



SYRACUSE CITY
Syracuse City Council Regular Meeting Agenda
April 9, 2019 – 6:00 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. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
3. Presentation of Syracuse City and Syracuse Chamber of Commerce “Award for Excellence” for the month of April 2019. (10 min.)
4. Recognition of Police Department volunteers. (5 min.)
5. Proposed Resolution R19-11 appointing Wes Jenkins and Dan Merklung to the Syracuse City Disaster Preparedness Committee. (5 min.)
6. Approval of Minutes: (5 min.)
 - a. February 12, 2019 work session.
 - b. February 26, 2019 work session.
 - c. February 26, 2019 special meeting.
7. Common consent: (5 min.)
 - a. Proposed Ordinance 19-05 amending the Syracuse City zoning map related to property located at 777 South 2000 West; Agricultural (A-1) to Professional Office (PO).
 - b. Proposed Ordinance 19-06 amending Section 3.35.020 of the Syracuse City Municipal Code pertaining to the appointment of Councilmembers to the Syracuse City Parks Advisory Committee.
8. Authorize Administration to award 2000 West Linear Park Project to Landscape Specialties, Inc. (5 min.)
9. Public hearing: Proposed Resolution R19-08 adjusting the Syracuse City Budget for Fiscal Year ending June 30, 2019. (10 min.)
10. Proposed Ordinance 19-07 adopting Sections 4.25.150 and 4.25.160 of the Syracuse City Municipal and Engineering standards update for secondary water meters. (10 min.)
11. Proposed Ordinance 19-04 amending Chapter 10.75 of the Syracuse City Code pertaining to the Planned Residential Development Zone. (10 min.)
12. Proposed Resolution R19-10 authorizing the Mayor to execute a Development Agreement with Bear River Storage, LLC and Giza Development, LLC, pertaining to the development of property located at 1200 West 350 South. (10 min.)
13. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
14. Mayor/Council announcements.
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 (if necessary).
16. Adjourn.

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 4th day of April, 2019 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on March 4, 2019.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER

***Out of courtesy for those in attendance at the meeting, please silence or power-off your cell phone.
Public WiFi connectivity – Network: Public-wireless. Password: iamaguest***



COUNCIL AGENDA

April 9, 2019

Agenda Item #3

Presentation of the Syracuse City and Syracuse Chamber of Commerce “Award for Excellence” for the month of April 2019.

Factual Summation

- Any questions regarding this item can be directed at Mayor Gailey or the Community and Economic Development Department. Please see the attached memos regarding the Award recipients for April 2019.

Recommendation

City Administration hereby recommends that the Mayor and City Council present the “Syracuse City & Syracuse Chamber of Commerce Award for Excellence” for the month of April 2019 to Elizabeth Schroeder and Gavin Christensen from Syracuse Arts Academy – North Campus.



Mayor
Michael Gailey

City Council
Lisa Bingham
Corinne Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

City Manager
Brody Bovero

Syracuse City Chamber of Commerce Award for Excellence April 9th, 2019

Factual Summation

- Any questions regarding this item may be directed at Noah Steele, City Economic Development Director

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: April 9th, 2019 at 6pm

Subject: Presentation of the Syracuse City Chamber of Commerce Award for Excellence

Student Nominees: Elizabeth Schroeder and Gavin Christensen from Syracuse Arts Academy (North).

Background

The City wishes to work towards recognizing citizens who strive for excellence in either athletics, academics, arts or community service. To that end, in an effort to recognize students at Syracuse High, Clearfield High, as well as other Elementary and Junior High schools in our City and individuals residing in the City, Mayor Mike Gailey and City Manager Brody Bovero has asked Staff to develop a recognition program to promote pride and unity within our community. In conjunction with the Syracuse Chamber of Commerce, City Staff would like to present the *Syracuse City Chamber of Commerce Award for Excellence*.

“Syracuse City Chamber of Commerce Award for Excellence”

In order to recognize outstanding students and athletes in Syracuse, the Community and Economic Development Department have developed the *Syracuse City Chamber of Commerce Award for Excellence*. This monthly award recognizes the outstanding performance of a male and female who excel in athletics, arts and/or academics. The individuals selected for this award will be identified by Syracuse City in partnership with representatives from the city recreation department, local Elementary, Junior High, and High Schools.

Once selected, an individual will:

- Receive a certificate and be recognized at the first City Council meeting of the month
- Have their picture displayed in the City Hall foyer
- Be featured in the City’s newsletter
- Receive a gift certificate from local Syracuse Businesses

Elizabeth Schroeder

Elizabeth is excellent in all areas; her character qualities set her apart from many peers. She is an amazing leader and always gives her best effort. Elizabeth is a well-rounded student that always works hard; she is a leader and friend to everyone. Elizabeth is involved in many extracurricular activities. She is a Girl Scout, part of our school band and a competitive dancer. Elizabeth is part of Syracuse Arts Academy's advanced band and has a major part in our 6th grade play. She is a Honor student at Syracuse Arts Academy.

Gavin Christensen

Gavin excels in all areas; his citizenship and character are exemplary. He is a great example to others and goes out of his way to be kind and helpful. He is enthusiastic about learning. Gavin is a natural born leader and has a fabulous sense of humor. He plays soccer and has won awards in robotics. He also sings a solo in our 6th grade play. Gavin is an Honors Student both Academically and in Citizenship. He excels in reading and language arts.

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council provide feedback regarding the items presented during the Work Session. Further, the CED Department hereby requests Mayor and City Council support of the proposed Syracuse City Chamber of Commerce Award for Excellence.



COUNCIL AGENDA

April 9, 2019

Agenda item #4 Recognition of Police Department Volunteers

Factual Summation

- Any question regarding this agenda item may be directed at Chief Atkin
- Please see attached

April 7-April 13, 2019, has been set aside as National Volunteer Week. One purpose of National Volunteer Week is to recognize those who have given back to their community through their acts of service.

In the spring of 2013, Syracuse Police Department partnered with the Syracuse Lion's Club to build a Volunteers in Police Service (VIPS) program. The majority of volunteer efforts have centered on administering fingerprinting services for the public. Prior to the partnership, officers had to be called in from the field to perform this duty; volunteers have allowed the Department to continue this valuable community service, while keeping officers out patrolling the community. Volunteers have also helped with data entry and other administrative functions within the Department.

In 2018, these volunteers donated over 200 hours to the Department. Based on a national estimate of what volunteer time is worth, the service of our volunteers has been a benefit of approximately \$5,000.00.

It is with great pride and admiration that I present the members of our Volunteers in Police Services program to the Mayor and Council for recognition.

Lynn John	(Lion's Club)	Mike Eisenberg	(Lion's Club)
Sandra John	(Lion's Club)	Chris O'Shea	(Lion's Club)
Steven Anderson	(Lion's Club)	Eric Ellington	(Lion's Club)



COUNCIL AGENDA

April 9, 2019

Agenda Item #5

Disaster Preparedness Committee appointments.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.
- There are currently two vacancies on the City's Disaster Preparedness Committee; Mayor Gailey has asked for the Council's advice and consent to appoint Wes Jenkins and Dan Merklings to fill the vacancies. Both individuals have been invited to attend the meeting to answer any questions the Council may have.
- Attached for Council review is a proposed resolution formalizing the appointment.

RESOLUTION R19-11

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING
WES JENKINS AND DAN MAERKLING TO THE SYRACUSE CITY
DISASTER PREPAREDNESS COMMITTEE.**

WHEREAS, Title 3 of the Syracuse City Code provides for the establishment of a Disaster Preparedness Committee in Syracuse; and

WHEREAS, Section 3.50.020 of the Syracuse City Code calls for the appointment of seven members of who will serve terms of three years; and

WHEREAS, Section 3.50.030(D) of the Syracuse City Code calls for the City Council to appoint the Mayor or a Councilmember to serve as an advisor to the Committee; and

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

SECTION 1: Appointment: Wes Jenkins and Dan Merkling are appointed to serve on the Syracuse City Disaster Preparedness Committee with their terms expiring June 30, 2022.

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 9th DAY OF APRIL, 2019.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Mike Gailey, Mayor



CITY COUNCIL

AGENDA

April 9, 2019

Agenda Item #6

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
 - a. Work Session of February 12, 2019.
 - b. Work Session of February 26, 2019.
 - c. Special Meeting of February 26, 2019.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, February 12, 2019

Minutes of the Work Session meeting of the Syracuse City Council held on February 12, 2019 at 7:23 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Paul Roberts
Administrative Services Director Steve Marshall
Public Works Director Robert Whiteley
Police Chief Garret Atkin
Fire Chief Aaron Byington
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to discuss Antelope Business Park; review and discuss the draft Parks Master Plan; discuss proposed legislation – 2019 State of Utah Legislative Session.

Antelope Business Park.

A staff memo from the Community and Economic Development (CED) Department explained the Antelope Business Park is located on the north half of the Syracuse State Road (SR) 193 project area. The business park has built two out of four planned buildings and the owner is experiencing difficulty in leasing their existing tenant spaces in the two completed buildings. The owner has asked that the Redevelopment Agency (RDA) consider offering incentives for the project and/or future tenants of the project. No specific incentive package has been proposed at this time, but if there is support from the board, incentive requests are anticipated in the near future.

The memo provided background information about the EDA; the Syracuse SR-193 EDA is 73.5-acre property tax collection area created to 'facilitate economic development and create jobs in a premium quality business park that has excellent roadway access and rail access'. The time frame for tax increment collection is 15 years. The EDA was activated in 2014 and will expire in 2028. The 2017 taxable value of the area was 34 million. The project has not generated the anticipated incremental tax revenues as to date. The Agency is authorized to receive 80% of the generated property taxes with the taxing entities receiving 20% until the project expires. At that point, the taxing entities will resume receiving the full

100% property tax. The city also has three other project areas, Town Center RDA, Syracuse 750 West RDA, and Antelope Drive CDA.

City Manager Bovero introduced the agenda item and led discussion among the Board regarding the request. There was a focus on the economic benefit that could potentially be created for the City if the property were to develop or be occupied as planned. The Board ultimately directed staff to work with the business park owner to develop an incentive structure that would allow for the incentive amount to fluctuate based upon the amount of space being considered for lease by a new tenant, the number of employees of a new tenant, and wage levels for new tenants. Mr. Bovero stated that information can be presented to the Board for consideration at the next business meeting.

Review and discussion of draft Parks Master Plan.

A staff memo from the City Manager and Parks and Recreation Director noted the draft Parks Master Plan was provided to the Council for a first reading on January 22; staff is now seeking direction from the Council regarding how the document should be adjusted and the process to consider adoption of a plan should proceed.

City Manager Bovero introduced the agenda item and suggested that discussion of the document be based upon the five following talking points:

- Parks Classification System;
- Parkland supply;
- Future parkland needed;
- Types of parks (active versus passive); and
- Development of a Capital Improvement Program for parks.

Parks and Recreation Director Robinson then used the aid of a PowerPoint presentation to introduce the document. The proposed classification system included the following recommended categories: neighborhood parks of three to 12 acres in size; linear parks of one to 10 acres in size; community parks in 13 to 50 acres of size; regional parks over 50 acres in size; special use facilities (i.e., Community Center or Equestrian Park); special use areas (i.e., cemetery and entry way areas); and trails. Relative to parkland supply, the City's current park acreage ratio is 3.95 acres per 1,000 residents. The average of surrounding cities is four to six acres per 1,000 residents. The draft plan includes a proposed ratio of 4.95 acres per 1,000 residents. Currently in Syracuse City, 70 percent of the population is being served, while the other 30 percent is being

underserved. Additional parkland is needed in the future; the low estimate for City buildout is 43,694 residents. Under the current ratio of 3.95 acres per 1,000 residents, the City would need an additional 56.10 acres at buildout. At the recommended ratio of 4.95 acres per 1,000 residents, the City would need an additional 99.8 acres at buildout. The high estimate for the City's buildout is 58,258 residents; according to the two ratios referenced previously, the City would need either 113 or 171.89 acres of additional park space at buildout, respectively. For the existing park acreage, 60 percent is considered active and the other 40 percent is considered passive; the draft plan recommended by the Parks Advisory Committee (PAC) indicates that should shift to 70 percent active and 30 percent passive. Ms. Robinson's presentation concluded that development of a capital improvement program for park space is in progress.

Ms. Robinson and Mr. Bovero facilitated high level discussion among the Council regarding the recommendations submitted by the PAC as included in the draft document. The focus of the discussion shifted from the five talking points to the Council's expectations of the PAC's work on the document; Councilmember Savage indicated he has reviewed the draft document in depth and has worked to perform comprehensive edits that he would like for the Council to consider. He and Councilmember Maughan asked that discussion of the document be delayed until the entire Council has time to review Councilmember Savage's work; he and Councilmember Savage expressed concern that the draft document is basically a recap of the results of a public survey that was conducted several years ago regarding citizen desires for park space and amenities. Councilmember Maughan stated the survey results are five years old and may no longer be valid, yet they are the basis for the PAC's recommendations.

Councilmember Bolduc expressed frustration that the PAC was not given clear direction about the Council's expectation for the plan and she is concerned that the group will be dejected by the Council's disregard for their input and recommendations. Councilmember Peterson agreed; he asked that the Council consider working from the draft document presented by the PAC as that committee is a group of passionate residents who invested their time to evaluate the parks needs of the City; he asked that Councilmember Savage's recommendations and comments be melded with the PAC's draft document.

Philosophical discussion and debate centered on the differing points of views relative to the process the Council should follow to move forward with developing a Parks Master Plan, with the group ultimately concluding to review Councilmember Savage's document as well as the PAC's recommended document in order to proceed with continued discussion of the overall purpose of the Plan and any goals associated with the Plan.

**Discussion regarding proposed legislation – 2019 State
of Utah Legislative Session.**

City Manager Bovero indicated the purpose of this agenda item is to keep the Council apprised of the status of various pieces of potential legislation that are being considered by the Utah State Legislature in their 2019 Session. He and several Department Heads facilitated discussion among the Council regarding bills respective to their area of management of the City. This included legislation regarding water supply issues; fire code amendments; legal noticing; political process amendments; affordable housing; secondary water metering requirements; and public safety retirement enhancements. The Council expressed their position regarding various pieces of legislation and authorized Mr. Bovero and City Attorney Roberts to communicate those positions to the Utah League of Cities and Towns (ULCT) Legislative Policy Committee (LPC).

Councilmember Maughan stated his greatest concern at this time is that no State Legislator has sponsored legislation that would repeal the sales tax burden on cities for State-wide homeless shelter resources. Mr. Bovero stated that he has spoken to local representatives regarding that matter and there was no appetite to pursue that type of legislation this year.

The meeting adjourned at 9:08 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council Work Session Meeting, February 26, 2019

Minutes of the Work Session meeting of the Syracuse City Council held on February 26, 2019 at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc (participated via electronic means)
Dave Maughan
Doug Peterson
Jordan Savage

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to receive public comments; review proposed 2019 Interlocal Agreement for animal control services; discuss possible incentive package for Antelope Business Park; discuss proposal to amend policy relating to financial hardship waivers for ambulance billing; follow-up discussion regarding Storm Drain Impact Fee Facility Plan and Impact Fee Analysis; discuss City branding efforts; discuss the following Planning items: 1.) Final Plat, Criddle Farms North Phase 2, located at approximately 4050 W. 920 S., 2.) Proposed zone change for property located at approximately 1088 W. 350 S., Industrial to Business Park, 3.) proposed amendment to the General Plan Map, Residential (R-1) to Planned Residential Development (PRD), located approximately 2921 S. Bluff Road, 4.) Proposed amendment to the General Plan Map, General Commercial (GC) to Planned Residential Development (PRD), located approximately Banbury Drive and 1700 South, 5.) proposed amendment to Section 10.75 of the Syracuse City Code pertaining to Planned Residential Development (PRD) zoning, 6.) discussion of potential creation of a Mixed-Use Development Zone, 7.) review of Section 10.60 of the Syracuse City Code pertaining to R-1 Residential Zone, specific to cluster zoning; receive annual training: Open and Public Meetings Act, Municipal Officers Ethics Act, roles of elected officials; discuss proposal to execute agreement with Davis County Clerk/Auditor's Office for administration of 2019 Syracuse City Municipal Election; conduct the Biennial Review of Community and Economic Development (CED) Department; hear public comments; and discuss future agenda items/Council announcements.

Councilmember Bingham led the audience in the Pledge of Allegiance, after which Councilmember Maughan offered a thought and an invocation.

Public comments

Terry Palmer stated he was involved in a recent conversation with a property owner in the City about potentially purchasing his property; he discovered that the individual had been offered a much larger amount of money than he felt the property was worth and when he inquired as to the basis for the offer, the individual told him that the other prospective buyer had indicated that if he could assemble a five acre parcel of property he would be able to build townhomes on the property. Mr. Palmer noted the property he is referring to is located in an R-1 residential zone so he is unsure there is any validity to what the property owner was saying, but he is concerned about potential adjustments to the Planned Residential Development (PRD) zone – specific to minimum acreage required for a PRD project – and the manner in which those adjustments could result in increased density in the City’s single-family residential neighborhoods. He stated that actions were taken in the past to eliminate the option for high density developments in areas of the City and he is concerned about those actions being reversed.

Chris Frazier stated he has also heard of the potential changes to the PRD zoning designation and the potential for that zone to be applied to property located near his home. He spent a number of years on the City’s Planning Commission several years ago and he has a clear understanding of the purpose of the General Plan and zoning map; it seems that the City continues to lose properties that were designated for retail or commercial uses along main thoroughfares in the City and that loss could result in a significant property tax increase for residents. He indicated Syracuse does not appear to be business friendly and that is why retail businesses are not moving here. The Council is now considering taking another property on Antelope Drive that has been designated for general commercial use and allowing the construction of a PRD development; this will result in an increase in traffic on Banbury Drive and the intersection of Banbury Drive and Antelope Drive will become more dangerous. He stated his greatest concern is the consideration of eliminating general commercial property to allow for townhome construction.

Christy Frazier stated that she attended the most recent Planning Commission meeting to participate in discussions regarding the PRD zoning designation and assigning that zone to property on Antelope Drive, which abuts her property; she was very insulted by a comment made by the Chairman about the fact that the decision would be “as easy as a coin toss under

the table". She stated she did not find that comment funny as this is a very serious issue to the residents of the Banbury Drive neighborhoods and to the other property owner, Erik Craythorn. She added that she has conducted her own informal traffic study on 1500 South and Banbury Drive during the heavy commute period in the morning; from 8:25 a.m. to 8:55 p.m., there were a total of 91 cars. She indicated 63 of them were residential and 28 associated with the nearby school. Traffic in the afternoon was also very heavy and these traffic levels are even greater when there is a special event occurring at the school or in the nearby park. She asked that the City require a traffic study on Banbury Drive to determine the potential traffic impact associated with this type of project. She communicated some conditions that are unique to Banbury Drive and invited Councilmembers to drive it during heavy traffic times to become familiar with it.

Review proposed 2019 Interlocal Agreement for animal control services.

A staff memo from the Police Chief Atkin explained this is an amendment to the Interlocal Agreement signed in 2016, which authorizes the County to provide animal control services within Syracuse City, including enforcement of the City's animal control ordinances. Animal Control costs are billed based on a calendar year schedule; costs are broken down and paid monthly. This amendment replaces Exhibit A from the original agreement. Animal Control is funded from the following sources:

- Davis County general fund
- Cities within the interlocal agreement
- Fines, fees, and other collections by Davis County Animal Control
- Donations

Contract Cities are responsible for 50% of the projected expenses, after subtracting the revenue received by the County from licenses, fees, etc. Syracuse City's obligation is based on the City's proportion of animal control calls for services, compared with all calls for service county-wide. Wild and nuisance animals are billed separately at \$25.75 per call. A 5-year capital projects fund has been established at \$562,000 and will be funded 50% by the cities. The City's obligation is, again, calculated based on the proportional calls for service versus the entire County. An advisory committee has been established to advise the County on budgetary issues. The committee is made up of two members from the County and two city managers. The term of the original agreement is through December 31, 2020; either party may terminate the agreement

and each party holds the other party harmless and indemnifies the other party. The 2019 Calendar year contract amount for the City is:

- Usage Rate-Based Cost: \$74,786.30
- Wild Life Calls: \$2,600.75
- Capital Project Fund: \$4,402.98
- **Total:** **\$81,790.03**

This represents a 21.4% increase over last year.

Chief Atkin reviewed his memo and introduced Davis County Animal Control Manager Rhett Nicks. Mr. Nicks discussed the proposed increase with the Council and answered their questions regarding the reasons for the increase. The total increase is approximately 17 percent higher than the previous contract amount and there are three main reasons for this increase: the number of calls, capital projects/equipment purchases divided among all users, and wildlife resources. He reported that the Animal Control division of the County is understaffed, and his facilities are inadequate; he is considering staffing increases and capital improvements to address these issues and those expenses will impact the costs charged to all users.

High level discussion centered on the types of calls for service to which an Animal Control officer responds and any opportunity for Davis County to charge complainants or animal owners who are responsible for a nuisance call. Councilmember Bingham stated she would like for the City to communicate to the residents the manner in which certain calls to animal control impact the City's budget for the service; repetitive calls or those that are defined as 'abusive' in nature can be problematic. The Council also discussed the opportunity to consider a special service district for animal control services, but concluded that it is necessary to approve the proposed contract at this time to ensure there is no disruption in animal control services. Mayor Gailey stated that he is happy to talk with the Davis County Council of Governments (COG) about other options for addressing animal control. Mr. Nicks stated that the next COG meeting will be held at the animal shelter facility to give COG members and opportunity to tour that facility and gain an understanding of its deteriorating condition.

City Manager Bovero added that there are already discussions underway at the County Commission level regarding the County assuming total responsibility for animal control, which would likely result in a tax increase for residents as the costs for the service would no longer be shared among the cities in Davis County.

Mayor Gailey adjusted the agenda to move item ‘d’, discussion of incentive package for Antelope Business Park, below all planning items on the agenda.

Discuss proposal to amend policy relating to financial hardship waivers for ambulance billing.

A staff memo the Fire Chief Byington explained the City’s current policy regarding ambulance billing allows an individual to request a reduction in their ambulance bill amount after meeting criteria based upon a calculation of the requestors verified income, household size, and the Federal Poverty Guideline. Fire Department Administration recommends amendments to the current policy that would authorize denial of requests for ambulance bill reduction for individuals with verified income of greater than 300 percent of the Federal Poverty Guideline.

Chief Byington reviewed the staff memo and facilitated a discussion among the Council regarding the process an individual must follow in order to request a hardship waiver; the Council ultimately concluded to support the recommendation, but indicated they would prefer to lower the threshold to 250 percent of the Federal Poverty Guideline in order to ease the financial burden of the City in events where hardship waivers are requested.

Follow-up discussion regarding Storm Drain Impact Fee Facility Plan and Impact Fee Analysis.

A staff memo from Public Works Director explained that during the February 12, 2019 City Council business meeting, the Council and staff discussed proposed adjustments to the City’s storm water impact fee rates. The Council had a question about whether we should charge a different storm water impact fee based upon the type of zoning or charge one combined fee. Based on the memo from Zion’s Bank and further review of the IFFP, all zones are required to detain storm water at the same flow rate. Zones with greater impervious surface may need to construct larger facilities to handle larger storm flows, but since this is built on site, it is not an impact upon the City’s receiving storm collection system. Regardless of zone type, all storm discharges from properties are restricted to the same storm flow rate.

Mr. Whiteley reviewed his staff memo and discussion of the matter centered on the opportunity of reducing storm water rates for agricultural properties in order to incentivize farming and other rural activities in the City.

Councilmember Savage stated he is concerned that the proposed fees are second highest behind Orem City when compared to benchmark cities. He stated he would like for fees to cover costs, but he is concerned about the impact that high rates could have on development. Mr. Whiteley stated that most development left to occur in the City will be of properties along the 'fringe' areas of the City and larger pipes are needed in those development areas to facilitate the flow of storm water. Councilmember Maughan stated one reason he is comfortable with the proposed rate is that it is charged only to new development, which means that existing residents do not bear the burden of providing necessary infrastructure to new developments. General discussion among the Council centered on the purpose and basis of impact fees, after which Mr. Whiteley emphasized that agricultural properties will not be burdened with storm water impact fees until such time that the zoning of the property is changed to facilitate development or if a new structure is being built upon the property.

Planning item: Final Plat, Criddle Farms North Phase 2,
located at approximately 4050 W. 920 S.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	4050 West 920 South
Current Zoning:	R-3
General Plan:	R-3
Total Subdivision Area:	9.582 Acres
Number of Lots:	29

The applicant has requested approval of a twenty-nine-lot subdivision as an addition to the existing Criddle Farms development. This phase will complete the Criddle Historical Park property creation and be the first part of Criddle Farms to utilize utilities outlined in an interlocal agreement between Syracuse and West Point. Because of this agreement, West Point has also reviewed the plans and staff provided comments to the applicant. There are some unresolved comments that have been received by West Point, therefore, staff recommends the application be approved, with the condition that all outstanding staff comments be addressed prior to construction.

Mr. Steele reviewed the staff memo and the Council offered their support for the application; Mayor Gailey directed staff to place approval of the application on the consent agenda for the next City Council business meeting.

**Planning item: Proposed amendment to the General
Plan Map, Residential (R-1) to Planned Residential
Development (PRD), located approximately 2921 S. Bluff
Road.**

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	approx. 2900 S. Bluff Road
Current Zoning:	A-1
General Plan:	R-1
Proposed General Plan:	PRD
Total Subdivision Area:	20.24 Acres

Mike Bastian has requested to amend the General Plan and Zoning Map from R-1 to PRD. The General Plan map amendment will be considered first. The application was received within the open application period consistent with Ordinance 10.20.060. The open amendment period is Jan. 1 to Jan 31 on odd numbered years. The ordinance describes the standards for approval:

“(H) 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 (G) (4) of this section, the City Council may make any modifications to the proposed general plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action.”

The property's general plan map designation is R-1. The applicant has expressed a desire to build townhomes on the property which is not allowed within the R-1 Zone, but is an allowed use in the PRD zone. The property is located adjacent to vacant land that recently was rezoned to PRD, the future West Davis Corridor freeway, the 55+ Trailside community, and Bluff Road arterial that has single family and duplex homes fronting onto it.

1 Planning Commission held a public hearing on 2/19/19. Around 40 residents attended the meeting and shared
2 comments and concerns about the change to PRD. Many comments were centered around not wanting traffic from the
3 development cutting through their neighborhood. They also were opposed to 'high density'. Other suggestions included
4 providing landscape buffering between the two neighborhoods. The commission voted six to zero to recommend denial of the
5 amendment to the General Plan Map.

6 Mr. Steele reviewed the staff memo. The Council participated in philosophical discussion regarding the proposed
7 use of the subject property and whether higher density land use is appropriate for the area; there was a focus on the Planning
8 Commission's recommendation to deny the change and the feedback the Planning Commission and City Council has
9 received from residents living in the area of the subject property.

10 Mayor Gailey invited input from the applicant, Mike Bastian. Mr. Bastian stated that he is seeking direction from the
11 Council regarding what is acceptable to the City relative to the planning for the subject property. He indicated he feels his
12 proposed project is harmonious with existing development in the area and he would be willing to enter into a development
13 agreement with the City to limit the number of units in a PRD project that could be constructed there. Mr. Steele noted that
14 the Council has the ability to view the concept plan for the project before taking final action on the PRD land use designation.
15 The Council discussed the most appropriate manner in which to consider proposed amendments to the City's PRD zoning
16 designation as well as any applications for PRD zoning and ultimately concluded to delay action on Mr. Bastian's application
17 until a final decision is made regarding the PRD zone and when the City has a final recommendation from the Vision 2050
18 group and the Planning Commission regarding the future vision for development of the City. Mr. Bastian stated that he has
19 done a great amount of high-quality work in Syracuse City and surrounding communities and he asked that the Council rely
20 upon that past experience and understand that he will do the same for this project. Councilmember Maughan stated that the
21 Council cannot do that because doing so would be setting a precedent for other developers to make the same argument. Mr.
22 Bastian stated that he is simply frustrated because the PRD zone is the only zone that seems to make sense for the property
23 given the existing development surrounding the property as well as the properties proximity to the route for the future West
24 Davis Corridor extension.

25 Continued discussion centered on the potential to consider a development agreement for any project to be
26 constructed on the property, with a focus on the terms to be included in such an agreement that would limit density and
27 design standards. Mr. Steele stated that if the Council chooses to place an action item on a business meeting agenda regarding

1 this application and action is taken to deny, the applicant cannot reapply for at least six months. Councilmember Maughan
2 stated the applicant would be able to apply for a different zone. Mr. Bastian stated that no other zone makes sense for the
3 subject property; PRD zoning provides for development that would match existing development on all sides of the subject
4 property. Councilmember Savage stated that he heard the Vision 2050 recommendation before taking any action to approve
5 or deny the application.

6
7 **Planning item: Proposed amendment to the General**
8 **Plan Map, General Commercial (GC) to Planned**
9 **Residential Development (PRD), located at**
10 **approximately Banbury Drive and 1700 South.**

11 A staff memo from the Community and Economic Development (CED) Department explained Erik Craythorn with
12 Q-2 LLC has requested to amend the General Plan and Zoning Map from General Commercial (GC) to Planned Residential
13 Development (PRD). The General Plan map amendment will be considered first. The application was received within the
14 open application period consistent with Ordinance 10.20.060. The open amendment period is Jan. 1 to Jan 31 on odd
15 numbered years. The ordinance describes the standards for approval:

16 *(H) Approval Standards. A decision to amend the general plan is a matter within the legislative discretion*
17 *of the City Council. After the public hearing described in subsection (G)(4) of this section, the City Council*
18 *may make any modifications to the proposed general plan amendment that it considers appropriate. The*
19 *City Council may then adopt or reject the proposed amendment either as proposed by the Planning*
20 *Commission or after making said modifications. The City Council may also table the matter for further*
21 *information, consideration or action.*

22 The property's general plan map designation is General Commercial. The applicant has expressed a desire to build
23 townhomes on the property which is not allowed within the General Commercial Zone, but is an allowed use in the PRD
24 zone. The property is located adjacent to approximately seven acres of additional land also owned by the applicant and
25 general planned PRD. The applicant desires to combine all of the properties into one project. During a previous general plan

1 amendment request for the property, approximately 200' of commercial zoning was left along the frontage of Antelope Drive,
2 however, the applicant is claiming that he has been unsuccessful in attracting a commercial buyer for the frontage property.

3 On February 5th, a public hearing was held during the Planning Commission meeting. Many comments were received on the
4 request by the neighbors. Concerns over traffic on Banbury and access to Antelope were expressed. Other comments
5 included a desire for sufficient landscape buffering and compatible building heights between the new development and
6 existing homes. The Planning Commission unanimously recommended approval of the application.

7 Mr. Steele reviewed the staff memo and facilitated discussion among the Council regarding the applicant's proposal
8 for development of the subject property; there was a focus on access to the property from both Banbury Drive and Antelope
9 Drive and density of the project as well as the best use of property fronting Antelope Drive, which is bordered by commercial
10 uses on both sides. Councilmember Peterson stated that he feels the western corner of the property may be better suited for
11 commercial office development than townhome development. Several Councilmembers agreed and City Attorney Roberts
12 noted staff can approach the applicant to communicate those concerns to determine if he is willing to adjust his application
13 according to that direction. Councilmember Maughan stated he would vote to deny the application until that kind of change is
14 made by the applicant.

15
16 **Planning item: Proposed zone change for property**
17 **located at approximately 1088 W. 350 S., Industrial to**
18 **Business Park.**

19 A staff memo from the Community and Economic Development (CED) Department provided the following
20 information regarding the application:

21	Location:	1088 W. 350 S. (West of the 7-11 on Highway 193)
22	Current Zoning:	Industrial
23	Proposed Zoning:	Business Park
24	General Plan:	Business Park
25	Total Area:	20 Acres

1 The City is acting as the applicant requesting amendment to the current zoning map from Industrial to Business
2 Park. This will bring the zoning into conformance with the general plan map designation. The Business Park zone is more of
3 a 'light industrial' use and features a slightly different list of permitted uses than the industrial zone. The existing two
4 buildings are in conformance with the Business Park zone. The ordinance language for both zones is included as reference.
5 The Planning Commission held a public hearing on the matter on 2/19/19. The property owner expressed opposition to the
6 change as there are plans to develop the property as storage units which are a permitted use in the Industrial Zone but not the
7 Business Park Zone. The Commission voted to recommend not changing the zoning map to Business Park Zone. The vote
8 was unanimous six to zero.

9 Mr. Steele reviewed the staff memo and facilitated discussion among the Council regarding the appropriate use of
10 the subject property and the impact the determined use could have on the timeframe of development of the area. City
11 Manager Bovero added that City Administration has had a few meetings with the property owner, and they have a pending
12 sales agreement for nine acres of the property that is contingent upon the buyer being able to build storage units there.

13 Phil Cook, Real Estate Appraiser for the project, and Michael Wright, Giza Development, approached the Council to
14 discuss the details of the project that is being proposed. The Business Park zoning is desired because it provides a wider
15 range of development opportunities for which there is currently a greater market demand.

16 The Council engaged in philosophical discussion regarding the proposed land use, with a focus on architectural and
17 design standards that could be imposed on the property owner to ensure a quality development at the site. Mr. Wright
18 presented a concept plan for the project to illustrate the quality of the buildings to be constructed; Councilmember Maughan
19 stated he would not be opposed to such a development.

20 Councilmember Savage stated that he would prefer to maintain the Industrial zoning designation for the property,
21 but consider an amendment to the industrial zone text to allow for the type of development the applicant is seeking. He added
22 that he would also like to consider a maximum acreage size for a storage unit development.

23 The Council communicated their desire to be business friendly; thus, they are willing to consider the proposed
24 project and an adjustment to the development to provide for quality development. This led to general discussion about the
25 economic benefit the City could realize from various types of development projects that could occur on the property, with the
26 Council ultimately concluding to direct staff to work with the land owner to negotiate a development agreement that would
27 provide for the current zoning to be maintained and for the desired land use to be facilitated under that zoning.

Discuss possible incentive package for Antelope

Business Park.

A staff memo from the Community and Economic Development (CED) Department explained The Antelope Business Park is located on the north half of the Syracuse SR-193 project area. The business park has built 2 out of 4 planned buildings. They are experiencing difficulty in leasing their existing tenant spaces in the two completed buildings. A discussion is desired to discuss if the RDA board is interested in offering incentives for the project and or future tenants of the project. No specific incentive package is up for consideration at this time, but if there is support from the board, it is anticipated that there will be requests submitted in the near future.

The Syracuse SR-193 EDA is 73.5-acre property tax collection area created to 'facilitate economic development and create jobs in a premium quality business park that has excellent roadway access and rail access.' The time frame for tax increment collection is 15 years. It was activated in 2014 and will expire in 2028. The 2017 taxable value of the area was 34 million. The project has not generated the anticipated incremental tax revenues as to date. The Agency is authorized to receive 80% of the generated property taxes with the taxing entities receiving 20% until the project expires. At that point, the taxing entities will resume receiving the full 100% property tax. The city also has three other project areas, Town Center RDA, Syracuse 750 West RDA, and Antelope Drive CDA.

With the goal of assisting in filling the two existing building's vacancies, please find below a proposed incentive structure. Once spaces are leased up, the interior of the building is improved with tenant improvements, thus increasing the value of the buildings. Also, a full building attracts additional investment and signals to lenders that the borrower will be able to pay on loan payments. This would essentially be a 'subsidized' lease agreement. Based off construction costs and land value, the current advertised lease rate for the two buildings is .65 per square foot (PSF) in the warehouse and 1.10 PSF in the office. There is roughly 50,000 remaining square feet that needs to be leased up. A competitive lease rate is about 50 cents per square foot on warehouse. Multiplying $50,000 \times .15 = 7,500$ per month $\times 12$ months is roughly 90,000 per year. Most leases are five to 10 years and \$90,000 per year for five years is \$450,000. If this is approved by the RDA Board, it is information that could be advertised on the project flyer up front, attracting additional traffic. It is proposed that there be a gradient of incentive based on jobs, so if a company has less than 10 employees, they wouldn't qualify for the full .15 incentive, but rather a .10 PSF incentive. There could also be a consideration for increased customer traffic.

Mr. Steele reviewed the staff memo and he and City Manager Bovero facilitated a discussion among the Council regarding the appropriate incentive structure that could be offered to the property owner. The Council supported the proposed structure and advised staff to work with the project owner to determine his level of comfortability in preparation for an action item at the March 12 business meeting.

Planning item: Proposed amendment to Section 10.75 of the Syracuse City Code pertaining to Planned Residential Development (PRD) zoning.

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from developer Mike Bastian to amend the text of Syracuse City Code Section 10.75 - Planned Residential Development. The Planning Commission (PC) has completed a very detailed review of the ordinance. This issue was discussed over several meetings dating back to July of 2018.

Mr. Steele reviewed the staff memo and facilitated discussion among the Council regarding staff's desired direction; staff would like for the Council to determine whether to approve the amendments as currently written, continue working to amend the language, table the application, or vote to deny the application. Throughout the discussion, there was a focus on owner-occupancy versus rental properties allowed in a PRD; maximum density and the option of a stepped up density for different acreage sizes or the location of the property (i.e., if a property is located on a minor arterial road, density could be eight units per acre and if a property is located on a major arterial road, density could be 10 units per acre); the requirement to meet multiple conditions in order to achieve higher density than six units per acre. The Council concluded to support stepped up density of six, nine, or 12 units per acre based upon property location and the ability of the applicant to meet conditions of each of the density categories. The Council then discussed the density of existing projects in the City to gain a clear understanding of how projects that would fit in the three stepped density categories would look.

Discussion then moved to the total number of attached units allowed in individual units in a PRD project as well as minimum acreage required for a PRD project. The Council concluded to allow a maximum of six attached units in a PRD project. Following philosophical debate regarding the minimum acreage requirement, four Councilmembers concluded to support 4.5 acres.

**Planning item: Discussion of potential creation of a
Mixed-Use Development Zone.**

This item was not discussed due to time constraints.

**Planning item: Review of Section 10.60 of the Syracuse
City Code pertaining to R-1 Residential Zone, specific to
cluster zoning.**

A staff memo from the Community and Economic Development (CED) Department explained the purpose of this agenda item is to discuss whether the council desires to change R-1 Cluster from a major conditional use permit to a freestanding zone.

Mr. Steele reviewed the staff memo and facilitated discussion among the Council regarding their desires for adjustments to the City's zoning ordinance to create an independent zone to allow for clustering independent of R-1 zoning. The Council reached consensus to refer the item to the Planning Commission to develop a proposal regarding the creation of an independent zone providing for cluster zoning independent of R-1.

**Annual training: Open and Public Meetings Act,
Municipal Officers Ethics Act, roles of elected officials.**

City Attorney Roberts used the aid of a PowerPoint presentation to provide the Council with annually required training regarding the State of Utah Open and Public Meetings Act (OPMA) and Municipal Officers Ethics Act.

****The meeting recessed briefly at 9:06 p.m. and reconvened at 9:10 p.m.****

Discuss proposal to execute agreement with Davis

County Clerk/Auditor's Office for administration of 2019

Syracuse City Municipal Election.

A memo from the City Recorder explained work is underway between the City Recorder's Office and the Davis County Clerk/Auditor's Office to prepare for the 2019 Municipal Election. For the Council's consideration is an agreement between Syracuse City and Davis County that specifies the services that will be provided by the County and the duties that will be handled by the City Recorder. Davis County has asked that the contract be acted upon by the end of March in order for them to proceed with planning for the number of cities that they will be assisting. Administration is seeking authorization to place an action item on the March 12 agenda for approval of the agreement. The City and County will jointly administer a By-Mail Election. The County will provide a by mail ballot to all active registered voters and will also tabulate all ballots that are returned. Voters will have the option of dropping their ballot at City Hall or other drop boxes located throughout the County rather than paying return postage. Additionally, one polling location will be provided for in-person voting on Election Day.

City Recorder Brown reviewed her staff memo. The Council indicated support for the agreement and Mayor Gailey directed staff to include an action item on the next business meeting agenda to authorize execution of the agreement.

Biennial Review of Community and Economic

Development (CED) Department.

A staff memo from the City Manager explained that pursuant to the adopted Recruitment and Retention Policy the City Council is conducting the biennial review of the Community and Economic Development (CED) Department. The policy states: "The primary purpose of the in-depth review is to discuss the operations, issues, overall direction of the department, and the goals of the City Council. The biennial in-depth review will also be a time to discuss any wage abnormalities or other special adjustments that the administration feels is needed." The memo concluded this department will also undergo the quadrennial market review as outlined in the policy. That review will take place in March.

Mr. Bovero introduced the agenda item, after which CED Director Steele reviewed a PowerPoint presentation to facilitate the biennial review of the operations of his Department. Following his presentation, discussion points among Mr.

Steele and the Council centered on staffing levels and possible reallocation of resources within the Department; vital economic development opportunities; optional incentives for business recruitment; professional certifications available to Mr. Steele and his staff members;

Discuss City branding efforts.

A staff memo from the Community and Economic Development (CED) Department explained The Council has requested a discussion regarding branding efforts that would be appropriate for the City to pursue.

Mr. Steele presented a news article regarding the topic of 'Place Branding', which informed discussion among the Council regarding traditional branding practices and the success rates of branding work completed in-house when compared to similar work performed by an independent consultant. There was a focus on a slogan and logo for the City and the importance of signage advertising a visitor's presence in Syracuse City, which led to philosophical discussion about pursuing thematic businesses that align with the City's brand and slogan. Mayor Gailey suggested it may be possible to build upon the work being done by the Vision 2050 group to develop a brand for the City that mirrors the feedback the City will have received regarding the residents' desires for business and housing uses in the community.

Public comments

There were no public comments.

Discussion of future agenda items/Council announcements

There was no additional discussion among the Council regarding future agenda items or Council business.

The meeting adjourned at 10:01 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

1
2 Date approved: _____

Minutes of the Syracuse City Council Special Meeting, February 26, 2019

Minutes of the Special meeting of the Syracuse City Council held on February 26, 2019 at 9:13 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc (via electronic means)
Dave Maughan
Doug Peterson
Jordan Savage

DRAFT

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

1. Meeting Called to Order.

Mayor Gailey called the meeting to order at 9:13 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of January 8, 2019 and Business Meeting of February 12, 2019.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

3. Authorize Administration to award contract for 2175 South Improvement Project.

A staff memo from the Public Works Director explained this project consists of the following improvements:

- 2175 South Street – Bluff Road to 2091 West
 - Includes replacement of the existing culinary main, installation of new storm drain main, installation of new secondary main, new ADA ramps and repaving the entire road width.
- 2200 South Street – Bluff Road to 2325 South Street
 - Includes the replacement of ADA ramps and repaving the entire road width.
- 2000 West Street – 2175 South Street to 1700 South Street
 - Includes the connection of all culinary services from the existing 8” cast iron main to the existing 10” C-900 main to abandon the existing 8” cast iron main.
- 1250 West Street – 1700 South to 1575 South & 1625 South – 1262 West to Cul-de-sac
 - Includes the replacement of the existing culinary and sewer main, installation of a secondary main and storm drain main, replacement of ADA ramps and repaving the entire road width.
- 700 South Street – St Andrews Drive to 3650 West
 - Pipe the Rock Creek outfall further west to eliminate the standing water in the detention basin. The detention basin will also be reseeded.

Construction will begin in the spring and will be completed by the end of 2019.

Bids were opened on February 19, 2019. There were 22 plan holders and six bids were received. The low bidder was Brinkerhoff Excavation with a total bid amount of \$2,338,000.00. As discussed at the council retreat a portion of this project would need to be funded in Fiscal Year 19-20. The funding for this project will come from the following sources:

	20-40-70 Class C	50-16-70 Culinary Capital	53-16-70 Sewer Capital	40-16-71 Storm Drain Capital	30-16-71 Secondary Capital	
Bid Total	\$580,094.87	\$724,067.87	\$315,071.97	\$389,698.54	\$329,066.76	\$2,338,000.00
Current Approved Budget- 2175 South/Project Savings/Surface Treatment	\$385,000.00	\$500,000.00	\$0.00	\$250,000.00	\$100,000.00	\$1,200,000.00
Proposed FY 2019-2020 Budget	\$200,000.00	\$230,000.00	\$270,000.00	\$140,000.00	\$230,000.00	\$1,070,000.00
Difference	\$4,905.13	\$5,932.13	-\$45,071.97	\$301.46	\$933.24	-\$33,000.00

The memo concluded staff recommends the Council increase the proposed FY 2019-2020 sewer capital budget for this project from \$270,000 to \$320,000 and award the construction contract to Brinkerhoff Excavation.

Public Works Director Whiteley reviewed his staff memo.

Councilmember Maughan asked that the contract include language indicating that the contractor will be responsible to repair any damage to adjacent roads associated with the project. Mr. Whiteley stated such language is in the contract and staff will enforce it if damage is discovered in the final walk-through of the project.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR 2175 SOUTH IMPROVEMENT PROJECT. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

At 9:19 P.M. COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____



COUNCIL AGENDA

April 9, 2019

LEGISLATIVE ITEM

Agenda Item # 7a

Lindquist Rezone from A-1 and R-2 to PO

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Property Address:	Approximately 777 South 2000 West
General Plan Designation:	Professional Office
Current Zoning:	Agriculture (A-1) and Residential (R-2)
Proposed Zoning:	Professional Office (PO)

Summary

The applicant has requested a rezone of approximately 2.241 acres from A-1 and R-2 to PO. This would allow for the construction of a mortuary. However as with all rezone applications, it is wise to consider all potential uses in the proposed zone.

The Professional Office Zone is focused on office space for working professionals while still allowing for minor retail and/or storage uses. This property is located on 2000 West in an area with office on the west and north. The use will impact the adjacent residential. Landscaping and fencing will be required and reviewed during the future site planning process.

The Planning Commission reviewed this item and held a public hearing on 3/05/19. There were around a half dozen residents that attended. During the public hearing the residents asked about lighting, fencing, noise, and landscaping. Planning Commission voted to forward a unanimous recommendation for approval.

Attachments

- Aerial Map
- General Plan Map
- Current Zoning Map
- Proposed Zoning Map
- Professional Office Zoning Ordinance
- Resolution

Lindquist Rezone A-1 and R-2 to PO

869 South 2000 West

750-S

Legend

Property Outline

S 2000 W

775 E

1850 N

1825 W

108

S 1875 W

Heritage Pkwy

S 1810 W

Google Earth

©2018 Google



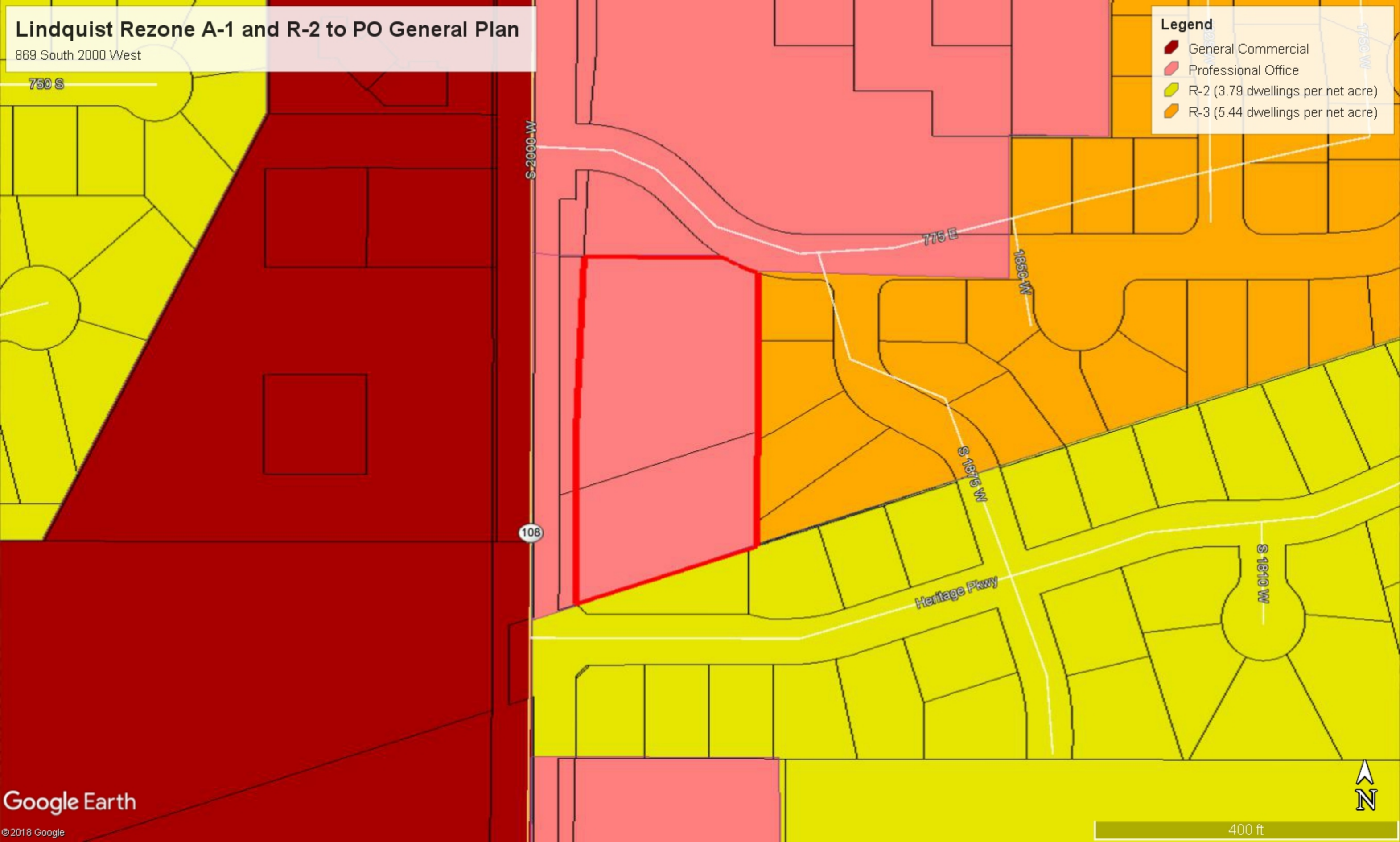
400 ft

Lindquist Rezone A-1 and R-2 to PO General Plan

869 South 2000 West

Legend

- General Commercial
- Professional Office
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

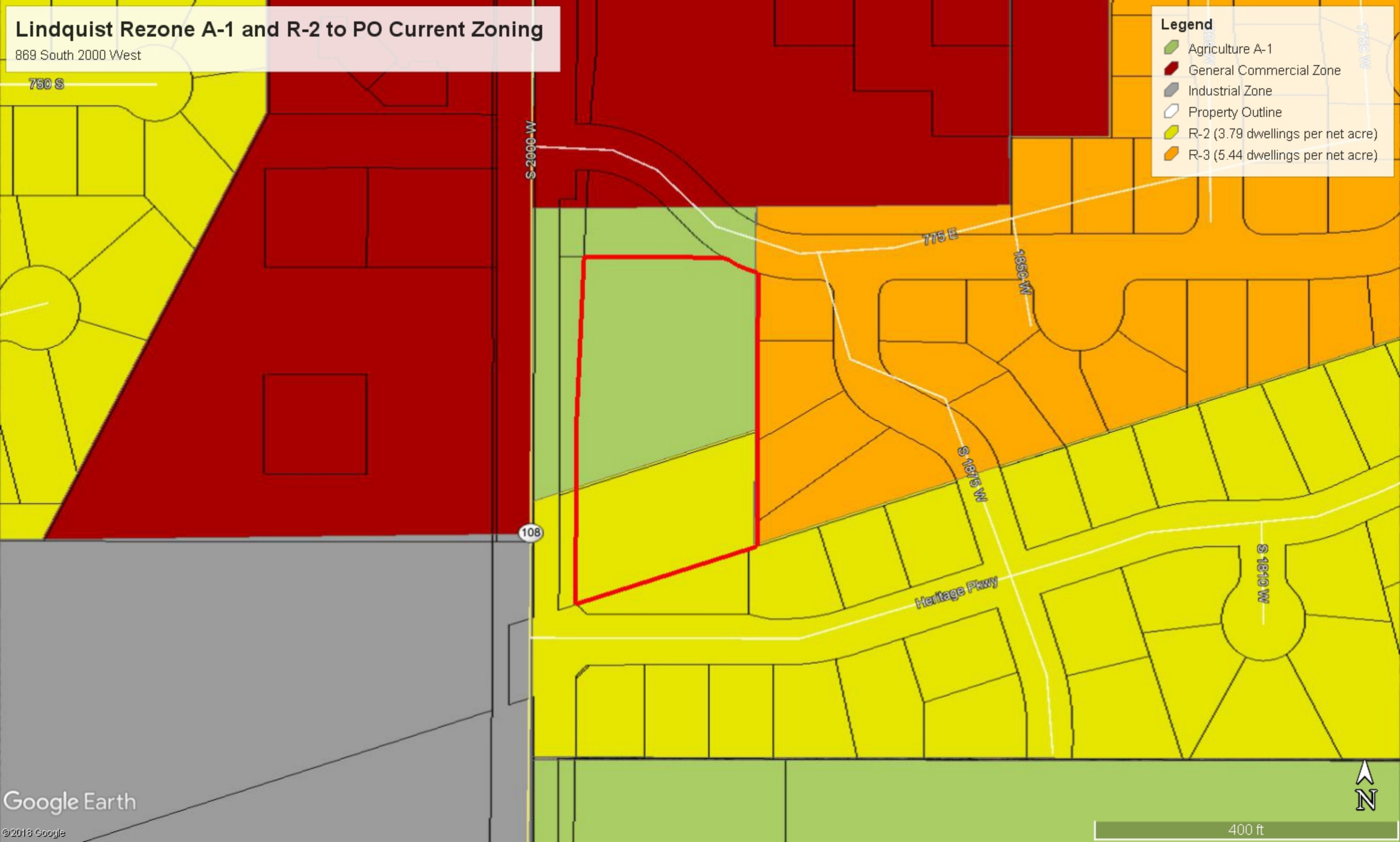


Lindquist Rezone A-1 and R-2 to PO Current Zoning

869 South 2000 West

Legend








- Agriculture A-1
- General Commercial Zone
- Industrial Zone
- Property Outline
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

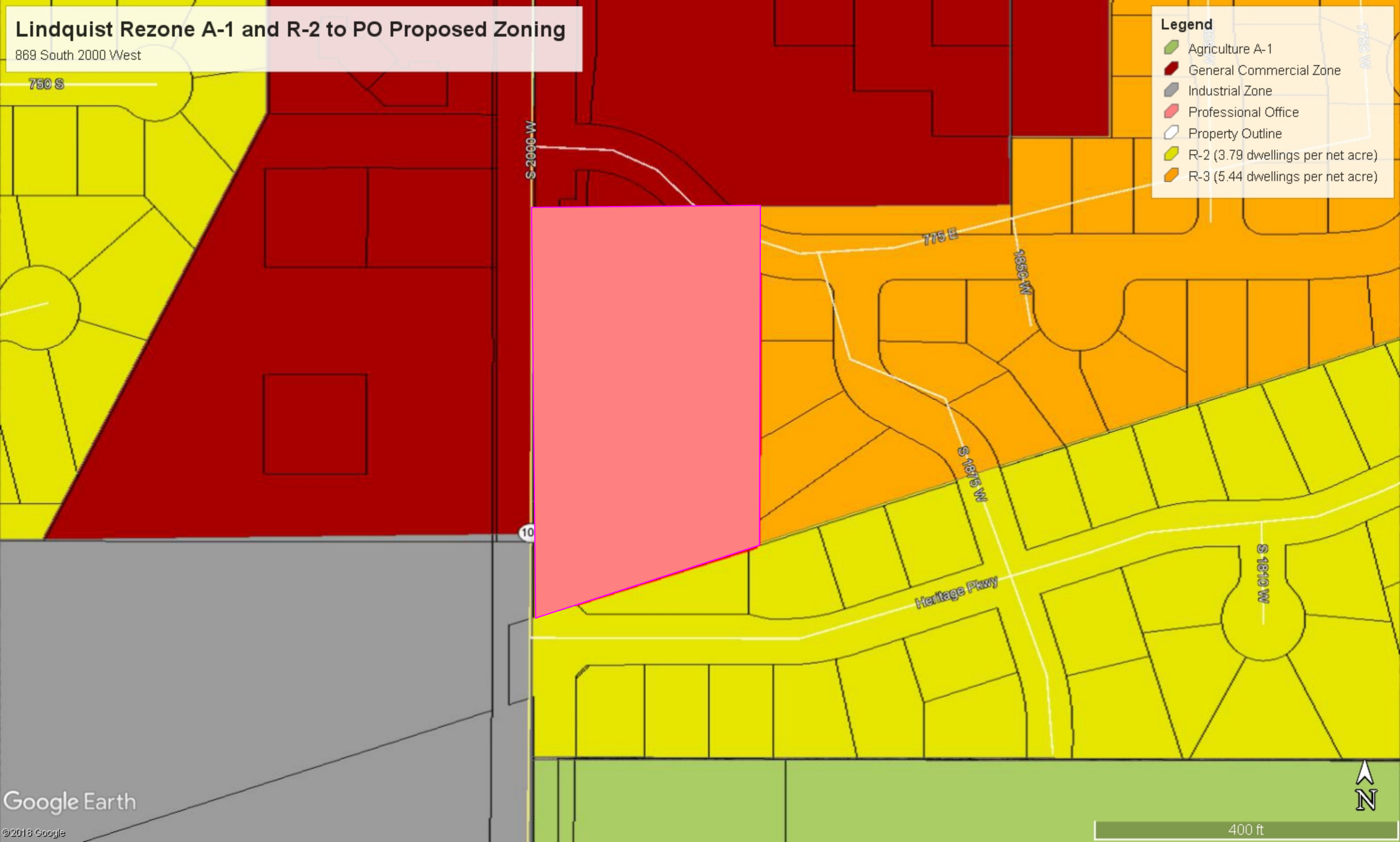


Lindquist Rezone A-1 and R-2 to PO Proposed Zoning

869 South 2000 West

Legend

-  Agriculture A-1
-  General Commercial Zone
-  Industrial Zone
-  Professional Office
-  Property Outline
-  R-2 (3.79 dwellings per net acre)
-  R-3 (5.44 dwellings per net acre)



PROFESSIONAL OFFICE ZONING ORDINANCE

10.85.010 Purpose

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 shall 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 professional office zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts.

10.85.020 Permitted uses

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

- (A) Administrative and executive offices.
- (B) Animal clinics.
- (C) Assisted living centers.
- (D) Churches, synagogues, and temples.
- (E) Financial planning, investment planning, real estate, and general business offices.
- (F) Marriage and family counseling services.
- (G) Medical and other health facilities.
- (H) Professional nonretail services.
- (I) Professional offices (for lawyers, engineers, and architects).

10.85.030 Conditional uses

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.080.

- (A) Accessory buildings (200 square feet or greater) (minor).
- (B) Animal hospitals (major).
- (C) Churches or religious service buildings (major).
- (D) Optical shops (minor).
- (E) Preschool centers (major).
- (F) Public and quasi-public buildings (major).

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

10.85.040 Minimum lot standards

All lots developed and all structures and uses placed on lots shall be in accordance with the following standards. Lot area for properties in this zone shall front existing minor or major collector streets of the City and include all property as described on the most recent plat of record.

(A) Lot area: minimum of one-half acre to maximum of 10 acres.

(B) Lot width: 100 feet.

(C) Front yard: 15 feet.

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

(E) Rear yard: as required by site plan review.

(F) Building height: the height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 10 feet of the zone boundary line. In determining height, exclude uses not for human occupancy, such as chimneys, flagpoles, church towers, and similar structures.

10.85.050 Distance between buildings

In this zone, where there is more than one office building constructed on a site, there shall be a minimum distance between structures of at least 20 feet.

10.85.060 Off-street parking and loading

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.85.070 Signs

Signs permitted in this zone shall be those allowed in professional office zones by Chapter 10.45 SCC.

10.85.080 Special provisions

(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) Ten feet of landscaping along frontage areas not occupied by drive accesses.

(2) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).

(3) A minimum buffer of 10 feet adjacent to residential zoning.

(4) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).

(5) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).

(6) Landscaping covering at least 15 percent of the development site. Landscaping shall be installed within four months of occupancy and maintained in good condition.

(B) Fencing. Where the site abuts a residential zone, a six-foot-high decorative texture solid masonry wall shall be located along the property line. All fencing must comply with Chapter 10.30 SCC.

(C) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary use building.

(D) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this zone:

(1) All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.

(2) Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.

(3) Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet, whichever is shorter.

(4) Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.

(5) The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.

(6) The level of lighting shall not exceed one-half foot-candle at any residential property line or one foot-candle at any nonresidential property line.

(7) Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.

(8) Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a nonprotruding diffuser.

ORDINANCE NO. 19-05

**AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP
RELATED TO PROPERTY LOCATED AT 777 SOUTH 2000 WEST.**

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of its residents and those visiting the City; and

WHEREAS, the owner of property at approximately 777 South 2000 West, Syracuse, Utah, has requested that the zoning for the property be changed from A-1 and R-2 to Professional Office (PO); and

WHEREAS, the Planning Commission conducted a public hearing on the issue and recommended the zone change; and

WHEREAS, the Council finds that the amendment is consistent with the general plan map and advances the interests of the community,

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

Section 1. Amendment. The zoning designation for the property located at 777 South 2000 West is changed from A-1 and R-1 to Professional Office, as shown on a map 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 9th DAY OF April, 2019.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	_____	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Peterson	_____	_____
Councilmember Savage	_____	_____

Exhibit A



CITY COUNCIL BUSINESS MEETING

April 9, 2019

Agenda Item #6b

Amendment to Section 3.35.020 - Parks
Advisory Committee

Factual Summation

- The proposed amendment states that members of the City Council who are appointed to the Parks Advisory Committee will be appointed or re-appointed to the committee on an annual basis.

Discussion Goals

The following items outline the goals of this discussion:

1. To determine whether to adopt the proposed amendment.
2. To make changes to the proposed amendment, if its provisions require changes.

ORDINANCE NO. 19-06

AN ORDINANCE AMENDING SECTION 3.35.020 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO APPOINTMENT OF COUNCILMEMBERS TO THE SYRACUSE CITY PARKS ADVISORY COMMITTEE.

WHEREAS, the City Council has the authority, pursuant to state law, to establish ordinances for the welfare and comfort of its residents and those visiting the City; and

WHEREAS, Syracuse City has established a Parks Advisory Committee to provide advice and recommendations to the City Council regarding the Park Master Plan and other activities related to park projects and programs; and

WHEREAS, the Parks Advisory Committee membership includes two councilmembers; and

WHEREAS, the Council finds that this amendment will promote the good order and composition of the Parks Advisory Committee,

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

Section 1. Amendment. Section 3.35.020 of Syracuse City Municipal Code is 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 9th DAY OF APRIL, 2019.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	_____	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Peterson	_____	_____
Councilmember Savage	_____	_____

Exhibit A

3.35.020 Members.

(A) Number. The Committee shall be comprised of seven voting members who shall be appointed by the Mayor with the advice and consent of the City Council. All members shall be residents of Syracuse City. Membership of the Committee shall be constituted as follows:

- (1) The Committee shall include four members each from a different quadrant of the City. For purposes of this section, the boundaries of the quadrants consist of the Syracuse City municipal boundary, with 2000 West and Antelope Drive (1700 South) dividing the City into quadrants.
- (2) One additional member will be considered at large and may reside anywhere in the City.
- (3) Two members will be appointed from the City Council, which may include the Mayor.

(B) Term.

(1) The members, ~~excluding the members of the City Council who have been appointed to the committee,~~ shall be appointed to staggered terms of two years; provided, that members may be appointed to terms shorter than two years when necessary to provide for staggered terms. These terms are renewable.

(2) City Council members who have been appointed to the Parks Advisory Committee shall be appointed or re-appointed on an annual basis.

(C) Compensation. Committee members shall receive no compensation for their services.



COUNCIL AGENDA

March 26, 2019

Agenda Item #8

Award Contract: 2000 West Linear Park Project

Background

This project consists of landscaping the remnant land left over from the widening of 2000 West Street between Syracuse Junior High and 1100 South Street. A landscape plan has been included in the packet for reference.

Resource

Any supporting questions for staff about this agenda item can be directed to Kresta Robinson.

Schedule

The construction will begin in the spring and will be completed by the summer of 2019.

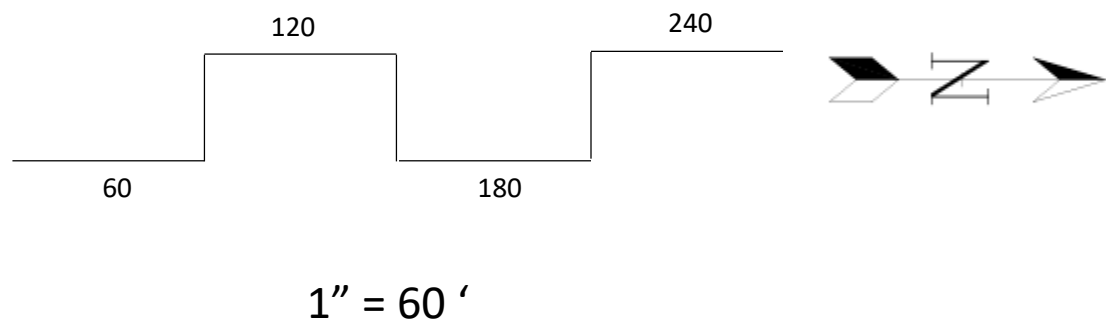
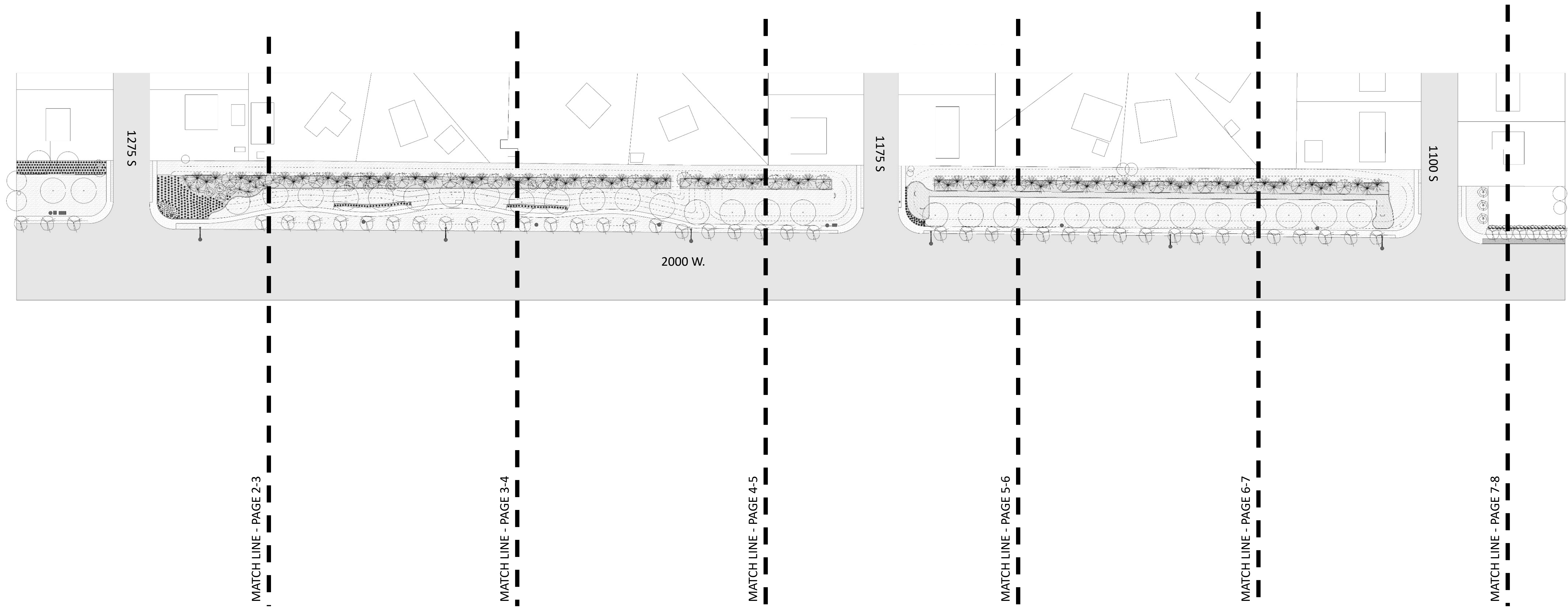
Cost

Bids were opened on March 19, 2019. There were seven plan holders and three bids were received. The budgeted amount for the project was \$300,000.00 with \$169,190.75 of that coming from UDOT for the SR-108 Aesthetics and Landscaping Agreement. The low bidder was Landscape Specialties, Inc. with a total bid amount of \$246,349.00.

Construction Bid Total	\$246,349.00
Rocky Mountain Power Connection Fee	\$5,000.00
Bike Ramps	\$22,274.71
Storm Drainage (City Crews)	\$6,000.00
Benches	\$2,000.00
Estimated Project Total	\$281,623.71

Recommendation

Award the construction contract to Landscape Specialties, Inc.



LAST UPDATED:
JANUARY 29 2019

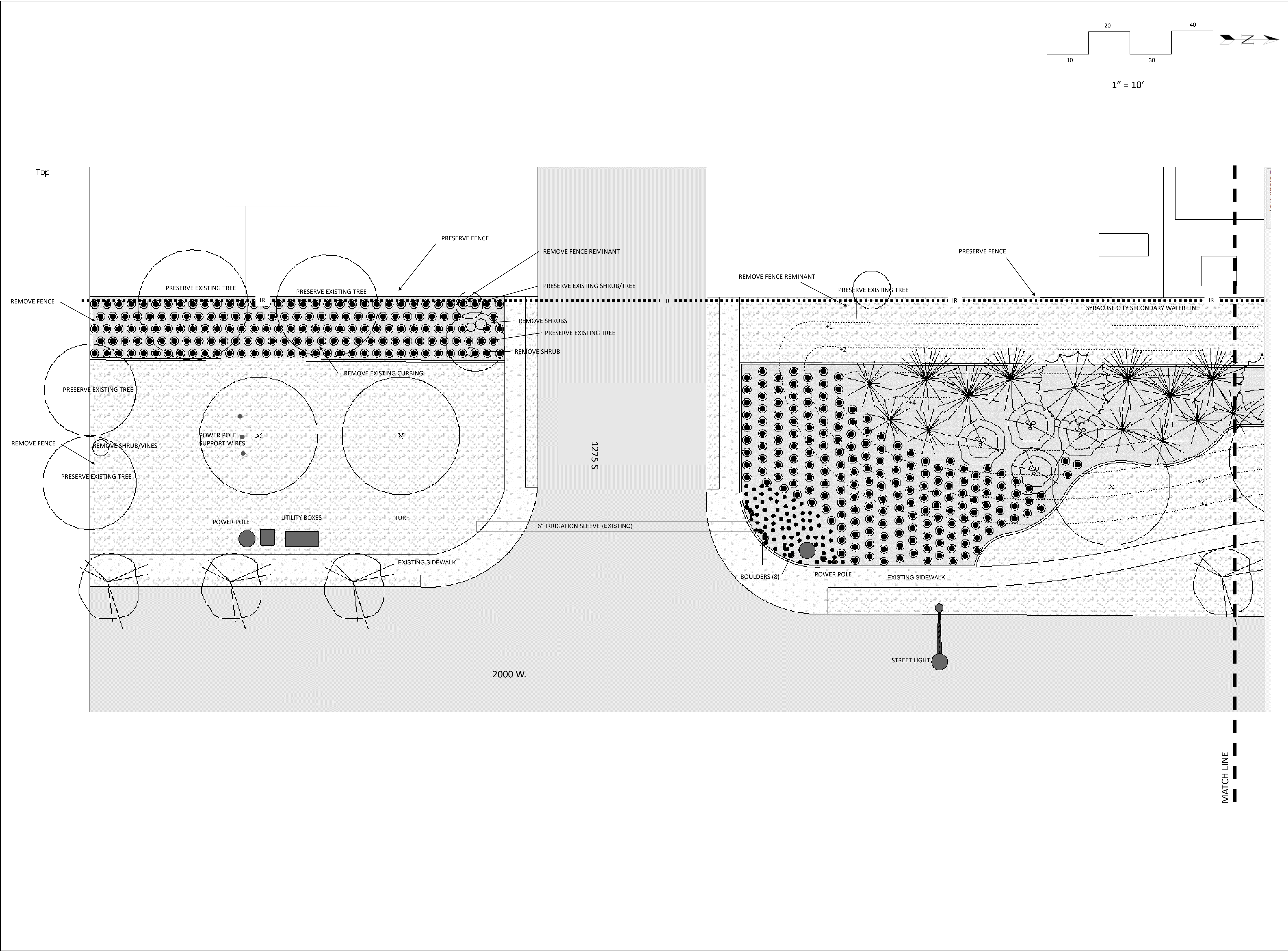
DRAWN BY: NS



2000 W. LINEAR PARK

LANDSCAPE PLAN

SHEET:
1 OF 9



LAST UPDATED:
JANUARY 29 2019

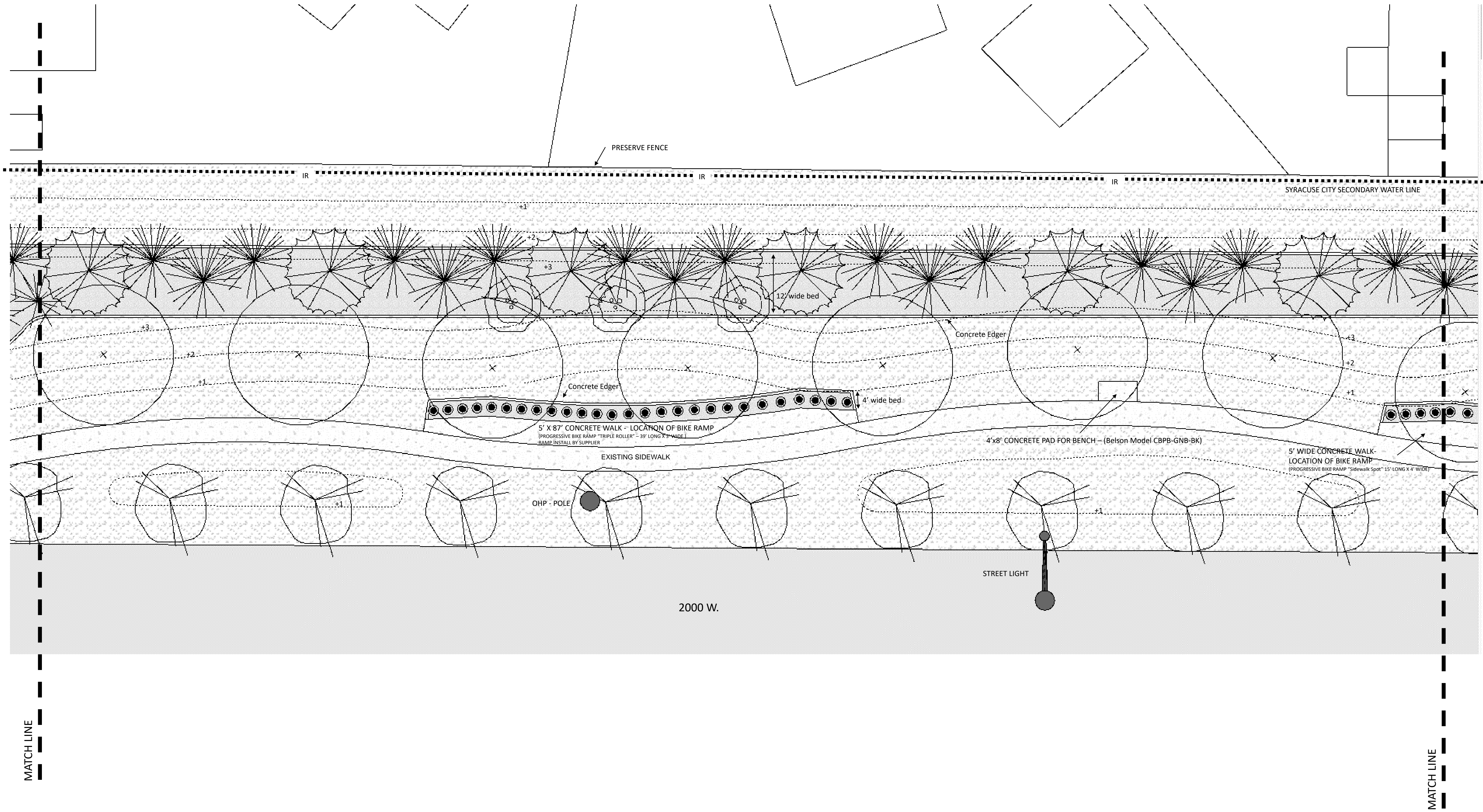
DRAWN BY: NS



2000 W. LINEAR PARK

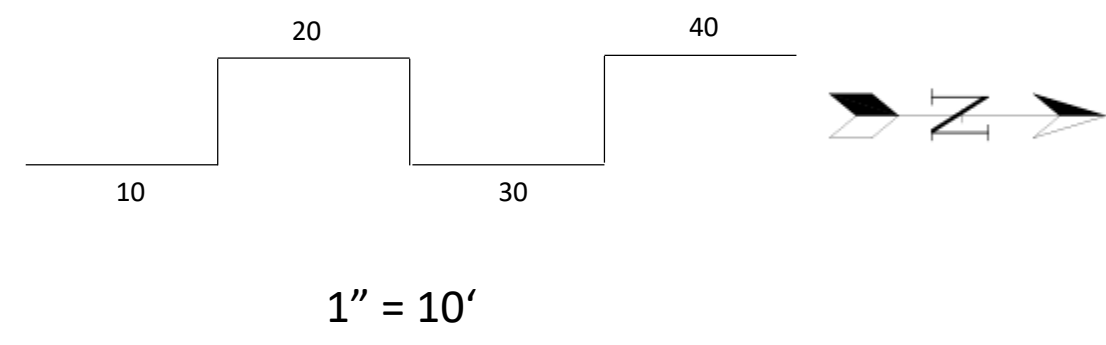
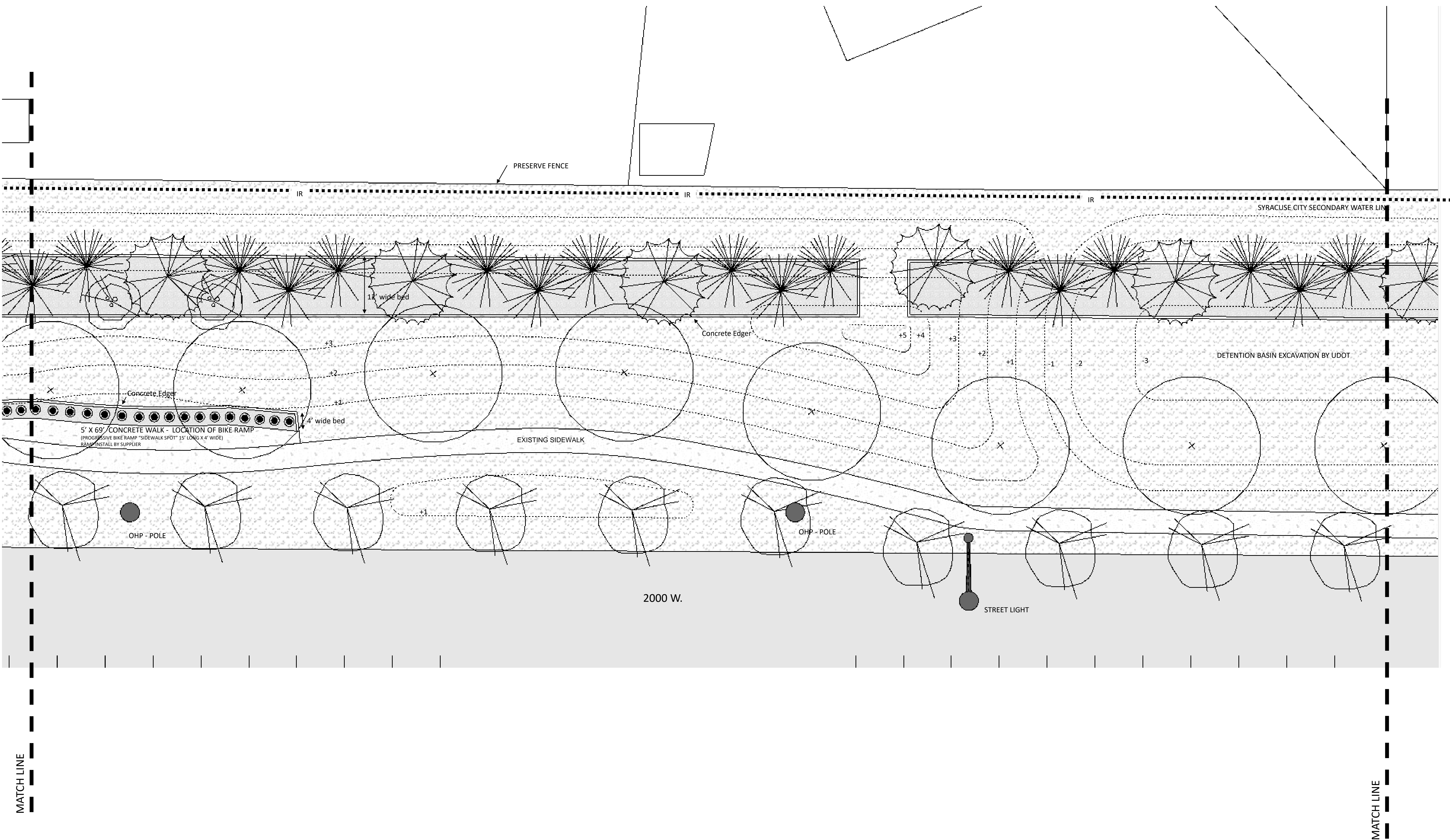
LANDSCAPE PLAN

SHEET:
2 OF 9



2000 W. LINEAR PARK

LANDSCAPE PLAN

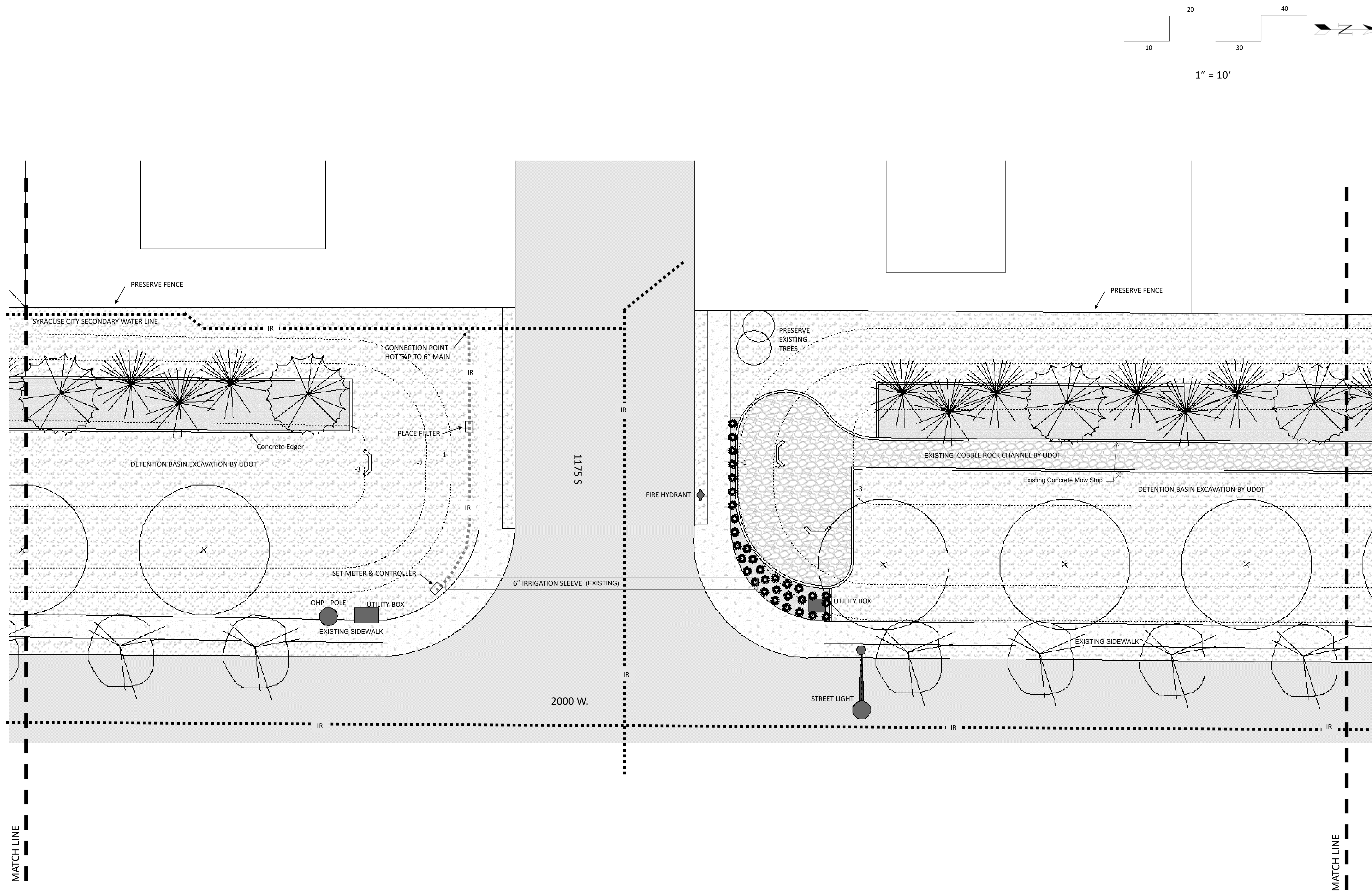


LAST UPDATED:
JANUARY 29 2019

DRAWN BY: NS



2000 W. LINEAR PARK
LANDSCAPE PLAN



LAST UPDATED:
JANUARY 29 2019

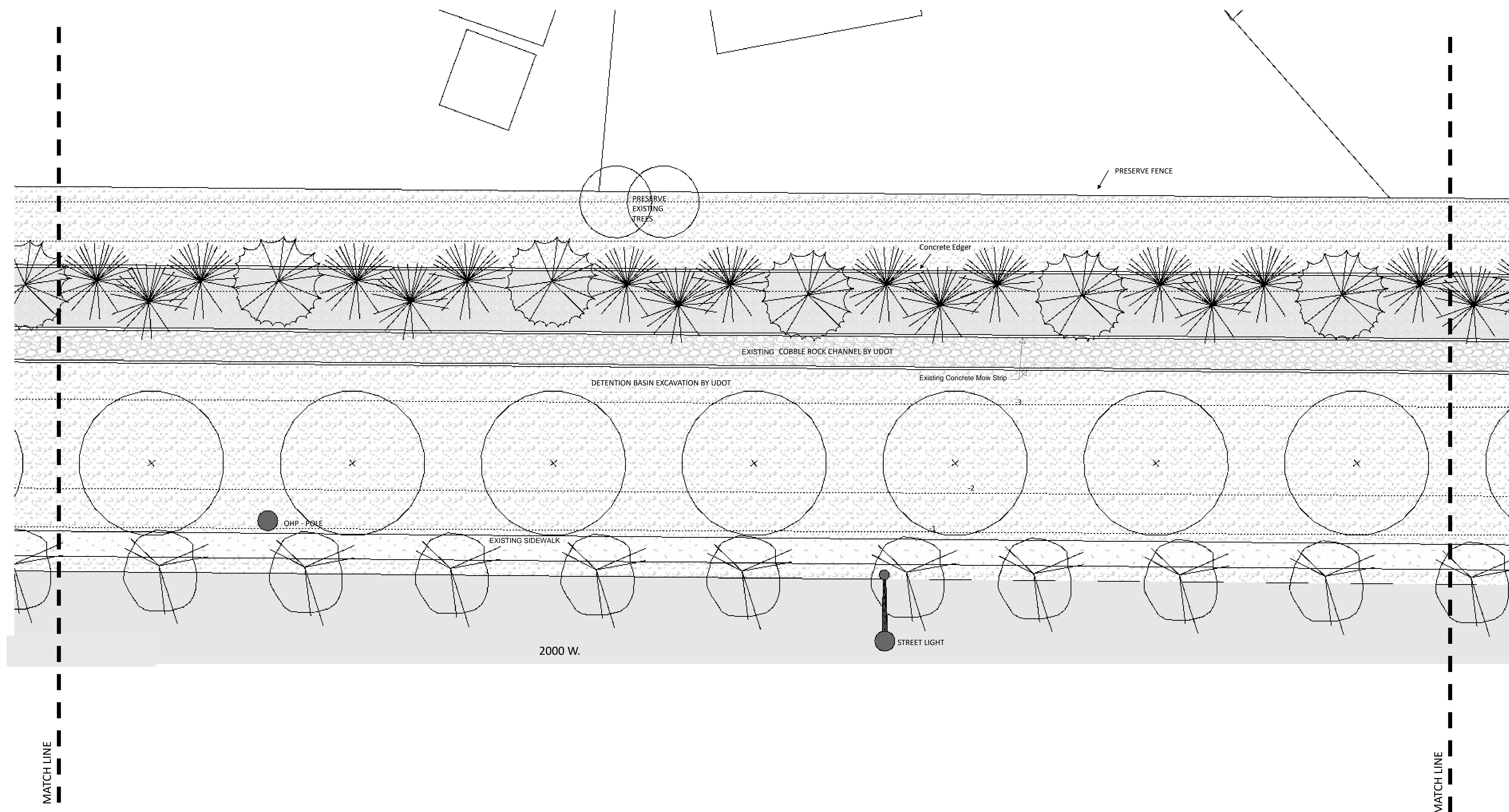
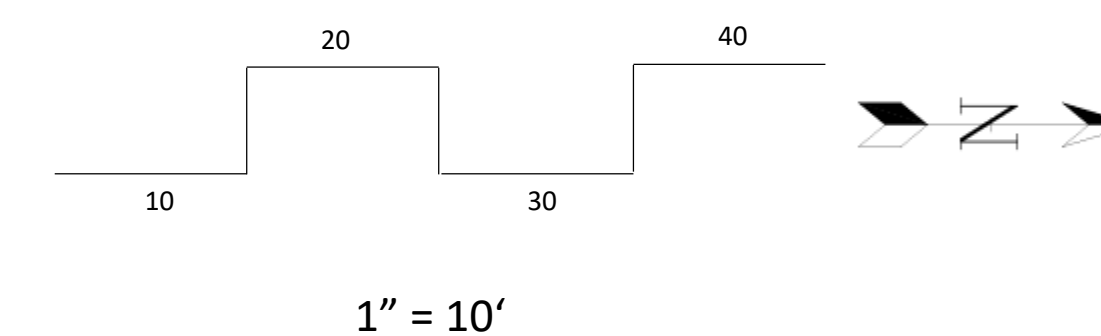
DRAWN BY: NS

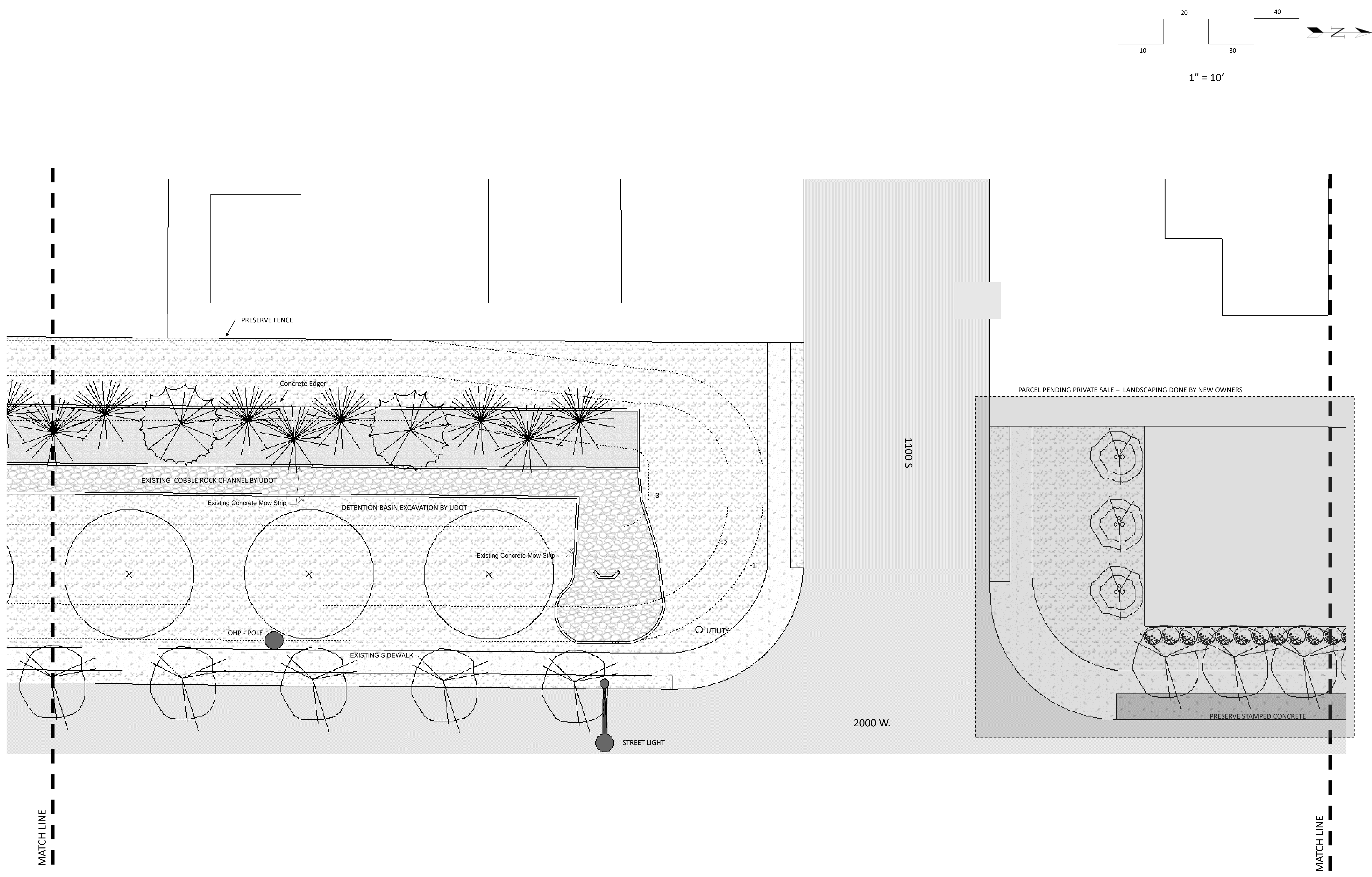


2000 W. LINEAR PARK
LANDSCAPE PLAN

2000 W. LINEAR PARK

LANDSCAPE PLAN



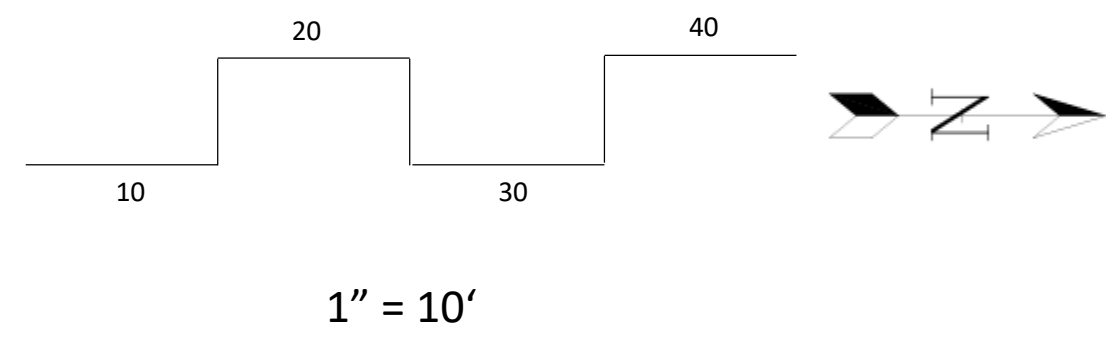
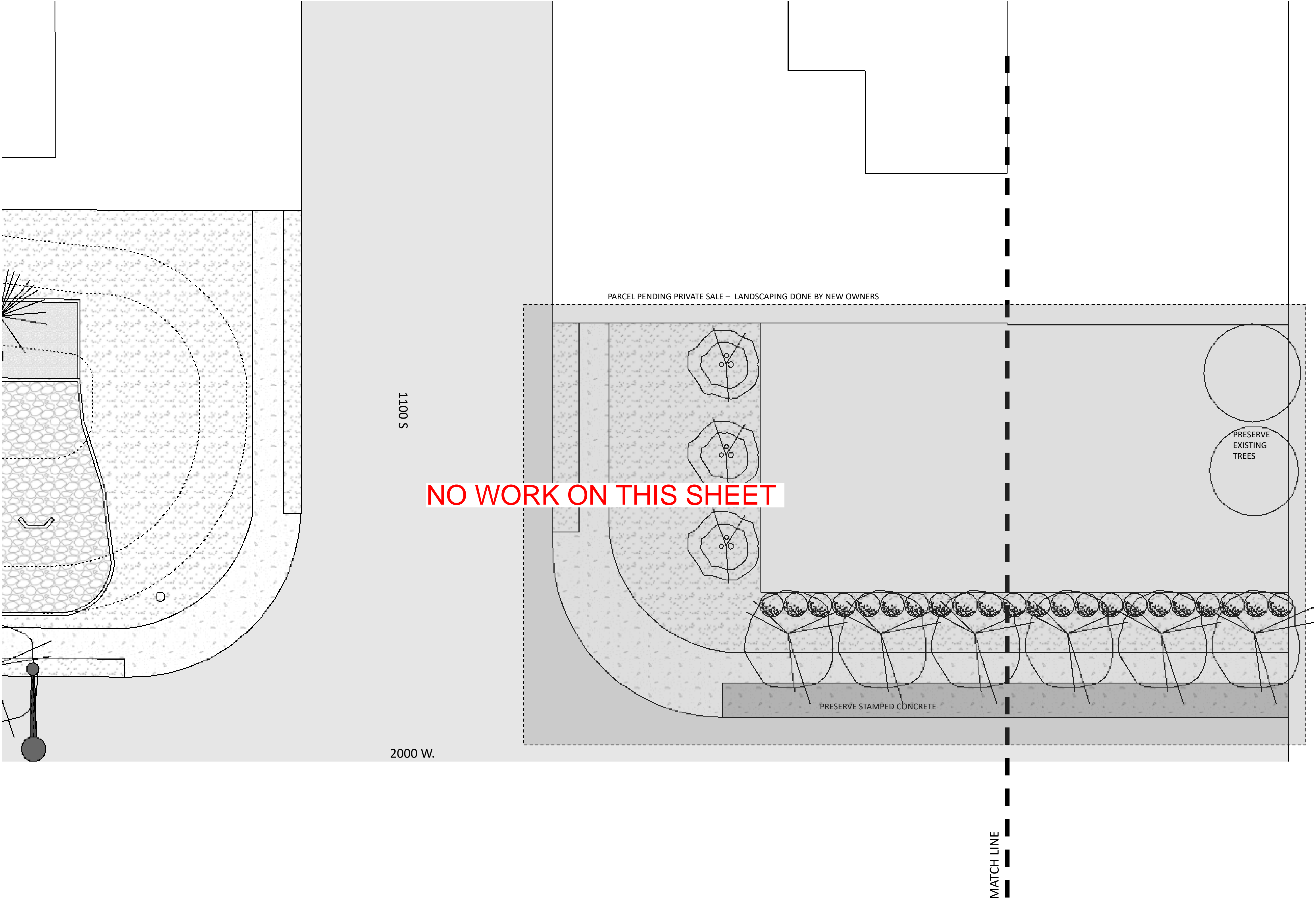


LAST UPDATED:
JANUARY 29 2019

DRAWN BY: NS



2000 W. LINEAR PARK
LANDSCAPE PLAN



OHP - POLE

LAST UPDATED:
JANUARY 29 2019

DRAWN BY: NS



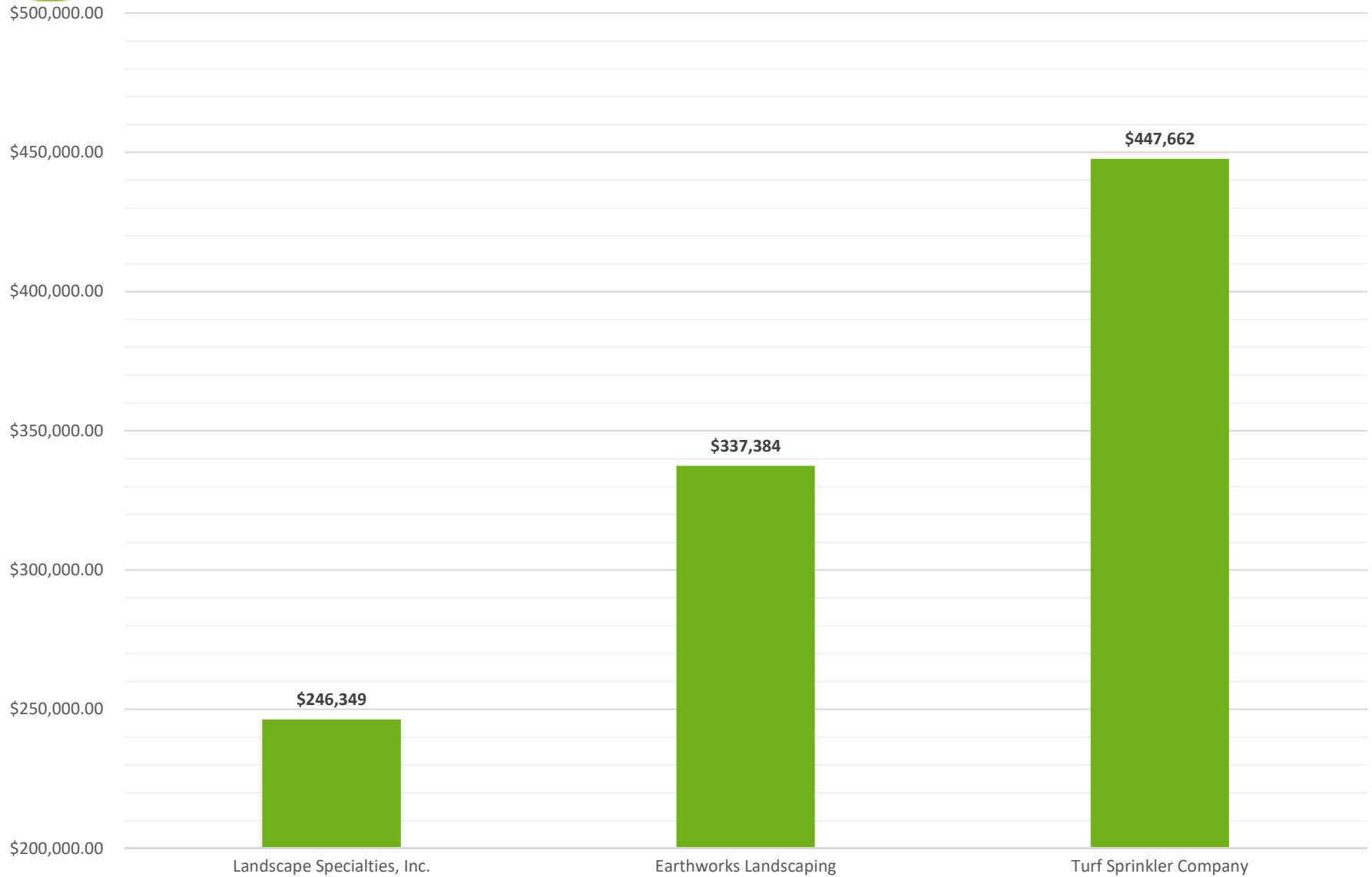
2000 W. LINEAR PARK

LANDSCAPE PLAN

SHEET:
8 OF 9



Bid Tabulation 2000 West Linear Park Project



2000 West Linear Park Project

Bid Tabulation

Denotes Corrected Mathematical Error

				Landscape Specialties, Inc.		Earthworks Landscaping		Turf Sprinkler Company	
Item	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization, Demobilization, SWPP	LS	1	\$12,800.00	\$12,800.00	\$22,000.00	\$22,000.00	\$22,980.00	\$22,980.00
2	Clearing, Grubbing & Rough Grading	LS	1	\$4,200.00	\$4,200.00	\$21,000.00	\$21,000.00	\$10,200.00	\$10,200.00
3	Hauling Fill	CY	1500	\$7.00	\$10,500.00	\$12.66	\$18,990.00	\$15.00	\$22,500.00
4	Rock Mulch	SF	23000	\$1.75	\$40,250.00	\$2.22	\$51,060.00	\$1.44	\$33,120.00
5	4" Thick Concrete on 4" Thick	SF	812	\$7.00	\$5,684.00	\$10.35	\$8,404.20	\$4.00	\$3,248.00
6	Concrete Curbing	LF	2500	\$3.80	\$9,500.00	\$10.00	\$25,000.00	\$15.00	\$37,500.00
7	Landscape Boulders	LS	1	\$1,560.00	\$1,560.00	\$2,400.00	\$2,400.00	\$1,500.00	\$1,500.00
8	Sprinkling System	LS	1	\$54,000.00	\$54,000.00	\$56,000.00	\$56,000.00	\$175,105.00	\$175,105.00
9	Fine Grading	LS	1	\$9,200.00	\$9,200.00	\$12,000.00	\$12,000.00	\$10,200.00	\$10,200.00
10	4" Thick Topsoil	SF	79000	\$0.35	\$27,650.00	\$0.45	\$35,550.00	\$0.37	\$29,230.00
11	Hydroseed	SF	79000	\$0.14	\$11,060.00	\$0.12	\$9,480.00	\$0.144	\$11,376.00
12	London Plane Tree	EA	32	\$359.00	\$11,488.00	\$350.00	\$11,200.00	\$569.53	\$18,224.96
13	Austrian Pine	EA	72	\$302.00	\$21,744.00	\$350.00	\$25,200.00	\$476.33	\$34,295.76
14	Blue Spruce	EA	23	\$252.00	\$5,796.00	\$350.00	\$8,050.00	\$351.86	\$8,092.78
15	Hoops Blue Spruce	EA	7	\$272.00	\$1,904.00	\$350.00	\$2,450.00	\$393.28	\$2,752.96
16	Amur Maple Multi Stem	EA	9	\$154.00	\$1,386.00	\$350.00	\$3,150.00	\$235.89	\$2,123.01
17	Spring Snow Crabapple	EA	43	\$289.00	\$12,427.00	\$350.00	\$15,050.00	\$439.05	\$18,879.15
18	Karl Forester Reed Grass	EA	411	\$10.00	\$4,110.00	\$20.00	\$8,220.00	\$12.22	\$5,022.42
19	Goldstrum Black-Eyed Susan	EA	75	\$10.00	\$750.00	\$20.00	\$1,500.00	\$11.39	\$854.25
20	Zagreb Threadleaf Tickseed	EA	34	\$10.00	\$340.00	\$20.00	\$680.00	\$13.46	\$457.64
Total				\$246,349.00		\$ 337,384.20		\$ 447,661.93	

				Landscape Specialties, Inc.		Earthworks Landscaping		Turf Sprinkler Company	
Item	Alternate A Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Sod (In lieu of bid item #10 & #11)	LS	1	\$38,710.00	\$38,710.00	\$71,100.00	\$71,100.00	\$43,450.00	\$43,450.00
Total				\$38,710.00		\$ 71,100.00		\$ 43,450.00	



COUNCIL AGENDA

April 9, 2019

Agenda Item #9

Public Hearing: Proposed resolution R19-08 adjusting the Syracuse City Budget for Fiscal Year ending June 30, 2019.

Factual Summation

- Any questions about this agenda item may be directed at Administrative Services Director Stephen Marshall.
- Please review the FY2019 April Budget Adjustments PDF.

Background

- Changes to **operational budgets**:
 - \$291,000 - increase in general fund revenues for various reasons.
 - \$42,000 – increase in class c roads for crosswalk on 2000 W. by Library and City Hall.
 - \$50,000 – Street light participation revenue and installation expense. Net change of zero.
 - \$12,000 – increase in expense for building inspector overtime pay. This was paid back to the city by Clearfield.
 - \$50,000 – increase in OT pay for wildland fires. We increased the revenue budget by \$175,000 to offset the expense.
 - \$32,000 – increase in streets wages and expenses for addition of new inspector position for 25% of the year and for payout of leave for employee retirement.
 - Depreciation expense in various funds were increased.
 - Increase capital fund expenses for new inspector equipment:
 - \$40,000 Vehicle (approx. 12-year life)
 - \$30,000 GPS Equipment (approx. 8-year life)
 - Increase revenue and expense in culinary fund for new radio meters from new development.
 - Other minor misc. changes to budget as shown on attachment.

Action Item for Agenda

Consider adopting proposed resolution amending the budget for the fiscal year ending June 30, 2019 as provided.

Syracuse City

FY2019 April Budget Opening



	Original Budget	Amended Budget	Increase / (Decrease)
General Fund:			
<u>REVENUE ADJUSTMENTS:</u>			
Wildland Fire Revenue	125,000.00	300,000.00	175,000.00
Liquor Fund Allotment	17,000.00	18,700.00	1,700.00
Sales Tax Revenue	4,200,000.00	4,300,000.00	100,000.00
Fee In Lieu	185,000.00	195,000.00	10,000.00
Franchise Taxes	1,530,000.00	1,480,000.00	(50,000.00)
Ambulance Revenue	300,000.00	330,000.00	30,000.00
Interest Income	48,000.00	60,000.00	12,000.00
Plan Check and Review Fees	450,000.00	463,000.00	13,000.00
			<u>291,700.00</u>
<u>EXPENDITURE ADJUSTMENTS:</u>			
CED			
Wages & benefits	694,039.00	706,039.00	12,000.00
(Overtime pay for contract with Clearfield for inspections)			
Public Notices	3,500.00	5,000.00	1,500.00
Police			
Grant Funded Expenses	16,500.00	18,200.00	1,700.00
(Liquor Fund Expenses)			
Prof. & tech. - animal control	69,800.00	77,000.00	7,200.00
Fire			
Wages & benefits	1,680,903.00	1,730,903.00	50,000.00
(Overtime pay for wildland fires)			
Streets			
Wages & benefits	286,257.00	318,257.00	32,000.00
(New Public Works Inspector & Payout for employee retirement)			
			<u>104,400.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
General Fund net change	291,700.00	104,400.00	187,300.00
Beginning fund overage			40,791.00
			<u>228,091.00</u>
Overall fund surplus added to fund balance			228,091.00
Estimated Ending Fund Balance	2,857,860.00		

Recreation Arts & Parks Fund

EXPENSE ADJUSTMENTS:

Capital Outlay	205,000.00	210,500.00	(5,500.00)
(Piano Purchase)			(5,500.00)

	Revenue	Expenses	
RAP Fund net change	-	(5,500.00)	(5,500.00)
Beginning fund overage			30,500.00

Overall fund surplus added to fund balance			25,000.00
--	--	--	-----------

Estimated Ending Fund Balance 25,000.00

Street Lights Fund

REVENUE ADJUSTMENTS:

Street Light Participation	125,000.00	175,000.00	50,000.00
			-
			50,000.00

EXPENSE ADJUSTMENTS:

Street Light Installation	132,000.00	182,000.00	(50,000.00)
(New Development)			(50,000.00)

	Revenue	Expenses	
Street Lights Fund net change	50,000.00	(50,000.00)	-
Beginning fund shortage			-

Estimated Ending Fund Balance 5,780.00

Transportation Fund

REVENUE ADJUSTMENTS:

Class C Road Fund Allotment	1,000,000.00	1,050,000.00	50,000.00
			50,000.00

EXPENDITURE ADJUSTMENTS:

Capital Projects	2,408,000.00	2,450,000.00	42,000.00
(Crosswalk by Library on 2000 West)			42,000.00

	Revenue	Expenses	
Trans. Fund net change	50,000.00	42,000.00	8,000.00
Beginning fund surplus			14,690.00

Overall Change			22,690.00
----------------	--	--	-----------

Estimated Ending Fund Balance 126,098.00

Secondary Water Fund:

REVENUE ADJUSTMENTS:

Grants & Reimbursements	-	60,000.00	60,000.00
(Money contributed for water shares from new dev.)			60,000.00

EXPENDITURE ADJUSTMENTS:

Depreciation Expense	465,000.00	473,000.00	8,000.00
			-
			8,000.00

	<u>Revenue</u>	<u>Expenses</u>	
Sec. Water Fund net change	60,000.00	8,000.00	52,000.00
Beginning fund overage			94,482.00
			146,482.00
Overall Change			146,482.00
Estimated Ending Cash Balance	\$1,383,543		

Storm Water Fund:

EXPENDITURE ADJUSTMENTS:

Depreciation Expense	269,000.00	295,000.00	26,000.00
			26,000.00

	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Fund net change	-	26,000.00	(26,000.00)
Beginning fund shortage			(38,931.00)
Overall Change			(64,931.00)
Estimated Ending Cash Balance	\$314,135		

Culinary Water Fund:

REVENUE ADJUSTMENTS:

Water Connection Fees	89,375.00	133,375.00	44,000.00
Federal Grants	-	55,000.00	55,000.00
(CDBG Grant - Marilyn Acres Project)			99,000.00

EXPENDITURE ADJUSTMENTS:

Depreciation Expense	612,000.00	670,000.00	58,000.00
Culinary System Maintenance	100,000.00	144,000.00	44,000.00
(Radios for meters - new development)			102,000.00

	<u>Revenue</u>	<u>Expenses</u>	
Culinary Water Fund net change	99,000.00	102,000.00	(3,000.00)
Beginning fund overage			486,330.00
			483,330.00
Overall fund shortage to come from fund balance			483,330.00
Estimated Ending Cash Balance	\$448,753		

Sewer Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	336,000.00	606,000.00	270,000.00
(1625 S & 1250 W project - bump up from FY2020)			270,000.00

	<u>Revenue</u>	<u>Expenses</u>	
Sewer Fund net change	-	270,000.00	(270,000.00)
Beginning fund shortage			

Overall fund deficit to come from fund balance (270,000.00)

Estimated Ending Cash Balance \$796,511

Garbage Fund:

REVENUE ADJUSTMENTS:

Green Waste Revenue	163,800.00	172,000.00	8,200.00
			8,200.00

EXPENDITURE ADJUSTMENTS:

Green Waste Collection Fees	140,400.00	148,500.00	8,100.00
			-
			8,100.00

	<u>Revenue</u>	<u>Expenses</u>	
Garbage Fund net change	8,200.00	8,100.00	100.00
Beginning fund overage			1,565.00

Overall fund shortage to come from fund balance 1,665.00

Estimated Ending Cash Balance \$604,000

IT Fund

EXPENDITURE ADJUSTMENTS:

Professional & Tech	114,500.00	120,000.00	5,500.00
			-
			5,500.00

	<u>Revenue</u>	<u>Expenses</u>	
IT Fund net change	-	5,500.00	(5,500.00)
Beginning fund overage			

Overall fund deficit to come from fund balance (5,500.00)

Estimated Ending Cash Balance \$31,000

RDA Fund

REVENUE ADJUSTMENTS:

Interest Income	13,000.00	30,000.00	17,000.00
Tax Increment	274,300.00	377,000.00	102,700.00
Transfer from other funds	35,300.00	-	(35,300.00)

84,400.00

EXPENDITURE ADJUSTMENTS:

RDA Management Fee	13,700.00	19,000.00	5,300.00
--------------------	-----------	-----------	----------

-

5,300.00

	<u>Revenue</u>	<u>Expenses</u>	
RDA Fund net change	84,400.00	5,300.00	79,100.00
Beginning fund overage			56,700.00

Overall fund deficit to come from fund balance 135,800.00

Estimated Ending Cash Balance \$1,199,000

Capital Improvement Fund

EXPENDITURE ADJUSTMENTS:

Capital Equipment	1,260,250.00	1,330,250.00	70,000.00
(Truck & GPS equipment for inspector)			70,000.00

70,000.00

	<u>Revenue</u>	<u>Expenses</u>	
CIP Fund net change	-	70,000.00	(70,000.00)
Beginning fund shortage			(804,250.00)

Overall fund deficit to come from fund balance (874,250.00)

Estimated Ending Cash Balance 122,496.00



CITY COUNCIL WORK SESSION

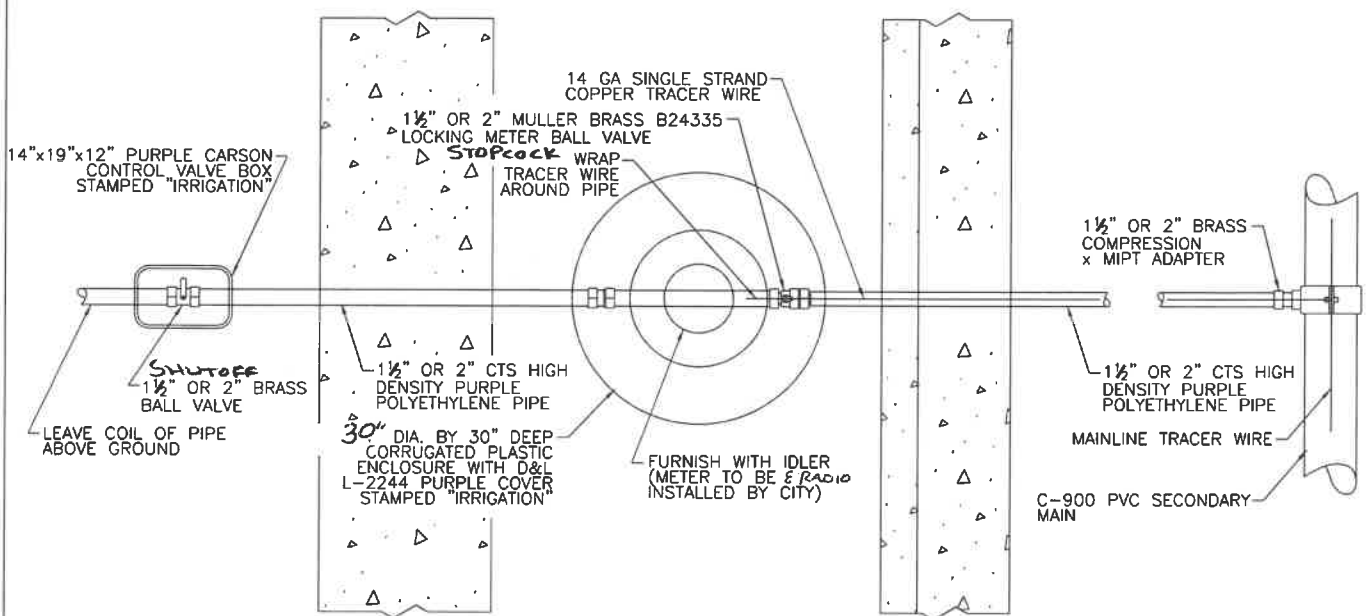
April 9, 2019

Agenda Item #10

Title 4.25 and Engineering Standards Update

State Legislature enacted a new requirement for meters to be installed with all new construction. This will affect the city engineering standards and Title 4.25. The planning commission held a public hearing for the engineering standards update on April 2, 2019 and recommended the council consider the update.

The proposed engineering standards and Title 4.25 is included for your review. Please direct any questions on this agenda item to Robert Whiteley.



1 1/2" & 2" SERVICE (NONRESIDENTIAL ONLY)

NOTE:
FOR METERS LARGER THAN 2-INCH,
DRAWINGS OF VALVE & LOCATION
SHALL BE SUBMITTED TO
CITY FOR APPROVAL.

1

1 1/2" & 2" PRESSURE IRRIGATION SERVICE CONNECTIONS DETAIL

SCALE: NOT TO SCALE

STATEMENT OF USE
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS
STANDARD CONSTRUCTION DETAILS WITHIN SYRACUSE CITY. DEVIATION
FROM THIS DOCUMENT REQUIRES APPROVAL OF SYRACUSE CITY.
SYRACUSE CITY CORPORATION CAN NOT BE HELD LIABLE FOR MISUSE
OR CHANGES REGARDING THIS DOCUMENT.

1	UPDATED TYPICAL SERVICE	BB	RCW	2/11/14
NO	REVISION DESCRIPTION	BY	APR	DATE

CAD FILE:
SYRACUSE CITY STANDARDS
DRAWN BY: BB
DESIGN BY: BB
CHECKED BY: RCW
LAST UPDATE: 3/18/2019
DATE ADOPT:



DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
TYPICAL SECONDARY PRESSURE IRRIGATION
SERVICE CONNECTIONS LARGER THAN 1"

SHEET

21B

DIVISION 3A: PRESSURE IRRIGATION**Section 3A.01 GENERAL:**

This division covers furnishing and installing pressure pipe as shown on the Drawings or established in the field, and all flushing, testing, repairing, as required to ensure adequate and safe operation of the water system. Certification of all tests required by the American Water Works Association shall be provided by the manufacturer. The three-edge bearing test will be required, upon request of the inspector. All pipe shall be standard lengths except for making connections to valves, fittings, and other such closures. The minimum main diameter shall be eight (8)-inches.

Section 3A.02 DUCTILE IRON PIPE:**Sub-section A. Materials:**

Ductile iron pipe shall conform to all requirements of ANSI/AWWA C151/A21.51, "American National Standard for Ductile Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined molds, for Water or Other Liquids." The minimum Pressure Class will be 200. If thickness class pipe is used, the minimum shall be Thickness Class 50.

All pipe shall be made of good quality ductile cast iron and of such chemical composition and structure as is required to meet the physical and mechanical property requirements of the standard.

Sub-section B. Joints:

All fittings, hydrants and joints shall have restrained or flanged joints installed. Push on or mechanical joints are not acceptable. Lubricants shall be non-toxic and have no deteriorating effects on gasket materials. It shall not impart taste to water in a pipe. It shall conform in every way to ANSI 21.1

1. Restrained Joints. All restrained joints shall meet requirements of ANSI/AWWA C111/A21.11. All gasket surfaces shall be smooth and free from imperfections. Gaskets shall conform to tests in accordance with specifications and shall be less than one year old. All restrained joint fittings shall have concrete thrust blocks as well.

2. Flanged Joints. Flanges, when required, shall conform to ANSI/AWWA C115/A21.15-83. Flanged joints shall meet the requirements of ANSI/AWWA C110/A21.10, "American National Standard for Ductile Iron and Gray Iron Fittings, 3-inch Through 48-inch for Water and Other Liquids." Flanged joints shall be bolted firmly with machine, stud, or cap bolts of proper size. Flanges may be cast integrally with the pipe or may be screwed on a threaded pipe. Flanges shall be faced and drilled and dimensioned properly for the size and pressure required. Bolts and nuts, unless otherwise specified, shall be made of the best quality refined iron or steel, and have clean, well-fitting threads. Bolts will be provided with standard hexagonal nuts and standard hexagonal heads. Bolts shall be of the diameter required for each flange, and when installed shall be of length so that no more than three-eighths inch (3/8") nor less than one-eighth inch (1/8") extends past the face of the nut. All buried metallic fittings and bolts shall be coated with a non-oxide wax and wrapped with polyethylene.

Gaskets shall be rubber, either ring or full face, and shall be one-eighth-inch (1/8") thick.

Sub-section C. Coatings and Linings for Ductile Iron Pipe:

All exterior surfaces of pipe and fittings shall be coated with hot coal tar at least one (1) mil thick. All interior surfaces shall be cement mortar lined with a standard thickness according to ANSI/AWWA C104/A21.4-80.

Sub-section D. Fittings:

Fittings for ductile iron pipe shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58. All elbows, 90° caps, and loops must be mega lugged. All fittings must be wrapped & greased before back fill. All fittings shall be Restrained-Joint or flanged type. All bolts shall be covered in food grade grease prior to placement of plastic.

Sub-section E. Locator Tape:

All pipe shall include a 3-inch warning tape installed in the pipeline trench approximately 12-inches above the pipe. Identification tape shall be furnished with white or black printing on a colored field having the words: "CAUTION: IRRIGATION LINE BURIED BELOW"

Section 3A.03 PVC PIPE:**Sub-section A. Materials:**

Pipe for the transmission and distribution of water shall be manufactured in accordance with AWWA C900-81, "AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4-inch through 12-inch, for Water." The PVC pipe shall have a cast-iron-pipe-equivalent outside diameter and be a minimum of DR-14 pipe

PVC pipe fourteen-inches (14") and larger shall be manufactured in accordance with AWWA C905-88, "AWWA Standard for Polyvinyl Chloride (PVC) Water Transmission Pipe, Nominal Diameters 14-inch through 36-inch" and be a minimum of DR-18 pipe. Pipe smaller than four-inches (4") shall be schedule 40 PVC.

Pipe shall be standard dimension ration pressure rated PVC pipe (SDR-RP-PVC) conforming to the latest revision of ASTM D2241 and the National Bureau of Standard Product Standard PS 22-70. The pipe shall be PVC Class 900 pipe shall meet the requirements of ASTM D 2241 except that the pipe shall have an outside diameter of ductile iron pipe sizes instead of iron pipe sizes. The PVC pipe shall meet the requirements of the AWWA C 900 with pressure class of 200 and the DR of not less than 14. Pipe shall be bell and spigot, twin gasket.

At least 85 per cent of the total footage shall be furnished in standard 20-foot lengths..

Color of all pressure pipes for irrigation water shall be purple.

Sub-section B. Joints:

Joints shall be push on rubber gasket type. Lubrication shall be water soluble, non-toxic, non-objectionable in taste and odor imparted to the water, non-supporting of bacteria growth, and have no deteriorating effect on the PVC pipe or rubber gaskets.

Jointing of all pipe shall be as recommended by the manufacturer. All pipes shall be handled in such a way so as to prevent damage to the coating and lining. Refer to backfilling specifications for proper bedding and compaction. Thrust blocking shall be applied at all tees, plugs, caps and at bends deflecting 11 1/4 degrees or more. All bolts shall be covered in food grade grease prior to placement of plastic. Prevention of concrete adhesion by means of 12 mil plastic sheeting to protect valves or pipe material shall be directed by the City Inspector.

Sub-section C. Fittings:

All fittings to be used with the PVC pipe shall be the same as fittings for ductile iron pipe and shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58. All fittings shall be Restrained Joint or flanged type unless otherwise specified by the Public Works Representative/Engineer.

Sub-section D. Locator Tape:

All pipe shall include a three-inch (3") locator tape installed in the pipeline trench approximately twelve inches (12") below the ground surface. This tape shall be prepared with white or black printing on a purple field, color Pantone 512C, having the words: "CAUTION: IRRIGATION LINE BURIED BELOW"

Sub-section E. Tracer Wire:

All pipe shall include a tracer wire installed at the same elevation as the centerline of the pipe. The wire shall be a 14 gauge solid insulated copper wire. The tracer wire shall be installed adjacent to and paralleling the pipe at a distance of no more than 6" from the outside edge of the pipe. At all tees the wire shall be properly spliced using a grease cap and wire nut or soldering. At all valves the wire shall be brought up into the valve box where it will be easily accessible. The City Public Works department shall oversee the connection points of the locator wire.

Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with purple cast iron top (CHLD14P) shall be installed at the nearest secondary service to each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the service and connected to the Test Station.

Section 3A.04 PIPE INSTALLATION:**Sub-section A. Cutting:**

Cutting of pipe for closure pieces or for other reasons shall be done in a neat and workmanlike manner by a method recommended by the manufacturer. After cutting, the pipe shall be beveled and filed to prevent gasket damage in joint assembly.

Sub-section B. Dewatering of Trench:

Where water is encountered in the trench, it shall be removed during pipe-laying operations and until the ends of the pipe are sealed. See "Control of Groundwater" in Division 2 Trench - Excavation and Backfill.

Sub-section C. Laying of Pipe:

The pipe and pipe coating (where applicable) shall be inspected for defects before installation. Any defects shall be repaired or the pipe shall be replaced, whichever is deemed necessary by the Public Works Representative/ Engineer.

All pipe shall be laid and maintained to the required lines and grades with fittings and valves at the required locations. The pipes shall be installed with a 30-inch minimum cover from finished road surface for irrigation water. The Developer/Contractor shall be responsible to install the pipe line to the alignment set by the Public Works Director/Engineer or as shown on the Drawings.

All pipe, fittings, and valves shall be moved carefully, either when lowering from the truck, or when placing in the trench. Under no circumstances shall materials be dropped or dumped from the truck or into the trench.

The Developer/Contractor shall take the necessary precautions to ensure that foreign materials do not enter the pipe. No debris, tools, or other materials shall be placed in the pipe during laying operations. When laying of pipe is not in progress, the pipe shall be closed with a water-tight plug.

Maximum deflections at pipe joints shall not exceed the joint specifications of AWWA C600 of latest revision, or the recommendations of the pipe manufacturer.

Deflections in PVC pipe shall be made by longitudinal bending of the barrel of the pipe rather than deflecting the pipe joints. Longitudinal bending shall be limited to eighty percent (80%) of the manufacturer's recommended maximum bending radius.

Temporary support, adequate protection and maintenance of all underground and surface utility structures, drains, sewers and other obstructions encountered in the progress of the work shall be furnished by the Contractor at his own expense under the direction of the inspector.

Wherever existing utility structures or branch connections leading to main sewers or to main drains, or other conduits, ducts, pipes, or structures present obstruction to the grade and alignment of the pipe, they shall be permanently supported, removed, relocated or reconstructed by the Contractor through cooperation with the City. In those instances where their relocation or reconstruction is impracticable, a deviation from line and grade will be ordered, and the change shall be made in the manner directed by the Engineer. Connections to private residences shall be cut and looped around the pipe line.

Unless otherwise directed, pipe shall be laid with bell ends facing the direction of laying, and for lines on an appreciable slope, bells shall, at the discretion of the Engineer, face upgrade.

Pipe shall be laid so as to drain back into the main system when system is out of service. Additional drain lines or blow off valves will be required where gravity draining may not be possible.

Sub-section D. Pipe Bedding:

All pipes shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedding. In the event trench materials are not, in the judgment of the Public Works Representative/Engineer, satisfactory for pipe bedding, imported granular bedding will be required. See Division 2 of these specifications.

Sub-section E. Thrust Blocking:

Thrust blocking shall be applied at all tees, valves, plugs, caps, and at bends that deflect 1 1/4 degrees or more. The fitting shall be encased in a 12 mil protective plastic wrap before the thrust block is poured. Reaction blocking shall be concrete, having a compressive strength of not less than three-thousand (4000) psi at twenty-eight (28) days. Blocking shall be placed between undisturbed soil and the fitting to be anchored. The area of bearing on the pipe and on the ground shall be as shown in the Drawings. The blocking shall be placed so that the pipe and the fittings will be accessible for repair.

Sub-section F. Connections to Existing Water Lines:

Information on the Drawings regarding existing water lines is taken from "record" drawings from the city or utility company files and may or may not be accurate as to size, type of material, or location of those lines. The Developer/Contractor will be responsible to determine the proper fittings and materials required, obtain the Public Works Representative/Engineer's approval of the planned connection, and perform the construction in a suitable fashion.

Sub-section G. Replacement of Damaged Material:

Any material that becomes damaged shall be replaced by the Subdivider at his own expense.

Sub-section H. Responsibility for Safe Storage:

The Developer/Contractor shall be responsible for the safe storage of material furnished by or to him, and accepted by him, and intended for the work, until it has been incorporated in the completed project.

Section 3A.05 PRESSURE IRRIGATION SERVICE CONNECTION:

Pressure irrigation service laterals shall be constructed with materials specified and at the locations shown on the Standard Drawings or at the actual location established during construction. This section covers the installation of the service connection from the main to right-of-way line.

Sub-section A. Service Saddle Specifications:

(For use with AWWA C-900 C1 O.D. for PVC plastic pipe.)

All service clamps shall be brass O.D. control saddle or brass double strap tapping saddle for PVC mains, or direct tap (with CC Thread) O.D. sized for ductile iron mains.

A rigid liner shall be used inside of tubing at the compression fitting on all service connections.

All service clamps shall be manufactured of brass cast in conformance to AWWA C-800, General Section - 1, Paragraph 1.2 (ASTM B-62).

The two sides of the clamp shall be held together by high quality Silicon Bronze Hex Bolts (in sizes 1" and over) or Silicon Bronze Slotted Screws (in sizes under 1"), no dis-similar metals shall be allowed at this point thus eliminating the possibility of galvanic corrosion.

Sub-section B. Polyethylene Tubing:

Pipe for the transmission of irrigation water from main to utility box and from the utility box to the homeowner's property line shall be Polyethylene CTS tube. Polyethylene CTS tube shall be manufactured in accordance with the standard specification for Polyethylene (PEP plastic tubing as issued by the American Standard for Testing and Materials under ASTM D 2737 and AWWA C-901.

Material designation code: Polyethylene: PE 3408

Plastic Extrusion Compound: Type III, class C, Grade 34, as defined by ASTM D 1248

Standard pipe dimension ratio CTS (SDR) 9 - 200-psi pressure rating.

All tubing for service lines shall be cut and installed in a neat and workmanlike manner by a method recommended by the manufacturer. No joints will be allowed under sidewalks or other paved surfaces.

Tubing shall be WESTFLEX PE 3408 Gold Label or equivalent.

A single strand 14 gauge coated copper tracer wire shall be run with all secondary services and terminated inside the irrigation box with the exception of services requiring a test station as specified in 3A.03E which shall be terminated at the test station.

Sub-section C. Compression Connection:

- (a) The interior surface of the coupling nut, including threads, shall have a baked on, fluorocarbon coating to reduce assembly friction and prevent the gasket from turning and twisting during tightening. The nut shall bottom on a cast or machined shoulder on the body when properly assembled. This design will provide a visual check to assure connection is properly assembled.
- (b) The sealing gasket shall be of molded synthetic rubber (ASTM D-2000) with molded in place bronze spring (ASTM A-134 Alloy #6) to eliminate the possible cold flow of the gasket between the pipe and fitting. A gripper band of hardened stainless steel (ANSI Type 401) shall be fitted into the gasket. When the gasket is compressed it will cause the gripper ring to distort the pipe

giving the fitting a high resistance to pull out. The gripper band shall overlap itself to prevent cold flow of the gasket into the cavity under the band.

- (c) When compression fittings are used with P.E. Pipe, Stainless Steel pipe stiffeners are required to eliminate cold flow of plastic pipe.
- (d) All fittings are to be for CTS Polyethylene pipe.
- (e) The Minimum pull out load for the fitting when used with PE plastic pipe shall be as follows for each given size:

<u>SIZE</u>	<u>MINIMUM PULL OUT (FT.LBS.)</u>
3/4"	400
1"	400
1 1/2"	500
2"	500

MUELLER 110 COMPRESSION COUPLINGS AND FITTINGS OR EQUIVALENT ARE TO BE USED ON ALL P.E. PLASTIC PIPE INSTALLATIONS.

Sub-section D. Service Fittings:

All service fittings shall be brass tees, and brass elbows or equivalent.

Sub-section E. Mark II Ori-Seal Valve:

~~These valves shall be closed bottom design and sealed against external leakage at the top by means of a non-adjustable resilient pressure actuated seal, and shall be provided with a secondary resilient seal disposed above the pressure seal for added protection of the bearing surfaces against ground water infiltration. Shutoff shall be affected by a resilient pressure actuated seal so disposed in the key (or plug) as to completely enclose the inlet body port (flow way), in the closed position. All Curb valves shall be quarter turn valves and the fully open and closed positions shall be controlled by check lugs that are integral parts of the key and body. The maximum pressure rating shall be 165 PSI water at a maximum temperature of 180 degrees Fahrenheit.~~

All fittings are to be CTS Size, used on CTS (Copper Tube Size) Polyethylene pipe. No IPS polyethylene pipe or fittings are to be used.

~~Curb stop valves shall be MUELLER H-1512-2, 110 COMPRESSION by FIP thread.~~

Sub-section F. Service Meter Box:

~~Service box shall be a metal box with a lid saying "Irrigation". Service Box shall be installed over the Ori-Seal valve and hose bib. A sign shall be attached or embossed to or on the cover indicating as follows: "IRRIGATION" or "WATER." Box shall be D&L Suply M9150 or Tyler Union 6500 or equal utility box.~~

Meters shall be Sensus water meters equipped with Sensus FlexNet radio compatible with the City's existing infrastructure.

All residential secondary services shall be set up for a 1-in secondary meter according to the standard detail. The meter box shall be a preassembled Ford meter box PKD488-C14311-001-NL or approved equal. The meter cover to be type A3 stamped "IRRIGATION" with extension ring or approved equal. Cover to be set at the same elevation as the top back of curb. Centerline of cover shall be midway between the back of curb and walk. The meter box shall be furnished with an idler. The shut off valve shall be lockable. A 1" ball valve in a 14"x19"x12" purple Carson Control valve box stamped "IRRIGATION" shall be set shall be set 12-inches behind sidewalk and a coil of poly left above ground for future connection.

Commercial industrial or institutional meter sizes shall be properly sized for the development.

1 ½" and 2" secondary services shall be installed per the standard detail. The meter box shall be a 21-inch diameter by 30-inch deep corrugated plastic enclosure with D&L supply L-2244 purple cover stamped "IRRIGATION" or approved equal. All fittings shall be brass, and the meter ball valve shut off shall be lockable. A ball valve in a 14"x19"x12" purple Carson Control valve box stamped "IRRIGATION" shall be set shall be set 12-inches behind sidewalk and a coil of poly left above ground for future connection.

Shop drawings showing the layout and location of the meter box shall be submitted to the City for approval for all secondary service sizes larger than 2-inches.

Sub-section G. Service Pipe Installation:

The service pipe shall be installed by use of a boring method that is approved by the Public Works Director/Engineer under all existing concrete and paved surfaces. Where subsurface materials or conditions will not permit installation by this method, open trenching will be permitted with the approval of the Public Works Representative/Engineer. Open trenching will be used in new streets not yet paved.

Section 3A.06 TESTING AND FLUSHING:

All newly laid pipes or any valved section thereof shall be subjected to a hydrostatic pressure test. A leakage test shall be conducted concurrently with the pressure test. All new lines, and extensions therefrom, shall be flushed thoroughly before being placed into service.

Sub-section A. Pressure Test:

If the pipe section being tested includes concrete thrust blocking, the concrete shall be allowed at least twenty-four (24) hours to set before any testing is conducted.

- (a) Pressure During Test. After the pipe has been laid and partially backfilled, all newly laid pipe, or any valved section of it shall, unless otherwise specified, be subjected to maximum operating pressure.
- (b) Duration of Pressure Test. The duration of each pressure test shall be at least 120 minutes at 200 psi. If service connections are installed then 150 psi. shall be allowed at 120 minutes.
- (c) Procedure. Each valved section of pipe shall be slowly filled with water and the specified test pressure, measured at the point of lowest elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connections and all necessary apparatus shall be furnished by the Contractor.
- (d) Expelling Air before Test. Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation, and afterward tightly plugged.

1. Test Pressure Restrictions:

Test pressures shall:

- a) Not be less than 150 psi pressure at the highest point along the test section.
- b) Not exceed the pressure rating of the pipe.
- c) Be of at least 2 hour duration.

Formatted: Font: Times New Roman, 10 pt

d) Not vary by more than plus or minus five (± 5) psi for the duration of the test.

e) Not exceed twice the rated pressure of the valves or hydrants when the pressure boundary of the test section includes closed gate valves or hydrants.

f) Not exceed the rated pressure of the valves when the test boundary of the test section includes closed, resilient-seated gate valves or butterfly valves.

2. Pressurization:

Each valved section of pipe shall be filled slowly with water to the specified test pressure. Pressurization of the pipe shall be based on the elevation of the lowest point of the line or section under test and corrected to the elevation of the test gage. Pressure shall be applied by means of a pump connected to the pipe in a manner satisfactory to the Public Works Representative/Engineer.

3. Air Removal:

Before applying the specified test pressure, air shall be expelled completely from the pipe, valves, and hydrants. If permanent air vents are not located at all high points, the Developer/Contractor shall install corporation cocks at such points so that the air can be expelled as the line is filled with water. After all the air has been expelled, the corporation cocks shall be closed and the test pressure applied. At the conclusion of the pressure test, the corporation cocks shall be removed and plugged.

4. Examination:

All exposed pipe, fittings, valves, hydrants, and joints shall be examined carefully during the test. Any damaged or defective pipe, fittings, valves, or hydrants that are discovered during the pressure test shall be repaired or replaced with sound materials and the test shall be repeated. Repairs or replacements to the pipeline and subsequent pressure testing shall be repeated as necessary for the pipeline to pass the pressure test.

Sub-section B. Leakage Test:

A leakage test shall be conducted concurrently with the pressure test.

1. Leakage defined:

Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain pressure within 5 psi of the specified test pressure after the air in the pipeline has been expelled and the pipe has been filled with water.

2. Allowable leakage:

No pipe installation will be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{SD(P)^{0.5}}{133,200}$$

in which L is the allowable leakage, in gallons per hour; S is the length of pipeline tested in feet; D is the nominal diameter of the pipe, in inches; and P is the average test pressure (gage) during the leakage test, in pounds per square inch. See Table 1.

- a) Allowable leakage at various pressures is shown in Table 1.
- b) When testing against closed metal-seated valves, an additional leakage per closed valve of 0.0078 gal/hr/in. of nominal valve size shall be allowed.
- c) When hydrants are in the test section, the test shall be made against the closed hydrant.

TABLE 1: Allowable Leakage per 1000 ft of Pipeline - gph

Avg. Test Pressure psi (Bar)	Nominal Pipe Diameter--in.															
	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48	54
450 (31)	0.48	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.18	3.82	4.78	5.73	6.69	7.64	8.60
400 (28)	0.45	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	3.60	4.50	5.41	6.31	7.21	8.11
350 (24)	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81	3.37	4.21	5.06	5.90	6.74	7.58
300 (21)	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60	3.12	3.90	4.68	5.46	6.24	7.02
275 (19)	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49	2.99	3.73	4.48	5.23	5.98	6.72
250 (17)	0.36	0.47	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.85	3.56	4.27	4.99	5.70	6.41
225 (16)	0.34	0.45	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	3.38	4.05	4.73	5.41	6.03
200 (14)	0.32	0.43	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	3.19	3.82	4.46	5.09	5.73
175 (12)	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98	3.58	4.17	4.77	5.36
150 (10)	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76	3.31	3.86	4.41	4.97
125 (9)	0.25	0.34	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	2.52	3.02	3.53	4.03	4.53
100 (7)	0.23	0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.80	2.25	2.70	3.15	3.60	4.05

*If the pipeline under test contains sections of various diameters, the allowable leakage will be the sum of the computed leakage for each size.

**To obtain leakage in liters/hour, multiply the values in the table by 3.785.

3. Examination:

All exposed pipe, fittings, valves, hydrants, and joints shall be examined carefully during the test. Any damaged or defective pipe, fittings, valves, or hydrants that are discovered during the leakage test shall be repaired or replaced with sound materials and the test shall be repeated. Repairs or replacements to the pipeline and subsequent leakage testing shall be repeated as necessary for the pipeline to pass the leakage test.

Sub-section C. Acceptance of Installation:

Acceptance shall be determined on the basis of allowable leakage. If any test of pipe laid discloses leakage greater than specified, the Developer/Contractor shall, at its own expense, locate and repair the defective material until the leakage is within the specified allowance. All visible leaks are to be repaired regardless of the amount of leakage.

Sub-section D. Flushing:

Flushing shall be accomplished through temporary flushing valves, or end of line blow-off assemblies at a minimum flushing velocity of two and one-half feet per second (2.5 fps). Flow volumes to produce this velocity are shown in the following chart:

FLOW RATE AND OPENINGS TO FLUSH PIPELINES (40 psi Residual Pressure)	
Pipe Size (inches)	Flow Required to Produce 2.5 fps velocity (gpm)
2	26
4	100
6	220
8	390

10	610
12	880
14	1,200
16	1,565
18	1,980
20	2,450
24	3,525
30	5,507
42	10,800
48	14,100

Section 3A.07 PRESSURE IRRIGATION DRAINS:

When system drains are necessary to be installed on extensions of the pressure irrigation system they shall be constructed as a system drain to a curb inlet box or system drain to a storm drain pipe. The drain shall be constructed as shown on the Standard Drawings. The materials used shall meet the requirements of Division 3A, Pressure Pipe Pressure Irrigation. The connection to the box or pipe shall be by coring a hole and grouting the drainpipe in. A non-shrink grout shall be used.

When a section of pressure irrigation pipeline has to be laid such that there is a belly in it then a local drain sump will need to be constructed. The drain shall be constructed as shown on the Standard Drawings. The materials used shall meet the requirements of Division 3A, Pressure Pipe Pressure Irrigation, Division 4, Concrete Pipe, and Division 5, Manholes.

ORDINANCE NO. 19-07

AN ORDINANCE ADOPTING SECTIONS 4.25.150 AND 4.25.160 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO METERS INSTALLED ON SECONDARY SYSTEM LINES.

WHEREAS, the City Council has the authority, pursuant to state law, to establish ordinances for the health, welfare, comfort and safety of its residents; and

WHEREAS, the City also has authority, pursuant to Utah law, to enact regulations relating to the public right of way and improvements located therein; and

WHEREAS, the State of Utah has recently mandated that the cities begin requiring meter installation on secondary lines for new construction; and

WHEREAS, the City is concurrently considering adopting amendments to the City's standards and specifications for new construction and finds that these sections are necessary in order to govern the installation, use and maintenance of meters on secondary lines; and

WHEREAS, the City operates secondary water distribution lines, to which property owners connect in order to irrigate their properties; and

WHEREAS, the Council finds that the enactment of the attached sections will provide protection and regulation to the meters that will be installed on secondary lines.

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

Section 1. Enactment. Sections 4.25.150 and 4.25.160 of Syracuse City Municipal Code are enacted, 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 9th DAY OF APRIL, 2019.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	_____	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Peterson	_____	_____
Councilmember Savage	_____	_____

Exhibit A

4.25.150 Meter.

(A) Installation: Any person connecting to the water system shall install a connection pipe from the main and a meter box, meter, radio, stopcock, and shutoff valve with a separate box all of which are at a location determined by the Public Works department and in compliance with current city engineering standards. The city shall own and maintain the water meter, radio, meter box, stopcock, and connection pipe between the meter and the main. The city retains the sole right to maintain, repair, and service city-owned facilities.

(B) Accuracy: Any user may submit a request for a test of his or her water meter during the irrigation season when the secondary water pipes are fully pressurized. The Water Superintendent may, if under the circumstances it is deemed advisable, order a test of the requested meter measuring the water delivered to the user. If such request to test the meter is made during the same irrigation season as the previous test, the user may be required to pay the costs of such test if the meter is found to record from 90 percent to 110 percent of accuracy under methods of testing that are satisfactory to the Water Superintendent. If a meter fails to register at any time, the water delivered during such period shall be estimated on the basis

of previous consumption. To the extent possible, the period of time used to assess previous consumption shall be a seasonally similar time period.

(C) Tampering: Meters may be checked, opened, inspected, or adjusted at the discretion of the city by city personnel. It shall be unlawful for any person other than authorized agents of the city to adjust, open, manipulate, disconnect, or tamper with city water meter or radio in any manner. A user shall prevent any damage to the water meter used by such user and shall be responsible for the cost of repairing any damage to the water meter other than normal wear and tear.

4.25.160 Violation.

Unless otherwise specifically provided, any person who violates any provision of this chapter shall be guilty of a Class B misdemeanor and shall be subject to fines and/or imprisonment as provided in Sections 76-3-301 and 76-3-204, Utah Code Annotated 1953, as amended. In instances where the violation is a continuing violation, a separate offense shall be deemed committed for each day in which the violation occurs or continues. This section shall not limit the authority of any court of competent jurisdiction to impose any other sanction or order any other relief as may be appropriate under the laws of the state of Utah.



COUNCIL AGENDA

April 9, 2019

Agenda Item # 11

Proposed Amendment to § 10.75 PRD - Planned Residential Development

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community & Economic Development Director.

The city has recieved an application to amend the text of 10.75 - Planned Residential Development from developer Mike Bastian. The PC reviewed this item on 7/17/18, 8/7/18, 9/11/18, 10/02/18, and 10/16/18. CC discussed the item on 10/23/18, 11/13/18, 11/27/18, 1/8/19, 2/26/19, 3/12/19, and 3/26/19.

Please find attached the previously discussed draft language.



Title 10 – Land Use Ordinance Text Amendment Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075

801-825-1477 opt.4 • www.syracuseut.com • planning@syracuseut.com

For Office Use Only:

Received: _____

PC Hearing: _____

Council Hearing: _____

Applicant Contact Information:

Updated: 3/2017

Name: <u>Mike Bastian</u>	Business Name:
Phone Number(s):	Mailing Address: (If different from subject property location)
Relationship to Property Owner:	City: <u>South Weber</u> State: <u>UT</u> Zip Code: <u>84405</u>

Property Owner Information: (If this information is the same as above, please write 'S/A')

Name(s):	Mailing Address: (If different from subject property location)
Phone Number(s):	City: State: Zip Code:
Email Address:	

Section(s) Of Syracuse City Code To Be Amended: (Please attach a separate sheet if necessary)

1075 (RRD Zone)

Current Provision(s) Of Text To Be Affected By Proposed Amendment: (Please attach a separate sheet if necessary)

- in order to be considered for PRD density bonus, must be within 1 mile of new park U/C.
- allow up to 6 units attached.

Proposed Wording Of Text Change: (Please attach a separate sheet if necessary)

- in lieu of 20% open space allow to ~~purchase~~ contribute to park improvement fee.
- In PRD only allow up to 6 units. If you are eligible to participate in the density bonus, you can buy up to 12 units to the acre density.
- allow that less than 50% of units can be 1 car, but →

I hereby certify that the requested Text Amendment would comply with all required conditions and standards of the Syracuse Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the City's General Plan, and impose no insatiable demands for public services. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Michael C. Bastian 7.25.18
Applicant Signature Date

Business/Property Owner Signature Date

FOR OFFICE USE ONLY			
Date Received and Paid:	Received By:	Receipt #	Application and Noticing Fees:
			\$200 Application Fee \$200.00
Payment Type: <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input type="checkbox"/> Check# _____			
Land Use Authority Date:			
City Council Decision and Date:			Total \$200.00

Proposed Text Amendment(s) are not valid until application fees are submitted and the proposed text amendment(s) are approved by City Council. Once approved a copy will be provided to the applicant.

has to be adequate parking for 2 cars out front
and the 1 car attached.

• Make a development agreement just like the ~~PRZ~~ ^{PRC}
zone that goes with the property indefinitely.

SYRACUSE CITY CORP.
1979 W 1900 S
SYRACUSE UT 84075

825-1477

Receipt No: 5.044312

Jul 25, 2018

Mike Bastian

Previous Balance:	.00
DEVELOP. & INSP. FEE	
Ordinance Text amendment	200.00
0-34-30	
PLAN CHECK & DEV. REVIEW FEES	

Total:	200.00
--------	--------

CHECK	
Check No: 286	200.00
Total Applied:	200.00

Change Tendered:	.00
------------------	-----

07/25/2018 2:15 PM

Red text = new language

Black text = existing language

~~Crossed out text~~ = existing language to be deletedChapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

10.75.010 Purpose.

10.75.020 Permitted uses.

10.75.030 Conditional uses.

10.75.040 Minimum lot standards.

10.75.050 Development plan and agreement

~~requirements. 10.75.060 — Design standards.~~10.75.070 ~~060~~ Street design.10.75.080 ~~070~~ Off-street parking and loading.10.75.090 ~~080~~ Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. ~~All dwelling units are to be held in private individual ownership. However,~~ The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses 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 (maximum 200 square feet) (only allowed with non-attached dwelling units)
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).
- (D) Dwelling units, townhome duplex, triplex, fourplex, fiveplex, or sixplex. No apartments.
- (E) Educational services.
- (F) Household pets.
- (G) Private parks.
- (H) Public and quasi-public buildings.
- (I) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses ~~for non-attached dwellings~~, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major). **non-attached dwellings only.**
- (B) Home occupations (minor or major). **major CUP limited to non-attached dwellings.**
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 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: ~~Density shall be allowed according to the following conditions overall density of six dwelling units per gross acre.~~ **Density shall be allowed according to the following conditions overall density of six dwelling units per gross acre. If a property meets the following requirements, it is not intended to be construed that the city council must automatically approve the application. The legislative powers are nevertheless available to disapprove a zoning or general plan map amendment application as deemed necessary by the council.**

~~(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

(1) 6 units per acre are allowed when:

(a) the proposed project has frontage upon a collector road*

(2) 9 units per acre are allowed only when one of the following are met:

(a) have frontage and access upon an arterial road*

(b) share a property line with an existing general commercial, professional office, or industrial development.

(3) 12 units per acre are allowed only when three of the following are met:

(a) have frontage and access upon a major arterial* that is owned and maintained by the state department of transportation

(b) be within the town center overlay zone

(c) Have frontage upon the intersection of either two arterials or a collector and an arterial road*.

(d) Is located within a 1/4 mile walking distance to bus, train, or other public transit stop/station and has frontage and access upon an arterial roadway* .

(4) *Road classifications are identified in the adopted Transportation Master Plan's existing street network.

~~(2)~~ **(B) Common Space:** A minimum of 20 percent of the gross acreage of the project shall be developed as common space. **, or with an in-lieu payment and common space as detailed in (2) below.** **(1) Common space areas shall:**

(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.

- (b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.
- (j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(2) In-lieu fee for required common space. An in-lieu fee may be accepted for the development of a nearby city park under the following conditions:

- (a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.
- (b) The proposed project shall be located within 1/2 mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted parks master plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.
- (c) The in-lieu fee shall not be approved if any portion of the proposed development is further than 1 mile from the nearest receiving park property boundary.
- (d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.
- (e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.
- (f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.
- (g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least 5% of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the city prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum 5% identified in this subsection (G)(8)(h), and actually built within the development, may be subtracted from the estimated fee due. (l) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(5) (C) The development design shall include a direct connection automobile access to a major arterial, minor arterial, or major collector roadway by way of a full width and dedicated right-of-way designed for the movement of automobile traffic or private access road meeting International Fire Code (IFC) standards.~~

~~(D) (D) Lot width: determined by development plan.~~

~~(C) (E) Front yard: 20 feet.~~

~~(D) (F) Side yards: a minimum of 16 10 feet between primary structures and eight five feet from the property line. If the height of the structure exceeds two stories, then the minimum side yard shall then be 16 feet between primary structures and eight feet from the property line.~~

~~(E) (G) Rear yard: a minimum of 15 feet.~~

(F) (H) Building height: as allowed by current adopted building code, with a maximum height of 30 35 feet to the top of the roof structure. Units located adjacent to single-family detached homes, or units that are within the density category of 6 units per acre as specified within 10.75.040(A), shall be limited to a maximum of two stories and/or 30 feet, whichever is shorter.

~~(G)~~ (I) ~~Structure:~~ Architecture:

(1) Horizontal rooflines visible from a public street shall feature breaks or variation at a minimum of every 30 feet. Variation can be accomplished by:

- (a) Vertical offset in ridge line;
- (b) Gables;
- (c) False parapets;
- (d) Exaggerated cornices;
- (e) Dormers;
- (f) Vegetated terraces; or
- (g) Other architectural features such as trellises, cornices, portals or porches.

(2) Duplicating building facades on the same side of the street shall not be allowed more frequently than every third building or in a repeating pattern.

(3) Garages for each unit and shall not be the major architectural feature of the building.

(4) Garages are encouraged to be recessed from the front facade, or be side or rear-fed.

(5) All units shall feature a front porch or balcony with sufficient space for two seats and a walkway.

(6) Buildings shall be positioned on the site so that all front doors face the public road or private drive.

(7) When a unit has frontage onto both a public road and private drive, the front door shall face the public road.

(8) Architectural variation between each household unit is required.

[Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. 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 subdivider shall develop the property in accordance with the development agreement and current City ordinances 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.

(B) A planned residential development must have a minimum of ~~five~~ 4.5 acres.

~~(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.~~

(D) The development plan submitted for review **agreement** 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.

(E) The development plan submitted for review **agreement** 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 should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

~~10.75.060~~ Design standards.

(G) The development agreement shall ~~The Land Use Authority shall approve the required common building theme. The design shall~~ **include a building theme** showing detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

~~10.75.0760~~ Street design.

The Land Use Authority may approve an alternative street design ~~so long as it maintains the City's minimum rights-of-way. The developer shall~~ **may** dedicate all street rights-of-way to the City **so long as they are built per the City's Standard Street Section as found in the Public Works Department adopted Development Standards.** Private driveways servicing more than one dwelling unit **access roads not meeting the city's street standards** shall **at a minimum** meet the fire code as directed by the Fire Marshal, ~~be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet.~~ **and be maintained by and dedicated to an HOA.** [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

~~10.75.0870~~ Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ **An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On street stalls shall be well marked with paint. Otherwise,** off-street parking and loading shall be as specified in Chapter 10.40 SCC; ~~provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment~~

~~of limited or alternative street designs.~~ [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.0980 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.75.090 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

ORDINANCE NO. 19-04

AN ORDINANCE AMENDING CHAPTER 10.75 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE.

WHEREAS, the City Council has the authority, pursuant to state law, to establish ordinances for the health, welfare, comfort and safety of its residents and those visiting the City; and

WHEREAS, the Planning Commission and City Council have reviewed ordinances related to the Planned Residential Development (PRD) Zone; and

WHEREAS, the Planning Commission conducted a public hearing, and issued recommendations regarding the proposed amendment; and

WHEREAS, the Council finds that the amendment will promote the health, safety and welfare of the community,

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

Section 1. Amendment. Chapter 10.75 of Syracuse City Municipal Code is 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 12th DAY OF MARCH, 2019.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	_____	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Peterson	_____	_____
Councilmember Savage	_____	_____

Exhibit A



COUNCIL AGENDA

April 9, 2019

Agenda Item # 12

Business Park Development Agreement

Factual Summation

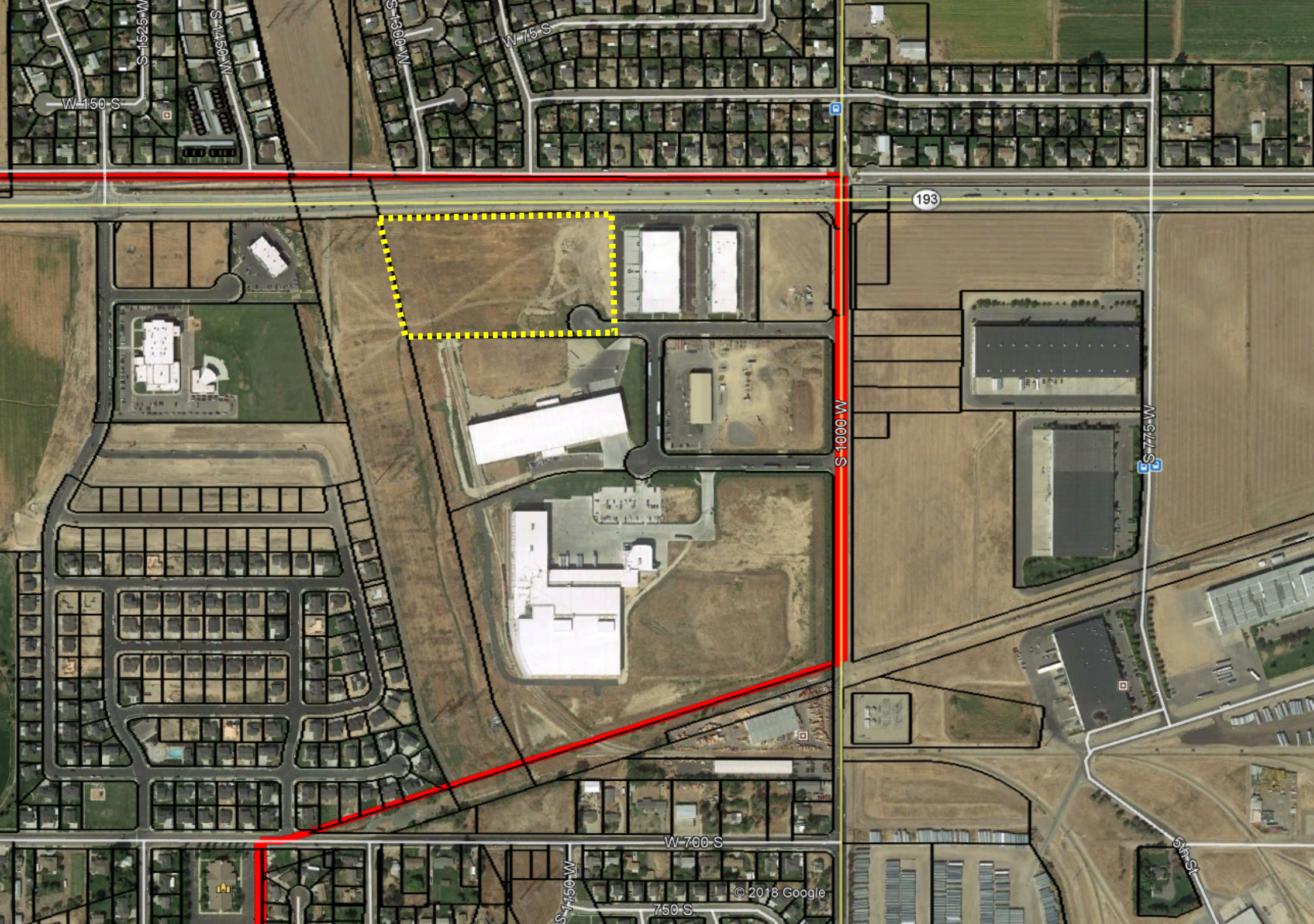
Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	1088 W 350 S (West of the 7-11 on HWY 193)
Current Zoning: :	Industrial
General Plan:	Business Park
Acres	9.5 Acres

Summary

Last month, on 2/26 this council discussed the prospect of storage units being built in the Antelope Business Park. Self storage units are different to what was originally envisioned to be built in the park. The city anticipated a use that would provide a higher number of jobs and more investment. Rather than changing the zone to Business Park which would have prevented the self storage use, both parties agreed to explore entering into a development agreement that would allow the storage units to be built, but only if additional office/warehouse buildings were built in conjunction. The addition of the office/warehouse buildings is anticipated to boost the number of jobs and investment in the project. The developer also presented the idea of a car dealership on the property which recieved a positive response from council. On 3/26/19, the council reviewed this agreement and asked that additional detail be provided into the proposed development.

Please find attached a draft development agreement that has been updated with additional detail as requested.



W 150 S

S 1525 W

S 1450 W

S 1300 W

W 75 S

193

S 1000 W

S 775 W

W 700 S

S 1150 W

750 S

5th St

© 2018 Google

RESOLUTION R19-10

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH BEAR RIVER STORAGE, LLC and GIZA DEVELOPMENT, LLC, PERTAINING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 1200 WEST 350 SOUTH, SYRACUSE CITY, UTAH.

WHEREAS, the City, Bear River Storage, LLC (the “Developer”), and Giza Development, LLC (the “Seller”) have prepared a Development Agreement related to the subject property, located at approximately 1200 West 350 South; and

WHEREAS, the City has before it a zoning amendment that would change the zone from Industrial to Business Park, which would prevent certain uses from being established in the subject property; and

WHEREAS, the Developer and City agree that the development contemplated by the Development Agreement constitutes an acceptable arrangement for all parties concerned; and

WHEREAS, the City Council finds that the Development Agreement will advance the health, safety and welfare of the residents of and visitors to Syracuse City; and

WHEREAS, the Developer is undertaking certain obligations under the Agreement which the Council finds adequate to address issues of concern at the subject property; and

WHEREAS, the Developer and Seller have indicated their support for the Development Agreement,

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

Section 1. Approval. The Mayor is hereby authorized to execute the Development Agreement for Property Located at 1200 West 350 South, Syracuse City, Davis County, Utah. The Agreement is attached to this Resolution as “Exhibit A.”

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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 9th DAY OF APRIL, 2019.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

By:_____
Mike Gailey
Mayor

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Bingham	_____	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Peterson	_____	_____
Councilmember Savage	_____	_____

EXHIBIT “A”

**DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT
1200 WEST 350 SOUTH, SYRACUSE, UTAH**

This Development Agreement (“Agreement”) is made and entered into as of this _____ day of _____, 2019, by and between **Bear River Storage, LLC** (the “Developer”), **Giza Development, LLC** (the “Seller”), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the “City”).

RECITALS:

A. The Developer and Seller have arranged for the sale of land located in the Antelope Business Park, approximately 9.45 acres in size, located at approximately 1200 West 350 South in Syracuse, Davis County, Utah (parcel ID number 12-935-0003), as more particularly described in Exhibit A which is attached hereto and by this reference made a part hereof (the “Property”).

B. The City initiated a proposed zone change on the parcel pursuant to Utah Code Ann. § 10-9a-509(1)(a)(ii)(B), which would prohibit certain land uses on the parcel, which proposal is currently before the Syracuse City Council for consideration.

C. The Syracuse Redevelopment Agency on March 12, 2019 authorized a tenant incentive program designed to aid in the occupancy of office spaces in the Antelope Business Park in the Syracuse SR-193 Economic Development Project Area.

D. The Developer wishes to proceed with development as provided in this Agreement (the “Project”) and is willing to construct flex-office/warehouse buildings that will increase employment in the Project.

E. The Developer agrees to limit its land uses to those that are identified in this Agreement.

F. The City is willing to forego the zone change contemplated, and instead rely upon the provisions of this Agreement to determine the land uses authorized on the Property, pursuant to Utah Code Ann. § 10-9a-102(2).

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer, the Seller, and the City hereby agree to the following:

**ARTICLE I
DEFINITIONS**

For purposes of this Agreement, the following definitions are adopted. This Agreement also adopts Definitions in effect in Section 10.10.040 of the Syracuse City Code, which will apply unless a specific definition is adopted in this Agreement.

- 1.1 “Flex Office/Warehouse Building” means an industrial building built as a shell that is improved by the tenant to provide a customizable or “flexible” mix of office and warehouse space with overhead garage door loading and ceiling height sufficient for a mezzanine.
- 1.2 “Project” means the development of the land located within the Property, by the Developer, as provided in this Agreement.
- 1.3 “Property” means land located on the West side of Antelope Business Park, a legal description of which is attached as Exhibit A and incorporated by reference.

ARTICLE II PRELIMINARY PROVISIONS

- 2.1 **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.
- 2.2 **Term and Termination of this Agreement.** This Agreement may be terminated by the Parties by mutual, written consent. Such termination shall require the approval of the City Council. Unless extended by written agreement, this Agreement shall expire upon the earlier to occur of the following dates:
 - 2.2.1 The date of recordation of the final site plan for the final phase of development.
 - 2.2.2 Three (3) years from the date of execution of this Agreement.
- 2.3 **Approval by City Council.** This Agreement may only take effect if it has been approved by the City Council of Syracuse City.
- 2.4 **Development Rights.** Upon execution of this Agreement by the Parties, and unless otherwise provided for in this Agreement, the Developer shall be entitled to construct the buildings described in this Agreement, in the locations identified. However, the Developer must still apply and pay for land use approvals, including review by the Syracuse Architectural Review Committee, site plan application to the Planning Commission, and applying for building permits. The buildings must comply with all applicable city, state and federal laws and regulations that were in effect on the date of execution by both Parties.

ARTICLE III CITY UNDERTAKINGS

- 3.1 **Approved Land Uses.** The City Council, upon approval of this Agreement, shall authorize the uses for the Property described in Section 4.1 of this Agreement. Those uses shall remain approved until the expiration of this Agreement, at which time the uses in the underlying zoning shall apply to future land uses.

- 3.2 Findings.** The approval of this Agreement shall represent a finding that the uses to be established on the Property are in the best interest of the health, safety and welfare of the citizens of Syracuse City.
- 3.3 Future Land Use Approvals.** The approval of this Agreement shall not be deemed an approval of future land use or development applications, such as site plan approval, subdivision amendments, or building permits. Such applications are administrative in nature and shall be considered by the applicable land use authority or official.
- 3.4 Support for Variance Requests to Utah Department of Transportation.** The City may send an employee to attend any variance meetings conducted by the Utah Department of Transportation related to gaining access to the Project directly off of SR-193, and express support for the application.

ARTICLE IV DEVELOPER UNDERTAKINGS

- 4.1. Land Uses Designated.** A concept plan of the Project is attached to this Agreement as Exhibit B and incorporated by reference. The Developer and Seller agree that:
- 4.1.1. The land identified as Storage Units in Exhibit B shall comprise approximately 4.75 acres of the Property. The uses in the Storage Unit area shall be compatible with the uses identified in the Industrial Zone of Syracuse City, including all architectural and site plan requirements. Self-storage use is specifically authorized in that area, and Developer may engage in that use pursuant to the terms of this Agreement, even if text changes later remove that use from the zone.
 - 4.1.2. The land identified as Flex Space shall be approximately three (3) acres of the Property and shall be developed as flex office/warehouse buildings, and specifically excludes the self-storage use. The Flex Space area may include a vehicle sales lot, but all buildings shall comply with Section 4.2 of this Agreement. The development of the Flex Space area shall occur during the first phase of Project.
 - 4.1.3. The land identified as Future (or FUTR) shall be approximately 1.75 acres of the Property and shall be developed during the second phase of construction. The Future area may include uses authorized in the Industrial Zone of Syracuse City, but no more than 50% of the site may be developed as self-storage.
- 4.2. Construction of Flex Office/Warehouse Buildings.** The Developer agrees that in conjunction with the first phase of the self-storage construction on the Property, it shall simultaneously apply for and construct Flex Office/Warehouse Buildings. The buildings shall be subject to all applicable ordinances, codes and regulations. Additionally, the Developer affirmatively agrees as follows:
- 4.2.1. The elevations fronting SR-193 shall match the architectural design and materials of the buildings to the East of the Flex Office/Warehouse Buildings, which were previously approved by the City for other buildings in the Antelope Business Park. For purposes of this section, “matching” means that the buildings will employ similar variations, window distributions, and architectural features such as parapets. The

- buildings shall use substantially similar entry cover, color band and windows. The Developer agrees to refer to and substantially match the site plan designs submitted by the Seller for the Antelope Business Park, which are kept on file with the City.
- 4.2.2. Notwithstanding Section 4.2.1, the front doors of the offices located in the Flex Office/Warehouse Buildings shall face to the North.
- 4.2.3. The setback on the North side of the Property shall be similar to the setback established by the buildings located to the East of the Flex Office/Warehouse Buildings, which is approximately one-hundred (100) feet.
- 4.2.4. The buildout maximum for warehouse uses within the Flex Office/Warehouse Buildings shall be eighty percent (80%) per tenant, with no minimum. Flex Office/Warehouse units may not be 100% warehouse or become a self-storage facility.
- 4.2.5. All uses within the Flex Office/Warehouse Buildings shall have full utilities hook-ups to each unit, including gas, power, water, sewer, fiber internet, and telephone service.
- 4.2.6. The building height in the Flex Office/Warehouse Buildings shall be at least twenty feet (20').
- 4.2.7. Overhead doors may not be located in the front of the buildings, but shall face to the South.
- 4.2.8. In its development of the Flex Office/Warehouse Buildings, the Developer will strive to meet the purpose of this section, which is to present the appearance of a cohesive business park from those traveling on SR-193.
- 4.2.9. In conjunction with the Seller's obligation, the Developer shall provide for vehicular and pedestrian cross-access between the Flex Office/Warehouse Space and the buildings to the East in the Antelope Business Park. This cross-access shall be in a format that runs with the land and may only be terminable by the mutual consent of both parties.
- 4.3. Car Dealership.** The Developer seeks to locate a car dealership on the Property in the Area identified as Flex Space in Exhibit B. Failure to attract a car dealership is not a breach of this Agreement. However, other than a car dealership, only uses that are approved for the Industrial zone may be established in that area for the duration of this Agreement.
- 4.4. Self-Storage.** The buildings constructed as self-storage shall comply with all regulations and architectural standards applicable to buildings in the Industrial Zone at the time of execution of this Agreement.
- 4.4.1.** The Developer is not required to match the self-storage construction to the buildings existing to the East of the Property, in the Antelope Business Park.
- 4.4.2.** The self-storage facility shall not exceed 4.75 acres in Phase 1, and may not exceed .88 acres in Phase 2.
- 4.4.3.** The self-storage developed at the property shall substantially match the photographs provided by the Developer, which are attached as Exhibit C, and which are incorporated into this Agreement.
- 4.5. Monument Sign.** The Developer shall be permitted to install a monument sign within the setback along SR-193, identifying the Self-Storage business. It shall be substantially

similar in design and appearance to the sign currently approved for the Seller for the buildings in the Antelope Business Park to the East of the Property.

4.6. Trail. The Developer shall dedicate a ten foot (10') pedestrian easement crossing from the Western edge of the Property to the Eastern edge. The easement shall give the City the right to enter, construct and maintain a trail within the easement, and shall give the public the right to use the easement once the trail is constructed.

4.6.1. If the developer installs trees, shrubs and sprinklers in the easement area, it shall count toward the required landscaping percentages under the City's ordinance governing site plans. The replacement of the landscaping by a trail at a later time shall not result in the Developer being out of compliance.

4.6.2. The precise location of the easement shall be determined during the future site plan process, and shall be included on the site plan application submitted by the Developer.

ARTICLE V SELLER UNDERTAKINGS

5.1. Cross-access. In conjunction with the Developer's obligation in Section 4.2, the Seller shall provide vehicular and pedestrian cross-access between the Flex Office/Warehouse Buildings and the buildings already constructed in the Antelope Business Park. This cross-access shall be in a format that runs with the land and may only be terminable by the mutual consent of both parties.

5.2. Secondary Water. Secondary water laterals have only been laid in the Antelope Business Park. The Seller shall coordinate with the Developer to ensure that secondary water is delivered to the Property by a lateral.

5.3. Construction Documents. The Seller shall cooperate with the Developer by providing construction documents, including those for the sign, entry canopy and architectural elevations and drawings for the buildings, Developer's use in its efforts to providing matching and compatible architecture and design in the Project.

5.4. Cooperation. The Seller shall cooperate with and express support for the Developer's land use proposals, particularly as they relate to the Flex Office/Warehouse Building site plan applications.

ARTICLE VI ADDITIONAL PROVISIONS

6.1. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police powers by contract and the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under the terms of this Agreement based upon policies,

facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as set forth Utah Code Ann. § 10-9a-509. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity within the City; and unless in good faith the City declares an emergency, the Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

- 6.2. No Joint Venture, Partnership, Third-Party Rights or Agency.** This Development Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other Party. None of the benefits provided by any Party or by the Developer to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, contractors or servants of the other Party. The Parties shall each be solely and entirely responsible for their respective acts and for the acts of their respective employees, agents, contractors and servants throughout the term of this Agreement. This section does not restrict a party from engaging in other joint ventures or partnerships.
- 6.3. Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.
- 6.4. Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.
- 6.5. Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.
- 6.6. Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to

its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

- 6.7. Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

To Developer:

Bear River Storage, LLC
Riley Sorensen, Owner
1952 W 820 N
Provo, UT 84601

To the Seller:

Giza Development, LLC
Michael Wright
801 N 500 W, Suite 300
Bountiful, UT 84010

To the City:

Syracuse City Manager
1979 West 1900 South
Syracuse, Utah 84075

With a Copy to:

Syracuse City Attorney
1979 West 1900 South
Syracuse, UT 84075

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

- 6.8. Amendment.** The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement shall require the prior approval of the City Council.

6.9. General Terms and Conditions.

- 6.9.1. Termination. The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing. This Agreement shall terminate automatically in the event that the Developer's site plan approval or building permit terminates by operation of law.
- 6.9.2. Default & Limited Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.
- 6.9.3. Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.
- 6.9.4. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.
- 6.9.5. Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of 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.
- 6.9.6. No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such

position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

6.9.7. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

(signatures appear on next three pages)

DEVELOPER
Bear River Storage, LLC

By:

Signature

Date

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this _____ day of _____ April, 2019, personally appeared before me
_____, the authorized signer of **Bear River Storage,**
LLC, whose identity is personally known to me, or proven on the basis of satisfactory evidence,
to be the person who executed the Development Agreement on behalf of said company and who
duly acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

SELLER
Giza Development, LLC

By:

Signature

Date

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this _____ day of _____ April, 2019, personally appeared before me _____, the authorized signer of **Giza Development, LLC**, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

SYRACUSE CITY

By _____
Mike Gailey, Mayor

Attest:

Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2019, personally appeared before me Mayor Mike Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

Notary Public

Approved as to Form:

Paul H. Roberts
City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All of lot 3 of the Antelope Business Park Subdivision (Cont. 9.49400 Acres)

Parcel No. 12-935-0003

EXHIBIT B

PROJECT CONCEPT PLAN



SCALE: 1" = 20'-0"



SCALE: 1" = 10'-0"

WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. TITLE 18, CHAPTER 9, SECTION 1905 AND OTHER LAWS.

PROPOSED NEW BUILDINGS:
ANTELOPE BUSINESS PARK

ARCH. PROJECT NO: XX-XXX
DATE: 4/1/19
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:
© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

SD-1.00

ARCHITECTURAL 1 of 1

VDC VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

SITE PLAN AND PROPOSED ELEVATIONS

EXHIBIT C

SELF-STORAGE PHOTOGRAPHS





