Contractor will not book defendants on City warrants, unless specifically directed to do so by the judge, or in extenuating circumstances, such as the use of force against the Contractor's agents. The Contractor will exercise sound discretion in determining whether to book defendants and consult with the City on the City's expectations as it relates to booking defendants in jail.

6. **Contingent Approval & Non-funding.**

   a. Approval contingent upon Council budget amendment. The City and Contractor acknowledge that funds have not yet been allocated by the City Council for this Agreement. The City's obligations for performance of this Agreement are therefore contingent upon the City Council's budget appropriations in early 2016. If the City Council does not appropriate those funds during its budget opening in early 2016, then this Agreement is voidable at the City's option.
   b. Non-funding. Funds are not presently available for performance of this Agreement beyond the end of the City's upcoming fiscal year, which ends June 30, 2016. If no funds or insufficient funds are appropriated and budgeted, or if there is a reduction in appropriations due to insufficient revenue, resulting in insufficient funds for payments due or about to become due under this Agreement, then this Agreement shall create no obligation on the City as to such fiscal year (or any succeeding fiscal year), but instead shall terminate and become null and void on the first day of the fiscal year for which funds were not budgeted and appropriated, or in the event of reduction of appropriation, on the last day before the reduction becomes effective. This termination shall not be construed as a breach or a default under this Agreement

and the termination shall be without penalty, additional payment, or other changes of any kind whatsoever to the parties.

7. **Rates.** The parties agree upon the following rates of compensation, when service is requested by the City:

Bailiff Service: - Day of court session is billed a minimum of four (4) hours - Additional time rounded to nearest hour and billed at regular rate (as explained in Proposal)	$25.00 per hour
Prisoner Transport:	$35.00 round trip per person to Davis/Weber County Jail
Forthwith commitment:	$35.00 per person
Transports outside Davis or Weber County:	$35.00 each plus
- Add'l one-way mileage assessed if prisoner is returned to out-of-county facility	$1.00 per mile (calculated one-way)
Service of court papers (Weber/Davis):	$25.00
Service of court papers (other counties):	$20.00 plus $1.00 per mile
Moved or unable to serve:	$5.00
Warrant service and booking into jail:	$50.00
Warrant clearance due to Contractor actions: - Applies if bail posted or surrendered after contact - This fee only applies if Court has requested Contractor action - No warrants will be billed if party is arrested by another agency	$30.00
Moved or unable to serve:	$5.00
Skip tracing at court's request:	$5.00
Successful skip tracing and warrant satisfied:	$10.00

No other fees shall be assessed by the Contractor, without the City's written authorization for those fees, given in advance of the service for which the fee is assessed.

8. **Cancelled calendars.** City shall not be billed for Contractor time when calendars are cancelled at least twenty-four (24) hours in advance of the calendar.

9. **Payment.** The Contractor shall provide the City with itemized invoices for services provided. The City shall tender payment for all services rendered in accordance with this Agreement within thirty (30) days from receipt of invoice. Payment by the City for any

services rendered by Contractor in excess of the contracted services set forth herein is not required by this Agreement and Contractor hereby waives any quasi-contractual responsibility to provide such services and right to payment for such services.

10. **Support services and vehicles.** Contractor shall provide all vehicles, mileage, and support services necessary for providing the services required by this Agreement. This includes staff copying and administrative costs. The City shall not be billed for any additional costs or expenses except as otherwise agreed to in writing by the City. Prisoner transports shall be conducted through company-owned vehicles equipped with cages and restraints as often as possible.

11. **Security plan.** The Contractor and any Deputy Contractor assigned as Bailiff shall comply with the Court's local security plan, and the Utah Rules of Judicial Administration, Rule 3-414.

12. **Independent Contractor.** Contractor is an independent contractor; its deputies, agents or representatives shall not be deemed to be employees or agents of the City, shall not be entitled to any monies or stipend, shall not be entitled to workmen's compensation and shall not be entitled to any other employee benefit through City. In assuming and performing the obligations of this Agreement, City and Contractor are each acting as independent parties and neither shall be considered or represent itself as a joint venturer, partner, agent, or employee of the other. There is no intent by either party to create or establish third party beneficiary status or rights in any third party, and no such third party shall have any right to enforce any right or enjoy any benefit created or established under this Agreement.

13. **Taxes & Expenses.** Contractor shall have the responsibility to pay all withholding taxes, social security, and other taxes due in connection with compensation received from the City. Contractor hereby acknowledges that he shall not receive any fringe benefits or employee benefits provided by the City for its employees. Contractor shall be responsible to pay all his own expenses associated with performing work under this Agreement, including any travel expenses, photocopying expenses, materials, supplies or other expenses incurred.

14. **Insurance.** Contractor shall maintain professional liability insurance in the minimum amount of $1,000,000.00 per occurrence and $2,000,000.00 annual aggregate throughout the term of the Agreement, with the City named as additional insured. The policy shall provide protection for claims arising from bodily injury, sickness or disease, death, damage to property, damage from business interruption, motor vehicle accidents, and constitutional violations. The insurance shall be provided by an insurance carrier with a rating of A- or better as rated by AM Best. Contractor shall maintain adequate workmen's compensation insurance. Copies of the insurance certificates are attached as "Exhibit C."

15. **Indemnification.** Contractor agrees to indemnify City against any claim of any kind or nature, including attorneys' fees and costs of defense, arising from the negligent or

improper performance by Contractor of its obligations or services provided pursuant to this Agreement.

16. **Subcontracting or Assignment.** The parties agree that this Agreement shall not be subcontracted or assigned, nor any duty delegated by Contractor, except to Bailiffs in his employ.

17. **Status Verification.** Pursuant to Utah Code Ann. § 63G-12-302, Contractor certifies that it is registered with and participates in a Status Verification System, as defined in the Utah Code, to verify the work eligibility status of its new employees that are employed in the state of Utah. Contractor shall, within five days of receiving a written request, provide proof of enrollment and participation in a Status Verification System to the City.

18. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

To the City:
Syracuse City
Attn: City Administrator
1979 West 1900 South
Syracuse, Utah 84075

To the Contractor:
Larry C. Bringhurst
Court Services of Utah, LLC
60 East Claybourne Ave., Suite B
South Salt Lake City, Utah 84115

19. **Additional Provisions.**
    a. **Non-waiver.** Waiver of any of the provisions of this Agreement shall not operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

    b. **Severability.** Should any portion of this Agreement be declared invalid or unenforceable for any reason, the invalidity or unenforceability of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

    c. **Ethical standards.** Contractor represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of

securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

d. **Binding effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, successors and assigns.

e. **Governing Law.** This Agreement and the parties' performance hereunder shall be governed by the laws of the State of Utah.

f. **Term.** The Agreement shall be effective beginning February 1, 2016, and shall continue for a period of three (3) years.

g. **Renewal.** The Agreement shall automatically renew for an additional three (3) year term, unless thirty (30) days' written notice is provided by one party of its intention not to renew the Agreement.

h. **Termination.** This Agreement may be terminated by either party with or without cause upon sixty (60) days' notice.

i. **Amendment.** This is the entire Agreement of the parties. It may not be modified except in writing signed by both parties expressly referencing this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this _____ day of _____, 2015.

City:

_____

Terry Palmer, Mayor

ATTEST:

_____

Cassie Z. Brown, CMC, City Recorder

Approved as to form:

_____

Paul Roberts, City Attorney

Contractor:

_____

EXHIBIT A

REQUEST FOR PROPOSALS

EXHIBIT B

CONTRACTOR'S PROPOSAL

EXHIBIT C

CERTIFICATE(S) OF INSURANCE

COUNCIL AGENDA

December 8th, 2015

Agenda Item **#9** Public Hearing – Proposed Resolution R15-37 updating and amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

Factual Summation

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall. See the attached consolidate fee schedule.

- Staff periodically reviews and recommends changes to the consolidated fee schedule. I am recommending the changes outlined in red in Exhibit A. These changes include:

    - Update Trench repair fee for 13 foot road cut to $76.80 to match the fee approved in Resolution 05-02.
    - Easement Vacation Fee - $200.00 per application.
    - Ice Skate Rentals - $4.00 per adult, $3.00 per child

Staff Recommendation

- ***Adopt proposed resolution amending the Syracuse City Consolidated Fee Schedule by making the recommended changes throughout.***

RESOLUTION NO. R15-37

A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT.

WHEREAS, Syracuse City Staff has reviewed and analyzed the fees charged by the City for various services, permits and procedures and has recommended various changes to such fees as more particularly provided in the attached consolidated Syracuse City Fee Schedule; and

WHEREAS, the City Council desires to adopt the revised Syracuse City Fee Schedule as recommended by Staff and as more particularly provided herein; and

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

Section 1. **Amendment.** The Syracuse City Fee Schedule is hereby updated and amended to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

Section 2. **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 3. **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 8th DAY OF DECEMBER 2015.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

Fee Description		Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Bond Fees							
Landscaping Bond		$55.00 per Permit	NA NA				
Performance & Guaranty for Temporary Occupancy		100% of value	10% Administration Fee				
Plan Check Fees							
Residential	All Permitted Structures	40% Permit Fee	NA NA				
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	NA NA				
Building Investigation Fee	All Permitted Structures	100% % Permit Fee	NA NA				
Fire Sprinkler/Safety Plans	All Permitted Structures	$75.00 Per Hour	NA NA				
Additional Plan Review Due to Revisions		$56.40 Per Hour (1/2 hr min.)	NA NA				
General Building Valuation							
Building Value from $1-1,000.00		$56.40 ea. Unit	NA NA				
Building Value from $1,001-2,000		$56.40 ea. Unit	$2.70 ea. addl. $100 or fraction therof				
Building Value from $2,001-25,000		$83.40 ea. Unit	$16.80 ea. addl. $1000 or fraction therof				
Building Value from $25,001-50,000		$469.80 ea. Unit	$12.11 ea. addl. $1000 or fraction therof				
Building Value from $50,001-100,000		$772.55 ea. Unit	$8.40 ea. addl. $1000 or fraction therof				
Building Value from $100,001-500,000		$1,192.55 ea. Unit	$6.72 ea. addl. $1000 or fraction therof				
Building Value from $501,000-1,000,000		$3,880.55 ea. Unit	$5.70 ea. addl. $1000 or fraction therof				
Building Value from $1,000,000.00+		$6,730.55 ea. Unit	$4.65 ea. addl. $1000 or fraction therof				
Pools, Tubs & Spas							
Public Pool		Bid Price ea. Unit	NA NA				
Private Pool - In Ground		Bid Price ea. Unit	NA NA				
Private Pool - Above Ground Temporary		$56.40 ea. Unit					
Private Pool - Above Ground Permenant		Bid Price ea. Unit	NA NA				
Storage Sheds		Construction Value ea. Unit	NA NA				
Storage Sheds - Re-siding only		$47.00 ea. Unit	NA NA				
State Fee (Surcharge)		1% of Permit Fee	NA NA				
Expired Permit							
Less Than to 180 days		65% Building Value	NA NA				
Greater than 180 Days but Lesss Than 1 Year		65% of Original Permit Cost	NA NA				
Greater Than 1 Year		100% of Original Permit Cost	NA NA				
Impact Fees							
Parks, Trails, and Recreation		$2,393.56 Per Household					
Residential Transportation	Single Family Residence	$1,131.00 Per Unit	NA NA				
Residential Transportation	All other types/units	$705.00 Per Unit	NA NA				
Commercial Transportation							
General Commercial		$2,328.00 Per 1,000 sf of GFA	NA NA				
Office/Institutional		$2,428.00 Per 1,000 sf of GFA	NA NA				
Industrial		$668.00 Per 1,000 sf of GFA	NA NA				
Culinary Water							
¾" Line		$966.00 ea. Unit	NA NA				
1" Line		$1,610.00 ea. Unit	NA NA				
1½" Line		$4,999.00 ea. Unit	NA NA				
2" Line		$7,997.00 ea. Unit	NA NA				
3" Line		$15,994.00 ea. Unit	NA NA				
4" Line		$24,991.00 ea. Unit	NA NA				
6" Line		$49,981.00 ea. Unit	NA NA				
8" Line		$79,970.00 ea. Unit	NA NA				
Secondary Water - Residential							
4,000-7,000sf lot		$523.03 ea. Unit	NA NA				
7,001-8,000sf lot		$760.31 ea. Unit	NA NA				
8,001-9,000sf lot		$883.18 ea. Unit	NA NA				
9,001-10,000sf lot		$1,008.44 ea. Unit	NA NA				
10,001-11,000sf lot		$1,135.85 ea. Unit	NA NA				
11,001-13,000sf lot		$1,330.48 ea. Unit	NA NA				
13,001-15,000sf lot		$1,595.85 ea. Unit	NA NA				

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
15,001-17,000sf lot	$1,867.01 ea. Unit	NA NA				
17,001-19,000sf lot	$2,143.25 ea. Unit	NA NA				
19,001-21,000sf lot	$2,423.98 ea. Unit	NA NA				
21,001-23,000sf lot	$2,708.76 ea. Unit	NA NA				
23,001-25,000sf lot	$2,997.23 ea. Unit	NA NA				
25,001-27,000sf lot	$3,289.06 ea. Unit	NA NA				
27,001-30,000sf lot	$3,658.21 ea. Unit	NA NA				
30,001-33,000sf lot	$4,107.02 ea. Unit	NA NA				
33,001-36,000sf lot	$4,561.61 ea. Unit	NA NA				
36,001-39,000sf lot	$5,021.48 ea. Unit	NA NA				
39,001-42,000sf lot	$5,486.20 ea. Unit	NA NA				
42,001-45,000sf lot	$5,955.43 ea. Unit	NA NA				
45,001-48000sf lot	$6,428.84 ea. Unit	NA NA				
48,001-51,000sf lot	$6,906.17 ea. Unit	NA NA				
51,001-54,000sf lot	$7,387.17 ea. Unit	NA NA				
54,001-57,000sf lot	$7,871.64 ea. Unit	NA NA				
57,001-60,000sf lot	$8,359.39 ea. Unit	NA NA				
Secondary Water - Open Land in a Commercial Subdivision	$0.17 sf of pervious area	NA NA				
Sewer - North Davis Sewer District (Fee)	$3,000.00 per Connection	NA NA				
Sewer - Storm (ENR Construction Index)						
R1	$4,748.00 per acre or 0.109 sf	NA NA				
R2	$5,053.00 per acre or 0.116 sf	NA NA				
R3	$5,532.00 per acre or 0.127 sf	NA NA				
R4	$6,316.00 per acre or 0.145 sf	NA NA				
PRD	$6,011.00 per acre or 0.138 sf	NA NA				
GC	$11,369.00 per acre or 0.261 sf	NA NA				
C2	$10,716.00 per acre or 0.246 sf	NA NA				
I1	$11,369.00 per acre or 0.261 sf	NA NA				
A1	$3,006.00 per acre or 0.069 sf	NA NA				
PO	$11,369.00 per acre or 0.261 sf	NA NA				
Public Safety						
Residential	$166.00 per application	NA NA				
Commercial	$0.12 Per sf of building	NA NA				
Connection Fees						
Culinary Water						
3/4" Meter	$325.00 ea. Unit	NA NA				
1" Meter	$485.00 ea. Unit	NA NA				
1 ½" Meter	$680.00 ea. Unit	NA NA				
2" Meter	$983.00 ea. Unit	NA NA				
3" Meter	$1,699.50 ea. Unit	NA NA				
4" Meter	$3,005.00 ea. Unit	NA NA				
6" Meter	$4,782.00 ea. Unit	NA NA				
8" Meter	$7,143.00 ea. Unit	NA NA				
Secondary Water						
¾" Line	$300.00 ea. Unit	NA NA				
1" Line	$400.00 ea. Unit	NA NA				
1½" Line	$600.00 ea. Unit	NA NA				
2" Line	$800.00 ea. Unit	NA NA				
3" Line	$1,200.00 ea. Unit	NA NA				
4" Line	$1,600.00 ea. Unit	NA NA				
6" Line	$2,000.00 ea. Unit	NA NA				
8" Line	$2,400.00 ea. Unit	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					
Inspection Fees						
Outside of normal business hours	$56.40 per incident (2 hr min.)	NA NA				

Fee Description		Current Base Fee		Additional Fee		Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Re-Inspections		$56.40	per Hour	NA	NA				
Plan Changes			2 x Plan Fee	NA	NA				
Inspection with no fee indicated		$56.40	per Hour (1/2 hour min.)	NA	NA				
Additional Plan Reviews Due to Revisions		$56.40	per Hour (1/2 hour min.)						
Miscellaneous/Requested Inspections		$56.40	per Hour (1/2 hour min.)	NA	NA				
Final Off-Site Inspection		$15.00	per Lot	NA	NA				
Final Off-Site Inspection Items									
Culinary Water		$0.183	per lf	NA	NA				
Secondary Water		$0.124	per lf	NA	NA				
Sanitary Sewer		$0.183	per lf	NA	NA				
Storm Drain		$0.143	per lf	NA	NA				
Land Drain		$0.178	per lf	NA	NA				
Curb and Gutter		$0.038	per lf	NA	NA				
Sidewalk		$0.019	per lf	NA	NA				
Road		$0.111	per lf	NA	NA				
Hydrant Test		$10.00	per Hydrant	NA	NA				
Smoke Test		$6.00	per Lot	NA	NA				
Streetlight		$6.00	per Streetlight	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						
Sign Permit Fees									
Permanent Attached		Sign Valuation	per Sign	NA	NA				
Temporary Attached	5 days max.	$35.00	per Sign	NA	NA				
Permanent Detached		Sign Valuation	Per Sign	State Fee	per Sign				
Temporary Detached	5 days max.	$35.00	per Sign	NA	NA				
Sign Reclamation fee (Illegal sign)		$10.00	per Sign	NA	NA				
Sign Reclamation fee (Repeat offenses)		$40.00	per Sign	NA	NA				

*All permits and reviews are subject to a 1% surcharge imposed by the State of Utah Division of Professional Licensure

**Not every situation is foreseen; fees may be based on bid amounts or the total number of inspections to complete a project

***A per inspection fee is calculated at $56.40/inspection to offset the cost of additional inspections

Community Development *All Fees Are Effective July 1, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Development Application Fees						
Commercial 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				
Site Plan Nonconforming Use/Lot Review Fee	$35.00 per Plan set	NA NA				
Residential Development Plat*						
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				
Staff Review Fees						
Amended Subdivision	$550.00 per Plan set	$50.00 per Lot				
Residential Multi-Family	$750.00 per Plan set	1.00% Bond Amount				
All Addtitional Reviews Required by Plan Changes	$56.40 per Hour (1/2 hour min.)	$0.00 NA				
Ge(Private Pool - Above Ground Permenant	Bid Price Per Hour					
Administrative Fees						
Appeal to Board of Adjustments	$200.00 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				
Application Fees	$0.65					
General Plan Amendment	$450.00 per Application	NA NA				
Re-Zone	$425.00 per Application	$0.00 NA				
Conditional Use (Major)	$100.00 per Application	Public Noticing Fees				
Conditional Use (Minor)	$100.00					
Conditional Use (Home Occupcation with no customer visits to home)	$0.00					
Conditional Use Extension or Modification (Major)	$50.00 per Application	NA NA				
Conditional Use Extension or Modification (Minor)						
Agricultural Protection Area Designation	$250.00 per Application	$25.00 NA				
Annexation Petition and Review						
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**		
Home Occupation	$25.00 per Application	NA NA				
Commercial Business	$25.00 per Application	NA NA				
Public Noticing Fees						
Public Notice Signs	$6.00 Per Sign					
Noticing Fee for impacted residents	$1.00 Per Address					
Business License Fees						
Business License Amendment	$5.00 per Application	NA NA				
Business License Listing	$5.00 per copy	NA NA				
Home Occupation	$75.00 per Application	NA NA				
Commercial Business (Temporary - 6 months Max.)	$25.00 per Application	NA NA				
Fireworks Stands	$50.00 per Application	$ 200.00 10-day refundable clean-up deposit				
License Fee - Commercial Retail Business						
< 5,000 sf	$75.00 per Application	NA NA				
5,001-10,000 sf	$125.00 per Application	NA NA				
> 10,001 sf	$350.00 per Application	NA NA				
License Fee - Commercial Business						
Professional Services	$75.00 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				

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
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				
Solicitors/Mobile Sales/Vendors (annual fee)	$25.00 per Application	NA NA				
License per solicitor	$25.00 per Month	NA NA				
Alcoholic Beverages						
Class "A"	$200.00 per Application	NA NA				
Class "B"	$300.00 per Application	NA NA				
Pawn Shops	$450.00 per Application	NA NA				
Duplicate Business License	$5.00 per Application	NA NA				
Late Payment Fees						
Paid after Jan 31	50.00% of renewal fee					
Paid after Feb. 28	75.00% of renewal fee					
Paid after Mar 31	100.00% of renewal fee					
Fines						
Utility Excavation without a Permit	$250.00 per Incident	NA NA				
Storm Water Pollution - Illicit Discharge	$200.00 Per Incident					
Storm Water - Post contsruction BMP removal	$100.00 Per BMP					
Construction Activity Without a Permit when required	$100.00 per Incident	NA NA				
Operating without a business license	$15.00 per Incident	Certified mailing costs				
Late Payment Fees	$20.00 per month					
Weed Mowing (Code Enforcement)						
Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$170.00			
Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash			$180.00			
Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$205.00			
Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash			$225.00			
Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$255.00			
Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash			$262.50			
Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$352.50			
Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash			$375.00			
Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$412.50			
Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash			$457.50			
Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			$615.00			
Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.			bids will be obtained from contractors.			
1/4 acre = 10,890 square feet						
1/2 acre = 21,780 square feet						
3/4 acre = 32,674 square feet						
1 acre = 43,560 square feet						
**All rates include dump fees						
Administration Fee for each subsequent weed mowing incident	$50.00 per incident	NA NA				
Hourly Rates						
Weedeater	$33.00					
Edger	$33.00					
Leaf Blower	$33.00					
Push Mower	$36.00					
Small Riding Mower	$43.50					
Large Riding Mower	$52.50					
Tractor	$75.00					
Truck/Trailer	$82.50					
Tractor/Mower	$78.00					
**Hourly rates include operator, equipment, and all incidentals required to complete the work.						

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Excavation Permit Fees						
NOTE: Trench Repair Fees for Excavations bebtween October 15th and May 15th are double fee shown						
Administrative Fee	$47.00 per applciation					
Curb & Gutter Repair	$20.00 per lf	NA NA				
Sidewalk Repair	$10.00 per lf	NA NA				
Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	$46.14 per Application	NA NA				
14'-0" to 26'-0" Cut	$92.40 per Application	NA NA				
32'-0"' Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	$56.88 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	$132.64 per Application	NA NA				
36-0"' Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	$63.96 per Application	NA NA				
19'-0" to 36'-0" Cut	$127.92 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	$78.12 per Application	NA NA				
22'-0" to 42'-0" Cut	$156.42 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	$78.12 per Application	NA NA				
22'-0" to 35'-0" Cut	$127.92 per Application	NA NA				
36'-0" to 56'-0" Cut	$198.80 per Application	NA NA				
Water Line Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	$53.83 per Application	NA NA				
14'-0" to 26'-0" Cut	$107.66 per Application	NA NA				
32'-0"' Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	$66.36 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	$132.72 per Application	NA NA				
36-0"' Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	$74.62 per Application	NA NA				
19'-0" to 36'-0" Cut	$149.24 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	$87.08 per Application	NA NA				
22'-0" to 42'-0" Cut	$174.16 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	$87.08 per Application	NA NA				
22'-0" to 35'-0" Cut	$145.46 per Application	NA NA				
36'-0" to 56'-0" Cut	$232.12 per Application	NA NA				
Storm Drain Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	$61.52 per Application	NA NA				
14'-0" to 26'-0" Cut	$123.04 per Application	NA NA				
32'-0"' Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	$75.84 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	$151.68 per Application	NA NA				
36-0"' Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	$85.25 per Application	NA NA				
19'-0" to 36'-0" Cut	$170.56 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	$99.52 per Application	NA NA				
22'-0" to 42'-0" Cut	$199.04 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	$99.52 per Application	NA NA				
22'-0" to 35'-0" Cut	$166.24 per Application	NA NA				
36'-0" to 56'-0" Cut	$265.28 per Application	NA NA				
Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	$69.21 per Application	NA NA				
14'-0" to 26'-0" Cut	$138.24 per Application	NA NA				
32'-0"' Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	$85.32 per Application	NA NA				

Fee Description	Current Base Fee		Additional Fee		Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Cut 17'-0" to 32'-0" Cut	$170.64	per Application	NA	NA				
36-0"' Wide Road (60' ROW)								
1'-0" to 18'-0" Cut	$99.40	per Application	NA	NA				
19'-0" to 36'-0" Cut	$191.88	per Application	NA	NA				
42'-0" Wide Road (66' ROW)								
1'-0" to 21'-0" Cut	$111.96	per Application	NA	NA				
22'-0" to 42'-0" Cut	$223.92	per Application	NA	NA				
56'-0" Wide Road (80' ROW)								
1'-0" to 21'-0" Cut	$111.96	per Application	NA	NA				
22'-0" to 35'-0" Cut	$187.02	per Application	NA	NA				
36'-0" to 56'-0" Cut	$298.44	per Application	NA	NA				
Combined Trench Repair Fee for Perpendicular Cuts	$35.00							
26'-0" Wide Road (50' ROW)	Sign Valuation	Per Sign						
1'-0" to 13'-0" Cut	**~~$35.00~~**	**per Application**	**NA**	**NA**	**$76.80**	**per Application**		
14'-0" to 26'-0" Cut	$153.60	per Application	NA	NA				
32'-0"' Wide Road (50'-60' ROW)								
1'-0" to 16'-0" Cut	$94.80	per Application	NA	NA				
Cut 17'-0" to 32'-0" Cut	$189.60	per Application	NA	NA				
36-0"' Wide Road (60' ROW)								
1'-0" to 18'-0" Cut	$106.60	per Application	NA	NA				
19'-0" to 36'-0" Cut	$213.20	per Application	NA	NA				
42'-0" Wide Road (66' ROW)								
1'-0" to 21'-0" Cut	$124.40	per Application	NA	NA				
22'-0" to 42'-0" Cut	$248.80	per Application	NA	NA				
56'-0" Wide Road (80' ROW)								
1'-0" to 21'-0" Cut	$124.40	per Application	NA	NA				
22'-0" to 35'-0" Cut	$207.80	per Application	NA	NA				
36'-0" to 56'-0" Cut	$331.60	per Application	NA	NA				
Trench Repair Fee for Parallel Cuts								
26'-0" Wide Road (50' ROW)								
1'-0" to 13'-0" Cut	$3.85	per foot of resurface	NA	NA				
14'-0" to 26'-0" Cut	$7.70	per foot of resurface	NA	NA				
32'-0"' Wide Road (50'-60' ROW)								
1'-0" to 16'-0" Cut	$4.74	per foot of resurface	NA	NA				
Cut 17'-0" to 32'-0" Cut	$9.47	per foot of resurface	NA	NA				
36-0"' Wide Road (60' ROW)								
1'-0" to 18'-0" Cut	$5.33	per foot of resurface	NA	NA				
19'-0" to 36'-0" Cut	$10.66	per foot of resurface	NA	NA				
42'-0" Wide Road (66' ROW)								
1'-0" to 21'-0" Cut	$6.22	per foot of resurface	NA	NA				
22'-0" to 42'-0" Cut	$12.44	per foot of resurface	NA	NA				
56'-0" Wide Road (80' ROW)								
1'-0" to 21'-0" Cut	$6.22	per foot of resurface	NA	NA				
22'-0" to 35'-0" Cut	$10.36	per foot of resurface	NA	NA				
36'-0" to 56'-0" Cut	$16.58	per foot of resurface	NA	NA				

* Site Plan Review includes one (1) additional corrections review after first submittal

Storm Water Activity Permit Fees

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

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")	$850.00
Full page black and white ad (8.5" x 11")	$400.00
Half page color ad	$500.00
Half page black and white ad	$250.00

Fee Description	Current Base Fee		Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Utility Rates							
Garbage Service							
Service	$9.95	per month	N/A	NA			
New Garbage Can Set-up	$100.00	ea. Unit	NA	NA			
Extra Garbage Can (Limit 3)	$7.20	ea. Unit	NA	NA			
Green Waste Can	$6.50	ea. Unit	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 Ligting Power Fee	$1.00	per month	NA	NA			
Purchase of New Street Lights	$0.32	per month	NA	NA			
Parks Maintenance Fee	$2.93	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			
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	$75.00	per application	NA	NA			
Commercial/Industrial/Multi-Family	$100.00	per application	NA	NA			
Culinary Water Service							
Private Pool - Above Ground Permenant	$2.20	per 1,000 gallons					
Commercial Construction (not to be pro-rated)	$2.20	per 1,000 gallons					
Commercial Service							
< 10,000 Gallons	$16.50	per month	NA	NA			
10,001-30,000 gallons	$1.65	per 1,000 gallons	NA	NA			
30,001-40,000 gallons	$2.05	per 1,000 gallons	NA	NA			
> 40,000 gallons	$2.65	per 1,000 gallons	NA	NA			
Residential Service (with secondary water)							
< 8,000 Gallons	$16.50	per month	NA	NA			
8,001 -15,000 gallons	$2.05	per 1,000 gallons	NA	NA			
> 15,000 gallons	$2.45	per 1,000 gallons	NA	NA			
Residential Service (without secondary water)							
< 8,000 Gallons	$16.50	per month	NA	NA			
8,001 -15,000 gallons	$2.20	per 1,000 gallons	NA	NA			
15,001-20,000 gallons	$2.75	per 1,000 gallons	NA	NA			
> 20,000 gallons	$4.10	per 1,000 gallons	NA	NA			
All Non-Residential Service							
< 8,000 Gallons	$22.50	per month	NA	NA			
8,001 -15,000 gallons	$2.20	per 1,000 gallons	NA	NA			
15,001-20,000 gallons	$2.75	per 1,000 gallons	NA	NA			
> 20,000 gallons	$4.10	per 1,000 gallons	NA	NA			
Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")							
3/4" line	$15.50	per month	NA	NA			
1" line	$21.50	per month	NA	NA			
1 1/2" line	$58.00	per month	NA	NA			
2" line	$103.11	per month	NA	NA			
3" line	$184.50	per month	NA	NA			
4" line	$412.44	per month	NA	NA			
6" line	$928.00	per month	NA	NA			

Fee Description	Current Base Fee		Additional Fee		Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
8" line	$1,649.78	per month	NA	NA				
Hydrant Meter								
Meter Deposit	$1,200.00	per application	NA	NA				
Administrative Fee	$30.00	per application	NA	NA				
Hydrant Rental								
Short Term (up to 3 days)	$8.00	per applcation	$2.00	per 1,000 gallons				
Long Term (Monthly)	$30.00	per month	$2.00	per 1,000 gallons				
General Use Fee	$2.20	per 1,000 gallons	NA	NA				
Hydrant Flushing	$250.00	per Flushing	$2.18	per 1,000 gallons				
Sewer Service (Waste)								
Residential	$20.80	per month	NA	NA				
Commercial	$20.80	per month	$1.55	Per 1000 gallons over 5,500 gallons of water				
Sewer Service (Storm)								
Residential	$4.55	per month	NA	NA				
Commercial								
0 - 1 acre	$6.35	per month	NA	NA				
1.1 - 2 acres	$12.75	per month	NA	NA				
2.1 - 2 acres	$19.10	per month	NA	NA				
3.1 - 4 acres	$25.45	per month	NA	NA				
4.1 - 5 acres	$31.80	per month	NA	NA				
5.1 - 6 acres	$38.20	per month	NA	NA				
6.1 - 7 acres	$44.55	per month	NA	NA				
7.1 - 8 acres	$50.90	per month	NA	NA				
8.1 - 9 acres	$57.25	per month	NA	NA				
Each additional acre	$6.35	per month	NA	NA				
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					
Fines								
Fines - Water Meter Tampering	$35.00	per Incident	NA	NA				

Parks & Recreation *All Fees Are Effective July 1, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Community Center Fees						
Rental - after hours fee for all activities	$10.00 per hour per staff member					
Rental - Gymnasium						
Resident	$100.00 per hour per gym	$500.00 per 8 hours per gym				
Non-resident	$150.00 per hour per gym	$800.00 per 8 hours per gym				
Rental - Classroom/Craft Room						
Resident	$25.00 per hour per room	$160.00 per 8 hours per room				
Non-resident	$45.00 per hour per room	$280.00 per 8 hours per room				
Memberships						
Children (Ages 5-13)						
Resident	$0.50 per day	$5.00 per month or $36 per year				
Non-Resident	$0.50 per day	$8.00 per month or $61 per year				
Youth (Ages 14-17)						
Resident	$1.00 per day	$11.00 per month or $76 per year				
Non-Resident	$1.00 per day	$16.00 per month or $101 per year				
Adults (Ages 18-59)						
Resident	$2.00 per day	$16.00 per month or $101 per year				
Non-Resident	$2.00 per day	$26.00 per month or $181 per year				
Seniors (Ages 60+)						
Resident	$0.50 per day	$5.00 per month or $36 per year				
Non-Resident	$0.50 per day	$8.00 per month or $61 per year				
Seniors Couples						
Resident	n/a per day	$7.00 per month or $56 per year				
Non-Resident	n/a per day	$11.00 per month or $101 per year				
Adult Couples						
Resident	n/a per day	$26.00 per month or $176 per year				
Non-Resident	n/a per day	$46.00 per month or $301 per year				
Familes						
Resident	n/a per day	$51.00 per month or $251 per year				
Non-Resident	n/a per day	$76.00 per month or $401 per year				
Park Rental Fees						
Park Land Rental (Concessionaire)	$250.00 per month	NA NA				
Athletic Fields						
Non-Recreational Play	$25.00 per (4) hour period	$5.00 per hour for 5+ hours				
Resident	$50.00 per field per day	NA NA				
Non-Resident	$75.00 per field per day	NA NA				
Recreational Play	Fee negotiated per Contract	NA NA				
Field Lighting	$30.00 per hour per field	NA NA				
Boweries (except for Jensen and Legacy Parks)						
Bowery Rental Deposit	$50.00 per application	NA NA				
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						
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**		
Children			**$3.00**	**per hour**		
Jensen Nature Park						
Resident	$50.00 per (4) hour period	NA NA				
Non-Resident	$75.00 per (4) hour period	NA NA				
Jensen Park Nature Center						
Resident - 1/2 Day	$125.00 per rental	NA NA				
Resident - Whole Day	$250.00 per rental	NA NA				
Non-resident - 1/2 Day	$175.00 per rental	NA NA				
Non-resident - Whole Day	$350.00 per rental	NA NA				

Parks & Recreation *All Fees Are Effective July 1, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Legacy Park						
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				
Heritage Days						
10 x 10 Booth	$75.00 per booth	NA NA				
10 x 20 Booth	$120.00 per booth	NA NA				
Power for Booth	$10.00 per booth	NA NA				
Roving Vendor Permit						
Without a booth rental	$50.00 per permit	NA NA				
With a booth rental	$25.00 per permit	NA NA				
Parade Entry	$10.00 per vehicle					
Late Fee	$15.00 per application	NA NA				
Farmers Market Fees						
Prepared Food / Retail Sales	$15 Per Week or $150 per Season					
Cottage Food	$10 Per Week or $100 per Season					
Produce	$5 Per Week or $50 per Season					
Power Rental	$10 Per Week or $50 per Season					
Sports Programs						
Late Sign-up Fee	$5.00 per person	NA NA				
Golf	$56.00 per person	NA NA				
Tennis	$31.00 per person	NA NA				
Football (Tackle)	$116.00 per person	NA NA				
Adult Basketball	$351.00 per team	NA NA				
Soccer (Fall/Spring)						
Resident	$46.00 per person	NA NA				
Non-Resident	$61.00 per person	NA NA				
Baseball/Softball						
T-ball						
Resident	$36.00 per person	NA NA				
Non-Resident	$51.00 per person	NA NA				
Machine Pitch						
Resident	$41.00 per person	NA NA				
Non-Resident	$41.00 per person	NA NA				
Minor League/Major League						
Resident	$46.00 per person	NA NA				
Non-Resident	$61.00 per person	NA NA				
Pony/Ponytail/High School						
Resident	$51.00 per person	NA NA				
Non-Resident	$66.00 per person	NA NA				
Jr High/5th - 6th Girls						
Resident	$51.00 per person	NA NA				
Non-Resident	$66.00 per person	NA NA				
Basketball						
1st-6th grades (Jr Jazz)						
Resident	$51.00 per person	NA NA				
Non-Resident	$66.00 per person	NA NA				
7th-12th grades (Jr Jazz)						
Resident	$56.00 per person	NA NA				
Non-Resident	$71.00 per person	NA NA				
Itty Bitty						
Resident	$36.00 per person	NA NA				
Non-Resident	$51.00 per person	NA NA				
Equipment Rental						
Performance Stage	$900.00 per day					

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Basic Fees						
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, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Fire Department						
Ambulance Stand-By Fee (for-profit special events)	$36.00 per hour					
CERT Special Class fee for additional classes requested by organizations outslide of regulary scheduled classes	$200.00 per class					
Equipment issued during CERT Class	$25.00					
Fire Report	$10.00					
Fire Report with pictures	$50.00					
CPR/ First Aid Course						
Resident	$10.00					
Non-Resident	$20.00					
Off-site CPR, First Aid, or AED Training course	$200.00 per class					
Children's Bike Helmets	$10.00					
Police Department						
Fingerprinting						
Resident	$10.00 per card					
Non-Resident	$15.00 per card					
Police contract services (i.e. special events, interagency, etc)						
Admin Fee - staffing costs	$20.00 per event					
Each officer	$55.00 per hour					
Police Report	$10.00					
Police Report with any pictures/CD/DVD	$50.00					
Good Conduct Letter Request	$5.00 per letter					
Defensive Driving Course ordered by Justice Court	$30.00					
Annual sex offender registration fee	$25.00 Per Registration					
Emergency Services						
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 R14-39					
Public Works Department						
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	Actual cost of installation					

Miscellaneous

All Fees Are Effective July 1, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description		Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Faxes							
Local		$2.00 per call	NA NA				
Long Distance		$1.00 per page	$0.10 NA				
Copies							
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				
Post Office Supplies							
Stamps, Packages, Boxes, etc.		As per approved USPS prices					
Bubble Wrap		$3.29					
Packing Tape Dispensers		$3.49					
Mailing Carton 12" x 10" x 8"		$2.19					
Mailing Carton 15"x12"x10"		$3.49					
Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)		$2.59					
Mailing Carton 8" x 8" x 8"		$1.99					
Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)		$2.19					
Photo/Doc Mlr 9.75" x 12.25" (Chipboard)		$1.59					
Cushion Mailer 6" x 10"		$1.19					
Cushion Mailer 8.5" x 12"		$1.59					
Cushion Mailer 10.5" x 16"		$1.89					
Photo/Doc Mailer 6" x 10" (Chipboard)		$1.49					
Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh		$1.69					
Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh		$2.19					
Bubble Mailer 6" x 10"		$1.49					
Bubble Mailer 10.5" x 16"		$2.19					
Bubble Mailer 8.5" x 12"		$1.79					
Bubble Mailer 12.5" x 19"		$2.59					
Envelope 6" x 9"		$0.49					
Utility Mailer 10.5" x 16"		$1.19					
Administrative Reports & Documents							
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				
GRAMA Records Request							
Research, compilation, editing etc.		$0.00 per minute (first 30 min)	$15.00 per hour (31+ minutes)				
Notarization		$5.00 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				
Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)							
8 1/2 " x 11"	Size A	$3.00 per map	NA NA				
11" x 17"	Size B	$5.00 per map	NA NA				
17" x 22"	Size C	$8.00 per map	NA NA				
22" x 34"	Size D	$15.00 per map	NA NA				
34" x 44"	Size E	$17.00 per map	NA NA				
Custom		$3.00 per sf	$10.00 Minimum				
Map Research & Compilation		$50.00 per hour					
Maps on disk		$10.00 per disk	NA NA				

Miscellaneous

All Fees Are Effective July 1, 2015 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Collections						
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					
Candidate Filing Fee for Public Office	$25.00 per application	NA NA				
City Hall Lobby Rental						
Small Events (< 25 persons - no food present)						
Resident	$50.00 per rental	$0.00 per hour				
Non-resident	$75.00 per rental	$0.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	$100.00 per rental	$35.00 per hour				
Non-resident	$150.00 per rental	$35.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	$300.00 per rental	$35.00 per hour				
Non-resident	$450.00 per rental	$35.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	$300.00 per rental	$35.00 per hour				
Non-resident	$450.00 per rental	$35.00 per hour				
City Hall Chambers Rental						
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				
Large Events (< 25 persons - no food present)						
Resident	$300.00 per rental	$40.00 per hour				
Non-resident	$450.00 per rental	$45.00 per hour				
City Hall Lobby and Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	$150.00 per rental	$35.00 per hour				
Non-resident	$200.00 per rental	$40.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	$200.00 per rental	$40.00 per hour				
Non-resident	$250.00 per rental	$45.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	$350.00 per rental	$50.00 per hour				
Non-resident	$400.00 per rental	$55.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	$450.00 per rental	$55.00 per hour				
Non-resident	$500.00 per rental	$60.00 per hour				

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item #10 General Plan Text Amendment

Summary

The General Plan Subcommittee Members, Scope and Duration was adopted by the Planning Commission on August 19, 2014. On January 6, 2015 the Subcommittee received an extension for additional 180 day duration. The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. The proposed amendments were sent to the City department heads for review and the feedback has been compiled into draft 2. The City Council has requested to review the proposed General Plan Amendments during their regularly scheduled meeting on December 8, 2015.

Attachments

- Scope and Duration of the Planning Commission General Plan Subcommittee
- General Plan Draft
- Current General Plan

Planning Commission Recommendation

The Planning Commission moved to recommend approval of the General Plan Text amendments with a unanimous vote on November 17, 2015.

Syracuse City Planning Commission General Plan Subcommittee

Scope:

The scope of the subcommittee is to review the Syracuse General Plan, ensuring it meets the desires of Syracuse residents. The subcommittee will review the General Plan with an emphasis on residential zones throughout the city, although not exclusively. Any General Plan recommendations from the subcommittee shall be forwarded to the Planning Commission. The subcommittee will review the General Plan Map. The primary focus of the will be on proposed zoning for undeveloped areas, while taking into consideration existing residential and commercial developments. Any General Plan Map recommendations shall be forwarded to the Planning Commission.

To help ensure a complete understanding of the General Plan and Map, the subcommittee will review the A-1, R-1, R-2, R-3, Cluster and PRD ordinances. Any A-1, R-1, R-2, R-3, Cluster or PRD recommendations from the subcommittee shall be forwarded to the Planning Commission.

The subcommittee may also review any other zoning ordinances that may be necessary for the General Plan review. Any zoning ordinance recommendations from the subcommittee shall be forwarded to the Planning Commission.

All recommendations forwarded to the Planning Commission by the subcommittee shall be by approval (vote) of a majority of the committee members in attendance when a vote occurs.

Duration:

The subcommittee i expected to meet for a period of 120 days (after first meeting). The subcommittee shall not continue beyond 180 days (after first meeting), unless the Syracuse Planning Commission grants approval.
The meeting will be held twice a month at the Syracuse Recreation Center, on the first and third Wednesday of the month. The meeting will begin at 6:00pm and expected to last no longer than 90 minutes. The scheduled day(s) and time(s) may be changed by a majority vote of the subcommittee the members in attendance when a vote is taken.

Syracuse City General Plan

MISSION STATEMENT:

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

Updated 3/11/14

SYRACUSE
EST. CITY 1935

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ORDINANCE 14-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

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SYRACUSE CITY GENERAL PLAN

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

GENERAL PLAN HISTORY AND PROCESS

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

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

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

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

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

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

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

MASTER GOAL

To begin any task or any process it is important to first establish the final goal. Once this goal is identified it is possible to map a route, which will eventually take you to that goal. The goal gives you direction. It is the same with the production of a general plan for a community. A master goal has been established for Syracuse City so that various aspects of the General Plan could be evaluated with respect to it. The General plan can be used to ask the question 'Does it or doesn't it take the City closer to its goal?' This goal is a reflection of the values of the residents of Syracuse City. The master goal that has been created for Syracuse City has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for Syracuse City is as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains to the east. There are few unsightly places in the community and no environmentally hazardous sites.*

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

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

POPULATION PROJECTIONS

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

Year	Population	% Change
1960	1,061	-

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

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

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

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

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

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

POPULATION DENSITY

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

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

Dwelling Unit Net Density* Definitions

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

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

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

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

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

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

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

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

COMMUNITY PRIDE/IDENTITY

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

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

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

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

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

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

AGRICULTURAL CHARACTER

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural and open space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes. One option the City may consider would be a program that would transfer development rights to the City, allowing a farmer to receive a financial benefit, as if he were to sell his property for development while allowing the City to place the agricultural property in a perpetual open space status. This approach may be limited in scope, inasmuch as the City has finite resources for the purchase and preservation of any land and there have already been considerable amounts of agricultural property sold for residential and commercial development.

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential and commercial development. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for residential land use. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere". The City must anticipate the purchase, either publicly or privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character. At this time the City has no plans for the purchase of agricultural property for the sole purpose of preserving the "agricultural character" of the community; however the City will continue to work with property owners, builders and developers to encourage and sustain the Master Goals for Syracuse as outlined in this document.

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

provide other options; but 1/2 to 1 acre “ranchette” type lots will not provide a reasonable nor sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as Cluster sub development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

LAND USE ELEMENTS & MAP

Purpose

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

LAND USE - RESIDENTIAL

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

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

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

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

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

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

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

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

Residential Moderate Income Housing

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

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

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

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

Lot Size Requirements

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

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

Zoning

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

Impact Fees

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

January 2009 Zoning Inventory

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

* NOTE: These figures include area yet to be annexed

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

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

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

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

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

LAND USE – COMMERCIAL

As the population of Syracuse City continues to grow, the residents will need more access to a variety of services within their community. Such services may include grocery, medical, banking, automotive as well as a host of other needs must be serviced by local commercial developments. Growing communities also need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. The provision of these services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. To assist in the provision of revenues for the highest quality of local services, and to provide commercial and professional business services, Syracuse City should provide for the establishment and viability of robust commercial and professional services in well planned commercial districts as determined by traffic and density studies.

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

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

The Town Center

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the Town Center has been identified as the general area surrounding the intersection of 1700 South 2000 West. This Master Plan should be used not only to continue attracting commercial development but also to continue to create an identifiable downtown area for the City. As the City continues to grow and more commercial districts are

developed, the need for a unique and distinct downtown district will become more critical. If the design standards and development criteria that have been established in the Town Center Master Plan are not strictly adhered to, the potential exists that the unique character of the Town Center could be eroded and leave the City with just another commercial shopping area. All commercial development in the Town Center should continue to be subject to review by the Architectural Review Committee and all developments should be checked against the Town Center Master Plan document for strict compliance.

1700 South

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

Intersection of the Future North Legacy Parkway & 1700 South

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

200 South Corridor

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

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

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

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

Intersection of 700 South & 2000 West

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

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

Intersection of Future North Legacy Parkway & Gentile Street

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

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

LAND USE – INDUSTRIAL

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

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

Legacy & Gentile Street

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

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

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

200 South & 1000 West

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

Land Use – Professional Office

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

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

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

TRANSPORTATION

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

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

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

The City should continue to work closely with the Wasatch Front Regional Council (WFRC) which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the regional transportation plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year 2030. The City should actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

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

Setbacks

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

Curb & Gutter

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

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

North Legacy Parkway

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

While no final alignment or interchange location decisions have been made, Syracuse City did participate in the 2001 study with UDOT and WFRC and did preliminarily determined a preferred alignment for the future roadway as well as preferred interchange locations. These interchange locations were identified at Gentile Street in Layton, 1700 South in Syracuse and approximately 700 South in West Point. Syracuse has participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document.

Arterial Improvements

1700 South

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

Hill Field Road

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

Bluff Road

The extension of Bluff Road in a southeasterly direction in order to connect to 700 South Street in Layton should be considered. This improvement would provide an alternate route to a newly planned I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue.

200 South

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

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

700 South

Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South. As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner.

1000 West

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

Collector Streets

1700 South1700 South Marilyn Drive

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

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

Trail System Master Plan

See Appendix 1.

PUBLIC SERVICES AND CAPITAL FACILITIES

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

Recreation

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

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

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

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

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

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

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

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

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

Recreational Trails

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

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

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

Culinary Water

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

Secondary Water

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

Storm Water

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

Sanitary Water

Sanitary sewer lines are currently adequate for the population of the City, but there will be a need to upsize City lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

Public Safety

The City has full-time and reserve police officers, as well as a limited number of full-time fire fighters. The City should continue to hire police officers and fire fighters to meet the needs of the city as population increases. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

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

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

Street Lights

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

Tail/Waste Water

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

Land Drains

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

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

Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery

(see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should continue to pursue negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

PLANNING DISTRICTS

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

District 1

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

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

Residential Areas

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

2000 West & 700 South Commercial Area

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

200 South Corridor Commercial Area

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

1700 South Commercial Corridor

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

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

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

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

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

District 2

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

Residential Areas

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

State Road 193 Corridor Commercial Area

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

2000 West Commercial Corridor

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

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

1700 South & Town Center Commercial Area

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

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

District 3

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

Residential Golf Course Community

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

1700 South & Bluff Road

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

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

Sensitive Overlay Zone

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

District 4

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

Agriculture & Open Space

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

R-1 Residential

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

District 5

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

R-1 Residential

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

Sewer District Research Park

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

Commercial

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

Sensitive Overlay Zone

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

District 6

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

R-1 Residential

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

Future Legacy Parkway

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

Parks & Trail

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

1700 South Commercial Corridor

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

Sensitive Overlay Zone

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

District 7

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

R-2 Residential

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

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

1700 South Commercial Corridor

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

District 8

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

R-2 Residential

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

R-3 Residential

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

Planned Residential Development

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

1700 South Commercial Corridor

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

Public & Municipal Uses

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

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

Other Commercial Zones

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

Professional Office

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

District 9

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

1700 South Commercial Corridor

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

Gentile Street & Bluff Road Commercial District

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

Planned Residential Development

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

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

R-2 & R-3 Residential

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

Professional Office

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

Arterial Roadway Development

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

District 10

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

Agriculture & Open Space

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

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

Equestrian Park & Syracuse City Public Works

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

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

Sensitive Overlay Zone

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

Gentile Street & Bluff Road Commercial District

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

North Legacy Parkway

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

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

GENERAL PLAN IMPLEMENTATION

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

POLICY TOOLS FOR PLAN IMPLEMENTATION

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

LAND USE ORDINANCES

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

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

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

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

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

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

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

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

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

SUBDIVISION REGULATIONS

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

CAPITAL IMPROVEMENTS PROGRAM

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

1. Relate physical planning to financial planning;

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

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

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

MINOR GENERAL PLAN REVISIONS

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

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

PERIODIC REVIEW OF THE GENERAL PLAN

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

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

ORDINANCE NO. 15-25

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE GENERAL PLAN TEXT THE SYRACUSE CITY GENERAL PLAN.

WHEREAS, due to the pace of growth in the City there are changes to the General Plan that are warranted; and

WHEREAS, these proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public, the general plan committee, and or from developers that are seeking clarification on the language in the General Plan; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current text as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing text; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of the General Plan to address such proposed changes.

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

Section 1. **Amendment.** The following sections of Syracuse City General Plan are hereby amended as follows:

Exhibit A

Section 2. **Severability.** If any section, part or provision of this General Plan is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this General Plan, and all sections, parts and provisions of this General Plan shall be severable.

Section 3. **Effective Date.** This General Plan shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMEBR , 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Bolduc	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

Syracuse City General Plan 2015

MISSION STATEMENT:

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

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1 Introduction

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

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

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

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

1.1 Purpose

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

1.2 Mission Statement

The Mission Statement for Syracuse City is:

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

City Town Center

1.3 Master Goal

The Master Goal for Syracuse City is as follows:

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

1.4 Implementation

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

Syracuse City Hall

1.5 General Plan Updates

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

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

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

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community
4. Does not decrease the quality of life for the citizens of Syracuse
5. ~~For an applications to be considered for review it must be received within 10 days of the opening~~

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

1.6 Syracuse City Organization

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

2 Community Character and History

2.1 City Character

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

1. The appearance of the City is important to community pride. The City should provide resources for essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents.

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

3. The City should employ attractive entrances and aesthetically pleasing landscaping along all main roads entering the City to welcome visitors and residents alike. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Signage should be consistent with ordinances in place to provide informative backdrop to various businesses and other event locations within the city.

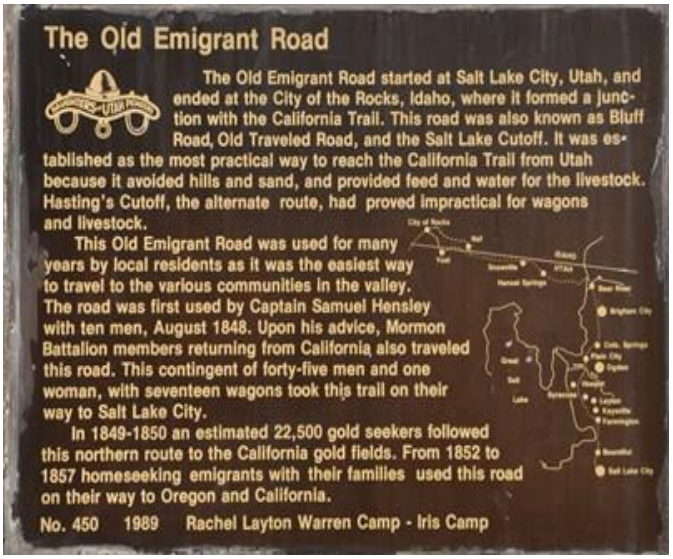
4. The City has a beautiful downtown center with a library, city museum, community center, post office, city hall, as well as, a town center with businesses buzzing with activity. Not far to the west is a state-of-the-art fire station including training facilities for northern Utah fire personnel. The City

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

2.2 City History

2.2.1 Settlement of the Land

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



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

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

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

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

plums. By the turn of the century, the Syracuse area became the largest producer of fruit in Davis County.

2.2.2 How Syracuse Came to Be

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

2.2.3 Early Days in Syracuse

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

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

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

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

With most of the land irrigated, the community of Syracuse took on a new look. Instead of log cabins, new frame and brick homes dotted the landscape. Gravel

roads linked Syracuse to nearby communities. Goods and services improved, and almost anything a family needed could be ordered or purchased at the Syracuse mercantile store.

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

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

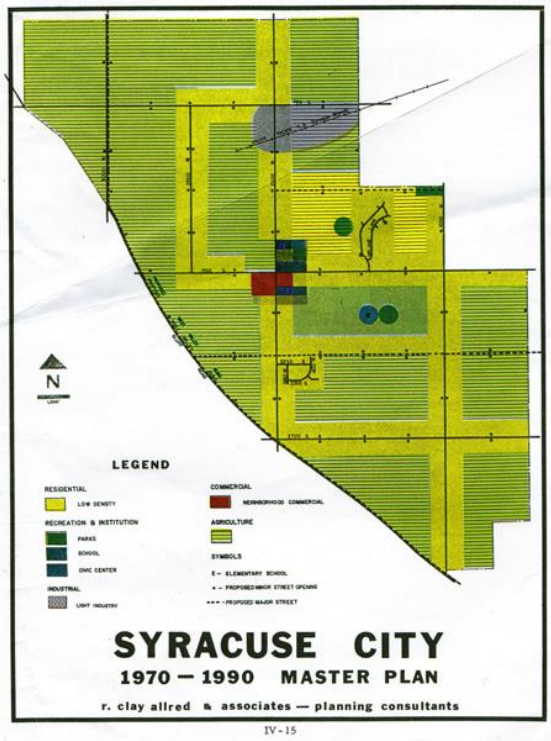
The Great Depression of the 1930s brought hardship to Syracuse, but the community survived with plenty of flour, salt pork, potatoes, and bottled fruits. Almost everyone had a garden, chickens, pigs, and a cow.

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

2.2.4 Syracuse Becomes A Town

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

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

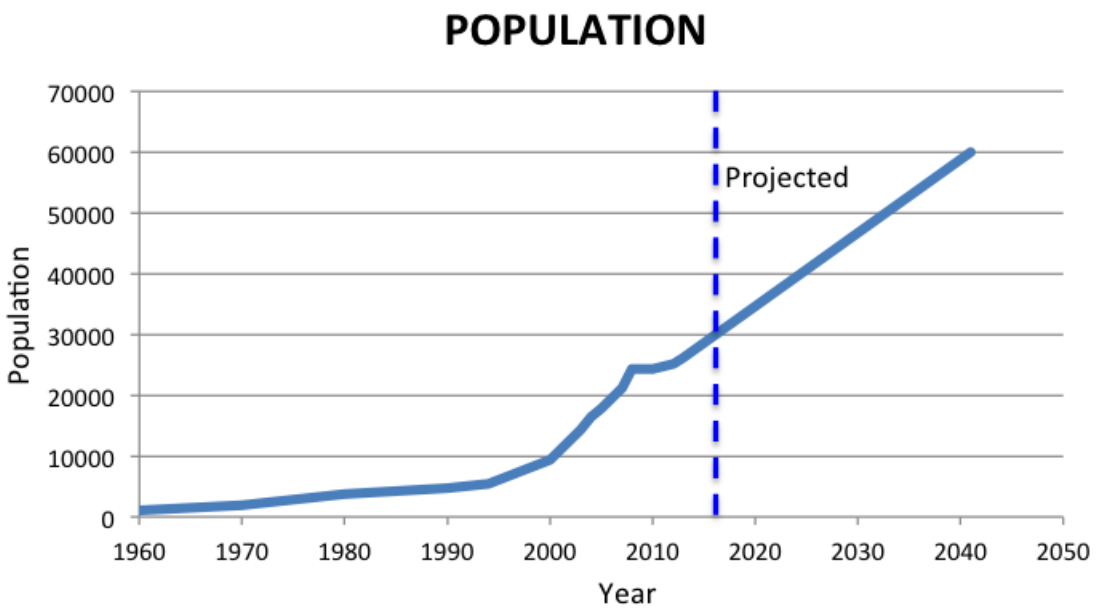


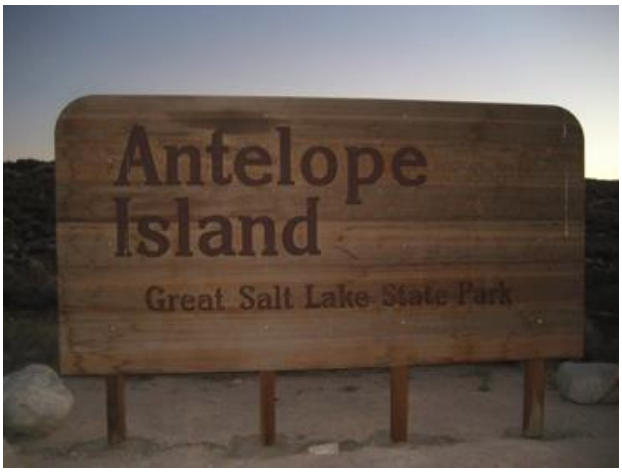
Prior Master Plan Map

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

2.3 Population

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





2.3.1 Antelope Island

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

(Suggested to add data regarding visitation and patronage)

2.4 Physical Character

2.4.1 Agricultural Background

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural, open space, common space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes.

Corn Maze Arial Photo

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

privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character.

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

2.5 Boundaries

2.5.1 General Plan Map

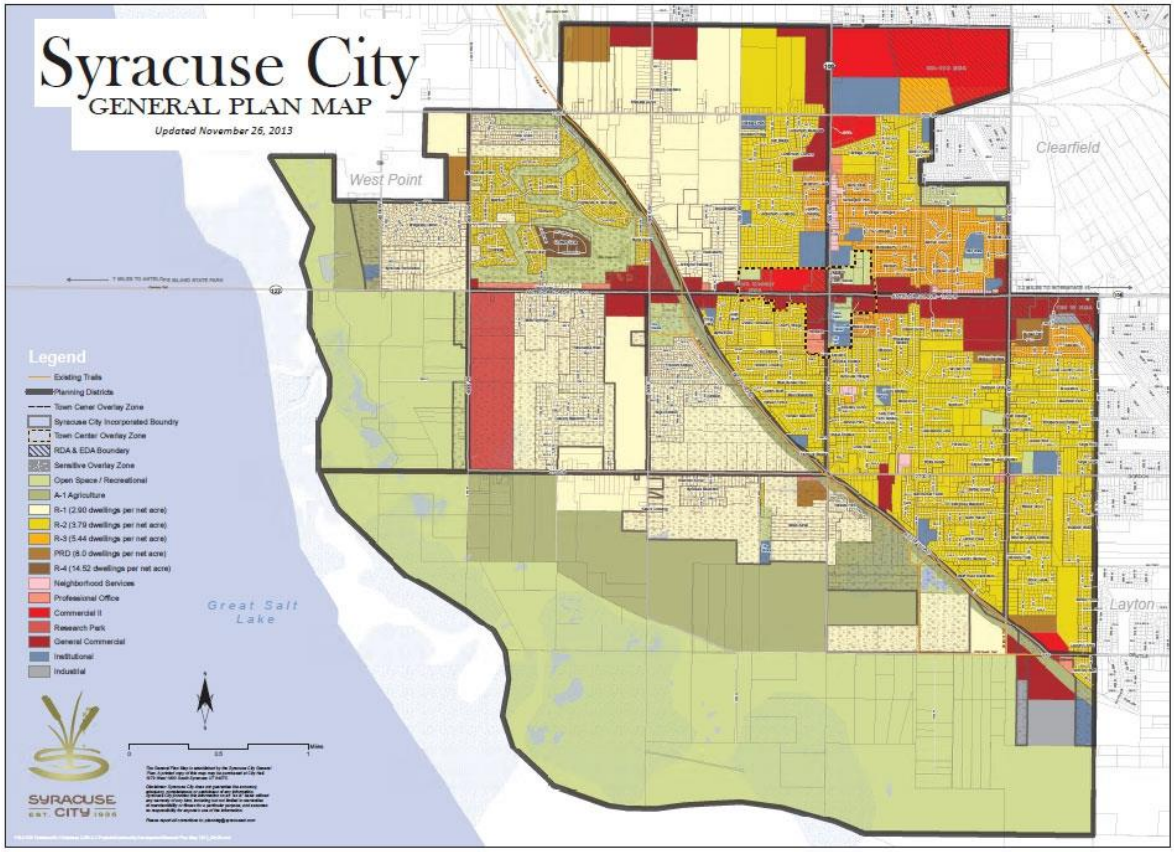
For the purpose of creating a manageable plan, the City's General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years.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

2.5.2 Current Zoning Map

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

2.5.3 Annexation

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



2013 General Plan Map Showing the Declared Boundaries for potential Annexation

3 Land Use

3.1 Purpose

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

3.2 Goals

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

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

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

3.3 Land Use-Residential

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

1. Single-family homes remain the predominant type of residential land use in the city.

2. Maintain high quality design standards throughout the city, ensuring quality growth of residential developments.

3. Preserve the family oriented atmosphere of the city.

3.3.1 Residential Zoning Density

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

Table 1: Dwelling Unit Density

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

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

3.3.2 Bonus Density Zoning

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

3.4 Non-Residential Land Use

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

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

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

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

3.5 The Town Center

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

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

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

3.5.1 ~~Antelope Drive~~Antelope Drive (1700 South) Commercial Corridor

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

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

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

3.5.3 SR-193 Corridor

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

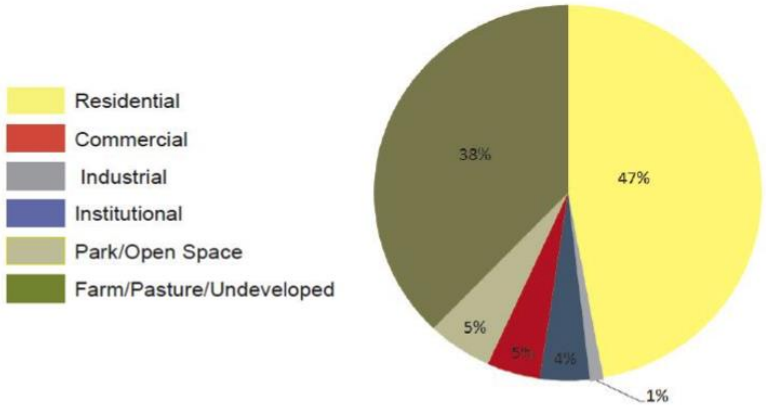
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

3.6 Future Land Use

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

3.7 Land Use Area Tables

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



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

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

4 Economics

4.1 Introduction

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

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

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

4.2 Goals

The goal of Syracuse is to encourage new businesses to city as a way to improve the revenue stream necessary to continue supporting infrastructure needs. The City maintains a 5-year capital improvement plan as a way of ensuring the infrastructure is properly maintained for the future.

4.3 Revenue

Growing communities need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. Because of this, Syracuse is striving to be a business friendly community that welcomes new opportunities within the city.

4.4 Budget and Expenditures

Each year the city administration provides the mayor and city council with a budget proposal that addresses the current and 5-year forecasted needs of the city. The budget is designed around the goal of maintaining or improving the current level of services provided by the different departments within the city. Whenever possible, efforts are made to not increase taxes or fees for the city provided services, so as not to cause an increase the burden to the citizens.

5 Transportation

5.1 Introduction

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community of Syracuse. The City is developing and maintaining a transportation system that is efficient and complements the quality of life in Syracuse.

5.2 Goals

The most critical component of the development of the master transportation plan is to analyze the anticipated traffic generated within Syracuse City and surrounding area. The City ~~should model~~has modeled the overall traffic patterns as well as traffic that ~~will pass~~passes through the community. This analysis ~~should be~~has been done for all streets within the City including local, minor-major collectors and major arterial streets.

The City ~~should~~ continues to work closely with the Wasatch Front Regional Council (WFRC), which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the Regional Transportation Plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year ~~2030~~2040. The City should continue to actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

West Davis Corridor - The city has and should continue to work with the Utah Department of Transportation (UDOT) on the alignment, planning, design, and construction of the West Davis Corridor, on the preferred route through the city and with the location of interchanges, as well as any potential alternatives which may be developed. Particular attention should be paid to minimizing the negative impacts of such a project to our community. This corridor represents the largest impact to land use in the City as growth continues in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document, as the decisions involving this project are finalized.

700 South Street - Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. This roadway was widened between 2000 West and the easterly city boundary in the fall of 2014 with a turning lane and bike trails on both sides of the road. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South.

2000 West Street - As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner. ~~At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout~~.

SR-193 - With all of the growth that has occurred in northwest Davis County over the last ten years, UDOT has identified the SR-193 corridor between I-15 (700 South interchange in Clearfield) and the future West Davis Corridor as a key component of

traffic management. In 2014, UDOT completed the construction of this 4 lane limited access highway from 700 South at Main Street in Clearfield to 2000 West in Syracuse. ~~Two~~ One north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west Another north/south collector has been constructed at 1550 West. ~~and 1500 west.~~ These improvements ~~would~~ provide access to SR193 for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point. Future plans for SR-193 are to have it extend just beyond the West Davis corridor with access points at the ~~intersection~~interchange.

Bluff Road - The extension of Bluff Road in a southeasterly direction in order to connect to Layton Parkway should be considered. This improvement would provide an alternate route to Layton Parkway and I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue. This will also connect with the West Davis Corridor.

~~Hill Field Road~~500 West - A new arterial street, Hill Field Road, is planned as part of the RTP and will provide access from Syracuse City to Interstate 15. It has been partially constructed into west Layton. Syracuse should continue to work with UDOT and Wasatch Front Regional Council to plan ultimate extension of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

~~1000 West - Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the south end of 1000 West, near the intersection of Bluff road and 1000 West should also be considered~~

1700 South (~~Antelope Drive~~Antelope Drive (1700 South)) and Marilyn Drive - With the completion of improvements to 1700 South, between 1000 West and 2000 West Syracuse in coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the potential site for a future signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access ~~into~~ for the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope ~~is being worked to include curb and gutter near the intersection and a light~~ was widened for turning lanes in preparation for a traffic signal to help with the flow of traffic. The intersection of 3000 West and 700 South ~~is being modified to include a traffic circle~~ now has a roundabout to help the flow of traffic.

5.3 Street Classification

The streets and roads within the city form a system that has two main functions:

1. Allow vehicles to move safely and efficiently, and
2. Allow access to property. Efficient traffic movement results from clear traffic lanes with minimum interference from side roads so that more volume and higher speeds can be maintained. Access to enclosed areas requires side movements, called side friction, to and from traffic lanes that interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of the function.

The Major Classifications for streets and roads are Arterial, Collector and Local. Arterial and Collector can be either Major or Minor

Arterial streets provide for movement of traffic through the city with as little interference as possible. They carry traffic at higher speeds, and there is limited access. They provide continuity throughout the city but do not penetrate identifiable neighborhoods.

Collector streets penetrate local neighborhoods and distribute traffic to local streets. They collect traffic from local streets, and channel traffic into the arterial roads. Use of collectors by through traffic should be discouraged.

Local streets are all streets not otherwise classified, and provide direct access to adjacent land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

5.4 Transportation Plan

The City Master Transportation Plan is maintained by the Public Works Department and may be obtained through a Freedom of Information Request to the City.

5.5 Public Transportation

The Utah Transit Authority (UTA) will have an increasing role in transportation both to and from the city, and within the city proper. The City continues to work with the UTA to help provide the needed facilities and services.

6 Infrastructure

6.1 Introduction

The city provides amenities and public services that include:

- Emergency services
- Pressurized Culinary and Secondary water systems
- City-wide garbage and optional green waste pickup
- City-owned cemetery

6.2 Goals

The City continues to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects.

~~The city should set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.~~

6.3 Public Facilities

6.3.1 Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery (see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should reopen negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

6.3.2 Storm Drains

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. Davis County requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City should continue to pursue regionalized storm water detention facilities, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management Practices" to properly maintain a functioning and clean storm water collection system.

6.3.3 Culinary Water

~~The city recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out.~~ The city maintains a well and has other culinary water sources to provide water for the system. Although this is sufficient to serve the current population as as some growth, the city will need to consider ways to expand water sources and storage as growth continues. The secondary water system has

helped tremendously in conserving clean water supplies to adequately meet the needs of the city.

6.3.4 Secondary Water

The City's pressurized secondary water system is unique to towns in Davis County in that the water is owned by the city rather than purchased from supply sources. The city has invested in a large storage tank and reservoir on the east side of town and storage also includes a ~~storage pond~~reservoir at Jensen Nature Park . Other storage includes a ~~retention basin~~reservoir near ~~Antelope Drive~~Antelope Drive (1700 South) and Bluff Road and ~~claim~~ a water right on runoff water ~~at a storage basin~~ in a canal on the east side of Freeport Center. Other future storage facilities should be pursued east of the city to assist with maintaining good pressure and also to provide sufficient capacity at build out. The City has a secondary water master plan that sets forth some of these planned improvements to meet the City's needs at build out. Impact fees have played an integral part in building and maintaining the infrastructure of the secondary water system. Future needs will need to be met with current utility charges and ongoing impact fees. Because of initial discussions ~~and agreements~~ with residents when the system was constructed, metering of the water to users ~~should~~ is not ~~be~~being pursued. Water stockholders that developed their land were required to provide the water shares to the city without compensation with the understanding that the residents would be able to have access to adequate supply for irrigation, lawns and gardens. Current ~~policy~~ ordinance allows a maximum of one ~~and a half~~ acre~~s~~ in any lot with a home to be watered with secondary water. The practice of requiring contribution of water shares for development continues. The City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system. The city should also encourage homeowners and developers to use low water landscaping and native plants. The city should take the steps necessary to better equalize the system pressure throughout the city.

6.3.5 Sanitary Sewer

Sanitary sewer lines are currently adequate for the population of the City, but there ~~will~~ may be a need to upsize City lines as population increases and to provide for additional full time maintenance and cleaning activities performed by the City. ~~The cost of this ongoing need can best be borne by development and associated impact fees.~~

The city has mapped out the Sanitary Sewer within the City as a way of management and to provide developers with the current and future capability of the system to service future development. The North Davis Sewer District is currently lining all of the district lines to upgrade and reduce maintenance of old system lines.

6.3.6 Street Lights

~~Policy of Syracuse City should be to establish and maintain a system of streetlights, which are adequate for the safety, and security of the residents of the City. To meet that end~~, ~~t~~The City ~~should~~ has established an ordinance to locate street lights at all

street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain ~~an adequate and secure community~~ safety to the traveling public.. Developers ~~should be~~ are required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution. The city should continue to set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

6.3.7 Fire Department

The City has full and part time personnel. Recently the city built a new state of the art facility that should accommodate needs of the city to build out.

The City Fire and Planning Departments should begin to investigate a possible location for a second fire sub-station to accommodate the new commercial and residential growth, in accordance with NSFPA1710 requirements. Land purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Syracuse Fire Department

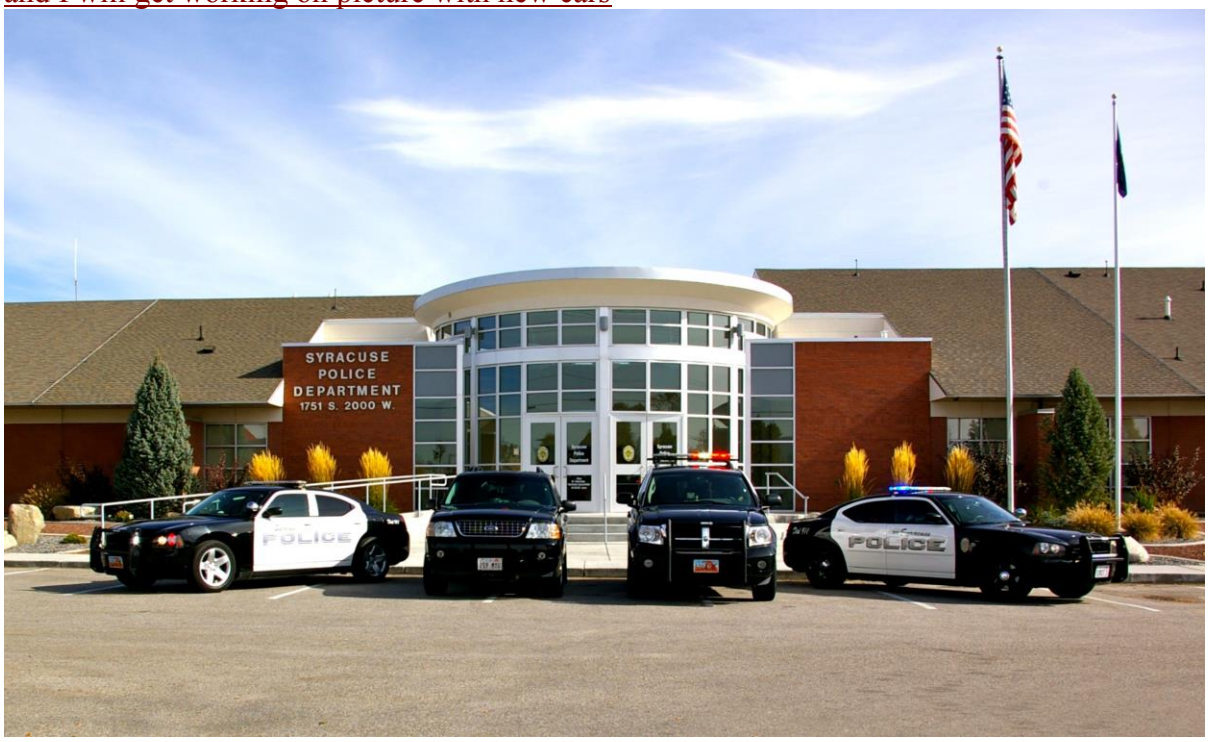
6.3.8 Police Department

Syracuse Police Department is staffed with full-time police officers, which include administrative staff, patrol officers, school resources officers and detectives. ~~The City staffed with full-time police officers, reserve officers and detective staff as well~~. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

Comment from the Police Chief

I am sure there is more to this than I understand, but aren't the PD and FD built with the assumption that the facilities will meet the needs of the city through build out? The section from the document says the impact fees WILL benefit the community by funding the construction of public safety facilities. That makes it sound like new buildings will be built someday. I am not saying that is incorrect; I have just never heard that. Can we use our patch instead of the picture? The picture has old cars and we haven't taken a photo yet with the new ones. If you prefer a picture, give me a deadline for when you need it

and I will get working on picture with new cars



Syracuse Police Department

7 Parks and Recreation

7.1 Introduction

Parks and recreation are an important aspect to the Syracuse City community. They add tremendous benefits to the quality of life and enhance the lifestyles of our citizens. Syracuse has established a goal to provide quality parks and recreation with their related services and programs and has put in place a Parks Master Plan to fully document these goals. This section of the General Plan is provided as a summary to that document, the full Parks Plan should be reviewed for a more comprehensive understanding of the Parks and Recreation in Syracuse.

Jensen Nature Park

7.2 Goals

Syracuse has established some specific goal pertaining to parks and recreation. Some specific goals are listed below:

1. Provide a diverse network of parks, trails, and recreation facilities which affords all residents convenient access to a wide range of recreational and cultural opportunities:

    - Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
    - Provide parks that are well dispersed throughout the city.
    - Encourage the acquisition of property and the development of additional recreation facilities.
    - Ensure that the City recreation facilities (parks, trails, etc.) are useful, attractive and well maintained.
    - Create and apply park area standards of the Syracuse City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.

2. Create a Parks and Recreation Master plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community and plan for the acquisition, development and improvement of future parks and recreation facilities. The Park land goal per 1000 population is 6.5 acres.

    - All future major developments shall be planned with trail linkages to planned trail systems where applicable.
    - Incorporate plans, programs and funding sources to meet the present and future recreational demands.
    - Work with the Davis School District for the development and joint use of recreational facilities and parks.
    - Maintain a Capitol Improvements Program, which incorporates a funding program for the construction of improvements to the City's recreational system.
    - Promote and solicit the donation of land, recreation and park equipment and funding from available donors and recognize their support.
    - Protect park and recreation areas from incompatible developments and uses on adjacent properties.
    - Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.

7.3 Community Center

This facility has the capacity to be used for basketball, volleyball, indoor jogging track, fitness venues, senior citizen activities, quilting guilds, crafts and other programs.

7.4 Existing Parks and Recreation

The parks and recreation facilities that are currently part of Syracuse City include the parks (amenities) list below:

- **Founders Park** (4 acres): 24 picnic tables, 2 boweries, 1 public restroom, baseball and softball, soccer, and football fields, 1 playground, and a skateboard park.
- **Stoker Park** (6 acres): 10 picnic tables, grills, 2 boweries, public restroom, playground, tennis courts, and volleyball.
- **Bluffridge Park** (5 acres): 1 public restroom, soccer field, and jogging path.
- **Canterbury Park** (5 acres): 8 picnic tables, 1 bowery, 1 public restroom, 2 soccer fields, jogging path, playground, and basketball.
- **Centennial Park** (4.7 acres): 3 picnic tables, Chloe's Sunshine playground, jogging path, and volleyball.
- **Fremont Park** (7 acres): 5 picnic tables, 1 bowery, 1 public restroom, soccer field, jogging path, playground, volleyball and trail access.
- **Legacy Park** (3.5 acres): 5 picnic tables, 1 bowery, public restroom, jogging path, playground, and a scenic pond.
- **Linda Vista Park** (6 acres): 7 picnic tables, public restroom, jogging path, and a playground.
- **Ranchettes Park** (1.5 acres): 1 small bowery, and a playground.
- **Jensen Nature Park** (20 acres): 33 picnic tables, 3 boweries, public restroom, jogging path, horseshoe pit, fishing, trail access, a pond.
- **Rock Creek Park** (10 acres): 9 picnic tables, 1 bowery, playground

- **Trailside Park**:

Syracuse Trail Walkway

7.5 Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Master Plan will soon be completed. The Parks and Recreation Master Plan will provide a proactive "road map" for guiding future planning, design, funding and implementation decisions. In addition to traditional parks and recreation facilities, trails and trail systems ~~would be included in~~ the Parks and Recreation Plan~~. This plan~~ should include:

1. Physical status and current use of existing parks and recreation facilities and programs.
2. Current and projected park and recreation needs should be determined through the means of a citywide survey of city residents.
3. Proposed improvements to existing parks if needed with a schedule for funding and implementation.
4. Proposed new park and recreational facilities with a schedule for funding and implementation.
5. Park and recreation facility design standards.
6. Park and recreation programs assessment with implementation strategies.

8 Housing

8.1 Introduction

There are a mixture of housing styles and price ranges in Syracuse. These include family farms with homes on the property, large single family residential homes, smaller single family residential homes, clustered homes in planned communities and planned residential developments or multi family housing.

8.2 Goals

The city maintains housing ordinances zoning that are designed to provide developers with guidance that ensures housing that meets a variety of income levels within the city while maintaining a high standard of quality. The goal of the city is to continue to provide for that high standard.

8.3 Current Housing

A breakdown of the current acreage that has been developed with homes and the undeveloped acreage is shown in the table below.

January 2015 Residential Zoning Inventory

Residential Zoning	Developed (Acres)	Undeveloped (Acres)	Total (Acres)
R-1	878	973	1851
R-2	1540	381	1921
R-3	356	99	455
R-4	32	0	32
PRD	25	18	43
A-1	85	117	202
Total	2916	1588	4504

NOTE: These figures include areas currently annexed

8.4 Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The overall goal of providing moderate housing is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of our community.

The City's various residential zoning designations provide an opportunity for a variety of housing types, including moderate-income housing. With the number of established R-3 developments, Planned Residential Developments, cluster subdivisions, and neighborhoods containing older, smaller residential homes, Syracuse's housing stock exceeds the current estimated need for moderate-income housing required through build out of the city. It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for moderate-income families and individuals. As required by state law, the City Council should undergo regular reviews of its moderate-income housing plan and adjust the plan as circumstances change in our community.

9 Future Updates

9.1 Reviewing The General Plan

Our residents and business owners have come to depend on the Syracuse City General Plan, as it represents the wishes and goals of the city. As Syracuse is primarily a bedroom community, property ownership decisions are often based on this document. As such, any proposed changes should be carefully considered, so as to not dramatically alter the goals outlined in this plan, as well as to not dramatically change the character of our neighborhoods within Syracuse.

Syracuse City Ordinance and Utah State Code require that a City's General Plan should be reviewed periodically, at least once every 4-5 years. The review process is detailed within Title 10, Section 10.20 of the Syracuse City Ordinance, as well as the methodology and timelines for proposing and considering any changes to the General Plan.

9.2 In Closing:

This plan outlines the current plan and future goals of Syracuse City, and has been refined over several decades. Our residents can be very passionate about our city, and this plan reflects in part the values and goals of the residents of our city. Future business development is of course very important as well, as the tax revenues from such contribute significantly to the city budget, and these businesses often provide valuable services to our community. However, we should keep in mind that said future business developments will need to coexist with our residents, and as such should not adversely impact our residential neighborhoods.

As such, any proposed changes to this plan in the future should strongly take into account the wishes of our residents as a whole, as this is their community. Syracuse City has a particular character, which our current and future residents find attractive, and it should always be the goal of our decision makers to maintain that character, and it's associated goals.

Syracuse City is a very desirable community to live in within Davis County, and in Northern Utah as a whole, and we should strive to maintain the values and definitions, which make it so.

Acknowledgements

Acknowledgement is given to the following individuals, for their helpful assistance to the General Plan Committee in preparing this document:

Mayor Terry Palmer

City Council
• Brian Duncan
• Mike Gailey
• Craig Johnson
• Karianne Lisonbee
• Doug Peterson
• Corrinne Bolduc

Planning Commission:
• TJ Jensen (Chairman, 2014-2015)
• Ralph Vaughan (Chairman, 2015-2016)
• Greg Day
• Trevor Hatch
• Curt McCuistion
• Troy Moultrie
• Dale Rackham
• Grant Thorson

General Plan Committee
• Dale Rackham (Chairman)
• Troy Moultrie (Vice Chair)
• Kenneth Hellewell
• Dave Jones
• Pat Zaugg
• Ray Zaugg
• Gary Pratt
• Dustin West
• Karianne Lisonbee (Advisory Member)
• Noah Steele (Advisory Member)
• TJ Jensen (Advisory Member)

Community and Economic Development
• Brigham Mellor, Director
• Jenny Schow, Planner
• Noah Steele, Planner
• Stacy Adams, Planning Tech

Syracuse City Public Works
• Robert Whitely, Director
• Brian Bloeman, City Engineer
• Ryan Mills, Water Superintendent
• Darrell Webb, EPA/SWPPP

The Parks Committee
• Terry Palmer, Mayor
• Doug Peterson, City Council
• Craig Johnson, City Council
• Alan Clark, Chairman
• Patrick Egan
• Russ Sedgwick
• David Hansen

Other City Staff
• Steve Marshall, Finance Director
• Brody Bovero, City Manager
• Kresta Robinson, Parks & Rec Director

The North Davis Sewer District
• Kevin Cowan, District Manager

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item #11 General Plan Map Update

Summary

The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in the draft General Plan Map.

Attachments

- Current General Plan Map
- Draft General Plan Map
- Table Summary of Changes

ORDINANCE NO. 15-26

AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012, 2013, and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission adopted a process in 2012, where an applicant may apply for a Syracuse City General Plan update outside of the traditional district review; and

WHEREAS, the Planning Commission formed a General Plan subcommittee to update the general plan and general plan map in 2015; and

WHEREAS, the general plan map proposed changes enclosed in Exhibit "A" are a result of the subcommittee's efforts; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has recommended approval of the proposed amendments to the General Plan Map concluding that the proposed amendments provide development objectives with respect to the most desirable use of land within the City for subject property which benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption. That the proposed amendments to the Syracuse City General Plan Land Use Map, attached hereto as Exhibit A, are hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. 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 3. No Repeal. This Resolution is not intended and shall not be construed as a repealer of any previously adopted ordinance or resolution and is specifically intended to clarify and supplement existing City ordinances, rules and regulations.

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 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, CMC
City Recorder

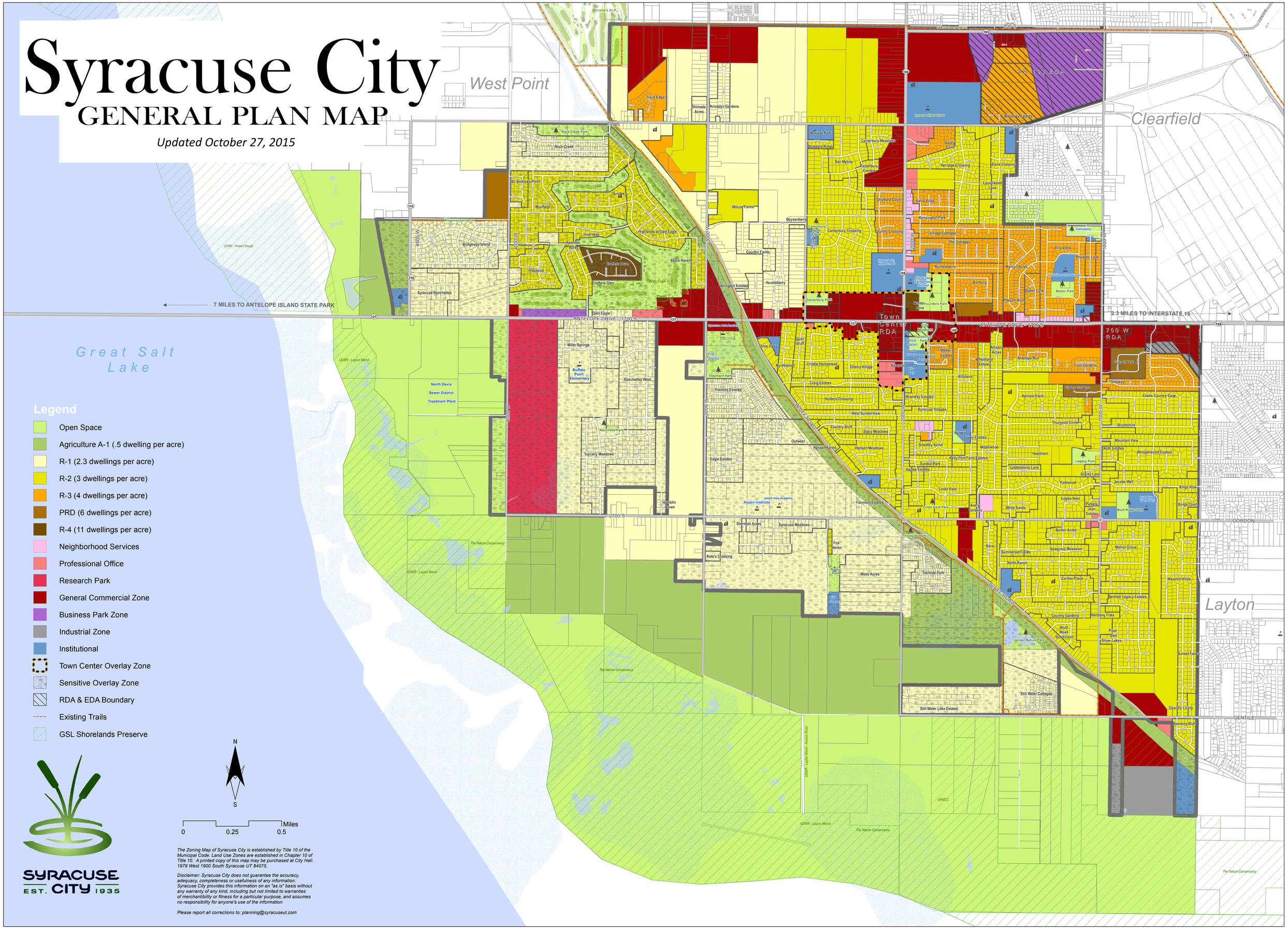
Terry Palmer
Mayor

EXHIBIT “A”

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015



SYRACUSE CITY EST. 1935

The Zoning Map of Syracuse City is established by Title 10 of the Municipal Code. Land Use Zones are established in Chapter 10 of Title 10. A printed copy of this map may be purchased at City Hall. 1979 West 1900 South Syracuse UT 84075.

Disclaimer: Syracuse City does not guarantee the accuracy, adequacy, completeness or usefulness of any information. Syracuse City provides this information on an "as is" basis without any warranty of any kind, including but not limited to warranties of merchantibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

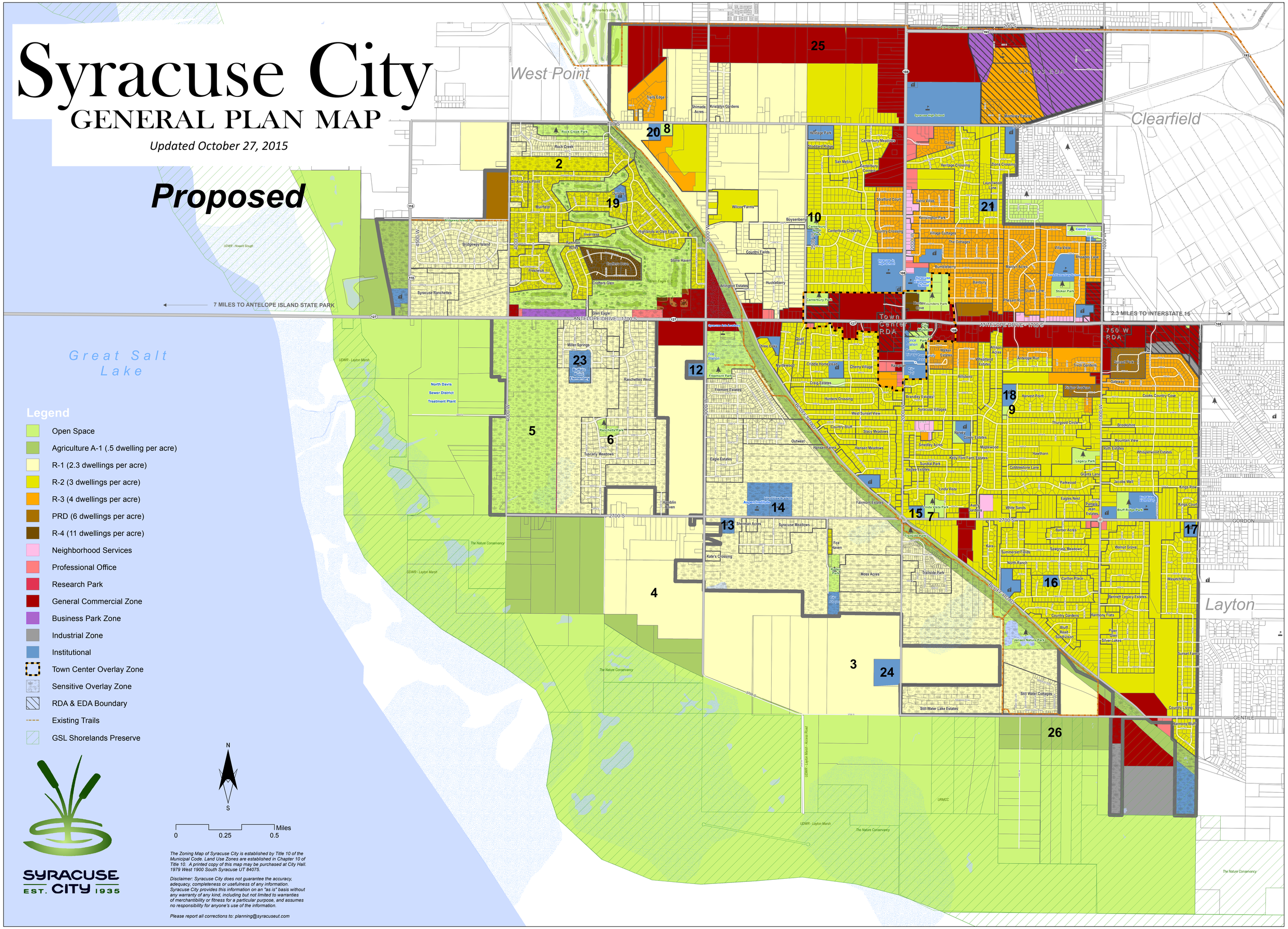
Please report all corrections to: planning@syracuseut.com

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015

Proposed



The Zoning Map of Syracuse City is established by Title 10 of the Municipal Code. Land Use Zones are established in Chapter 10 of Title 10. A printed copy of this map may be purchased at City Hall. 1979 West 1900 South Syracuse UT 84075.

Disclaimer: Syracuse City does not guarantee the accuracy, adequacy, completeness or usefulness of any information. Syracuse City provides this information on an "as is" basis without any warranty of any kind, including but not limited to warranties of merchantibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Please report all corrections to: planning@syracuseut.com

Id	Address	Existing G.P. Zone	Proposed G.P. Zone
1	1972 S 2000 WEST	P.O.	R-3
2	4000 W 950 S	R-1	R-2
3	3000 S 2000 W	A-1	R-1
4	3178 S 3000 WEST	A-1	R-1
5	2200 S 4000 W	Research Park	Open Space
6	2280 S Doral	R-1	Open Space
7	1800 W 2700 S	R-2	Open Space
8	3250 W 700 S	R-1	Open Space
9	2117 S 1475 WEST	R-2	Open Space
10	1250 S 2500 WEST	R-2	Open Space
11	2400 W CRAIG LN	R-2	Open Space
12	1956 S 3000 WEST	R-1	Institutional
13	2887 W 2700 S	R-1	Institutional
14	2650 W 2700 S	R-1	Institutional
15	1870 W 2700 S	R-2	Institutional
16	3008 S 1200 W	R-2	Institutional
17	569 W 2700 SOUTH	R-2	Institutional
18	2024 S 1475 WEST	R-2	Institutional
19	3426 W AUGUSTA DR	R-2	Institutional
20	3267 W 700 SOUTH	R-1	Institutional
21	1112 S 1525 WEST	R-2	Institutional
22	2339 W 1900 SOUTH	R-2	Institutional
23	1924 S DORAL DR	R-1	Institutional
24	3500 S 2000 W	A-1	Institutional
25	2500 W 200 S	R-1, R-2	General Commercial
26	1200 W Gentile	Open Space	A-1

CITY COUNCIL AGENDA

December 8th, 2015

Agenda Item #12 **Title X: Metal Buildings**

Summary:

There has been discussion and concern over the appropriate regulation of steel buildings in PC. Some concerns expressed are that the nature of steel building construction results in flat walls and "'boxy" building massing. When the standard vertical steel siding is applied to the exterior, building, facades can become monotonous and to some accounts "'cheap". Staff has gathered the following information to assist in this discussion.

Attachments:

- Existing Architectural Review Committee Standards and Ordinance
- Steel Siding Examples
- Steel Building Examples
- Ninigret CC Text
- Commissioner Vaughan's Code Research
- Draft Ordinance Language

ORDINANCE NO. 15-27

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address such proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Duncan	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

Exhibit A

10.28.220 Industrial Architecture

The architectural design of a structure must consider many variables, from the functional use of the building, to its aesthetic design, to its "fit" within the context of existing development. The following standards help buildings achieve the appropriate level of design detail on all facades, avoid blank/uninteresting facades, and provide for the proper screening of equipment and refuse areas.

(A) Architectural Form and Detail

1. If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of ten feet (10') must be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings.
2. The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street sides of building façades.
3. Front and street sides of facades of large buildings visible from a public street must include: architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.
4. Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

(B) Color and Materials

1. A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.
2. Primary Materials. 25% of the front and street facing exterior walls must be finished with brick, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.
3. All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.
4. Large expanses of precast concrete (including cast in place concrete tilt-up panels), metal wall panels, or other uniform material must be broken up with pop outs, recesses, or change in color and texture, every 100 feet.
5. Bright, contrasting colors should be used for small areas of building accents only.
6. Design and colors of wall signs must be compatible with the main buildings on the site.
7. Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings.

1. The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
2. Temporary buildings are not to be located where they will be visible from adjoining public streets.
3. Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site.

CITY COUNCIL AGENDA

December 8, 2015

Agenda Item #13 **Code Amendment to Title VIII pertaining to Minor Subdivisions**

Background

This item is a prosed addition to Title 8 providing a Minor Residential Subdivision clause. This code would only apply to subdivisions of 10 lots or less. Staff is proposing to combine the application for preliminary and final approval into one step, thus reducing the expense of the development and staff time. A minor subdivision will be required to meet all regulations of City Code and the Engineering Standards and Regulations.

Attachments

- Proposed Code
- Code Amendment

Planning Commission Recommendation

The Planning Commission moved to approve the proposed code for minor subdivisions on November 17, 2015 will a unanimous vote.

ORDINANCE NO. 15-28

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE VIII OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO MINOR SUBDIVISIONS

WHEREAS, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address such proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

Exhibit A

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 8th DAY OF DECEMBER, 2015.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	___	_____
Councilmember Lisonbee	___	_____
Councilmember Bolduc	___	_____
Councilmember Johnson	___	_____
Councilmember Gailey	___	_____

8.10.010 Definitions.

"~~Small~~Minor subdivision" means the division of a tract or lot or parcel of land into two, but not more than ~~nine~~10, lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, wherein all such divisions front on an existing street.

"Specifications" is to be interpreted as rules and regulations.

"Street, arterial" means a street existing or proposed, which serves or is intended to serve as a major traffic way, as a controlled access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

"Street, local" means a street existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local need of a neighborhood.

"Street, major collector" shall mean a street with a right-of-way of 72 feet, designated in the general plan to carry larger volumes of traffic to arterial streets.

8.30.35 MINOR RESIDENTIAL SUBDIVISIONS

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this Code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

1. The subdivision contains ten (10) or less lots;
2. The subdivision is not traversed by the mapped lines of a proposed street as shown in the city's general plan;
3. The subdivision is located in a zoned area; and
4. The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously-approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

1. Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.
2. Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20.
3. Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in Title 8, into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with section 8.30.030 of this Code. All required signatures and conditions provided in that section apply to minor residential subdivisions.

CITY COUNCIL AGENDA

December 8, 2015

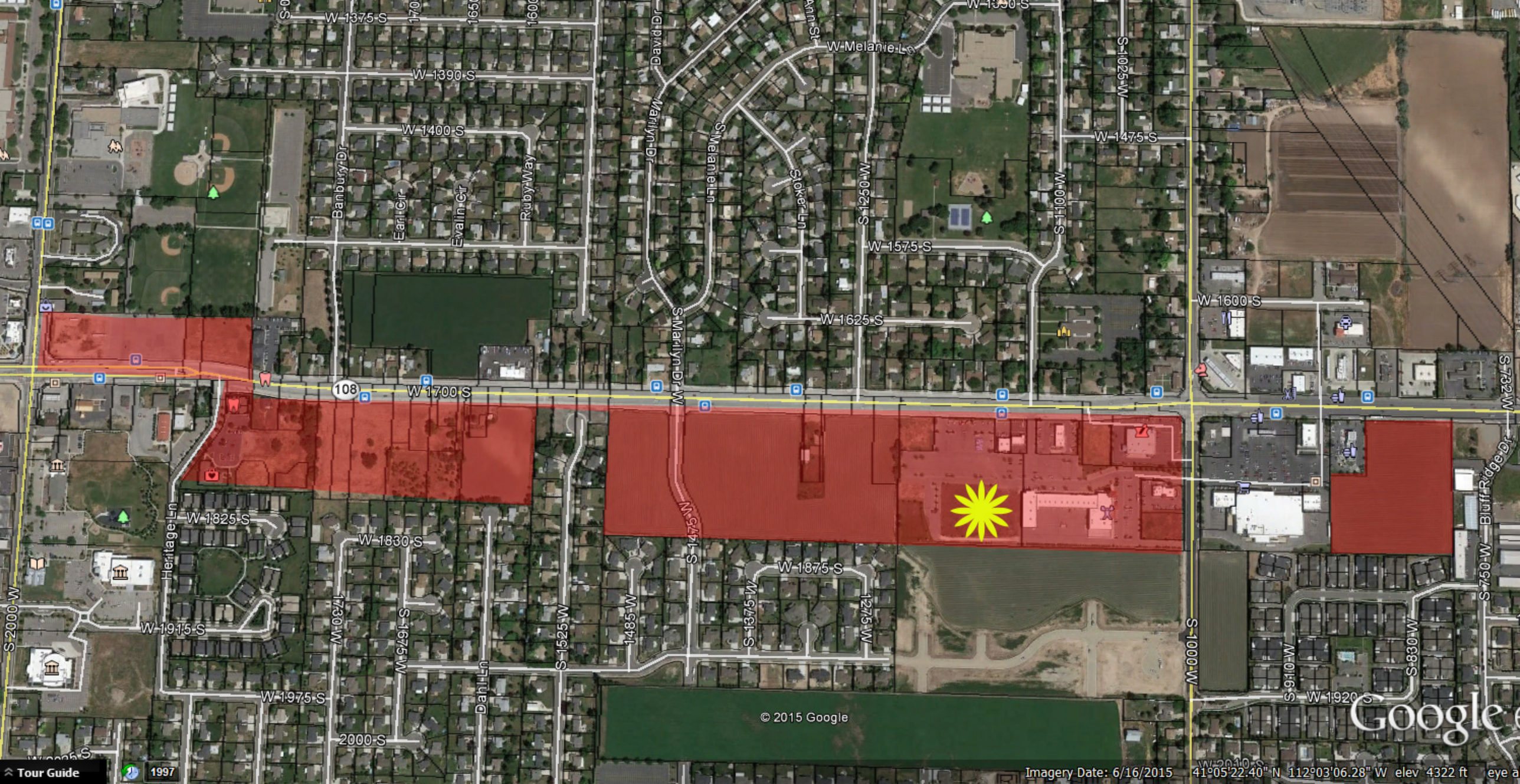
Agenda Item **##14** CDA formation along antelope between 1000 W and 2000 W (continued discussion if necessary)

Factual Summation

We have a substantial retailer looking at locating in Syracuse - Project Rudolf.

Recommendation:

Instruct staff to proceed with consultant and in negotiations with taxing entities to establish a CDA, as per boundaries identified in the accompanying map.


W 1375 S
W 1390 S
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W 1475 S
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W 1875 S
W 1915 S
W 1975 S
2000 S
W 1920 S
Banbury Dr
Earl Cir
Evalin Cir
Ruby Way
David Dr
Marilyn Dr
S Melanie Ln
Stoker Ln
S Marilyn Dr W
Heritage Ln
Dani Ln
S 2000 W
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S 1525 W
1485 W
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S 1375 W
1275 W
S 1250 W
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S 1025 W
S 1000 W
S 910 W
S 830 W
S 750 W
S 732 W
Bluff Ridge Dr
© 2015 Google
Google
Tour Guide
1997
Imagery Date: 6/16/2015
41°05'22.40" N 112°03'06.28" W elev 4322 ft

Davis County Economic Development

Guiding Policy

Davis County Economic Development will work diligently and closely with local communities to develop and build business opportunities. We will assist in site development, recruiting and expansion initiatives as we strive to increase family sustaining employment while increasing the tax base. We target those new and developing businesses that create new, high-paying jobs that improve the standard of living and diversity of the local Davis County economy.

Incentives will be explored to help in project development given the project qualifies when considering the financial strength and stability of the project, the number of jobs created, wages paid, amount of new tax revenue created, and long-term capital investment utilized. Other factors including industry sector type and fit within the County.

Davis County recognizes the State of Utah incentive criteria measurements and echoes support for companies that would qualify for State Incentives that meet the specific measurements while assuring a positive 'return on investment' to residents.

Each development opportunity should have a measurable positive Return on Investment (ROI) when comparing the anticipated project costs to the associated project benefits.

The Guiding Policy: *Each taxing entity is to decide on their own to determine if the project is of benefit to them to justify diverting public tax money to help fill a financial funding gap. The purpose of the tax increment is to fill the funding gap of the project and is not for the benefit of the developer. The key objective is to make sure that each taxing entity has conducted the appropriate analysis from a cost benefit point of view to show the need for the incentive and that the project will benefit them from the increased wages, sales taxes, property taxes and or types of revenue that may benefit the individual taxing entities goals and objectives. We are suggesting that if there is a need it should be justified before an incentive is given.*

Ideal qualifying criteria is where the project is primarily job and wage driven. Given that we don't live in an ideal world, Community Development Area (CDA) project requests will occur where the projects are more focused upon retail or housing and less on building family sustaining employment and yet have value to enhance the area.

As Projects will occur that are less than ideal, Davis County Community and Economic Development Office suggests the use of a this guiding policy approach to be considered when looking at projects that are of a mixed use (with retail, entertainment, residential, professional, and industrial). This guiding policy would be used as a *guide* to help determine the percentage range of participation in various projects.

As projects may not fit into the guiding policy exactly, there is room for flexibility as may be needed. However based upon the complicated allocation formulas used to allocate tax increment, it is suggested that we make a concerted effort to agree among the taxing districts to imply the same percentages for any given project and for the same amount of years. This unified approach will ease the burden of complicated allocation formulas that are used with applying the tax increment.

While the guiding policy attempts to quantitatively place emphasis on the value of projects, there will always be qualitative concerns that must be considered when proposed projects are being reviewed. For example some of the issues will be;

- Is the project a desirable project for the area
- Does the project bring substantial improvement to the land use
- Does the project help to recapture sales taxes for Davis County
- Does the project have definite community benefit that would enhance the community, improve transportation, and contribute to the prosperity of residents
- Will the project prepare and lead us to further economic development opportunities for more job growth or expansion to the tax base

---

Mixed use projects may focus upon job creation, retail and housing but the County's over all intent is for job creation where family sustaining jobs are being created in the process of the CDA or may lead to further development into job growth.

Guiding Policy*

(Based upon square footages noted in the CDA plan and budget)

Job Creation with Retail Components (Square Footages)

Job Creation	**More than** 80%	**Less Than** 50%
Retail (and/or)	Less than 20%	Greater than 50%
Housing		
	Up To:	***Up To:***
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	50%

Job Creation with Retail and Housing Components(Square Footages)

Job Creation	**More than** 80%	**Less Than** 50%
Retail (and/or)	Less than 10%	Greater than 25%
Housing (and/or)	Less Than 10%	Greater than 25%
	Up To:	***Up To:***
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	40%

Job Creation with Housing Components (Square Footages)

	More than	Less Than
Job Creation	80%	50%
Retail (and/or)	Less than 10%	Greater than 10%
Housing (and/or)	Less than 10%	Greater than 40%
	Up To:	***Up To:***
Years to Participate	20 Years	10 Years
Percentage of Participation	75%	30%

**All uses have value and are relevant to economic development; however while the attempt to quantitatively place emphasis on the value of the project there must be qualitative issues that must be considered in the review process. They may override in some causes.*

DAVIS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT
28 EAST STATE STREET – PO BOX NUMBER 618
FARMINGTON, UTAH 84025
Telephone: 801-451-3278

TAX AREA	TAX AREA EXT	ENTITY NO.	ENTITY DESCRIPTION	
		6030	COUNTY LIBRARY	0.000361
054	**0000**			**0.014051**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3120	SYRACUSE	0.001639
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4015	NORTH DAVIS SEWER DISTRICT	0.001025
		6030	COUNTY LIBRARY	0.000361
057	**0000**			**0.013830**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3130	WEST BOUNTIFUL	0.001806
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4055	SOUTH DAVIS COUNTY SEWER IMPROVEMENT DISTRICT	0.000303
		4100	SOUTH DAVIS RECREATION DISTRICT	0.000334
		6030	COUNTY LIBRARY	0.000361
058	**0000**			**0.013950**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3130	WEST BOUNTIFUL	0.001806
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4020	BOUNTIFUL IRRIGATION DISTRICT	0.000120
		4055	SOUTH DAVIS COUNTY SEWER IMPROVEMENT DISTRICT	0.000303
		4100	SOUTH DAVIS RECREATION DISTRICT	0.000334
		6030	COUNTY LIBRARY	0.000361
063	**0000**			**0.014749**
		1010	DAVIS	0.002153
		2010	DAVIS COUNTY SCHOOL DISTRICT	0.008555
		3140	WEST POINT	0.001036
		4005	WEBER BASIN WATER CONSERVANCY DISTRICT	0.000196
		4010	DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	0.000122
		4015	NORTH DAVIS SEWER DISTRICT	0.001025