



**SYRACUSE CITY**  
**Syracuse City Council Work Session Notice**  
**May 28, 2019 at 6:00 p.m.**  
City Council Conference Room  
Municipal Building, 1979 W. 1900 S.

- a. Meeting called to order. Pledge of Allegiance and Prayer.
- b. Public comments.
- c. Presentation and consideration of Mayor's recommended appointees to the Syracuse City Planning Commission and Board of Adjustments. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
- d. Communities that Care coordination with The Island grand opening. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
- e. Presentation from Zion's Public Finance re: bonding timeline and process. (30 min.) *Council discussion, if necessary, will commence with **Councilmember Peterson.***
- f. Review and discussion of draft Museum Plan proposed by Museum Board. (20 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
- g. Discussion option to renew lease of space at City Hall with Accucolor. (15 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***
- h. Discussion option of amending Culinary Water Impact Fee Analysis Plan to include costs associated with culinary water tank project. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
- i. Continued review of draft Parks Master Plan. (30 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
- j. Review and discussion of draft Surplus Property Policy. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Peterson.***
- k. Planning items: (45 min.)
  1. Review Section 10.35.030 of Syracuse City Code pertaining to home occupation business vehicle parking standards. *Council discussion, if necessary, will commence with **Councilmember Savage.***
  2. Review Section 10.35.030 of Syracuse City Code pertaining to home occupation employee parking standards. - *Council discussion, if necessary, will commence with **Councilmember Bingham.***
  3. Petition to open General Plan Map for property located at 409 South. 3000 West. *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
  4. Preliminary Plat, The Fields Subdivision, located at approximately 2465 West Gentile (3700 South). *Council discussion, if necessary, will commence with **Councilmember Maughan.***
- l. Continued review and discussion of tentative Fiscal Year (FY) 2020 City budget. (60 min.) *Council discussion, if necessary, will commence with **Councilmember Peterson.***
  1. Wage scale *Council discussion, if necessary, will commence with **Councilmember Savage.***
  2. Review proposed amendments to the Syracuse City Consolidated Fee Schedule for Fiscal Year (FY) 2019-2020. *Council discussion, if necessary, will commence with **Councilmember Bingham.***
  3. Discussion regarding Syracuse City's participation in the Public Employee's Retirement System and Public Safety Retirement System for Fiscal Year (FY) 2019-2020. *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
- m. Review and discussion of proposed budget amendments for Fiscal Year (FY) ending June 30, 2019. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
- n. Public comments.
- o. Discussion of future agenda items/Council announcements.

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 24<sup>th</sup> day of May, 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 May 24, 2019.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

May 28, 2019

Agenda Item “c”                      Presentation and consideration of Mayor’s recommended appointees to the Syracuse City Planning Commission and Board of Adjustments.

## *Factual Summation*

- Any question regarding this agenda item may be directed at Mayor Gailey.
- There are currently vacant positions on the City’s Planning Commission and Board of Adjustments. The City has advertised the vacancies and solicited letters of interest from residents who meet the requirements of the positions. Mayor Gailey has vetted and interviewed the applicants and is prepared to recommend the appointment of three individuals to the Planning Commission and one individual to the Board of Adjustments as follows:
  - Alan Gallegos, Planning Commission – four-year term.
  - Keith Kennington, Planning Commission – four-year term
  - Gretchen Ivy Ruhlen, Planning Commission Alternate – four-year term
  - Keith Restroff, Board Of Adjustment – four-year term
- The Mayor has invited the four individuals to the May 28 work session to answer any questions the Council may have before the Council considers consent for the appointments at the next business meeting.



# COUNCIL AGENDA

May 28, 2019

Agenda Item “d”

Discussion of Communities that Care Coalition event in conjunction with the grant opening event of The ISLAND.

### *Factual Summation*

- Any question regarding this agenda item may be directed at Councilmember Bolduc. Please see the attached email from Councilmember Bolduc regarding the event.

**From:** [Corinne Bolduc](#)  
**To:** [Mike Gailey](#)  
**Cc:** [Kresta Robinson](#); [Jessica Bigler](#); [Brody Bovero](#); [Cassie Brown](#)  
**Subject:** Fwd: CTC Kick-Off Event planning meeting  
**Date:** Thursday, May 2, 2019 9:51:44 AM

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Mayor,

I wanted to make sure you were aware of this coordinated effort: The Communities that Care Coalition is going to piggyback on the ISLAND grand opening for their kickoff event. Jess Bigler and I spoke with Kresta and her event coordinator (her name escapes me at the moment), and they were very accommodating. We believe the Kickoff will accentuate the ISLAND Opening, with having their booth there (also under the pavilion), encouraging family bonding and communication time with events like this, and eating dinner together. When families visit the Care Coalition booth, they will receive a coupon to be used at any of the food trucks (amount to be decided, but approx \$5) toward their meal, along with other tips on connecting with our children to prevent underaged drinking (an emphasis also desired by Chief Atkin).

Even though we have already coordinated this with Kresta, I feel I need to have your blessing before I inform the rest of the council. If you have any suggestions or thoughts, please feel free to let me know. And thank you for all your support to the Communities that Care Coalition. It is noticed and felt.

Many Thanks,  
Corinne

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**From:** Jessica Bigler <jessica.bigler@dbh.utah.gov>

**Sent:** Tuesday, April 23, 2019 2:42:28 PM

**To:** Nike Peterson; vern.phipps@clearfieldcity.org; tim.roper@clearfieldcity.org; karece.thompson@clearfieldcity.org; ckeime@dsdmail.net; kmudrow@dsdmail.net; tasmith@dsdmail.net; Maria King; josephandmaude@gmail.com; bekstrom@dsdmail.net; rachel.a.black@gmail.com; rkinghorn@dsdmail.net; llarkin@dsdmail.net; camzilla@gmail.com; mellorc@byui.edu; jdefriez@dsdmail.net; ttuck@dsdmail.net; dforsgren@dsdmail.net; teresa.allen@clearfieldcity.org; tpoll@dsdmail.net; Corinne Bolduc; Stan Penrod; Adrienne Kennett; knelson@dsdmail.net; rking@dsdmail.net; jnixon@saacharter.org; khadlock@dsdmail.net; jjohansen@dsdmail.net; vickihassard@yahoo.com; mamerkley@dsdmail.net; Madison Beckstead; Alex Smith; brianna.davis736@gmail.com; aholmes@dsdmail.net; cnalbright@yahoo.com; powerthatbslc42@gmail.com; Victoria.Farfan@usu.edu; Kandice Atisme; zuri.garcia@usu.edu; nduarte@dsdmail.net; brody.warren@clearfieldcity.org; Shannon OShea; tstrain@dsdmail.net;

kelly.bennett@clearfieldcity.org

**Cc:** Jennifer Hogge

**Subject:** CTC Kick-Off Event planning meeting

Dear Clearfield-Syracuse Communities that Care,

We will be meeting on **Tuesday, May 7 from 2:00 pm - 3:00 pm at the Syracuse Community Center (1912 W. 1900 S., Syracuse) to work on planning our kick-off event.** We hope you can join us!

*In case you missed it:*

We received a [Communities Talk Town Hall Event](#) stipend. These are stipends to hold events throughout the nation that are focused on preventing underage drinking in our communities.

One of the strategies that has been proven to prevent underage drinking involves parents' involvement -- see the [Parents Empowered](#) campaign's website to learn more. We have opted to not do a formal town hall event, but to partner with the grand opening of the [Syracuse Island](#) -- Syracuse's new splash park. We are excited to focus on the part of the Parents Empowered campaign that emphasizes parents bonding with children and will be using a lot of the Parents Empowered campaign messaging and swag to make it fun and informative.

The grand opening of the Syracuse Island is scheduled for **Saturday, June 22** -- save the date! The city's Parks and Rec department will be having food trucks, music, and snow cones, and we will be introducing our coalition and promoting family bonding time with meal vouchers, fun lawn games, etc.

Thanks so much,

Jess

Jess Bigler, MSW | Prevention Specialist

Davis Behavioral Health

129 S. State St., Ste. 240 | Clearfield, UT | 84015

P: 435-799-1167

[jessica.bigler@dbhutah.org](mailto:jessica.bigler@dbhutah.org) | <http://www.dbhprevention.org>



# COUNCIL AGENDA

## May 28, 2019

Agenda Item “e”

Presentation from Zion’s Bank – Bonding Timeline and Process

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Admin. Services Director, Stephen Marshall.

### ***Discussion Goals***

- Our goal is to give a timeline and review of the process of bonding for our culinary water tank. We have invited Johnathan Ward from Zion’s Bank to come and present.
- Items to discuss include:
  - Municipal Advisors and Bond Council
  - Interest Rates, terms of bond, and type of bond
  - How much do we need to borrow?
  - Direct Placement vs Going to the market
  - Public Hearing and protest period
  - Bidding
  - Parameters Resolution
- The estimate closing date for the bond would be around the 7<sup>th</sup> of August 2019. This is subject to change depending on the calendar of events listed.
- The next step in the process would be for the council to approve the parameters resolution on June 11, 2019.

# Sycaruse City, Utah

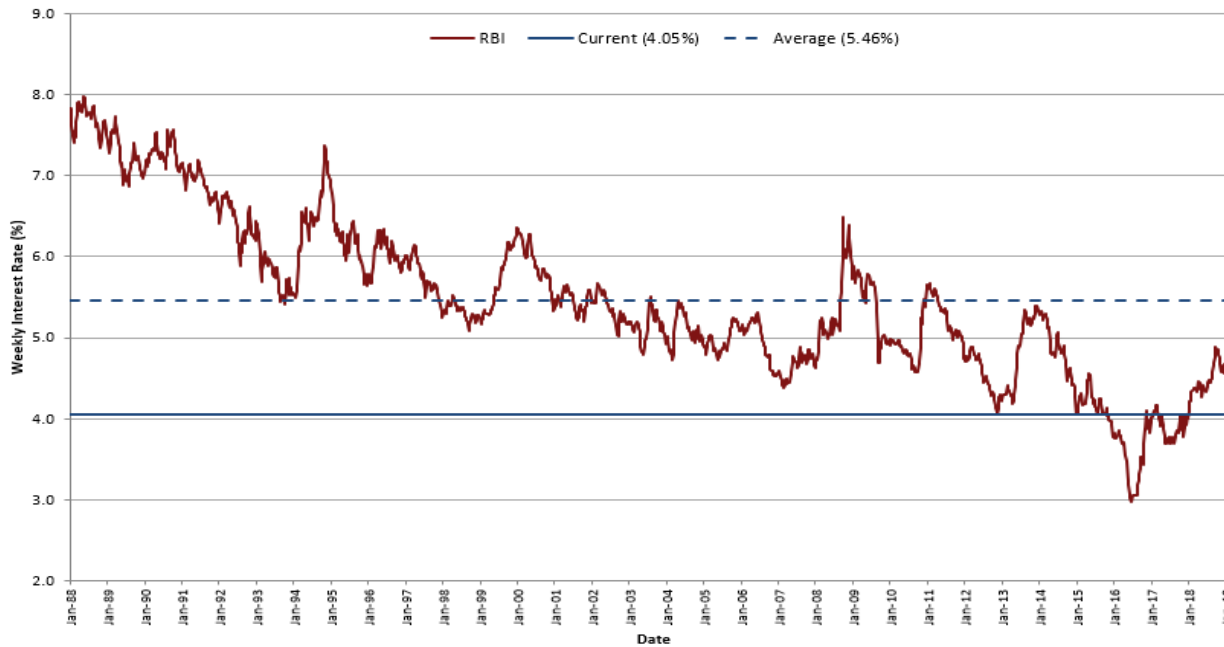
## Water Revenue Bonds, Series 2019

### (Bonding Scenario Summary)

| Method of Sale      | AIC    | TIC    | Par       | Bond Proceeds | Total P+I | Average D/S | Call Provision           |
|---------------------|--------|--------|-----------|---------------|-----------|-------------|--------------------------|
| Market Underwriting | 2.372% | 2.037% | 5,520,000 | 5,990,000     | 6,784,187 | 678,419     | Non-callable             |
| Market Underwriting | 2.398% | 2.037% | 5,025,000 | 5,445,000     | 6,174,492 | 617,449     | Non-callable             |
| Direct Purchase     | 2.535% | 2.340% | 6,050,000 | 5,990,000     | 6,842,067 | 684,207     | Callable anytime at 100% |
| Direct Purchase     | 2.554% | 2.340% | 5,505,000 | 5,445,000     | 6,225,719 | 622,572     | Callable anytime at 100% |
| Market Underwriting | 2.981% | 2.398% | 5,695,000 | 5,990,000     | 6,999,384 | 699,938     | 5 year call at 100%      |
| Market Underwriting | 3.006% | 2.639% | 5,185,000 | 5,445,000     | 6,371,141 | 637,114     | 5 year call at 100%      |

### Interest Rate Trends

Revenue Bond Index  
January 1988 to May 2019



Since January 1988:  
Interest rates have been higher than the current RBI 93.21% of the time.  
Interest rates have been lower than the current RBI 6.79% of the time.



| June |     |     |     |     |     |     | July |     |     |     |     |     |     | August |     |     |     |     |     |     |
|------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|--------|-----|-----|-----|-----|-----|-----|
| Sun  | Mon | Tue | Wed | Thu | Fri | Sat | Sun  | Mon | Tue | Wed | Thu | Fri | Sat | Sun    | Mon | Tue | Wed | Thu | Fri | Sat |
|      |     |     |     |     |     | 1   |      | 1   | 2   | 3   | 4   | 5   | 6   |        |     |     |     | 1   | 2   | 3   |
| 2    | 3   | 4   | 5   | 6   | 7   | 8   | 7    | 8   | 9   | 10  | 11  | 12  | 13  | 4      | 5   | 6   | 7   | 8   | 9   | 10  |
| 9    | 10  | 11  | 12  | 13  | 14  | 15  | 14   | 15  | 16  | 17  | 18  | 19  | 20  | 11     | 12  | 13  | 14  | 15  | 16  | 17  |
| 16   | 17  | 18  | 19  | 20  | 21  | 22  | 21   | 22  | 23  | 24  | 25  | 26  | 27  | 18     | 19  | 20  | 21  | 22  | 23  | 24  |
| 23   | 24  | 25  | 26  | 27  | 28  | 29  | 28   | 29  | 30  | 31  |     |     |     | 25     | 26  | 27  | 28  | 29  | 30  | 31  |
| 30   |     |     |     |     |     |     |      |     |     |     |     |     |     |        |     |     |     |     |     |     |

| Day       | Date     | Event                                                                                                                                                                | Responsibility         |
|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Friday    | May 24   | Parameters resolution prepared for Council Review.                                                                                                                   | BC                     |
| Tuesday   | May 28   | Regular City Council meeting to review Parameters Resolution and determine process.                                                                                  | CC, CM, FD, CR, BC, MA |
| Tuesday   | June 11  | Regular City Council meeting to adopt Parameters Resolution.                                                                                                         | CC, CM, FD, CR, BC, MA |
| Monday    | June 17  | First publication of the "Notice of Bonds to be Issued", and "Notice of Public Hearing" published in <i>The Standard Examiner</i> .                                  | BC                     |
| Monday    | June 24  | Second publication of the "Notice of Bonds to be Issued", and "Notice of Public Hearing" published in <i>The Standard Examiner</i> . (Begins 30-day contest period). | BC                     |
| Tuesday   | July 9   | Public Hearing.                                                                                                                                                      | CC, CM, FD             |
| Wednesday | July 10  | Request for bids are sent to investment community.                                                                                                                   | MA                     |
| Tuesday   | July 23  | Request for bids due.                                                                                                                                                | CC                     |
| Tuesday   | July 23  | Regular City Council meeting, selection of Direct Purchaser.                                                                                                         | CC, CM, FD, CR, MA     |
| Wednesday | July 24  | 30-day contest period ends.                                                                                                                                          |                        |
| Tuesday   | July 30  | Closing Documents are distributed.                                                                                                                                   | BC                     |
| Wednesday | August 7 | Bond Closing. (Gilmore & Bell, time 11:00 a.m.).                                                                                                                     | CC, CM, FD, CR, BC, MA |

**LEGEND**

|    |                        |                               |
|----|------------------------|-------------------------------|
| BC | Bond Council.....      | Gilmore & Bell, P.C.          |
| CA | City Attorney.....     | Paul Roberts                  |
| CC | City Council.....      | Syracuse City Council Members |
| CM | City Manager.....      | Brody Bovero                  |
| CR | City Recorder.....     | Cassie Brown                  |
| FD | Finance Director.....  | Stephen Marshall              |
| MA | Municipal Advisor..... | Zions Public Finance Inc.     |
| P  | Purchaser.....         | TBD                           |

\*Preliminary; subject to change

Syracuse, Utah

June 11, 2019

The City Council (the “Council”) of Syracuse City, Utah (the “Issuer”), met in regular public session at the regular meeting place of the Council in Syracuse, Utah, on June 11, 2019, at the hour of 6:00 p.m., with the following members of the Council being present:

|                 |               |
|-----------------|---------------|
| Mike Gailey     | Mayor         |
| Lisa W. Bingham | Councilmember |
| Corinne Bolduc  | Councilmember |
| Dave Maughan    | Councilmember |
| Doug Peterson   | Councilmember |
| Jordan Savage   | Councilmember |

Also present:

|              |               |
|--------------|---------------|
| Cassie Brown | City Recorder |
|--------------|---------------|

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this June 11, 2019, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF SYRACUSE CITY, UTAH (THE “ISSUER”), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$6,200,000 AGGREGATE PRINCIPAL AMOUNT OF WATER REVENUE BONDS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING A PUBLIC HEARING DATE; AUTHORIZING THE EXECUTION BY THE ISSUER OF A GENERAL INDENTURE AND SUPPLEMENTAL INDENTURE, BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of Syracuse City, Utah (the “Issuer”) desires to (a) finance all or a portion of the costs of improvements to it’s water system (the “System”) and all related improvements, including construction of a 3,000,000 gallon water tower/tank (collectively the “Series 2019 Project”); (b) fund a debt service reserve fund, if necessary, and (c) pay costs of issuance with respect to the Series 2019 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Water Revenue Bonds, Series 2019 (the “Series 2019 Bonds”) (to be issued from time to time, as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), (b) this Resolution, and (c) a General Indenture of Trust and a Supplemental Indenture of Trust (together, the “Indenture”), in substantially the forms presented to the meeting at which this Resolution was adopted and which are attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2019 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, the Council desires to approve and authorize a Bond Purchase Agreement (the “Bond Purchase Agreement”), to be entered into between the Issuer and the underwriter/purchaser selected by the Issuer for the Series 2019 Bonds (the “Underwriter/Purchaser”), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in order to allow the Issuer, in the consultation with the Issuer’s municipal advisor, Zions Bank Public Finance (the “Municipal Advisor”) flexibility in setting the pricing date of the Series 2019 Bonds, the Council desires to grant to any one of the Mayor (or Mayor Pro Tem), or the City Manager (each a “Designated Officer” and together the “Designated Officers”), the authority to select the Underwriter/Purchaser, to determine whether all or portion of the Series 2019 Bonds should be sold pursuant to a private placement or a public offering, to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2019 Bonds shall be sold, appoint a trustee, and to make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of Syracuse City, Utah, as follows:

Section 1. For the purpose of financing the Series 2019 Project, funding a debt service reserve fund, if necessary, and paying costs of issuance of the Series 2019 Bonds, the Issuer hereby authorizes the issuance of the Series 2019 Bonds which shall be designated “Syracuse City, Utah Water Revenue Bonds, Series 2019” (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed \$6,200,000. The Series 2019 Bonds shall mature in not more than fifteen (15) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed five percent (5.00%) per annum, and shall be non-callable or subject to redemption, all as shall be approved by the Designated Officers in consultation with the Issuer’s Municipal Advisor, all within the Parameters set forth herein.

Section 2. The Indenture and the Bond Purchase Agreement, in the forms presented at this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and the City Recorder (or designee, collectively, the “City Recorder”) are hereby authorized to execute and deliver the Indenture and the Bond Purchase Agreement, in substantially the forms or with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 3 hereof. The Designated Officers are each hereby authorized to agree to the method of sale, select the Underwriter/Purchaser and a trustee, to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2019 Bonds for and on behalf of the Issuer by

execution of the General Indenture, Supplemental Indenture, and Bond Purchase Agreement, provided that such terms are within the Parameters set by this Resolution.

Section 3. The Designated Officers or other appropriate officials of the Issuer are authorized to make any alterations, changes, deletions, or additions to the General Indenture, Supplemental Indenture, the Series 2019 Bonds, the Bond Purchase Agreement or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2019 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States. The execution thereof by the Mayor on behalf of the Issuer of the documents approved hereby shall conclusively establish such necessity, appropriateness, and approval with respect to all such additions, modifications, deletions, and changes incorporated therein.

Section 4. The form, terms, and provisions of the Series 2019 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and City Recorder are hereby authorized and directed to execute and seal the Series 2019 Bonds and to deliver said Series 2019 Bonds to for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 5. The Designated Officers or other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2019 Bonds in accordance with the provisions of the Indenture.

Section 6. Upon their issuance, the Series 2019 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2019 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2019 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 7. The Designated Officers or other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, tax compliance agreements) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 8. The Issuer shall hold a public hearing on July 9, 2019 to receive input from the public with respect to (a) the issuance of the Series 2019 Bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of the Series 2019 Bonds issued under the Act will have on the private sector, which hearing date

shall not be less than fourteen (14) days after notice of the public hearing is first published and such publication shall be made (i) once a week for two consecutive weeks in the Standard Examiner, a newspaper of general circulation in the Issuer, (ii) on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and (iii) on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Syracuse City offices, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the last date of the newspaper publication thereof. The Issuer directs its officers and staff to publish a “Notice of Public Hearing and Bonds to be Issued” in substantially the following form:

## NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on June 11, 2019, the City Council (the “Council”) of Syracuse City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Water Revenue Bonds, Series 2019 (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer) (the “Series 2019 Bonds”), and called a public hearing to receive input from the public with respect to the issuance of the Series 2019 Bonds.

### TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on July 9, 2019, at the hour of 6:00 p.m. at 1979 West 1900 South, Syracuse, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2019 Bonds and (b) any potential economic impact that the Project to be financed with the proceeds of the Series 2019 Bonds may have on the private sector. All members of the public are invited to attend and participate.

### PURPOSE FOR ISSUING THE SERIES 2019 BONDS

The Series 2019 Bonds will be issued for the purpose of (a) finance all or a portion of the costs of improvements to it’s water system (the “System”) and all related improvements, including construction of a 3,000,000 gallon water tower/tank (collectively the “Series 2019 Project”); (b) funding a debt service reserve fund, as necessary, and (c) paying costs of issuance of the Series 2019 Bonds.

### PARAMETERS OF THE SERIES 2019 BONDS

The Issuer intends to issue the Series 2019 Bonds in the aggregate principal amount of not more than Six Million Two Hundred Thousand Dollars (\$6,200,000), to mature in not more than fifteen (15) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed five percent (5.00%) per annum. The Series 2019 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the “Indenture”) which were before the Council at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2019 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2019 Bonds for any reason and at any time up to the issuance of the Series 2019 Bonds.

### REVENUES TO BE PLEDGED

The Series 2019 Bonds are special limited obligations of the Issuer payable from the net revenues of the System.

## OUTSTANDING BONDS SECURED BY THE REVENUES

The Issuer has no parity bonds outstanding secured by the net revenues of the System.

## OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: <https://reporting.auditor.utah.gov/searchreport>. For additional information, including any information more recent than as of the date of the Financial Report, please contact the City's Manager at (801) 825-1477.

## TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2019 Bonds to be issued under the Act to finance the 2019 Project, if held until maturity, is \$6,842,067.

A copy of the Resolution and the Indenture are on file in the office of the Syracuse City Recorder, 1979 West 1900 South, Syracuse, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Resolution, the Indenture (as it pertains to the Series 2019 Bonds), or the Series 2019 Bonds, or any provision made for the security and payment of the Series 2019 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this June 11, 2019.

\_\_\_\_\_  
/s/ Cassie Brown  
City Recorder

Section 10. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Series 2019 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2019 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$6,200,000.

Section 11. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 12. Upon the issuance of the Series 2019 Bonds, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2019 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

APPROVED AND ADOPTED this June 11, 2019.

SYRACUSE CITY, UTAH

(SEAL)

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Mayor

ATTEST:

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City Recorder

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the City Council adjourned.

(SEAL)

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Mayor

ATTEST:

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City Recorder

STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

I, Cassie Brown, the duly appointed and qualified City Recorder of Syracuse City, Utah (the “City”), do hereby certify according to the records of the City Council of the City (the “City Council”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on June 11, 2019, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on June 11, 2019, and pursuant to the Resolution, there will be published a Notice of Public Hearing and Bonds to be Issued (a) once a week for two consecutive weeks in the Standard Examiner, a newspaper having general circulation within the City, (b) on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and (c) on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this June 11, 2019.

(SEAL)

By: \_\_\_\_\_  
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Cassie Brown, the undersigned City Recorder of Syracuse City, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the June 11, 2019, public meeting held by the City Council of the City (the “City Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on June \_\_\_\_, 2019, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Standard Examiner pursuant to its subscription to the Utah Public Notice Website (<http://pmn.utah.gov>), at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2019 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on \_\_\_\_\_, at the principal office of the City Council, (b) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year and (c) provided to at least one newspaper of general circulation within the City pursuant to its subscription to the Utah Public Notice Website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 11, 2019.

(SEAL)

By: \_\_\_\_\_  
City Recorder

Attachments:

SCHEDULE 1 - NOTICE OF MEETING  
SCHEDULE 2 - ANNUAL MEETING SCHEDULE  
Proof of Publication of Notice Bonds to be Issued

EXHIBIT B

FORM OF GENERAL INDENTURE AND FIRST SUPPLEMENTAL INDENTURE

(See Transcript Document Nos. \_\_ and \_\_)

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

(See Transcript Document No. \_\_)



# COUNCIL AGENDA

## May 28, 2019

### Agenda Item “f”                      Museum 5-Year Plan

#### *Factual Summation*

- Any question regarding this agenda item may be directed at City Manager Brody Bovero or Mayor Mike Gailey.
- The **Museum Board** is a public body of the City that is appointed by the Mayor with the advice and consent of the City Council. The **Museum Foundation** is a private non-profit that was set up to care for the displays and fund the museum programs. Currently, the Museum Foundation Board members act as the City Museum Board members.
- By City ordinance, the Museum Board is responsible for the day-to-day management and operations for the Museum. The City owns and maintains the buildings and grounds for the use and operation of the museum.
- The ordinance also states that one of the duties of the Museum Board is to “Prepare and recommend for approval by the City Council a long-range plan, including goals, for the Museum and Cultural Center, review any adopted long-range plan on an annual basis, and recommend any updates or changes to the City Council.”
- Attached you will find a draft Museum Plan proposed by the Museum Board for the Council’s consideration.

#### *Discussion Goals*

The goals of this discussion are:

1. Receive a presentation of a brief overview of the Museum Plan by members of the Museum Board.
2. Consider whether to place the Museum Plan on the June business session agenda for approval.



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# SYRACUSE MUSEUM

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# FIVE-YEAR STRATEGIC PLAN

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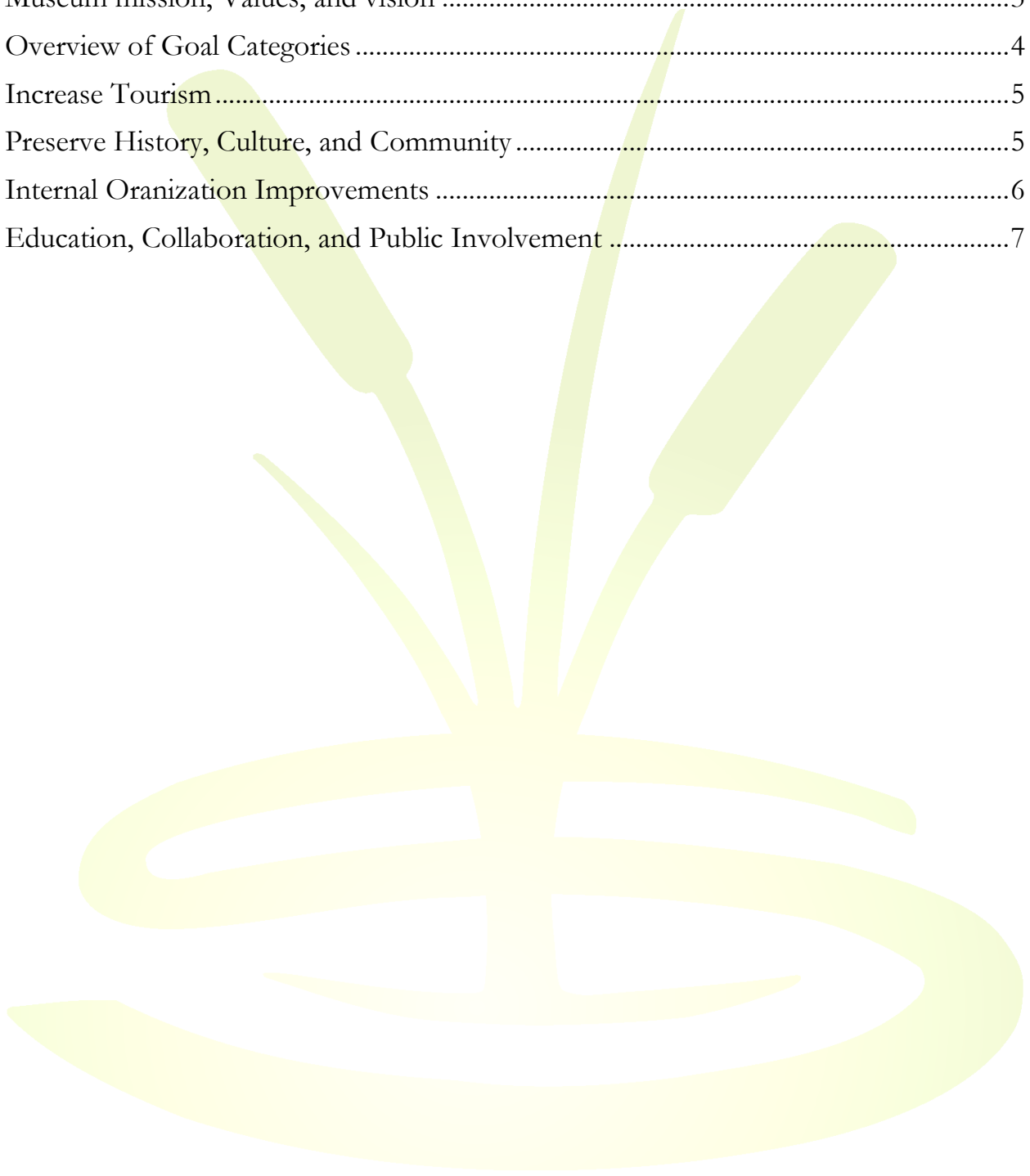
2020-2025



*Approved by the Syracuse City Museum Foundation on 14 May 2019*

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# MUSEUM MISSION, VALUES, AND VISION

## MISSION

The Syracuse Museum and Cultural Center is dedicated to inspiring self-reflection and dialogue in its community and visitors through exhibitions, programs, and collections in the arts, histories, and humanities.

## VALUES

As a museum holding and preserving a collection in the public trust for the benefit of present and future generations, we value:

- The accomplishments of the past and the challenge of enriching the future.
- Exceptional service
- Respect for the individual
- Opportunities for learning and personal growth
- Creativity and initiative
- Responsibility and accountability

## VISION

- Stimulate wonder and curiosity through relevant, creative, and interactive programs and exhibitions.
- Foster trust, responsiveness, and a spirit of cooperation between the museum and our community.
- Share information and ideas with honesty and respect for the diversity of our community.
- Encourage stewardship for the preservation of our history, culture, and community.

## OVERVIEW OF GOAL CATEGORIES

The Syracuse Museum Foundation Board agreed on these four main categories to place each goal:

- 1. Increase Tourism*
- 2. Preserve History, Culture, and Community*
- 3. Internal Organization Improvements*
- 4. Education, Collaboration, and Public Involvement*



*Looking south from the entrance of the museum.*

## INCREASE TOURISM

- Create a staging facility to accommodate larger tour groups.
- Develop a plan to sell souvenirs to visitors.
- Have tour buses en route to Antelope Island stop at the museum for tours.

## PRESERVE HISTORY, CULTURE, AND COMMUNITY

- Provide a written historical background of major and other relevant artifacts in the museum in order to stimulate interest among visitors.
- Keep a continuing history of the City at the museum with intent to publish a comprehensive history in the year 2035, ranging from 1995-2035.



## INTERNAL ORGANIZATION IMPROVEMENTS

- Repair infrastructure as needed.
- Hire a curator within three to six months
- Increase the number of volunteer hours by at least 30 hours within three to six months.
- Extend hours open of the museum to be open three hours per day from Tuesday to Saturday, with additional flexible hours at other times of the year according to demands, special events, etc.
- Set up a training program for employees and volunteers.
  - Training topics may include:
    - Computer literacy
    - Artifact knowledge
    - Leadership/initiative
- Upgrade and maintain history-keeping software within three to six months.
- Develop a plan to target sponsorships and identify programs, exhibits, and events to be sponsored.



## EDUCATION, COLLABORATION, AND PUBLIC INVOLVEMENT

- Develop a community donation program.
- Create a plan to determine how many travelling artifacts will be hosted by the museum per year and develop an action plan to achieve it.
- Develop and implement a marketing strategy to double annual visitation of the museum by 2025
  - Utilize resources such as:
    - Social media, Connection Magazine, or a Youth Museum Council
- “Family Night at the Museum”
  - Once per month, have a designated group night.
  - Designated night may be a Monday, Tuesday, or Wednesday night in order to accommodate more visitors.
- Youth Essay Contest
  - Youth can participate in a museum-sponsored essay contest each year.
  - Theme is determined by the museum board.
  - Winners may receive prize money.



# COUNCIL AGENDA

May 28, 2019

Agenda Item “g”                      Discuss Accucolor Lease Renewal.

## *Factual Summation*

- Any questions about this agenda item may be directed at Admin. Services Director Stephen Marshall or City Manager Brody Bovero.
- The Accucolor lease expires on June 30, 2019. This was a 7-year lease that originated in July 2012.
- Accucolor is wishing to renew the lease with the city. They would like to renew for a new 3-year period with a one additional 2-year option for a total of 5 years. She would also like a 6-month termination clause in the event that the city would need the space before 5 years. We think that this is agreeable and would work for the City.
- We compared market rates for lease space in and around Syracuse and determined that lease space like this is running between \$15-\$18 per square foot a year. Accucolor is currently paying \$16.07 per square foot a year based upon lease payments and property taxes paid.
- We propose that the set rates should be as follows for the next 5 years. This would include a 3% escalator each year beyond year 1.
  - Year 1: \$36,167 or \$3,013.92 per month
  - Year 2: \$37,252 or \$3,104.33 per month
  - Year 3: \$38,370 or \$3,197.50 per month
  - Year 4: Option to renew at market rate
  - Year 5: Option to renew at market rate
- If the council is agreeable to these terms, we can draft a new lease agreement with and the council could approve the contract in the June 11, 2019 meeting.
- Judy from Accucolor is here in the meeting and would like to discuss a few items concerning advertising.



# COUNCIL AGENDA

May 28, 2019

Agenda Item “h” Discuss amending culinary impact fee analysis.

***Factual Summation***

- Any questions about this agenda item may be directed at Admin. Services Director Stephen Marshall or Public Works Director Robert Whiteley.

Please review the proposed amended culinary impact fee analysis plan.

- We discussed at the last council meeting the possibility of amending our culinary impact fee analysis plan to include actual costs of our water tank project.
- We have updated the plan to include modified costs for this current tank and for future water tank storage. This change in estimates affects the rates as follows:

| Water Meter Size | Proposed Amended Fee | Current Fee |
|------------------|----------------------|-------------|
| 3/4"             | \$1,099.58           | \$805.29    |
| 1"               | \$1,832.63           | \$1,342.15  |
| 1 1/2"           | \$3,665.26           | \$2,684.30  |
| 2"               | \$5,864.42           | \$4,294.88  |
| 3"               | \$11,728.85          | \$8,589.77  |
| 4"               | \$18,326.32          | \$13,421.51 |
| 6"               | \$36,365.26          | \$26,843.02 |
| 8"               | \$58,644.23          | \$42,948.83 |

- If the council wishes to proceed with this change, we would need to public notice the amended plan and approve this change on June 11, 2019. There would also be a 90-day waiting period before the rate would become effective. This would make it effective on September 9, 2019.



**Syracuse City**

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# **Culinary Water Amended Impact Fee Analysis**

**May 20, 2019**

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## Amended Impact Fee Analysis for Culinary Water

### Summary

This Amended Impact Fee Analysis (“IFA”) uses the information provided in Syracuse City’s (“City”) Culinary Water Master Plan and Impact Fee Facilities Plan (“IFFP”),<sup>1</sup> as well as memorandums from the City dated May 14, 2019 and May 16, 2019 to calculate the proportionate share for culinary water impact fees that the City can charge to new development.

### Service Area

Syracuse City forms one geographic service area that provides culinary water utility services to properties in the City. The City has 8,009 culinary water ERCs in 2017.<sup>2</sup> The City is projected to grow by 2,877 ERCs by 2026, to a total of 10,886 ERCs.

### Service Levels

The IFFP measures water demand using two different sets of criteria: 1) The Utah State Administrative Code (UAC) which publishes annual indoor demand in UAC R309-510. The average annual demand is 146,000 gallons per ERC; and 2) the Average Annual Observed Values in Syracuse. UAC standards would result in demand for 3,464 acre feet while the City’s actual usage results in demand for 1,451 acre feet. The IFFP concludes that “the observed values are approximately 42 percent of the State of Utah minimum required values. The observed values will be used as the level of service, so as to not over estimate the amount of water needed during demand projections.”<sup>3</sup>

### Water Sources/Supply

The vast majority of Syracuse’s water supply comes from the Weber Basin Water Conservancy District (WBWCD) with the balance being supplied by the City’s well. The IFFP concludes that “there is sufficient capacity to meet the level of service determined by current use. However, there is not sufficient capacity to meet the level of service of 800 gpd/ERC mandated by the State of Utah for peak day use.”

The City has a water supply of 4,506 acre feet. With daily demand of 1,503 acre-feet, the City currently has excess capacity of 3,003 acre feet. The IFFP concludes that the City’s water supply, well #3, and the contracted water from WBWCD, are sufficient to address future demand based on a level of service of 0.188 acre-feet/year/ERC or 61,161 gallons/year/ERC.<sup>4</sup>

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<sup>1</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017.

<sup>2</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 4.

<sup>3</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 8.

<sup>4</sup> Syracuse City, *Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 28.

### *Water Rights*

The State Administrative Rules for drinking water systems require that each system provide a full year supply of water to meet the demands of its users. The IFFP concludes that, “there is sufficient capacity to meet the level of service determined by current use for the water rights.”<sup>5</sup>

The City currently has demand for 1,503 acre feet per year of water rights. Current capacity is 5,446, resulting in excess capacity water rights of 3,943 acre feet per year.

### *Water Storage*

The City currently uses two water storage tanks – the 2.0 M gallon Syracuse tank at Hill Air Force Base (HAFB) and the 1.0 M gallon Freeport Center tank. The existing storage capacity is 3.0 M gallons from these two tanks. In addition, the City has some shared water storage with Clearfield City, as the 2.0M gallon tank is connected to Clearfield’s 7.0 M gallon tank system. The IFFP concludes that Syracuse should plan on only using the 3.0 M gallons of storage currently owned by Syracuse and half of the 7.0 M gallon Clearfield tank system in the future.<sup>6</sup> The IFFP also concludes that storage is needed now in order for the City to continue to meet the level of service.

### *Water Distribution System*

The IFFP states that, “There is sufficient capacity based on pressure and flow to meet the level of service for the water distribution system.”<sup>7</sup> The IFFP further identifies excess capacity in the distribution system but states that “the cost of the excess capacity for 2016 is not included” as the City did not have the data of the costs of the excess capacity.<sup>8</sup>

### **Existing Deficiencies**

The IFFP states, “There are no deficiencies in the existing system based on the City’s level of service for water supply, water rights, water storage, and the water distribution system. Although, it is noted that the existing water storage demand is equal to the water storage supply.”<sup>9</sup>

### **Excess Capacity**

The IFFP states that the cost of the excess capacity is not included. “The City did not have the data (years of installation and year of installation construction costs) of the costs for the source, water rights, storage and distribution.”<sup>10</sup>

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<sup>5</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 15.

<sup>6</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 16.

<sup>7</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 20.

<sup>8</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 36.

<sup>9</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 33.

<sup>10</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 36.

## New Construction

The following projects are necessitated by new development.

Table 1: New Construction Projects

| Project #    | Project Description                                                                       | Project Cost        |
|--------------|-------------------------------------------------------------------------------------------|---------------------|
| 1            | Water Storage Tank-2.0 Mgallons at Freeport (portion of shared total of 3.0 Mgallon tank) | \$3,630,000         |
| 2            | Water Storage Tank-4.0 Mgallons at HAFB (portion of shared total)                         | \$7,260,000         |
| 3            | Water Transmission Line (portion of shared total)                                         | \$831,000           |
| 4            | Water Rights Charge Application to Add Points of Diversion                                | \$25,000            |
| <b>TOTAL</b> |                                                                                           | <b>\$11,746,000</b> |

Of this total project cost, it is estimated that approximately 34.6 percent of the storage and transmission line capacity (projects 1-3) will be used by new development between 2017 and 2026. Therefore, the total cost attributable to new development between 2017 and 2026 is \$4,054,041.

## Proportionate Share Analysis

The proportionate share analysis for culinary water impact fees is as follows:

Table 2: Proportionate Share Analysis

| Summary per ERC               | Amount            |
|-------------------------------|-------------------|
| Excess Capacity (Buy-In)      | \$0.00            |
| New Construction              | \$1,409.12        |
| Consultant Fees               | \$3.08            |
| Fund Balance                  | (\$312.63)        |
| <b>TOTAL GROSS IMPACT FEE</b> | <b>\$1,099.58</b> |

**The maximum fee per ERC is \$1,099.58.** However, credits must be made if there is any outstanding debt for culinary water improvements. Based on information provided by the City, there are no outstanding bonds for culinary water improvements. Therefore, no credits need to be made against the maximum fee.

The maximum impact fees that can be charged, based on water meter size, are as follows:

TABLE 3: FEES BASED ON WATER METER SIZE

| Water Meter Size | Operating Flow* | Ratio | Proposed Amended Fee | Current Fee |
|------------------|-----------------|-------|----------------------|-------------|
| 3/4"             | 30              | 1     | \$1,099.58           | \$805.29    |
| 1"               | 50              | 1.67  | \$1,832.63           | \$1,342.15  |
| 1 1/2"           | 100             | 3.33  | \$3,665.26           | \$2,684.30  |
| 2"               | 160             | 5.33  | \$5,864.42           | \$4,294.88  |
| 3"               | 320             | 10.67 | \$11,728.85          | \$8,589.77  |
| 4"               | 500             | 16.67 | \$18,326.32          | \$13,421.51 |

| Water Meter Size | Operating Flow* | Ratio | Proposed Amended Fee | Current Fee |
|------------------|-----------------|-------|----------------------|-------------|
| 6"               | 1,000           | 33.33 | \$36,652.64          | \$26,843.02 |
| 8"               | 1,600           | 53.33 | \$58,644.23          | \$42,948.83 |

\*Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 1

## Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

### Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

- (1) An impact fee analysis shall:
  - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
  - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
  - (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
  - (d) estimate the proportionate share of:
    - (i) the costs for existing capacity that will be recouped; and
    - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
  - (e) identify how the impact fee was calculated.

- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
  - (b) the cost of system improvements for each public facility;
  - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
  - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
  - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
  - (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
  - (g) extraordinary costs, if any, in servicing the newly-developed properties; and
  - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

### **Certification of Impact Fee Analysis**

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

## Anticipated Impact On or Consumption of Any Existing Capacity of a Public Facility by the Anticipated Development Activity

*Utah Code 11-36a-304(1)(a)*

### Anticipated Development Activity

Impacts on culinary water facilities will come from both residential and nonresidential growth. Growth is projected in the IFFP as follows:

TABLE 4: ERC GROWTH

| Year        | Population <sup>1</sup> | Res. Growth Rate <sup>2</sup> | People/Res. Conn. <sup>3</sup> | Total Res. Conn. | C&I Growth Rate <sup>4</sup> | C&I ERC <sup>5</sup> | Total ERCs    |
|-------------|-------------------------|-------------------------------|--------------------------------|------------------|------------------------------|----------------------|---------------|
| 2014        | 26,639                  | 4.70%                         | 3.83                           | 6,964            | 1.49%                        | 301                  | 7,265         |
| 2015        | 27,881                  | 3.27%                         | 3.88                           | 7,192            | 1.49%                        | 305                  | 7,497         |
| 2016        | 28,794                  | 3.17%                         | 3.88                           | 7,420            | 1.49%                        | 310                  | 7,730         |
| 2017        | 29,707                  | 4.10%                         | 3.86                           | 7,694            | 1.49%                        | 315                  | 8,009         |
| 2018        | 30,922                  | 3.90%                         | 3.86                           | 8,009            | 1.49%                        | 319                  | 8,328         |
| 2019        | 32,137                  | 3.80%                         | 3.86                           | 8,324            | 1.49%                        | 324                  | 8,648         |
| 2020        | 33,352                  | 3.60%                         | 3.86                           | 8,638            | 1.49%                        | 329                  | 8,967         |
| 2021        | 34,567                  | 3.50%                         | 3.86                           | 8,953            | 1.49%                        | 334                  | 9,287         |
| 2022        | 35,782                  | 3.40%                         | 3.86                           | 9,268            | 1.49%                        | 339                  | 9,607         |
| 2023        | 36,997                  | 3.30%                         | 3.86                           | 9,583            | 1.49%                        | 344                  | 9,926         |
| 2024        | 38,212                  | 3.20%                         | 3.86                           | 9,897            | 1.49%                        | 349                  | 10,246        |
| 2025        | 39,427                  | 3.10%                         | 3.86                           | 10,212           | 1.49%                        | 354                  | 10,566        |
| 2026        | 40,642                  | 3.00%                         | 3.86                           | 10,527           | 1.49%                        | 359                  | 10,886        |
| 2027        | 41,857                  | 2.90%                         | 3.86                           | 10,841           | 1.49%                        | 365                  | 11,206        |
| 2028        | 43,072                  | 2.80%                         | 3.86                           | 11,156           | 1.49%                        | 370                  | 11,526        |
| 2029        | 44,287                  | 2.70%                         | 3.86                           | 11,471           | 1.49%                        | 376                  | 11,847        |
| 2030        | 45,502                  | 2.70%                         | 3.86                           | 11,786           | 1.49%                        | 381                  | 12,167        |
| 2031        | 46,717                  | 2.60%                         | 3.86                           | 12,100           | 1.49%                        | 387                  | 12,487        |
| 2032        | 47,932                  | 2.50%                         | 3.86                           | 12,415           | 1.49%                        | 393                  | 12,808        |
| 2033        | 49,147                  | 2.50%                         | 3.86                           | 12,730           | 1.49%                        | 399                  | 13,128        |
| 2034        | 50,362                  | 2.40%                         | 3.86                           | 13,044           | 1.49%                        | 405                  | 13,449        |
| 2035        | 51,577                  | 2.40%                         | 3.86                           | 13,359           | 1.49%                        | 411                  | 13,770        |
| 2036        | 52,792                  | 2.30%                         | 3.86                           | 13,674           | 1.49%                        | 417                  | 14,091        |
| 2037        | 54,007                  | 2.20%                         | 3.86                           | 13,989           | 1.49%                        | 423                  | 14,411        |
| <b>2038</b> | <b>55,222</b>           | <b>2.20%</b>                  | <b>3.86</b>                    | <b>14,303</b>    | <b>1.49%</b>                 | <b>429</b>           | <b>14,732</b> |

*Source: Syracuse City Culinary Water Master Plan and Impact Fee Facilities Plan, January 2017.*

## Demand Placed on Existing Facilities by New Development Activity

### Water Demand

The IFFP measures water demand using two different sets of criteria: 1) The Utah State Administrative Code (UAC) which publishes annual indoor demand in UAC R309-510. The average annual demand is 146,000 gallons per ERC; and 2) the Average Annual Observed Values in Syracuse. UAC standards would result in demand for 3,464 acre feet while the City's actual usage results in demand for 1,451 acre feet. The IFFP concludes that "the observed values are approximately 42 percent of the State of Utah minimum required values. The observed values will be used as the level of service, so as to not over estimate the amount of water needed during demand projections."<sup>11</sup> Therefore, there is substantial excess capacity that will serve growth for some time in the future.

TABLE 5: WATER DEMAND – CONSUMPTION OF EXCESS CAPACITY

| Year                  | ERCs   | Demand AF/yr<br>(AF/yr) | Excess<br>Capacity/Deficiency<br>(AF/yrs) | Excess<br>Capacity/Deficiency<br>(%) |
|-----------------------|--------|-------------------------|-------------------------------------------|--------------------------------------|
| <b>Capacity</b>       | 24,005 | 4,506                   | -                                         | -                                    |
| <b>2016</b>           | 7,730  | 1,451                   | 3,055                                     | 68                                   |
| <b>2017</b>           | 8,009  | 1,503                   | 3,003                                     | 67                                   |
| <b>2026</b>           | 10,886 | 2,043                   | 2,463                                     | 55                                   |
| <b>Build-out/2038</b> | 14,732 | 2,765                   | 1,741                                     | 39                                   |

Because of the excess capacity available to new development, the IFFP does not contemplate any new projects for water source.

### Water Sources/Supply

The vast majority of Syracuse's current water supply comes from the Weber Basin Water Conservancy District (WBWCD) with the balance being supplied by the City's well. The level of service has been analyzed based on peak day demand and annual average demand. The level of service is based on the observed demands of 0.286 gpm/ERC for peak day and 0.188 AF/yr/ERC for average annual. The IFFP concludes, "There is sufficient capacity to meet the level of service determined by current use. However, there is not sufficient capacity to meet the level of service of 800 gpd/ERC mandated by the State of Utah for peak day use."<sup>12</sup>

The City has a water supply of 4,506 acre feet. With daily demand of 1,503 acre-feet, the City currently has excess capacity of 3,003 acre feet. The IFFP concludes that the City's water supply, well #3, and the contracted water from WBWCD, are sufficient to address future demand based on a level of service of 0.188 acre-feet/year/ERC or 61,161 gallons/year/ERC.<sup>13</sup>

<sup>11</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 8.

<sup>12</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 12.

<sup>13</sup> Syracuse City, *Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 28.

### *Water Rights*

The State Administrative Rules for drinking water systems require that each system provide a full year supply of water to meet the demands of its users. This includes a sufficient allocation of water rights. Typically, a system's water rights are analyzed for both peak day and average annual water available, and this approach has been used in the analysis of Syracuse City's water rights.

The City currently has demand for 1,503 acre feet per year of water rights. Current capacity is 5,446, resulting in excess capacity water rights of 3,943 acre feet per year. The IFFP concludes that, "there is sufficient capacity to meet the level of service determined by current use for the water rights."<sup>14</sup>

### *Storage*

The City currently uses two water storage tanks – the 2.0 M gallon Syracuse tank at Hill Air Force Base (HAFB) and the 1.0 M gallon Freeport Center tank. The existing storage capacity is 3.0 M gallons. The 1.0 M gallon reservoir is located directly to the east of the City on a property to the west of the Freeport Center. The 2.0 M gallon Syracuse tank is owned in conjunction with Clearfield City and is connected to Clearfield's 7.0 M gallon tank system. Syracuse City is allowed to use Clearfield's facilities for peaking. All of Syracuse City has secondary water available which reduces the demand for culinary water storage.

The need for water storage is based on three factors: 1) equalization (State of Utah minimum requirements to satisfy peak hour demands); 2) fire storage (State of Utah minimum fire flow is 1,000 gpm for 60 minutes; Syracuse City requirement is 2,000 gpm for 2 hours); and 3) emergency storage (to meet emergency demands in the event of some type of system failure).

The IFFP states that the level of service for water storage is based on the State's minimum requirements (equalization) and the City's requirements (fire and emergency). The IFFP concludes that Storage is needed now in order for the City to continue to meet the level of service.

### *Distribution*

More than 69 percent of the culinary water distribution system has been installed since the 1990s. The IFFP states that, "There is sufficient capacity based on pressure and flow to meet the level of service for the water distribution system."<sup>15</sup> The IFFP further identifies excess capacity in the distribution system but states that "the cost of the excess capacity for 2016 is not included" as the City did not have the data of the costs of the excess capacity.<sup>16</sup>

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<sup>14</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 15.

<sup>15</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 36.

<sup>16</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, J-U-B Engineers, Inc., January 2017, p. 39.

## Identify the Anticipated Impact on System Improvements Required by the Anticipated Development Activity to Maintain the Established Level of Service for Each Public Facility and Demonstrate How the Anticipated Impacts are Reasonably Related to the New Development Activity

*Utah Code 11-36a-304(1)(b)(c)*

### *Water Sources/Water Rights*

The IFFP states that, “based upon current growth rates for Syracuse and the State’s guidelines for supply, the existing sources will be adequate for several more years.”<sup>17</sup> This assumes that the production of the existing well can be increased to allow the City to continue to use it for some peaking. The main source of supply will continue to be water from Weber Basin Water Conservancy District.

Based on information provided in the IFFP, total excess capacity in 2017 is 3,003 acre feet; this number will decrease to 2,463 acre feet by 2026<sup>18</sup> as excess capacity in the system is consumed. Therefore, the IFFP does not list any new projects for water supply.

The same situation is true for water rights. No new projects are listed in the IFFP because there are currently excess rights of 3,943 acre feet per year, declining to 3,403 acre feet per year by 2026.<sup>19</sup>

### *Water Storage*

Because the City is at capacity for water storage, new projects are needed to meet the demands of new development.<sup>20</sup>

TABLE 6: WATER STORAGE NEW CONSTRUCTION

| Project # | Project Description                                                            | Construction Cost |
|-----------|--------------------------------------------------------------------------------|-------------------|
| 1         | Water Storage Tank-2.0 Mgallons at Freeport (2/3 portion of 3.0 Mgallons tank) | \$3,630,000       |
| 2         | Water Storage Tank-4.0 Mgallons at HAFB (portion of shared total)              | \$7,260,000       |

*Source:* Cost estimates are based on the low bidder of water tank estimates obtained by the City in May 2019.

Total costs for water storage projects to be constructed before 2026 total \$10,890,000. The total capacity of these tanks, and the proportionate share to be consumed by new development between 2017 and 2026 is calculated as follows:

TABLE 7: WATER STORAGE NEW CONSTRUCTION – PROPORTIONATE SHARE TO NEW DEVELOPMENT 2017-2026

| Description            | Amount    |
|------------------------|-----------|
| Current gallons needed | 6,740,000 |
| Current ERCs           | 8,009     |

<sup>17</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 22.

<sup>18</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 24.

<sup>19</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 26.

<sup>20</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 39.

| Description                                                   | Amount             |
|---------------------------------------------------------------|--------------------|
| Gallons needed per ERC                                        | 841.55             |
| New construction capacity                                     | 7,000,000          |
| ERC growth, 2017-2026                                         | 2,877              |
| Gallons required, 2017-2026                                   | 2,421,149          |
| Percent of capacity consumed                                  | 34.59%             |
| Total storage tank cost                                       | \$10,890,000       |
| <b>Capacity amount consumed by new development, 2017-2026</b> | <b>\$3,766,616</b> |

### Water Distribution

New facilities are also needed to transmit the water from the new storage tanks to the main transmission system. Therefore, 35 percent of the cost of the transmission line has been allocated to new development between 2017-2026 – the same percentage as the storage tank allocation.<sup>21</sup>

TABLE 8: WATER STORAGE NEW CONSTRUCTION – PROPORTIONATE SHARE TO NEW DEVELOPMENT 2017-2026

| Description                               | Amount           |
|-------------------------------------------|------------------|
| Total transmission cost                   | \$831,000        |
| Percent of capacity consumed, 2017-2026   | 34.59%           |
| <b>Cost to new development, 2017-2026</b> | <b>\$287,425</b> |

## Proportionate Share Analysis

The proportionate share analysis is calculated by taking five components of the impact fees:

- 1) Buy-in to new development’s proportionate share of the actual costs of existing, excess capacity;
- 2) Proportionate share of the cost of constructing new facilities;
- 3) Consultant costs associated with the culinary water impact fees;
- 4) Credits for the impact fee fund balance; and
- 5) Credits for future payments on outstanding bonds.

### Excess Capacity Calculation.

No calculation has been made for buy-in to excess capacity, although excess capacity exists, due to the statement in the Culinary Water Master Plan and IFFP that, “The cost of the excess capacity for 2016 is not included. The City did not have the data (years of installation and year of installation construction costs) of the costs for the source, water rights, storage and distribution.”<sup>22</sup>

### New Construction Calculation.

The proportionate fee for the construction of new facilities is calculated by taking the cost attributable to new development between 2017 and 2026 (\$4,054,041) and dividing by the growth in ERCs over that same time period (2,877 ERCs).

<sup>21</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 39.

<sup>22</sup> Syracuse City, *Culinary Water Master Plan and Impact Fee Facilities Plan*, p. 36.

TABLE 9: PROPORTIONATE SHARE CALCULATION FOR NEW FACILITIES

| <b>New Construction</b>                         | <b>Amount</b>     |
|-------------------------------------------------|-------------------|
| Cost Attributable to New Development, 2017-2026 | \$4,054,041       |
| Growth in ERCs, 2017-2026                       | 2,877             |
| <b>Cost per ERC</b>                             | <b>\$1,049.12</b> |

**Consultant Costs.**

The costs incurred by the consultants in preparing the IFFP and IFA can be included as part of the impact fees calculation. These costs are shown below.

TABLE 10: PROPORTIONATE SHARE CALCULATION FOR CONSULTANT COSTS

| <b>Description</b>        | <b>Amount</b> |
|---------------------------|---------------|
| Consultant Costs          | \$8,872       |
| Growth in ERCs, 2017-2026 | 2,877         |
| <b>Cost per ERC</b>       | <b>\$3.08</b> |

**Impact Fee Fund Balance.**

The impact fee fund balance for culinary water, as of March 2017, is \$899,423. This fund balance can be used to offset some of the new construction costs as well as repay the General Fund for prior culinary water expenditures. When a fund balance exists, then a credit needs to be made against the impact fee to account for the impact fee fund balance.

TABLE 11: PROPORTIONATE SHARE CALCULATION FOR IMPACT FEE FUND BALANCE

| <b>Description</b>        | <b>Amount</b>     |
|---------------------------|-------------------|
| Impact Fee Fund Balance   | \$899,423         |
| Growth in ERCs, 2017-2026 | 2,877             |
| <b>Credit per ERC</b>     | <b>(\$312.63)</b> |

**Summary of Impact Fees**

The maximum gross impact fee that can be charged is \$1,099.58 per ERC.

TABLE 12: SUMMARY OF PROPORTIONATE SHARE CALCULATION

| <b>Description</b>             | <b>Amount</b>     |
|--------------------------------|-------------------|
| Buy-In Cost                    | \$0.00            |
| New Construction               | \$1,409.12        |
| Consultant Costs               | \$3.08            |
| Impact Fee Fund Balance Credit | (\$312.63)        |
| <b>TOTAL</b>                   | <b>\$1,099.58</b> |

Based on water meter size, and flow rates as provided in the City's Culinary Water Master Plan and IFFP, the following are the maximum fees that can be charged to various water meter sizes:

TABLE 13: MAXIMUM IMPACT FEE BY METER SIZE

| Meter Size Adjustment | Maximum Operating Flow | Ratio | Proposed Amended Fee | Current Fee |
|-----------------------|------------------------|-------|----------------------|-------------|
| 3/4"                  | 30                     | 1     | \$1,099.58           | \$805.29    |
| 1"                    | 50                     | 1.67  | \$1,832.63           | \$1,342.15  |
| 1 1/2"                | 100                    | 3.33  | \$3,665.26           | \$2,684.30  |
| 2"                    | 160                    | 5.33  | \$5,864.42           | \$4,294.88  |
| 3"                    | 320                    | 10.67 | \$11,728.85          | \$8,589.77  |
| 4"                    | 500                    | 16.67 | \$18,326.32          | \$13,421.51 |
| 6"                    | 1,000                  | 33.33 | \$36,652.64          | \$26,843.02 |
| 8"                    | 1,600                  | 53.33 | \$58,644.23          | \$42,948.83 |

### Calculation of Credits

The maximum gross fee per ERC is \$1,099.58. Because no culinary water bonds are outstanding, no credits need to be made against the gross fee.

## Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
  
2. Does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  
3. Offsets costs with grants or other alternate sources of payment; and
  
4. Complies in each and every relevant respect with the Impact Fees Act.



## Appendix A - Notice of Intent to Amend Culinary Water Impact Fee Analysis



# COUNCIL AGENDA

May 28, 2019

Agenda Item “i”

## **Continued Discussion of Parks Master Plan**

### *Factual Summation*

- Any questions regarding this agenda item may be directed at City Manager, Brody Bovero, Parks and Recreation Director, Kresta Robinson, or Councilmember Jordan Savage
- Council will continue with the review and discuss the edits of Councilmember Savage’s proposal for amendments to the Parks Master Plan.
- Staff anticipates one more work session on June 11<sup>th</sup> to review the final draft, including maps, with a vote in the July business session.
- Attached is Councilmember Savage’s edited proposal

**SYRACUSE CITY**



**PARKS AND RECREATION MASTER PLAN  
2019**

DRAFT COPY – SAVAGE EDITION **w/edits**

May 14, 2019

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## SUMMARY

The Parks and Recreation Master Plan looks closely at recreational opportunities and amenities provided by the City of Syracuse to its residents as well as those managed legislatively through zoning and codes, and offers a guideline for planned continual development.

This plan also dictates the guidelines for calculating two levels of service (LoS) the first is city owned and managed parks, open space and facilities used for fee calculations, the second is for an accurate assessment of overall open space within the city to help guide citywide legislative planning.

## GOALS AND GUIDELINES FOR SYRACUSE PARKS

### Syracuse City Goals

1. The desired level of service for community parks is 4.95 acres for every 1,000 population throughout the city (Chapter 8.10 GENERAL PROVISIONS, Section 8.10.050 Parks, open space, and other public spaces)
2. All residents, where possible, should have access to parks or similar green space located within walking distance of their place of residence. Preferably 1 mile or less.
  - o Note: this distance calculation will include parks in adjacent cities and HOA parks for those homes that belong to the HOA.
3. The City should ~~have provide~~ sufficient space for all Syracuse Recreation programmed sports and activities within the city with additional room for growth that can be rented until it is needed by the city.
4. The City should provide an overall mix of 70% “active” open space and 30% “passive” open space. Active open space includes areas that are built to host organized recreation programs. Passive open space includes areas that are open to the public and are not designed to host organized programs.
5. ~~The City should provide~~ a diverse selection of parks and facilities that can be actively used by all residents and may including but are not limited to the following:
  - o Nature Parks
  - o Sport Parks
  - o Water Play Areas
  - o Amenities of these parks ~~include some or all of the following:~~
    - Fishing
    - Tennis courts
    - Basketball courts
    - Pickle ball courts
    - Walking Trails
    - Restrooms
    - Open Green Space
    - Trees
    - Adequate Parking and Sidewalks
  - o Green Space
  - o Trails
  - o Indoor Recreation
  - o Playground activity structures
  - o Shade Structures/ pavilions with seating
  - o Drinking Water
  - o Electricity
  - o Lighting
  - o Wireless Internet (Future)
- o Amenities of these facilities (e.g. Community Center, Jensen Center, etc.) ~~include some or all of the following:~~

Commented [BB1]: City-Owned or Overall?

- Classroom Space with whiteboards, projectors and craft areas
  - Exercise areas
  - Tables and chairs
  - Restrooms
- Parks should provide adequate space to support the Syracuse City Recreation Programs including:
  - Football
  - Baseball
  - Softball
  - Soccer
  - Adequate Parking and Sidewalks
  - Accessible
  - Drinking Water
  - Wireless Internet
  - Summer Camps & Clinics
  - Flag Football
  - Basketball
- 6. Trails will be well maintained with regular ingress and egress points, where street crossings occur, crosswalks should be installed if possible
- 7. In addition to the parks and facilities, the City will also sponsor community gathering events such as
  - Syracuse Heritage Days
  - Pumpkin Walk
  - Easter Egg Hunts
- 8. All Parks and Facilities should be safe, clean and well maintained facilities. Operations and maintenance of parks and facilities should also be conducted with efficiency in mind, including the automation of the systems and processes where feasible.

## EXISTING PARKS AND TRAILS DESCRIPTIONS

### Summary of Current Syracuse City Parks Statistics:

- Acres of existing developed neighborhood parks: 34.87 acres.
- Acres of existing developed community and neighborhood parks combined: 108.78 acres.
- Acres of all existing developed parks, open spaces, trails, and facilities: 150.82 acres.
- Current population of Syracuse Area of Impact (2018 Estimate): 29,507 people.
- Current developed park Level of Service (LoS):
  - City-Owned Park LoS: 5.11 acres per 1,000 population.
  - Total Open Space LoS: 8.38 acres per 1,000 population.
- Amount of City-owned land readily available for additional park development: 96.58 acres.
- Current Active to Passive Acreage Ratio: 60:40

### PARK CLASSIFICATIONS

Syracuse City recreation amenities include several categories of parks: Neighborhood Park, Community Park, Regional Park, Linear Park, Neighborhood Open Space, Special Use Area and Special-Use Facility. Trails are also to be provided for, however they are primarily planned in the City's Trails Master Plan. The City's intent is to provide continuing recreation opportunities in the form of well-maintained and strategically placed Neighborhood and Community parks. Each park will have reasonable walkable access for the area it serves. These two categories of parks are the priority in the determination of

future need, where the goal is to maintain a current standard or level of service into the future. Based on current City definitions, the following descriptions outline the specific park types and associated amenities that can be found in each classification offering.

#### Neighborhood Park

Areas designed for intense recreational activities such as field games, court games, crafts, playground apparatus, skating, picnicking, wading pools, etc. Neighborhood park sites should be suited for intense development, easily accessible to neighborhood populations, and geographically located for safe walking and bicycle access (service radius of one mile). A minimum twenty percent (20%) of the site area should be dry (i.e. not used for detention). These parks are included in the City's level of service and considered system improvements.

- Typical Park Size: 3.0 – 12.99 acre
- This park type typically serves a 1 mile radius
- By definition a Neighborhood park includes at minimum: Pavilion of standard size or greater, a play structure geared toward kids of grade school ages, open space that may accommodate team sport practices, parking, trees, restrooms, trash can, benches, AND at least one specialty amenity such as listed below.
- Appropriate amenities for a neighborhood park may include but are not limited to: softball field, soccer field, youth baseball field, basketball court, pickle ball court, tennis courts, or similar as approved.

#### Community Park

Areas of diverse recreational value including intense recreational facilities, such as athletic complexes and outdoor pools, as well as more passive uses such as picnicking, viewing, nature studying, and other types of recreational development. The size and amenities contained within each community park should be based on the planned population to be served. A minimum twenty percent (20%) of the site area should be dry (for a 10-year storm event). Community parks should serve the majority of residential areas with overlapping service-area coverage. These parks are included in the City's level of service and are considered system improvements.

- Typical Park Size: 13.0 – 39.99 acres
- This park type typically serves a 1 mile radius
- Site Characteristics: Comprised of both active and passive recreational activities; however specific themed destinations may focus on specific uses, with support facilities such as off-street parking, trees and restrooms.
- By definition a community park includes parking available at more than one location as part of the park for ease of access to different activities held across a larger space, a pavilion with seating of standard size or greater, possible multiple pavilions, multiple person restroom facilities, (may include a combination of large and smaller structures), a play structure age appropriate to cover all grade school ages, multiple playing fields of one type, more than one amenity from the list below.
- Appropriate facilities may include: fields for formal football, baseball, softball, soccer, lacrosse, basketball, tennis courts, pickle ball courts, walking trail.
- These parks should be located on arterial or collector streets and have landscaped setbacks to buffer active use areas from residential areas as needed.

#### Linear Park

A linear park is a park that has a much greater length than width and has a limited area for recreational facilities. These parks are predominately-predominantly used in combination with trail/pathway development or other leisure activities. Appropriate facilities include trails/pathways, picnic facilities,

restroom facilities, public seating areas, horse shoes, etc. These parks are included in the City's level of service and are considered system improvements.

- Typical Park Size: 1.0 – 10.0 acres (1,000 to 10,000 feet in length and can measure 30 to 300 feet wide based on the area and availability of land.
- Site Characteristics: Linear Parks usually are found within a trail alignment or along a utility or power corridor and can be used to link other recreational areas within the community. They can stand on their own as a park if the area is wide enough to allow a pick-up game of kick-ball or volleyball but are limited to activities that do not require large open fields.
- ~~Linear-These~~ parks are a good place for trees, monuments, historical markers, city branded signage, public art.
- Linear parks are not accepted into the city by opportunity, the city does not seek out development of this type of park.
- Linear parks by nature are pass through facilities, ~~no~~ restrooms, pavilions, or play structures are required but are considered optional for this type park.

#### Regional Park

Regional Parks supplement Neighborhood and Community Parks, often serving broader citywide and regional recreation needs. Regional parks are much larger in size than the other park classifications and have heavily programmed facilities as well as passive recreational activities. Various areas in these facilities have a well-defined role. For example, active facilities such as baseball fields and soccer fields will serve their intended purpose and are typically used by leagues and other users for organized sports events. Examples of passive recreational amenities include trees, picnic areas, jogging trails, and lawn areas. Regional parks tend to be destinations and often generate tourism. These parks are included in the City's level of service and are considered system improvements.

- Typical Park Size: 40+ acres
- ~~As regional parks are c~~onsidered destinations, thus careful planning for specific uses is required. It isn't required to accommodate all needs of parks in a destination regional park.
- By definition regional parks would include nature preserves, sports complexes, tourism facilities, and similar. They require multiple parking locations for ease of access across a large area, multiple restrooms, extra attention to detail to emphasize the function of a destination facility, multiple pavilions, multiple seating opportunities, shade, a signature landmark feature, multiple entrance/exit points as this is used for larger gatherings.

#### Neighborhood Open Space

These types of areas exist throughout the city as an area where families can recreate but usually do not have a full complement of facilities. These types of areas include:

- Large grassy areas, such as groomed detention basins, larger than 1 acre are counted as open space for recreational purposes.
- These areas are by nature ~~are pass through facilities~~ informal open spaces, ~~no~~ restrooms, pavilions, or play structures are required for this type of open space.
- Site Characteristics: neighborhood open spaces are usually are found dispersed throughout the city with the primary use of controlling large water flows during wet seasons, ~~but d~~Due to the semi-arid environment in Utah they are usable much of the year for recreational and family picnics/gatherings. They can stand on their own as a park if the area is wide enough to allow a pick-up game of kick-ball, soccer, or football but are limited to activities that do not require large open fields. For the purposes of this plan, only areas larger than 1 acre are counted as usable neighborhood open space. Where possible trees will be planted around the perimeter.

### Private Use/Restricted Recreation Areas and Facilities

These types of areas exist throughout the city as an area where families can recreate but access is usually limited to local residents or paying patrons. These types of areas include:

- HOA maintained amenities within a specific development and other privately held open spaces such as church and school properties.
  - NOTE: These properties cannot be assessed as part of the fee schedule for parks maintenance since the city does not carry the burden of their maintenance
- Non city owned golf courses and other paid venues

### Special-Use Facilities

– These are city-owned recreation facilities that are set aside for specific purposes. Typical uses include community recreation centers, water play park, outdoor swimming pools, gymnasiums, rodeo grounds, fairgrounds, golf courses, water features, etc. Special use facilities/parks are included in the level of service.

### Special-Use Areas

- Miscellaneous city-owned recreation areas or land occupied by a specialized facility. Typical uses of these areas include small or special uses/or specialty landscaped areas that are larger than 1 acre, cemeteries, community gardens, streetscapes, viewpoints, or historic sites. Special-use areas are included in the level of service.

## TRAIL CLASSIFICATIONS

Trails are linear routes on land with protected status and public access for recreation or transportation purposes such as walking jogging, hiking, bicycling, horseback riding, mountain biking, etc. Trails can be included within open spaces or landscaped areas. They often follow stream corridors, abandoned railroads, power line easements, or other linear features. Developed trails that are separated from roads are calculated into the level of service. On-road trails such as expanded sidewalks and bike lanes are not included in the level of service.

### Natural Trail

These are unpaved, primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.

### Paved Bike/Pedestrian Paths

Paved bike/pedestrian paths are developed with a hard surface of pavement or concrete. The trails are intended for use by both bicyclists and pedestrians. They should be built to the American Association of State Highway and Transportation Officials (AASHTO) standards.

### Bike Lanes and Routes

Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

1. *Class I Bike and Pedestrian Trails (path)* – Paved, hard-surface paths, with a minimum 10-foot-wide tread, and requiring a minimum separation of 5 feet from the roadway. AASHTO standards should be used as design guidelines.
2. *Class II Bike Lane* – Striped lanes adjacent to the curb on a roadway.

### 3. *Class III Bike Routes* – Existing streets with signage for on-street bicycle use.

#### Walking Path

This path has a paved hard surface path usually 8 feet-wide but a minimum of 6 feet- wide. These types of trails/paths can be located in parks, used as trail/sidewalk when there is a separate bike lane in the roadway, or used just as trails with a shared use.

#### Trailheads

Trailheads are considered staging areas along a trail often accompanied by various public facilities such as parking areas, restroom, directional and information signs, benches, and picnic tables. Trailheads are an important link to trails as they provide areas for walkers and bikers to park, enter and exit the trail system, rest, picnic, and further enjoy the trail system.

## ANALYSIS

After collecting and inputting the inventory data into the GIS model, an analysis of the level of service, park and trail surpluses and deficiencies, and growth and demand on services was performed. To conduct this analysis certain assumptions, observations, and considerations were made. These were based on City direction and preference, common sense, and access to accurate data. Assumptions included:

- Use of the City's 2018 estimates for population calculations.
- The presence of physical barriers within the City that limit, impede, or virtually eliminate reasonable walking access to the existing parks and trails. Such barriers include major streets without a signaled crosswalk or topographical obstacles.
- Distances greater than 1 mile are considered outside a reasonably "walkable" distance.
- Open space areas less than 1 acre used solely for storm water detention or retention are not identified as parks and are not counted in the LoS fee.

### LEVEL OF SERVICE

Current Syracuse Population (per 2018 City estimates) –29,507; projected future build-out population range – 50,000.

For the purposes of the master plan analysis, there will be two levels of service. One for City-Owned service and impact fee calculation purposes, and another for legislative open space planning.

The first LoS is the amount of city owned open space, including large grassy areas, parks, and recreational facilities. The items in this first category will be as follows: Neighborhood Parks, Community Parks, Linear Parks, Regional Parks, , Special Use Areas and Facilities, Neighborhood Open Spaces and Trails. This will be the LoS upon which park fees will be based.

The second LoS is based upon total amount of usable open space that is found throughout the city. This space may include both City and non-City lands. The purpose of this LoS is to give a more accurate representation of the overall open space within the city of Syracuse.

**Parks**

*Exhibit 1: Existing Parks*, shows all existing parks in the specified Area of Impact in and around the City of Syracuse. These include Regional parks, Community parks, Neighborhood parks, Linear parks, and some Special Use Areas and Facilities.

**Commented [BB2]:** Do we want Exhibit 1 to show City-owned parks or all parks and open space

**Neighborhood Parks**

8 parks with a combined total of 34.87 developed acres (Bluff Ridge, Canterbury, Fremont, Legacy, Linda Vista, Stoker, Monterey, and Tuscany).

- *Developed Level of Service* – 1.18 acres per 1,000 residents (34.87 acres / 29,507 residents x 1,000 =1.18). .
- *Total Level of Service\** –2.30 acres per 1,000 residents (67.8 acres / 29,507 residents x 1,000 =2.30).
- *Barriers* – Lack of direct connecting streets inhibits walking.

\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

**Community Parks**

3 parks with a combined total of 57.07 developed acres (Founders, Jensen Nature, and Rock Creek), and 16.84 acres of developed trails, totaling 73.91 acres.

- *Developed Level of Service* –2.06 acres of parks per 1,000 residents (73.91 acres / 29,507 residents x 1,000 =2.50).
- *Total Level of Service\** –2.64 acres per 1,000 residents (77.91 acres / 29,507 residents x 1,000 = 2.64).
- *Barriers* – All citizens can access these parks if driving is considered, even though the lack of connecting streets requires extended routes to be used.

\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

**Linear Parks**

2 parks (Trailside Park and 2000 West Linear Park), with 5.7 developed acres, and a total of 9.35.

- *Developed Level of Service* –0.19 acres of parks per 1,000 residents (5.7 acres / 29,507 residents x 1,000 =0.19).
- *Total Level of Service\** –0.32 acres per 1,000 residents (9.35 acres / 29,507 residents x 1,000 = 0.32).

\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

**Private Use/Restricted Recreation Areas and Facilities**

12 HOA, School, and Privately Owned Parks (counted as .5 acres for every 1 acre) (Craig Park, Syracuse High School, Syracuse Jr. High School, Syracuse Elementary, Cook Elementary, Syracuse Arts Academy, Buffalo Point Elementary, Bluff Ridge Elementary, Bridgeway Island HOA, Sunset Park Villas, Stillwater HOA, Glen Eagle Golf Course, with a combined acreage of 230.14.

- *Developed Level of Service* – 3.90 acres of parks per 1,000 residents (230.14 acres\*0.5 acres) / 29,507 residents x 1,000 = 3.90). *Total Level of Service\** – 3.90 acres per 1,000 residents (230.14 acres / 29,507 residents x 1,000 = 3.90).
- *Barriers* – There are several HOA, school, and private open space within the City boundaries that have associated recreation facilities available (playgrounds, ball fields, pavilions, etc. – see *Exhibit 2A: Private Use/Restricted Recreation Areas and Facilities*). People use these facilities for recreational purposes, even though the City does not own them nor does it contribute to their upkeep. Because they are not City-owned, these facilities cannot be factored into calculations regarding levels of service for impact fees. They are however factored into overall LOS when determining the acquisition and location of park land within Syracuse, but since they are limited to the residents within the applicable neighborhood or private entity and are not under city control and are therefore only counted as 0.5 acres per 1 acre of land.

\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

#### **Neighborhood Open Space**

– 2 Groomed Detention Basins >1 acre (1475 West Open Space, Canterbury North, with a combined total of 3.5 acres.

- *Developed Level of Service* – 0.12 acres of parks per 1,000 residents (3.5 acres / 29,507 residents x 1,000 = 0.12).
- *Total Level of Service\** – 0.12 acres per 1,000 residents (3.5 acres / 29,507 residents x 1,000 = 0.12).
- Groomed detention basins are large open spaces available for recreation and sports activities but will generally not have additional amenities found in other parks and therefore must have an acreage greater than 1 acre in order to be counted.

\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

#### **Special Use Facilities**

2 Facilities including a Community Center and equestrian park, with a combined acreage of 3.72 acres.

- *Developed Level of Service*- 3.72 acres of facility per 1,000 residents (3.72 acres / 29,507 residents x 1,000 = 0.13 developed acres).

#### **Special Use Areas**

1 Cemetery with a developed acreage of 8.1 acres, and a total of approximately 14.1 acres\*.

- *Developed Level of Service*- 8.1 acres of special use area per 1,000 residents (8.1 acres / 29,507 residents x 1,000 = 0.27 developed acres).
- *Total Level of Service\** – 0.48 acres per 1,000 residents (14.1 acres / 29,507 residents x 1,000 = 0.48).

#### **Trails**

—5 Trail segments including Bridgeway Trail, Emigration Trail, Monterey Trail, 2000 W, Trailside, with a combined total of 21.02 acres.

- *Developed Level of Service*- 0.71 acres of parks per 1,000 residents (21.02 acres / 29,507 residents x 1,000 = 0.71

### Regional Parks

1 property identified as a potential regional park, totaling 50 acres.

- *Developed Level of Service*- 0.0 acres of special use area per 1,000 residents (0.0 acres / 29,507 residents x 1,000 =0.0 developed acres.
- *Total Level of Service\** –1.7 acres per 1,000 residents (50.0 acres / 29,507 residents x 1,000 = 1.7).

### Combined City-Owned Neighborhood and Community Parks, Trails Neighborhood Open Space, Special use Facilities and Areas, and Linear Parks.

All City-owned parks, open spaces, facilities, etc comprise of 150.82 developed acres and 96.58 undeveloped acres, for a total of 247.40 acres.

- *Developed Level of Service* –5.11 acres of parks (neighborhood and community) per 1,000 residents (150.82 acres / 29,507 residents x 1,000 =5.11). The average level of service for cities of similar size is somewhere between 4 - 6 acres per 1,000 population
- *Total Level of Service \*\**– 8.38 acres of parks (neighborhood and community parks, trails, and Community Center) per 1,000 residents (247.40 acres / 29,507 residents x 1,000 = 8.38).
- *Barriers* – When driving is considered, there are really no barriers that prevent people from using the parks. Driving routes may be affected but access is still possible.

\*\*Total Level of Service includes both developed and undeveloped park acreage owned by the City.

### Overall Combined City and non-City Owned Parks and Open Space

- *Developed Level of Service*- 12.9 acres of special use area per 1,000 residents (380.96 acres / 29,507 residents x 1,000 =12.9).
- *Total Level of Service\** –16.18 acres per 1,000 residents (477.54 acres / 29,507 residents x 1,000 = 16.18).

### Walking Distance

Goal #2 of this plan states that all residents should be within walking distance (defined as 1 mile or less) of a park or similar green space. Included in this analysis are Neighborhood Parks, Community Parks, Regional Parks, Linear Parks, HOA Parks, School Properties, Neighborhood Open Spaces, Special Use Areas, and municipal parks outside of the City's municipal boundary.

Map #? Indicates areas of the City that are within the 1-mile walking distance. Some consideration has been made for pedestrian safety in the analysis. For example, the walking distance takes into account the difficulties of crossing arterial roads and factors in the need to cross at a signaled intersections or crosswalks.

The analysis shows that approximately X% of the City's residences are within the 1-mile goal. Based on this analysis, the City would need to look for opportunities to provide parks and open spaces to underserved areas, representing approximately X% of the population.

## City Recreation Programming Space

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Recreation space is needed in order to provide for current and future programming needs. Goal #3 of this plan states that the City will have enough space for current programming plus extra space for future growth. Below is a list of current recreation programming provided by the City, along with the current and projected participation levels. Based on assessments taken by Parks & Recreation management, the programs are shown to be in one of three conditions by 2024: Excess capacity, At Capacity, or Over Capacity.

## Activity Mix

Goal #4 indicates that the City will aim to provide 70% of its recreations space as “active”, and 30% as “passive”. Based on a general spatial analysis of the City’s parks, the current allocation of City-owned recreation space is approximately 60% active and 40% passive. In order to meet the City’s goal, additional active recreation space will need to be developed or current passive space would need to be converted into active space.

If additional recreation space is to be added, approximately 50 acres of active recreation space would be needed in order to reach the 70%/30% mix . This would bring the total “active” space to approximately 141 acres and the total “passive” space to approximately 60 acres. The total recreation space would be approximately 200.82 acres (150.82 acres + 50 acres = 200.82 acres).

If current “passive” space were converted to “active” space, a total of approximately 15 acres would need to be converted. This effort would help achieve the City’s activity mix goal, but it would not add any usable recreation space to the system to accommodate growth.

## POPULATION GROWTH AND DEMAND ANALYSIS

### Parks

*Exhibit 7: Population Growth Potential* estimates the greatest opportunity for growth is around the periphery of the area of impact (red color).

*Exhibit 8: Population Growth Potential (with park service areas)*, shows growth potential overlaid with existing park service areas. Note that most high-potential growth areas do not have parks planned to accommodate future recreational needs.

With these under-served areas in mind, *Exhibit 9: Proposed-Potential Future Parks Development (Community and Neighborhood)*, shows potential locations for future parks positioned strategically to fill

the gaps in coverage. There is not a lot of overlap in service area between the new proposed neighborhood and community parks. This is the result of past development that did not accommodate new park land as subdivisions were established.

*Trails Exhibit 10: Proposed Trails, shows the existing and currently planned trails, along with a few new proposed trails to connect proposed new parks to the trail system. Most proposed new parks have frontage along a road that is designated as a future trail, so new trails are somewhat limited.*

## CURRENT INVENTORY AND AMENITIES

See Appendix A

## CAPITAL IMPROVEMENT PLAN

The City will create and maintain a rolling 5-yr capital improvement plan that will be guided by this master plan. The CIP will be updated annually.

## FUNDING

The City of Syracuse will need to rely on recreation impact fees, grants and private donations. Syracuse will need to be creative to find sources that will help build parks and recreational facilities. Grant funding for these types of facilities require advanced planning of at least 2 years prior to making application in order to be successful.

New park construction will mean an added new maintenance burden in addition to the actual construction of the facilities. The City should be prepared to handle the increase in park maintenance by increasing its maintenance personnel and budget and Maintenance equipment and storage. Below are potential funding sources the city will pursue for both park and trail development.

### PARKS

**City Funding - General Fund or Bonding** - The City can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Because of the amounts needed to fund park development, bonding is a reasonable approach.

**Park and Recreation Impact Fees** - The City currently collects impact fees for parks and recreation which can be used for planning and construction for new parks.

**Private Fundraising** - While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a recreation, aquatic and cultural facilities. These type of funds generally require aggressive promotion and management by the local parks and recreation department or city administration.

**Service Organizations** - Many service organizations and corporations have funds available for park and recreation facilities. Organizations such as Lions Clubs, Shriners, Elks Club, and others are often willing

to partner with local communities in the development of playgrounds and other park and recreation equipment and facilities.

**Land and Water Conservation Fund** - This Federal money is made available to states. In Idaho, it is administered by the Idaho Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities. Project sponsors must provide, as matching share, the balance of a project's cost (at least 50%). Project sponsors share can be local funds, state funds, force account or donation of privately owned lands. IDRPs encourages the use of cash match.

## TRAILS

**The Recreational Trails Program (RTP)** - Projects must be from trail plans included or referenced in a Statewide Comprehensive Outdoor Recreation Plan. The typical grant funding level for the program is approximately \$1.5 million annually. Uses of the funds are: maintenance and restoration of existing recreational trails; development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails; purchase and lease of recreational trail construction and maintenance equipment; and construction of new recreational trails (with restrictions for new trails on Federal lands). RTP grants require a 20% match. At least 5% of the overall project costs must be non-federal funds. Indian Tribe government funds are considered non-federal.

**Federal Lands Access Program (FLAP)** - The goal of the program is to improve transportation facilities that provide access to, are adjacent to, or are located within federal lands. The program supplements state and local resources for public roads, transit systems, trails, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators. Local match will follow the state's sliding scale rate 7.34%.

**Local Highway Safety Improvement Program** - This program is a data driven process by which local highway jurisdictions (LHJs) with jurisdiction over public right-of-way identify safety improvement countermeasures based on the analysis of five years of crash data. Potential projects to reduce crashes at identified hazardous locations can include (but are not limited to) bicycle and pedestrian crossing facilities, signing, striping, signals, surface improvements, guardrails, signal timing, and geometric changes. Local match will follow the state's sliding scale rate 7.34%.

## Funding for All types of Recreation

**Private and Corporate Foundations** - This is a great way to get local businesses involved in promoting walking and bicycling and giving back to the community. To receive provide funds, the project must be designed and planned out to allow the project to be marketable. A few private foundations that have been known to participate in these types of projects include: Bikes Belong, the Whittenberger Foundation, Kellogg Foundation, U.S. Soccer Foundation, Cliff Bar Foundation, and Baseball Tomorrow Foundation. There are many more foundations that fund these types of projects. A better understanding of the projects is required in order to identify the funding opportunities available.

**In-Kind and Donated Services or Funds** - Several options for local initiatives could possibly further the implementation of the trails plan. These include:

- Adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services.
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a-trail.
- Public trail construction programs, in which local citizens donate their time and effort to trail construction and/or maintenance.

These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship.

## Appendix A – Park Inventory

List parks with associated amenities here

## Appendix B – Park and Trail Maps

Insert Map of park locations here.



# COUNCIL AGENDA

## May 28, 2019

### Agenda Item “j” Surplus Property Policy

#### *Factual Summation*

- From time to time, the City must dispose of property. However, due to the nature of City property being public, and often times tax-funded, a policy is proposed to achieve the following:
  - Conduct the disposal of surplus property in a manner that is efficient, but also transparent and in the best interest of the City.
  - Execute the disposal of property in a prioritized manner in order to achieve consistency across departments in the disposal of property.
- The proposed policy has been deliberated amongst the management team of the City, with the participation of Mayor Gailey.
- The proposed policy covers the following issues:
  - General policy governing surplus property:
    - Items with an original purchase price of \$100 or less may be disposed of without formal action once the item is at the end of useful life.
    - Property with an original purchase price over \$100 with current value of \$0 to \$1,000 may be disposed of by Department Head using the prioritized method outlined in the policy, and includes documentation of the disposal.
    - Any item with an estimated value between \$1,000 and \$5,000 may be disposed of with City Manager authorization, and using the prioritized methods outlined in the policy, and includes documentation of the disposal.
    - Any item with an estimated value over \$5,000 must have City Council approval prior to disposal.
  - Exceptions to the general policy.
  - Methods of disposal of property, along with terms and conditions of sale of property.
  - Acquisition of surplus property by employees of the City.
  - Disciplinary action related to non-compliance with the policy.
  - Ability to audit.

- Any questions regarding this policy may be directed to City Manger Brody Bovero.

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Clarify and answer any questions related to the policy.
2. Consider whether to place this item on the June business session for Council approval.

# SYRACUSE CITY SURPLUS PROPERTY POLICY (DRAFT)

## Purpose

1. Establish operational procedures for the sale, disposition, or transfer of the City's personal property that has been designated as surplus.
2. Ensure that the sale of surplus personal property generally is conducted in an open and competitive environment.

## General Policy

1. All City personal property deemed surplus, obsolete, expired or unusable shall be disposed of according to the provisions set forth in this City-wide policy regardless of its physical condition.
2. Any item with an original purchase price of \$100 or less is considered disposable and may be disposed of as refuse when its usable life is over.
3. Any personal property with an original purchase price over \$100 but with a current estimated market value up to \$1,000 may be surplused upon written authorization of the Department Head. The method of surplus must follow the prioritized methods outlined in the Surplus Method Section. The Department head must ensure proper documentation supporting the establishment of the estimated value is submitted to the City Recorder to maintain on file according to the appropriate record retention schedule.
4. Any personal property with an estimated market value between \$1,000 and \$5,000 may be surplused only with authorization by the City Manager, and shall be disposed of using the prioritized methods outlined in the Surplus Method Section. The City Manager must ensure proper documentation supporting the establishment of the estimated value is submitted to the City Recorder to maintain on file according to the appropriate record retention schedule.
5. Any personal property with an estimated market value over \$5,000 may be surplused only with authorization by the City Council and shall be disposed of using the prioritized methods outlined in the Surplus Method Section. The City Recorder shall maintain the associated

documentation according to the appropriate record retention schedule.

#### Exceptions to General Policy

1. Hazardous materials such as insecticides, solvents, medical wastes, paints, combustibles, or any other toxic or hazardous items shall not be disposed of through the surplus program. City departments shall dispose of such materials consistent with law.
2. Equipment where a reseller or the original seller of the personal property will repurchase or offer credit for turning in old or out-dated equipment is allowed if it is in the best interest of the City.
3. In cases where federal, state, or other government agency funds are being used where the agency's purchasing laws or procedures govern the process for disposing of surplus property, the City shall follow the applicable agency law or procedures in lieu of the procedures set forth in this policy.
4. Equipment that is damaged in a way that it could reasonably cause harm to a person or damage property if used, may be disposed of by discarding to an authorized and licensed commercial refuse hauler, recycler, or scrap dealer. Prior to disposal of property in this method, written documentation of the proposed disposal method must be provided to and approved by the City Manager.
5. Equipment or personal property of substantial value that is found by employees, and which was not previously owned by the City, will be disposed of after consulting with the Police Department in order to ensure found property is not disposed of unlawfully. Property seized by the Police Department is governed by and shall be disposed of in accordance with Utah law.
6. In an effort to maximize staff productivity, and to maximize value on behalf of the City and its citizens, motor vehicles will either be offered to a commercial auctioneer service, or traded in to a dealer/manufacturer. If a motor vehicle is of a specialized nature, and therefore does not appeal to a broad market, the vehicle may be traded in, or advertised in a specialized publication/website in order to reach the market for such vehicles.
7. The City may, upon approval of the City Council for items with an estimated market value over \$5,000, give surplus property to a charitable organization, school district, or other

governmental entity.

#### Special Policy for Surplus of Technology Equipment

1. All technology equipment being considered for surplus must be authorized by the Administrative Services Director.
2. To the extent it is practical, all technology products shall have all information, programs, software or any other information deemed appropriate by the Administrative Services Director removed prior to disposition.
3. The Administrative Services Director may authorize technology products to be returned to the seller of the personal property for credit or proper disposal, if in the best interest of the City.
4. Technology products that typically have shorter useful life cycles (approximately 5 years or less) due to rapidly changing technological advancements or because the product wears out due to normal daily use, may be given to the City employee to which it was assigned once the product reaches its expected end of useful life. The Administrative Services Director will provide a list of the products that qualify for such disposal method to the City Council for approval.
5. In some situations, such as employee termination, technology products with shorter life cycles may be sold to the departing employee. In such cases, the price will be prorated based on the age of the product and its expected life cycle.

#### Special Policy for Surplus or Sale of Real Estate

1. Pursuant to Utah Code § 10-8-2(4), real estate is divided into two categories: significant parcels and insignificant parcels. Any real estate that does not meet the criteria of an insignificant parcel is a significant parcel.
2. A parcel is insignificant if:
  - a. conveyance of the property is not anticipated to result in a request for a change of zoning of that property;
  - b. the conveyance does not conflict with a specific reference in the general plan; and
  - c. the parcel is not of the size, configuration, and zoning that would support or permit the construction of a primary structure on the property.

3. Insignificant parcels may be conveyed for market value to an abutting owner, after receiving approval by a resolution of the City Council. No public hearing is necessary for the conveyance of insignificant parcels. If the insignificant parcel abuts multiple owners, then a home-owner's association (HOA) to which all of the owners belong will have the first opportunity to acquire the insignificant parcel. In the context of the surplus of right-of-way, an agreement from an HOA to provide for the perpetual maintenance, repair and replacement of the road – while preserving public utility easements below the surface of the road – constitutes value sufficient to surplus without additional compensation. If no adjacent property owner wants to acquire the property, the City Council may authorize a publicly advertised bid for the insignificant parcel.
4. Significant parcels of real estate being considered for surplus or sale must be authorized by the City Council, following a public hearing pursuant to Utah state law. The Council will, at their discretion, authorize an appraisal.
5. It is the general policy of the City that significant parcels will be sold for surplus under an open, competitive bid process that has been publicly advertised.
6. At the City Council's sole discretion, significant parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell real estate in this method, the Council should take into consideration the following:
  - a. Whether it is of greater advantage to the City, for community or economic development purposes to sell without a competitive bid process.
  - b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the Council or the Mayor.

### Surplus Methods

When required by this policy, property scheduled for surplus must be disposed of using the method with the highest priority (1=highest) possible, taking into account the feasibility and the cost versus the benefit of the method. If a method is determined to be unfeasible, then the property may be disposed of using the next-lower priority method listed below.

#### **Priority Method 1: Auction of Personal Property**

- Unless otherwise provided in this policy, the Personal property is auctioned by city officials. Prior to auction, it must be advertised on social media and listed on the City's

website for at least 7 days with a starting bid price at a reasonable market value.

- If the item does not receive any bids, or does not receive bids that reach the minimum, the City will offer the surplus property for auction through a commercial auctioneer, reseller, or similar arrangement.

**Priority Method 2: Scrap for Cash, or Donation**

- The Personal property is given to a scrap dealer in exchange for money, or the property is donated to a charitable organization, school district, or other governmental entity, whichever is in the best interest of the City.

**Priority Method 3: Recycle**

- The Personal property is donated to a recycling dealer or organization.

**Priority Method 4: Discarded as Refuse**

- The Personal property is discarded to an authorized and licensed commercial refuse hauler or landfill.

Conditions of Sale of Surplus Property

1. All sales shall be conducted in an open manner consistent with City ordinances, this policy, fair business practices, and generally accepted accounting practices.
2. All sales are considered final and no guarantees or warranties of any kind will be allowed, especially as it pertains to actual condition or function of the property being sold. All surplus property sold shall be considered "As is" and "Where is".
3. The City will incur no expense to move or deliver any surplus property, unless no other alternative is available. It shall be the responsibility of the buyer to provide all services necessary to move, transport, deliver, or perform any other necessary tasks to remove the surplus property from the City's property.
4. All surplus property must be paid for before the property is released to the purchaser. The money must be received by the City within 72 hours of the sale, or it will not be released, and may be offered to the next highest bidder.

5. All proceeds from the sale of surplus property will be deposited into the appropriate revenue account approved by the Chief Financial Officer and City Treasurer. Proceeds from the sale of property originally procured by the City from an enterprise fund or special revenue fund shall be deposited into a revenue account within that fund.

#### City Employee Surplus Acquisition

City Employees may participate in the acquisition or purchase of City surplus personal property, but only through the public at-large auction, unless otherwise provided for herein. No City employee shall be given any consideration or privilege in any acquisition or purchase, such as non-public information about other bids placed, that might be construed as giving that employee an advantage in obtaining surplus property.

#### Discipline

Failure to comply with this policy may result in the disciplinary action as outlined in the City's Employee Handbook.

#### Audit

Audits of any surplus sale or disposition may be conducted at any time by the City Manager, City Treasurer, Chief Financial Officer, Mayor, or upon request of at least three Councilmembers. Any method of disposition or sale may be reviewed, and written justification requested.



# City Council WORK SESSION

May 28, 2019

Agenda Item "k.1"

§10.35.040 Home Occupation Parking Standards

### *Factual Summation*

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, CED Director.

### *Summary*

The City Council has directed staff to address the parking standards in the home occupation business section of the City Code to regulate parking for large vehicles and trailers and those with signage. A resident with a business on 2700 South requested that the City Council address these regulations.

In response, staff has written a potential amendment to subsection (B)(7) of §10.35.040 which has been included in this report. The intent of the amendment is to allow the parking of more than one vehicle and trailer on properties fronting major roads. The proposed amendment specifies locations where additional vehicles and trailers may be appropriate and restricts these additions to properties of one-half acre or more to avoid deleterious impacts to surrounding properties. Vehicle signage has also been addressed to prevent the creation and maintenance of mobile signs which are not in accordance with the purpose of Home Occupation Code which states "The occupants should conduct such businesses so that neighbors, under normal conditions, would not be aware such businesses exist."

### *Attachments:*

- Existing §10.35.040(B)(7)
- Proposed §10.35.040(B)(7)

**EXISTING §10.35.040(B)(7)**

(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor's vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner's residence while parked thereon.

### **10.35.040 Home occupation.**

(B) Standards. The following restrictions shall apply to any home occupation:

#### **(7) Home Occupation Vehicle Parking Standards**

(a) Home occupation vehicles must be stored off-street on the home occupation property to which they are licensed.

(b) One vehicle and trailer may be stored according to the following:

(i) Minor home occupations are permitted vehicles up to 10,000 pounds gross vehicle weight.

(ii) Home occupations with vehicles over 10,000 pounds gross vehicle weight, not to exceed 20,000 pounds gross vehicle weight, must have a major conditional use permit.

(c) Two vehicles and two trailers may be stored only if:

(i) Fronting State Route 193 between 1000 West and 3000 West; or

(ii) Fronting Antelope Drive (1700 South) between 1000 West and 3000 West; or

(iii) Fronting Gordon Avenue (2700 South) between 1000 West and 2000 West; or

(iv) Fronting 2000 West between Antelope Drive (1700 South) and State Route 193; and

(vi) The property is larger than one-half acre.

(d) Three vehicles and three trailers may be stored only if:

(i) The property is located at any of the locations in subsection (c) above; and

(ii) The property is larger than one acre.

(e) Vehicles with the attributes below must be parked in a rear yard and be screened by a six-foot sight-obscuring fence or in a sight-obscuring building:

(i) Vehicles exceeding 10,000 GVW.

(ii) Vehicles with business signage over four square feet.

(f) All vehicles must be parked on gravel, road base, or a hard surface.



# Council Agenda

May 28, 2019

## LEGISLATIVE ITEM

Agenda Item: "k-2"

§10.35.040 Home Occupation Parking Standards

### *Factual Summation*

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

### *Summary*

Recently the city received an application for a home occupation. The application was denied because it did not meet city ordinance. The applicant has petitioned a councilmember to add the topic as a discussion item to this agenda. Please find attached the home occupation ordinance with the portion of ordinance that has been requested to be modified highlighted in yellow.

The purpose of this discussion is to direct staff if you would like to change the rules concerning home occupations.

## Chapter 10.35 HOME OCCUPATIONS AND TEMPORARY COMMERCIAL USES<sup>1</sup>

### Sections:

- [10.35.010](#) Purpose.
- [10.35.020](#) License required.
- [10.35.030](#) Application and fee.
- [10.35.040](#) Home occupation.
- [10.35.050](#) Temporary commercial uses.

### 10.35.010 Purpose.

The purpose of this chapter is to establish standards for regulating the time, place, and manner in which temporary, seasonal, and [home occupation](#) uses may occur. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Code 1971 § 10-7-010.]

### 10.35.020 License required.

Unless otherwise provided, it shall be unlawful for any person to engage in any business within the corporate limits of Syracuse City without first having obtained a business license (see SCC Title [5](#), Business Regulations). [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Code 1971 § 10-7-020.]

### 10.35.030 Application and fee.

Application and fees for business licenses shall be in accordance to SCC Title [5](#), Business Regulations. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Code 1971 § 10-7-030.]

### 10.35.040 Home occupation.

(A) Purpose. The purpose for [home occupations](#) is to encourage the conducting of the majority of business activities within the more appropriate commercial [zones](#) while allowing business activities within residences on a limited basis if such activities comply with the standards of this section. All [home occupations](#) shall be secondary and incidental to the residential [use](#). The occupants should conduct such businesses so that neighbors, under normal conditions, would not be aware such businesses exist. [Home occupations](#) are a temporary privilege that the [Land Use Authority](#) can revoke upon a determination that the [home occupation](#) disrupts the residential neighborhood.

(B) Standards. The following restrictions shall apply to any home occupation:

- (1) A [home occupation](#) shall not be permitted if it changes the outside appearance of the [dwelling](#). No modifications shall be made to expressly accommodate the commercial [use](#) in the home.
- (2) The [home occupation](#) may include the sale of commodities; however, the business should deliver products to customers. The occupation may also include the retail sale of products and services at the home with a maximum of two customers per hour. The business owner may increase the number of customers or patrons approved to come to the home per hour by providing sufficient off-street parking and ensuring the [home occupation](#) does not adversely affect the neighborhood.
- (3) The [area](#) of the home devoted to the [home occupation](#) and/or storage of stock in trade shall not occupy more than 30 percent of the [area](#) of any one floor. Child care may [use](#) a larger percentage of the home.
- (4) The [home occupation](#) shall not involve the [use](#) of any [yard](#) space or activity outside the residence, except where the [use](#) or activity is of the type customarily found in the residential neighborhood and where said [use](#) or activity does not adversely impact the residential nature of the neighborhood.
- (5) The [home occupation](#) may store inventory or supplies within the garage or an accessory [building](#) as long as the garage still functions for parking as many vehicles as specified at the time of construction. The [home occupation](#) shall not store outside any type of material used for the business.
- (6) No display of merchandise or advertising shall be visible from the street or neighboring properties, except as permitted in SCC [10.45.050](#).
- (7) Residents may have one occupational vehicle and trailer, associated with the [home occupation](#), that does not exceed 10,000 pounds gross vehicle weight for minor [home occupations](#) and 20,000 pounds gross vehicle weight for major [home occupations](#), on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor's vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner's residence while parked thereon.
- (8) The [home occupation](#) shall not allow employees, other than those living in the [dwelling](#), to come to work at the home or to park vehicles at the home to go to a job site. The only exception is that one additional person may be employed as a second adult for a day care, secretary, apprentice, or assistant where there are no more than five [family](#) members actively engaged in the [home occupation](#). An additional off-street [parking space](#) shall be provided.
- (9) The [home occupation](#) shall generate no greater vehicular traffic or parking than commonly associated with the neighborhood wherein the applicant(s) will conduct business, i.e., heavy trucks, delivery, or similar vehicles, etc. The business shall limit vehicular parking to those living at the [dwelling](#).
- (10) A [home occupation](#) shall not store explosive or combustible materials anywhere on the premises. The [home occupation](#) shall not unreasonably disturb the peace and quiet of the neighborhood, including but not limited to interference of radio, television, or other electronic reception, by reason of design, materials, construction, lighting, odor, dust, sounds, noise, vibrations, vehicles, parking, and general operation of the business.
- (11) [Home occupations](#) shall not hold promotional meetings, for the purpose of selling merchandise or taking orders, more than once per month.
- (12) [Home occupations](#) shall not hold garage, basement, [yard](#), or other similar sales more than four times each year, and each sale shall not last more than 72 hours.

(13) There shall be complete conformity with all City and state codes including fire, [building](#), plumbing, electrical and health codes, and business license regulations. Appropriate departments will conduct any periodic inspections required by these codes.

(14) The [home occupation](#) shall not create a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential [uses](#).

(15) The [home occupation](#) shall not involve the installation of any equipment, fixtures, plumbing, or electrical wiring that is incompatible with a residential [area](#) by reason of excessive noise, utility usage, waste production or broadcast interruption, etc.

(16) The [Land Use Authority](#) may review and revoke any [home occupation](#) license upon a finding of noncompliance with this section. Inspections by the City may occur as necessary to assure conformance with these regulations.

(17) Disabled individuals can obtain a waiver through the [Land Use Administrator](#) to allow such persons to become self-sufficient.

(18) The City may place additional restrictions on a [home occupation](#) relating to hours of operation, parking, traffic, or other matters as it deems necessary to mitigate impacts on the neighborhood and the City in general.

(19) A permit for a [home occupation](#) is valid for only the original applicant and is not transferable to any resident, address, or any other occupation. Upon termination of the applicant's residency, the [home occupation](#) permit shall become null and void.

(C) Minor [Home Occupations](#). This section shall deem businesses conducted on residential properties, which meet the standards outlined above, as minor [home occupations](#). The [Land Use Administrator](#) shall review and approve all minor [home occupations](#). The [Land Use Administrator](#) may refer a [home occupation](#) application to the [Planning Commission](#) for the imposition of additional requirements as deemed necessary in order to mitigate potential negative impacts on surrounding property owners. Minor [home occupations](#) shall include, but not be limited to, the following:

- (1) Advertisement services.
- (2) Artists, authors, architectural services.
- (3) Barber shops and beauty shops.
- (4) Consulting services, craft sales.
- (5) Dance studio, aerobic exercise, music lessons, tutoring.
- (6) Day care, where the number of children equals eight or less.
- (7) Direct sales distribution.
- (8) Data processing, computer programming.
- (9) Garden produce.
- (10) Health and fitness (such as personal trainers, diet and weight loss supplements).
- (11) Home crafts.
- (12) Insurance sales or broker, interior design.
- (13) Janitorial.
- (14) Mail order (not including retail sales from site).
- (15) [Preschool](#), where the number of sessions equals four or less.
- (16) Real estate sales or broker.
- (17) Sales representative.
- (18) Swimming lessons.

(D) Major [Home Occupations](#).

(1) The definition of a major [home occupation](#) shall include any business within a residential [zone](#) that meets the standards listed in subsection (B) of this section but requires additional conditions of approval imposed by the [Land Use Authority](#), as provided herein, to mitigate the increased impact of such [home occupations](#) on the surrounding property owners.

Major [home occupations](#) shall be [conditional uses](#) in all residential [zones](#) due to the potential increase in the impact of a business as allowed by the following:

- (a) A larger [commercial vehicle](#), not exceeding 20,000 pounds, may be used, provided it is parked on private property and adequately screened. Parking of the [commercial vehicle](#) shall occur on the side or in the rear of the home.
- (b) Day care, where the number of children is greater than eight and a second employee is required at the home.
- (c) [Preschools](#), where the number of sessions is greater than four per week.
- (d) A larger percentage of the home or an accessory [building](#) may be used for the [home occupation](#) under conditions recommended by the [Planning Commission](#). The [use](#) of an accessory [structure](#) or an attached or detached garage, or [yard](#) space, for a [home occupation](#) may be considered as a [conditional use](#) only under the following conditions:

(i) The [Planning Commission](#) finds that the proposed [home occupation](#) will be clearly accessory and subordinate to the principal [use](#) of the property for [dwelling](#) purposes; and

(ii) The [Planning Commission](#) finds that the proposed [home occupation](#) will not adversely affect the residential nature and aesthetic quality of the neighborhood; and

(iii) Any off-street parking displaced by the [home occupation](#) is relocated elsewhere on the lot or parcel in compliance with [setback](#) standards for the zoning in which the property is located; and

(iv) The [Planning Commission](#) may impose any conditions it deems necessary to mitigate impacts of the [home occupation](#) on the neighborhood.

(2) Major [home occupations](#) may include, but not necessarily be limited to, the following:

(a) Any [use](#) allowed as a minor [home occupation](#) that is requiring additional conditions of approval as shown in subsection (D)(1) of this section.

(b) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles).

(c) Woodworking.

(d) Pest or weed control service.

(3) The following [uses](#), by the nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for [home occupations](#) and thereby impair the [use](#) and value of a residentially zoned [area](#) for residential purposes and are more suited to professional or business districts. Therefore, the [uses](#) specified below shall not be permitted as home occupations:

(a) Minor or major auto repair, painting of vehicles, trailers, or boats;

(b) Funeral chapel or home;

(c) Gift shops;

(d) Medical or [dental clinic](#);

(e) Welding or machine shops; and

(f) Appliance repair (large).

(E) [Child day care home](#) occupations shall limit the number of children at the residence to eight unless a second adult works for the [home occupation](#), in which case the day care shall limit the number of children at the residence to 16.

(1) All [day care home](#) occupations shall have a back [yard](#) fully enclosed with a secure [fence](#).

(2) All [day care home](#) occupations shall acquire a license from the Utah Department of Health, Bureau of Licensing Requirements.

(3) Any person residing within the [dwelling](#) or employed from out of the [dwelling](#) shall not have a conviction of any crime, identified in Section [77-27-21.5\(1\)\(e\)\(i\)](#), Utah Code Annotated 1953, or any other sexual crime against another person. Employees and everyone 18 years of age or older in the household shall provide a criminal background clearance through the Utah Bureau of Criminal Investigation prior to any contact with the children attending such day cares.

(F) [Adult day care home](#) occupations shall limit the number of adults at the residence to six at only one time. The following standards shall apply:

(1) The adult day care must be operated by a person who resides in the [single-family dwelling](#).

(2) An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The City may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety.

(3) An off-street, unobstructed, paved parking [area](#) for the pick up and drop off of adults must be provided.

(4) When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.

(5) The [rear yard](#) shall be fully enclosed with a secure [fence](#) at least 60 inches in height.

(6) The adult day care must be licensed by the state of Utah and continuously maintain a current license with the state as outlined in State Administrative Code R501-13.

(G) [Preschool](#) Home Occupations. [Home preschools](#) shall have back [yards](#) fully enclosed with secure fencing and shall limit the number of students to 16 children per session. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-7-040.]

### 10.35.050 Temporary commercial uses.

(A) Purpose. The enactment of this section is to accommodate certain [uses](#) that are temporary or seasonal in nature. Subject to the provisions of this section, the [Land Use Administrator](#) or designee may issue a temporary business license for the time period designated for each [use](#), subject to the findings that the commercial [use](#) is not a health or safety hazard and conforms to relevant portions of all Syracuse City [ordinances](#).

(B) Application and Review. The procedure for applying for a temporary business license shall be as follows:

(1) Submission of a completed temporary business license application and applicable fee, along with the following:

(a) [Site plan](#) drawing with dimensions and locations of any existing [structures](#) on the property as well as property dimensions and [setbacks](#), all existing driveways, [landscaping](#), and parking stalls associated with the site;

- (b) Written authorization from property owner;
- (c) Proposed signage associated with the [use](#) in conformance with Chapter [10.45](#) SCC;
- (d) Explanation of sanitary facilities to service the site;
- (e) Bonding/insurance requirements if applicable; and
- (f) Any other required information as requested by the [Land Use Administrator](#).

(2) The [Land Use Administrator](#) shall review the temporary [use](#) permit application for compliance with general standards and applicable regulations set forth in subsections (C) and (D) of this section and shall approve, conditionally approve, or deny the application within 10 working days.

(3) Any person aggrieved or affected by a decision of the [Land Use Administrator](#) in denying a temporary business license may appeal to the [Planning Commission](#) in writing within 10 days after receiving notice of the decision and according to SCC [10.20.120](#). The decision of the [Planning Commission](#) shall be final.

(C) General Standards. All [temporary commercial uses](#) shall meet the following requirements:

- (1) The applicant shall locate, operate, and maintain the [use](#) in a manner consistent with the policies of the [general plan](#) and all applicable provisions of City [ordinances](#) and state law.
- (2) The proposed site shall be adequate in size and shape to accommodate the [use](#).
- (3) The proposed site shall be adequately served by streets having sufficient width and improvements to accommodate the kind and quantity of traffic the [use](#) could reasonably generate.
- (4) The proposed site, or compliant alternate off site, shall provide adequate parking to accommodate vehicular traffic anticipated by the [use](#).
- (5) The operation of the [use](#) at its proposed location during the requested time period shall not jeopardize, endanger, or otherwise constitute a menace to [public](#) health, safety, or general welfare.
- (6) The applicant shall not make any permanent [alterations](#) to the site without the required approvals.
- (7) Applicants shall not install permanent [signs](#) and shall remove all approved temporary [signs](#) associated with the [use](#) at the conclusion of said [use](#).
- (8) None of the regulations in this section shall exempt the applicant or operator from any other required permits, such as health department permits.
- (9) The applicant shall ensure clean-up and necessary restoration work in a timely manner, returning the proposed site to the original condition upon completion of the temporary [use](#).
- (10) Nothing in this section shall prohibit City sponsored seasonal events, which could be considered [temporary commercial uses](#), if they receive approval by the [City Council](#).

(D) Specific Regulations.

- (1) Christmas Tree Sales Lots. Allowed in all [professional office](#), commercial, and industrial [zones](#), the display of Christmas trees need not comply with [setback](#) requirements of said [zones](#). However, licensees shall not locate any tree within clear-view [areas](#). The temporary business license shall be valid for a 45-day time period.
- (2) Fireworks Sales. Allowed in any [professional office](#), commercial, or industrial [zone](#) from temporary stands or trailers, the sale of fireworks shall be subject to the requirements of SCC Title [Z](#), Fire and Hazardous Materials.
- (3) Fast Food Huts. Temporary [uses](#) in [structures](#) less than 100 square feet for the retail sale of food items, such as shaved ice, snow cones, hot dogs, tacos, soft drinks, etc., shall be allowed in any [zone](#) where fast food establishments are a [permitted use](#) and in City parks. The temporary business license shall be valid for six months. These temporary [uses](#) selling items for human consumption on site shall be subject to all Health Department regulations.
- (4) Garage, [Yard](#), House, or Apartment Sales. Allowed in all [zones](#), as a [permitted use](#), without a temporary business license, property owners shall limit events to three consecutive days and no more than four events from the same property in any 12-month period. If located within a commercial [zone](#), the event organizer shall provide the City with written authorization from property owner and acquire written approval from the [Land Use Administrator](#) or designee.
- (5) Large-Scale Special Events, Such as Carnivals, Concerts, and Circuses, Including but Not Limited to Outdoor Entertainment and Similar Events. Allowed in all [zones](#), such events may be ongoing on any single property for up to a maximum of 30 days within a calendar year, with no more than three nonconsecutive separate events up to a maximum of 15 days per each event. In authorizing an application for a large-scale event, the [Land Use Administrator](#) or designee shall include as conditions of approval the following minimum provisions:
  - (a) Applicant shall limit the [use](#) to the dates and times, nature, and extent prescribed by the [Land Use Administrator](#).
  - (b) Applicant shall provide for fire protection and emergency vehicle access as prescribed by the Fire Chief.
  - (c) Applicant shall provide adequate numbers of trash receptacles on site, have them emptied at reasonable intervals at applicant's expense, and clean and restore event site to its original condition, or better, at the conclusion of the approved time period.
  - (d) Applicant shall observe all applicable laws and [ordinances](#), including but not limited to the construction, equipment used, plumbing, mechanical, electrical, and all other respects.
  - (e) Operators of any temporary food concessions shall also acquire applicable licenses and permits from the Davis County health department pursuant to local [ordinances](#) and state laws.
  - (f) Applicant shall provide access to adequate sanitary and medical facilities for all on-duty personnel.

(g) Applicant shall obtain and secure liability insurance to cover all activities prior to issuance of a temporary business license.

(h) Applicant shall comply with all additional limitations or conditions as required by the [Land Use Administrator](#).

(i) Applicant may request a one-time 30-day extension subject to approval of [Land Use Administrator](#) or designee.

(6) Outdoor Traveling Retail Sales, Such as Sales of Tools, Housewares, Rugs, Toys, Spas, or Other Manufactured Goods along with Retail Services. Allowed in all [professional office](#), commercial, and industrial [zones](#), such events may last up to a maximum of 30 days, including set up and take down of facilities.

(7) Sale of Motorized Vehicles. Allowed in any [professional office](#), commercial, and industrial [zones](#) where auto sales are a [permitted use](#), applicants shall limit such sales events to no more than three per calendar year that last no more than three consecutive days each at any location.

(8) Seasonal Produce Sales. Property owners may operate such sales in all [zones](#) as a [permitted use](#) without a temporary business license from June through October, subject to compliance with all other requirements of City [ordinances](#). [Ord. 11-10 § 2; Ord. 11-02 § 1 (Exh. A); Code 1971 § 10-7-050.]

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<sup>1</sup>Prior legislation: Ords. 02-05, 06-17 and 06-27.

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**The Syracuse City Code is current through Ordinance 19-03, passed February 12, 2019.**

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

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<https://www.codepublishing.com/>)



# COUNCIL AGENDA

May 28, 2019

## LEGESLATIVE ITEM

Agenda Item: "k.3"

Decision to Open the General Plan Map for Amendment

### *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:              | 409 S 3000 W  |
| Current Zoning: :      | R-1           |
| General Plan:          | R-1           |
| Proposed General Plan: | PRD           |
| Acres:                 | .5 Acres      |
| Applicant name:        | Hassan Namazi |
| Parcel ID:             | 12-034-0006   |

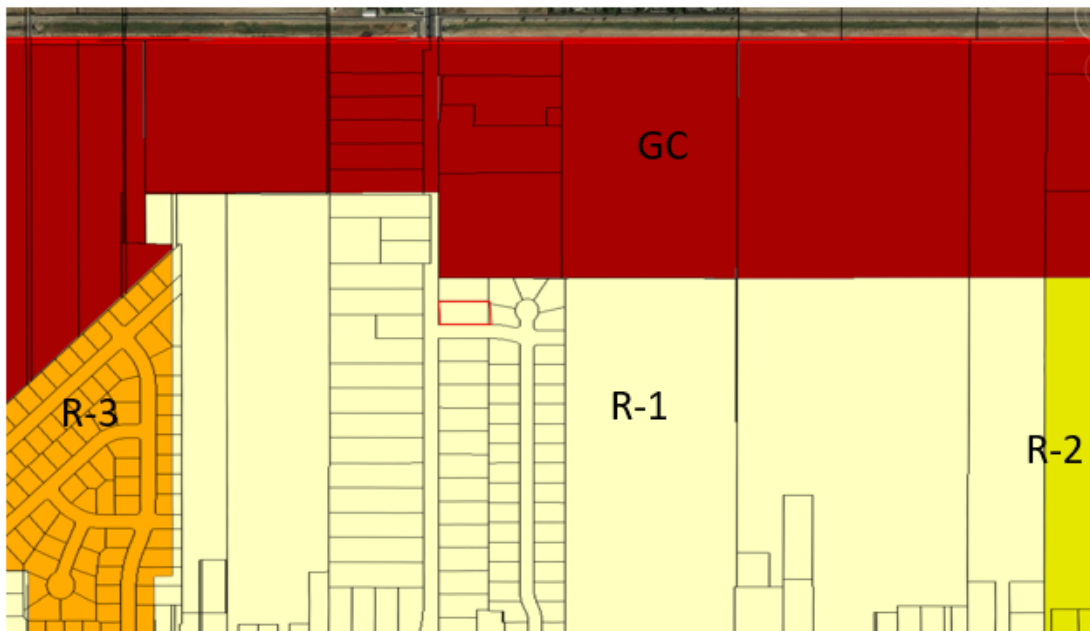
### *Summary*

The applicant is requesting to amend his general plan and zoning from R-1 to R-3. The lot is a half acre corner lot and the applicant desires to split the parcel, creating one new building lot. Current R-1 zoning requires 2.3 units per acre and a minimum lot size of 12,000 sf. He can meet the minimum lot size requirement with the split, but not the maximum units per acre. R-2 zoning has a maximum of 3 units per acre which would still not allow two lots on .5 acre. R-3 allows 4 lots maximum per acre which would allow 2 lots.

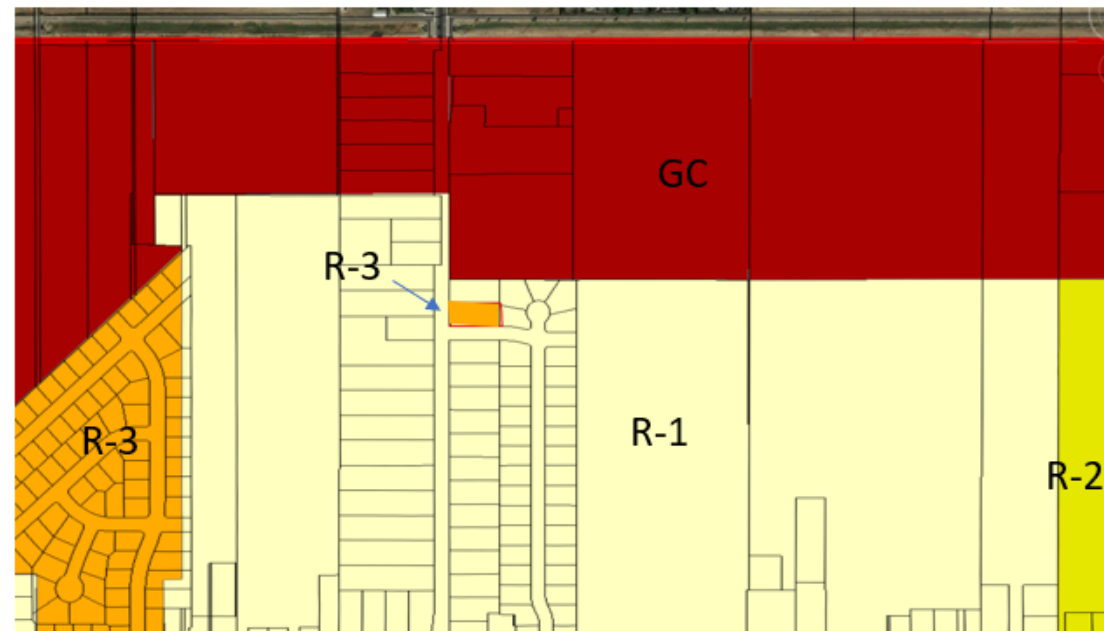
Since the general plan map is currently outside of an open amendment period, a special vote by council is required to allow this amendment. If the council voted to open the general plan map, then the application would resume its normal course to Planning Commission and back to council for a vote. It is proposed that both general plan and zoning map be run concurrently due to the simplicity of the application. After general plan and zoning is right, the applicant will be required to submit an application for subdivision which would again go through Planning Commission and City Council.



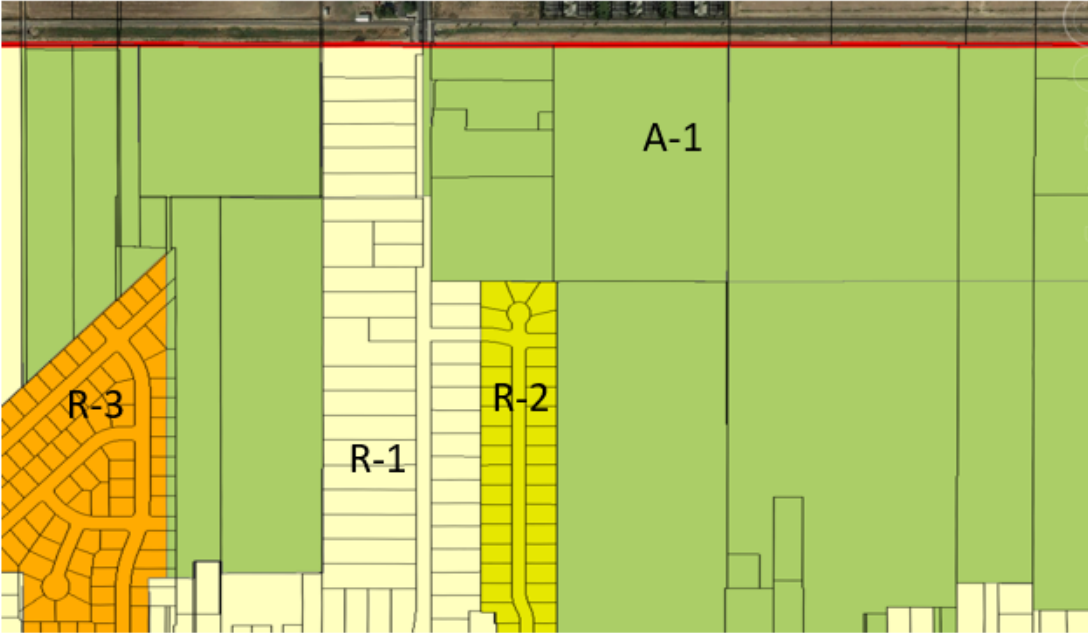
Current General Plan



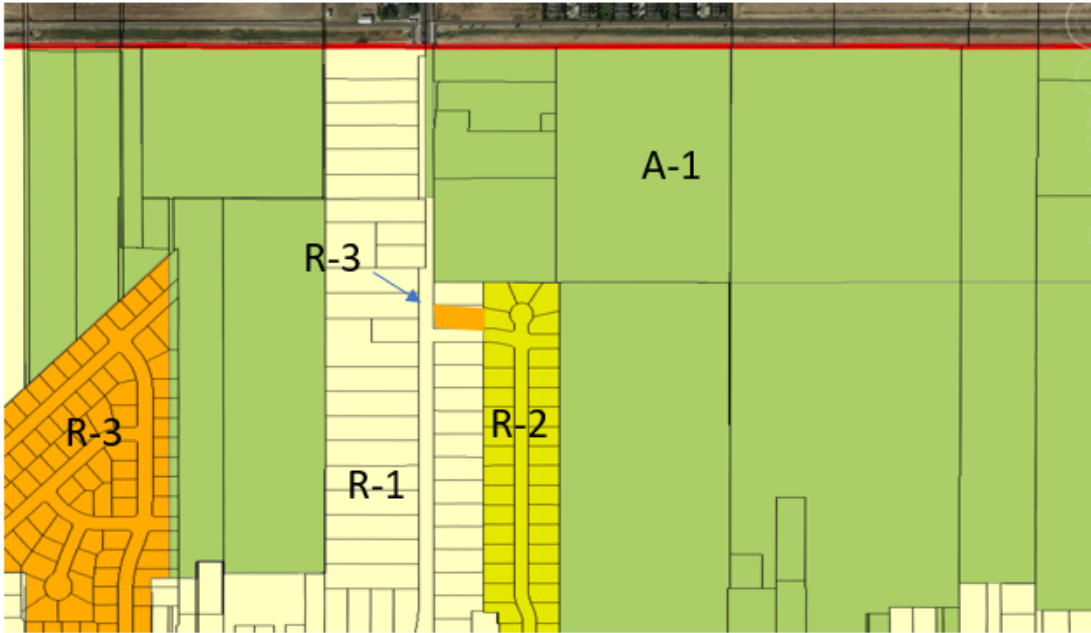
Proposed General Plan



Current Zoning



Proposed Zoning





# COUNCIL AGENDA

May 28, 2019

## ADMINISTRATIVE

**ITEM** Agenda Item: "k.4"

**The Fields Preliminary Plat**

### *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:             | 2465 West Gentile (3700 South) |
| Current Zoning:       | R-1                            |
| General Plan:         | R-1                            |
| Total Subdivision     | 54.59 Acres                    |
| Area: Number of Lots: | 115                            |
| Applicant Name        | CW and                         |

### *Summary*

The applicant has requested preliminary plat approval of a 115-lot residential subdivision called The Fields. This is a cluster subdivision in 3 phases. Minim lot size in the cluster is ,000 sqft and maximim density is 2.3 units per acre.

The northern half will accommodate the building lots and access to 2400 West while the southern half will be largely open space dedicated to the City. This meets the requirements of the open space required in the Cluster Conditional Use and provides for a continuation of the large open space created by the dedication of the regional park property as part of the Still Water development to the east. The restriction in the City Code on sewer lift stations without a dedicated Special Service Area to finance and maintain the lift stations limits development significantly in this area of the city. This provides opportunity for new development to create large open spaces as a buffer between development and the more natural environment across Gentile Street.

The trails master plan shows a trail to cross this property east to west, but is now proposed to run along 2400 West to be closer to the planned regional park. The developer is proposing a trail in the open space are that will eventually connect to the planned shoreline trail.

The Planning Commission voted on 5-21-19 to approve the conditional use permit for the cluster subdivision and forward a recommendation for approval of the preliminary plat. The vote was six affirmative, 1 abstained, and 1 was absent.



# THE FIELDS color plan

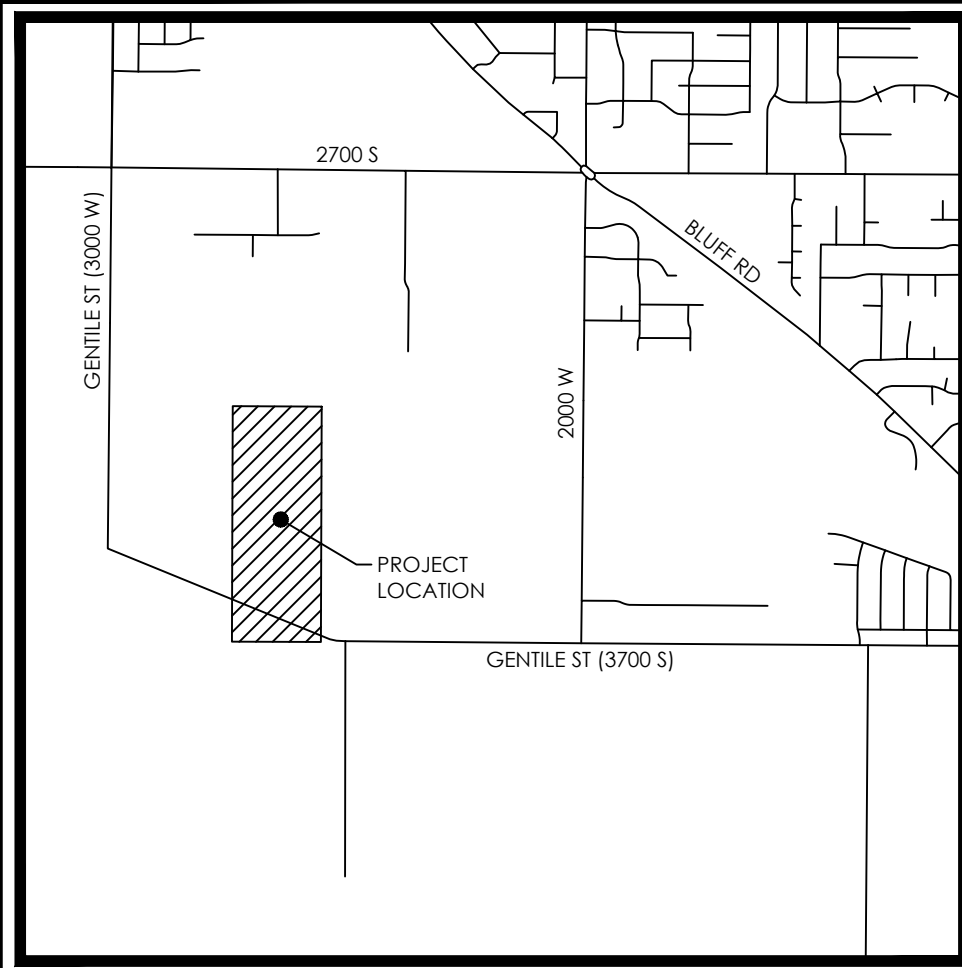
SYRACUSE CITY, DAVIS COUNTY

05/07/19

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C.W.  
**LAND**  
 co.





**VICINITY MAP**

NTS

**GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO SYRACUSE CITY AND NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

**NOTICE**

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

**ENGINEER'S NOTES TO CONTRACTOR**

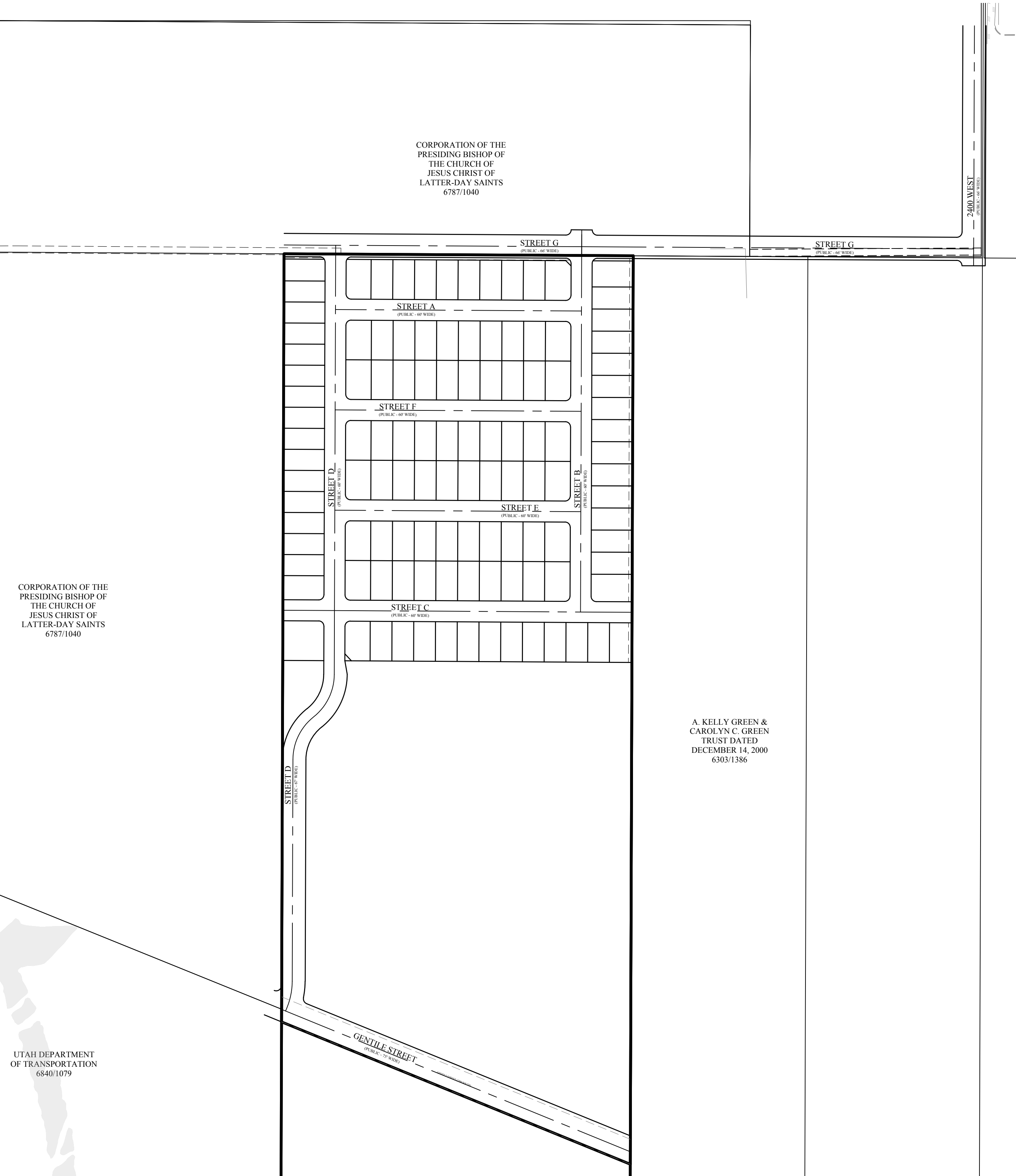
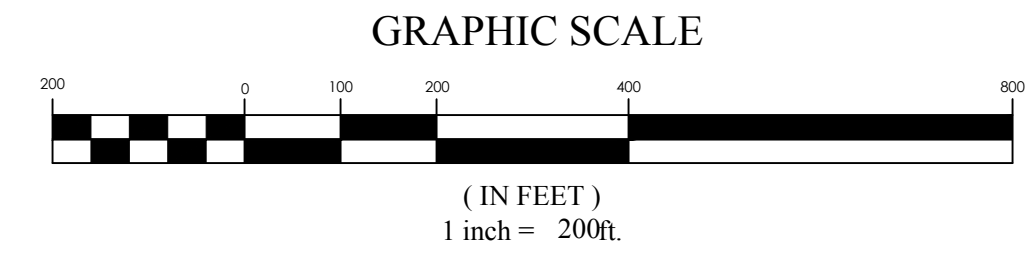
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CORPORATION OF THE  
PRESIDING BISHOP OF  
THE CHURCH OF  
JESUS CHRIST OF  
LATTER-DAY SAINTS  
6787/1040

UTAH DEPARTMENT  
OF TRANSPORTATION  
6840/1079

# THE FIELDS

PREPARED FOR:  
**C.W. LAND COMPANY**  
LOCATED IN:  
**SYRACUSE, UTAH**



**SITE MAP**

**Sheet List Table**

| Sheet Number | Sheet Title               |
|--------------|---------------------------|
| C1           | PRELIMINARY COVER SHEET   |
| C2           | PRELIMINARY PLAT          |
| C2.1         | PRELIMINARY PLAT          |
| C2.2         | PRELIMINARY PLAT          |
| C3           | PRELIMINARY SITE PLAN     |
| C3.1         | PRELIMINARY SITE PLAN     |
| C3.2         | PRELIMINARY SITE PLAN     |
| C3.3         | PRELIMINARY SITE PLAN     |
| C3.4         | PRELIMINARY SITE PLAN     |
| C4           | PRELIMINARY PHASING PLAN  |
| C5           | PRELIMINARY DRAINAGE PLAN |
| C5.1         | PRELIMINARY DRAINAGE PLAN |
| L1           | LANDSCAPE PLAN            |
| L2           | STREET TREE PLAN          |

**CONTACTS**

ENGINEER & SURVEYOR  
FOCUS ENGINEERING & SURVEYING,LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047  
(801) 352-0075  
PROJECT MANAGER: BRANDON PARR  
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER  
C.W. LAND COMPANY  
1222 WEST LEGACY CROSSING BLVD #6  
CENTERVILLE, UTAH 84014  
(801) 634-2129  
CONTACT: BRYAN BAYLES

**BENCHMARK**  
SOUTH 1/4 CORNER OF SECTION 21  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV: 4228.08  
DATUM: NGVD29



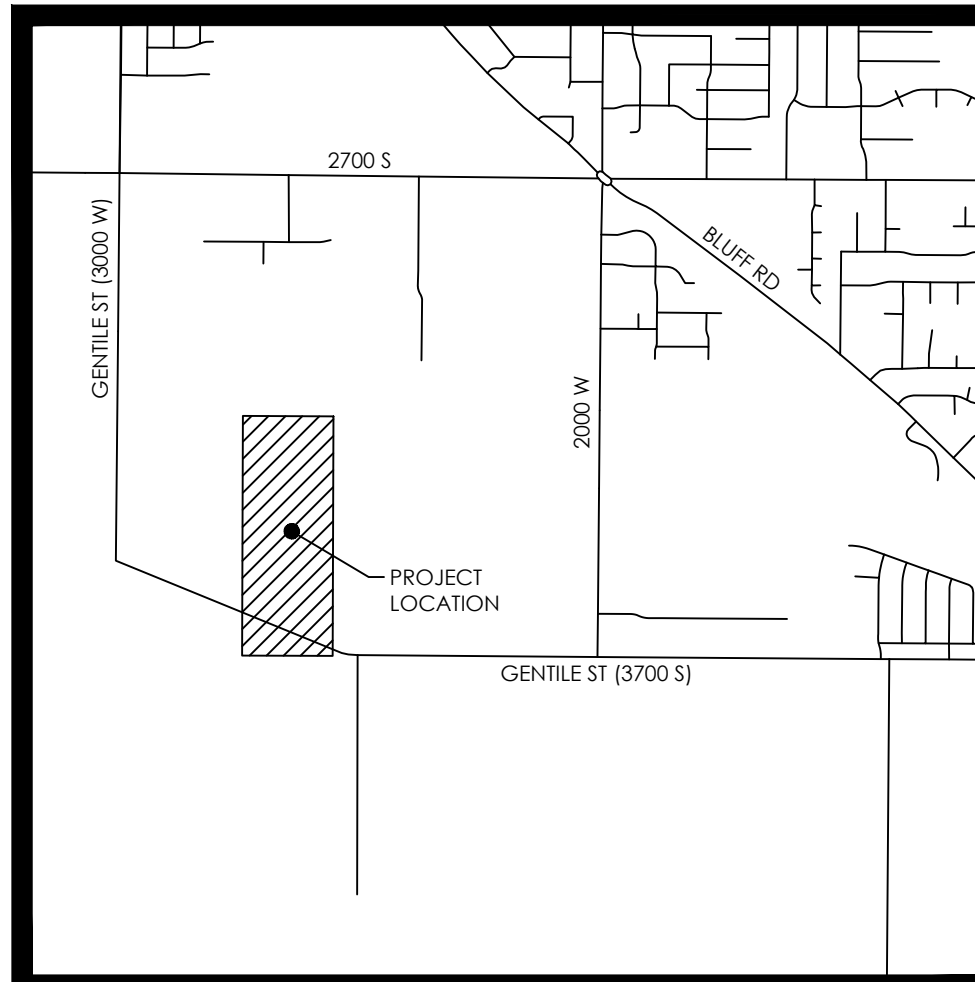
**THE FIELDS**  
SYRACUSE, UTAH  
**PRELIMINARY COVER SHEET**

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              |      |             |
| 2              |      |             |
| 3              |      |             |
| 4              |      |             |
| 5              |      |             |
| 6              |      |             |

**PRELIMINARY COVER SHEET**

Scale: 1"=200' Drawn: BP  
Date: 5/13/2019 Job #: 17-317  
Sheet:

**C1**



VICINITY MAP  
N.T.S.

| Curve Table |        |           |        |                 |              |
|-------------|--------|-----------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 200.00 | 22°01'13" | 76.86  | N11°11'53"E     | 76.39        |
| C2          | 155.00 | 51°29'43" | 139.31 | S25°56'08"W     | 134.67       |
| C3          | 155.00 | 51°29'43" | 139.31 | N25°56'08"E     | 134.67       |
| C4          | 192.00 | 51°29'43" | 172.56 | S25°56'08"W     | 166.81       |
| C6          | 15.00  | 89°50'49" | 23.52  | N44°44'08"W     | 21.18        |
| C7          | 15.00  | 90°09'11" | 23.60  | N45°15'52"E     | 21.24        |
| C8          | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C9          | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C10         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C11         | 15.00  | 89°50'45" | 23.52  | S44°44'10"E     | 21.18        |
| C12         | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C13         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C14         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C15         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C16         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C17         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C18         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C19         | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C20         | 15.00  | 89°50'45" | 23.52  | S44°44'10"E     | 21.18        |
| C21         | 15.00  | 57°38'31" | 15.09  | S61°30'32"W     | 14.46        |
| C22         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C23         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C24         | 15.00  | 32°05'21" | 8.40   | N15°51'24"W     | 8.29         |
| C25         | 15.00  | 57°46'09" | 15.12  | N60°47'09"W     | 14.49        |
| C26         | 15.00  | 32°30'00" | 8.51   | S16°26'16"E     | 8.39         |
| C27         | 15.00  | 89°51'25" | 23.52  | N44°44'30"W     | 21.19        |
| C28         | 15.00  | 90°08'35" | 23.60  | N45°15'30"E     | 21.24        |
| C29         | 15.00  | 89°51'25" | 23.52  | S44°44'30"E     | 21.19        |
| C31         | 118.00 | 51°29'43" | 106.05 | S25°56'08"W     | 102.52       |
| C32         | 237.00 | 11°26'38" | 47.34  | S05°54'35"W     | 47.26        |
| C33         | 15.00  | 79°25'25" | 20.79  | S28°04'48"E     | 19.17        |
| C34         | 15.00  | 90°08'03" | 23.60  | N45°15'46"E     | 21.24        |
| C35         | 15.00  | 89°51'57" | 23.53  | N44°44'14"W     | 21.19        |
| C36         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C38         | 15.00  | 32°22'26" | 8.48   | S16°22'26"W     | 8.36         |
| C39         | 15.00  | 57°46'09" | 15.12  | S61°26'43"W     | 14.49        |

| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | N22°12'29"E | 10.75  |
| L2         | S67°47'31"E | 12.28  |

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY PLANNING COMMISSION.  
PLANNING DIRECTOR \_\_\_\_\_

**CITY ENGINEER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
SYRACUSE CITY ENGINEER \_\_\_\_\_

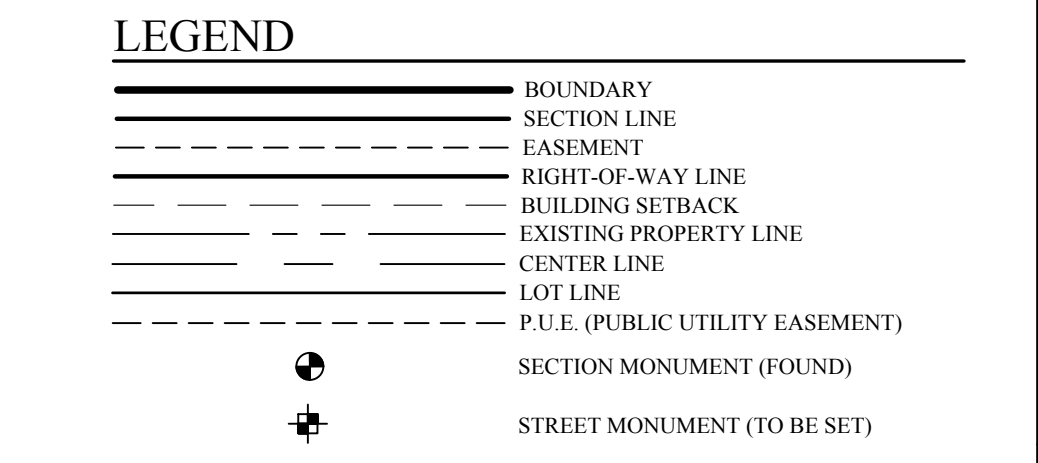
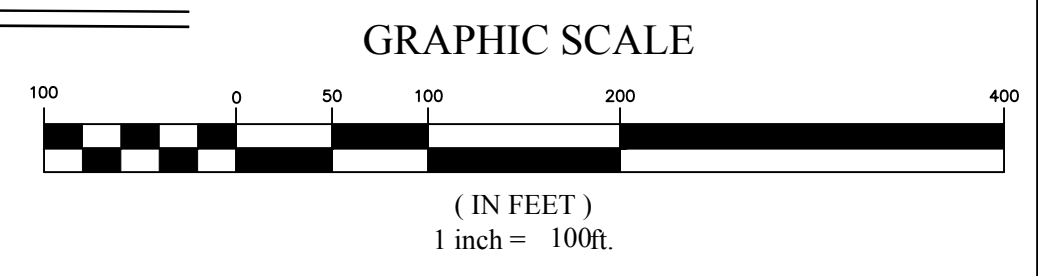
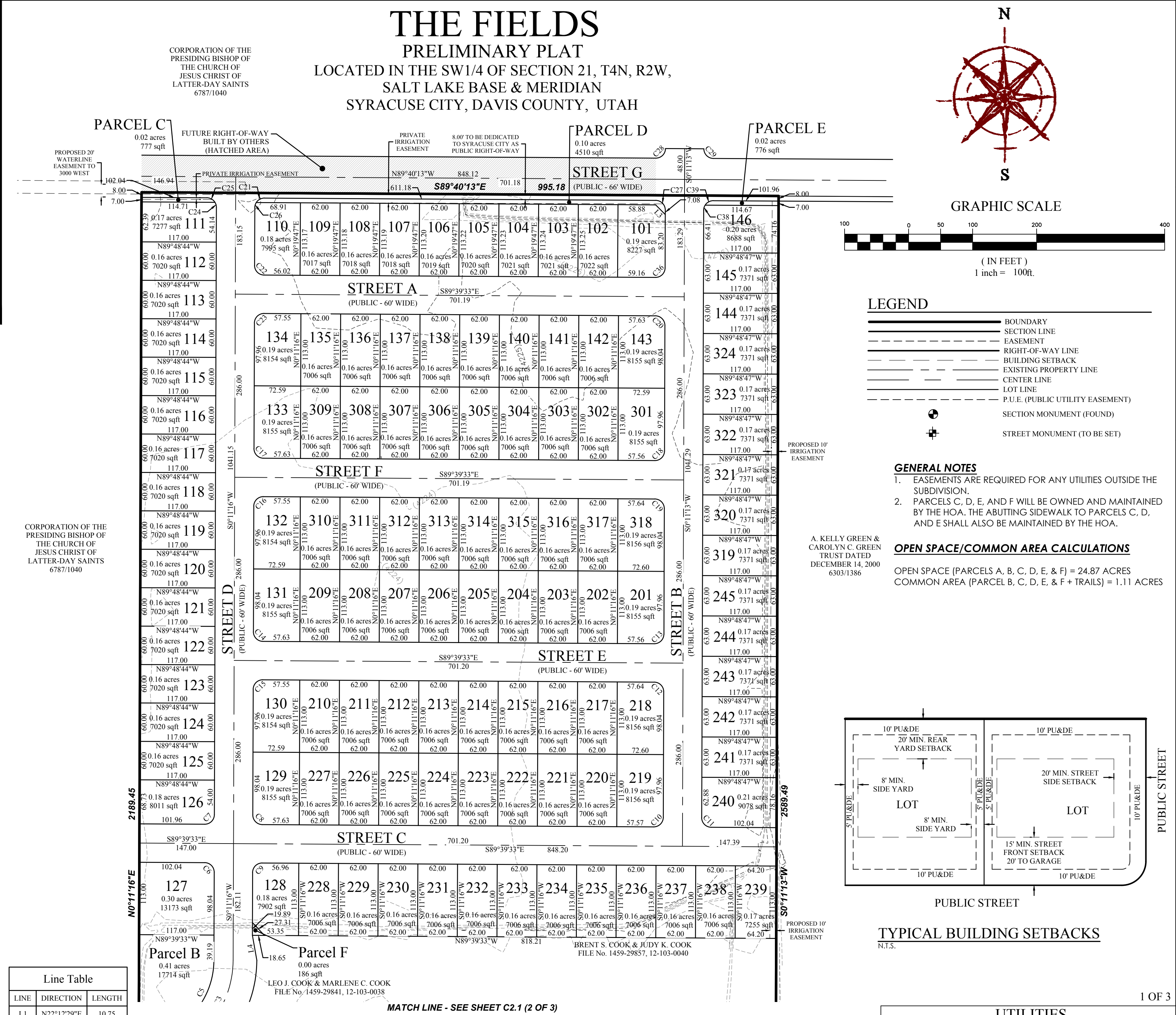
**CITY ATTORNEY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
SYRACUSE CITY ATTORNEY \_\_\_\_\_

**CITY COUNCIL**  
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_  
ATTEST \_\_\_\_\_  
CITY RECORDER \_\_\_\_\_

# THE FIELDS

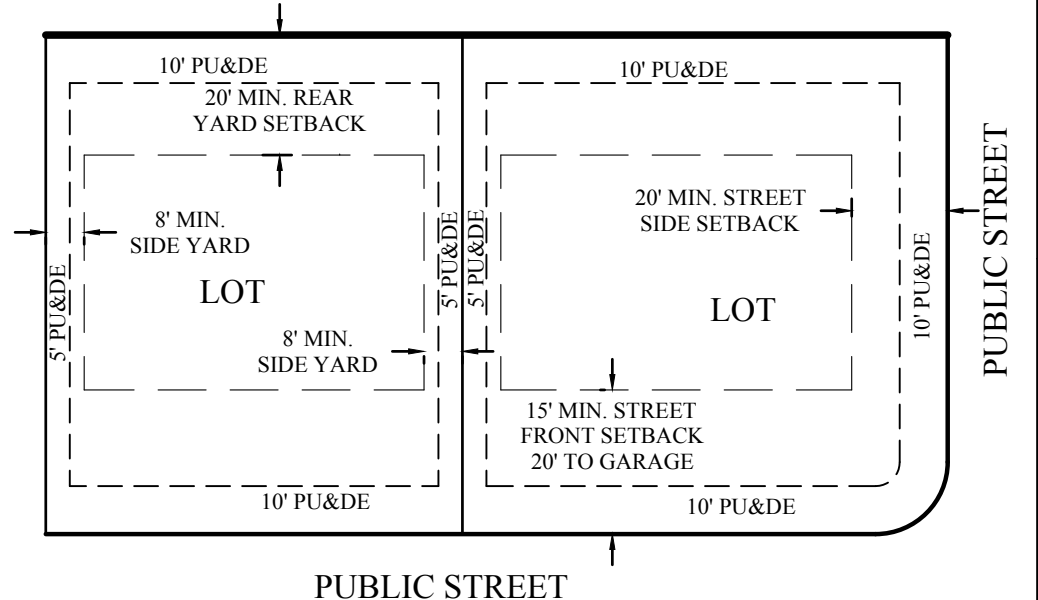
## PRELIMINARY PLAT

LOCATED IN THE SW1/4 OF SECTION 21, T4N, R2W,  
SALT LAKE BASE & MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH



**GENERAL NOTES**  
1. EASEMENTS ARE REQUIRED FOR ANY UTILITIES OUTSIDE THE SUBDIVISION.  
2. PARCELS C, D, E, AND F WILL BE OWNED AND MAINTAINED BY THE HOA. THE ABUTTING SIDEWALK TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.

**OPEN SPACE/Common Area CALCULATIONS**  
OPEN SPACE (PARCELS A, B, C, D, E, & F) = 24.87 ACRES  
COMMON AREA (PARCEL B, C, D, E, & F + TRAILS) = 1.11 ACRES



TYPICAL BUILDING SETBACKS  
N.T.S.

**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507  
Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SYRACUSE CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED N89°48'25"W ALONG THE SECTION LINE 331.77 FEET AND N00°11'13"E 43.63 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, T4N, R2W, SLB&M; THENCE N67°47'31"W 1073.54 FEET TO A POINT ON THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 6840 PAGE 1079 OF OFFICIAL RECORDS OF DAVIS COUNTY; THENCE N00°11'16"E ALONG SAID DEED AND ALONG THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 6787 PAGE 1040 OF OFFICIAL RECORDS OF DAVIS COUNTY AND ALONG THE 1/16TH (40 ACRE) SECTION LINE 2,189.45 FEET TO THE 1/4 SECTION LINE; THENCE S89°40'13"E ALONG THE 1/4 SECTION LINE 995.18 FEET; THENCE S00°11'13"W 2,589.49 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 54.59 ACRES +/-

**OWNER'S DEDICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

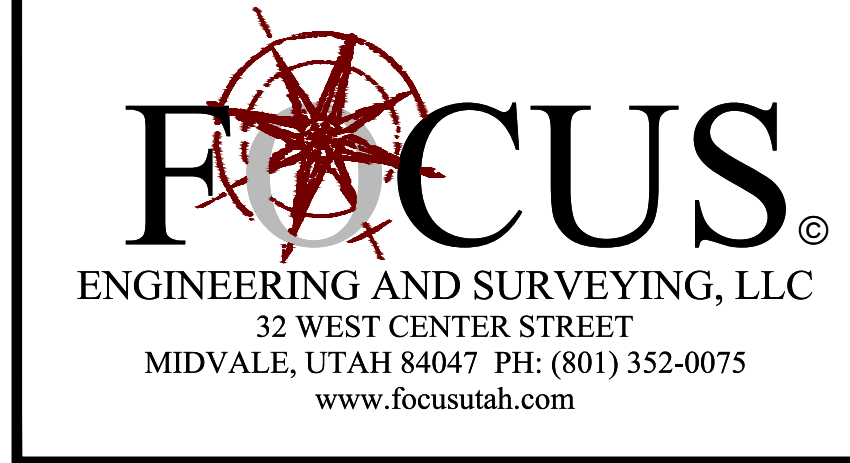
**THE FIELDS**  
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND DEDICATE TO THE HOME OWNERS ASSOCIATION (HOA) PARCELS "B, C, D, E, AND F" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS, ALSO THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SYRACUSE CITY, TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

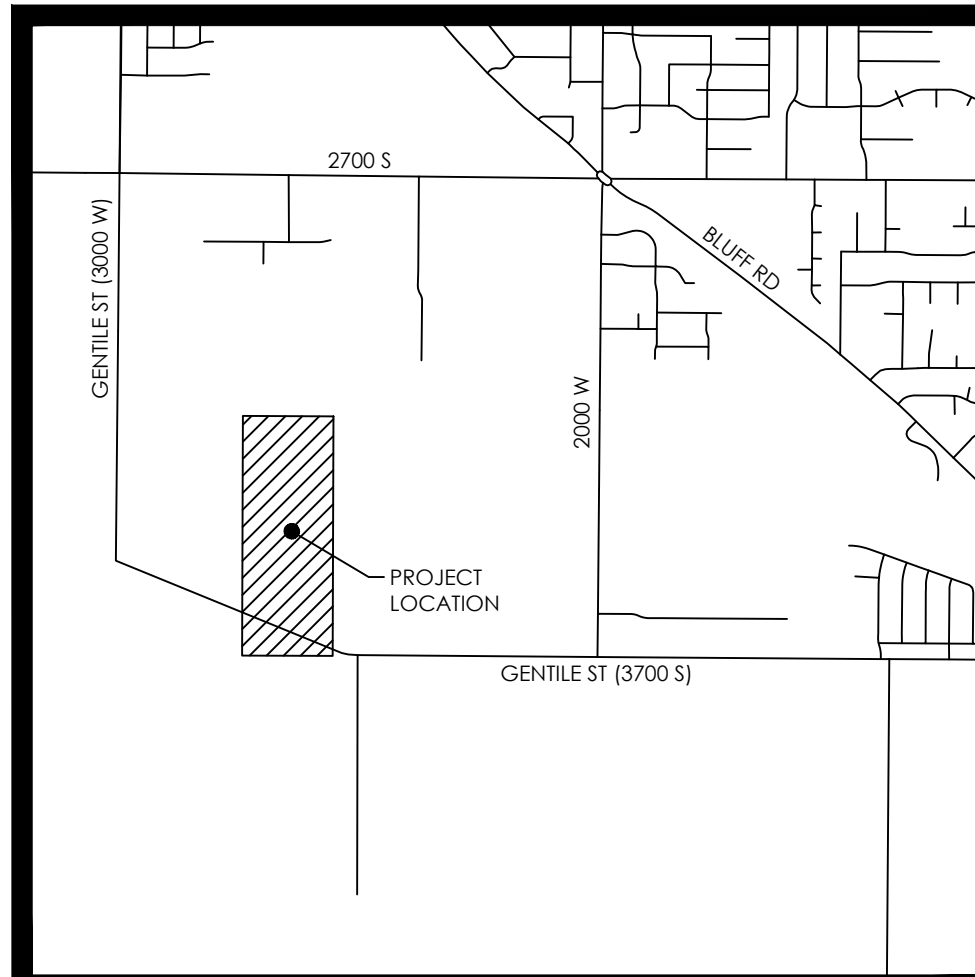
**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH,  
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ OF \_\_\_\_\_, A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY, UTAH, RESIDING IN \_\_\_\_\_ COUNTY, UTAH.  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**RECORDED #** \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_



Z:\2017\17-317 Cook Property\Design 17-317.dwg Sheets C2- plat.dwg



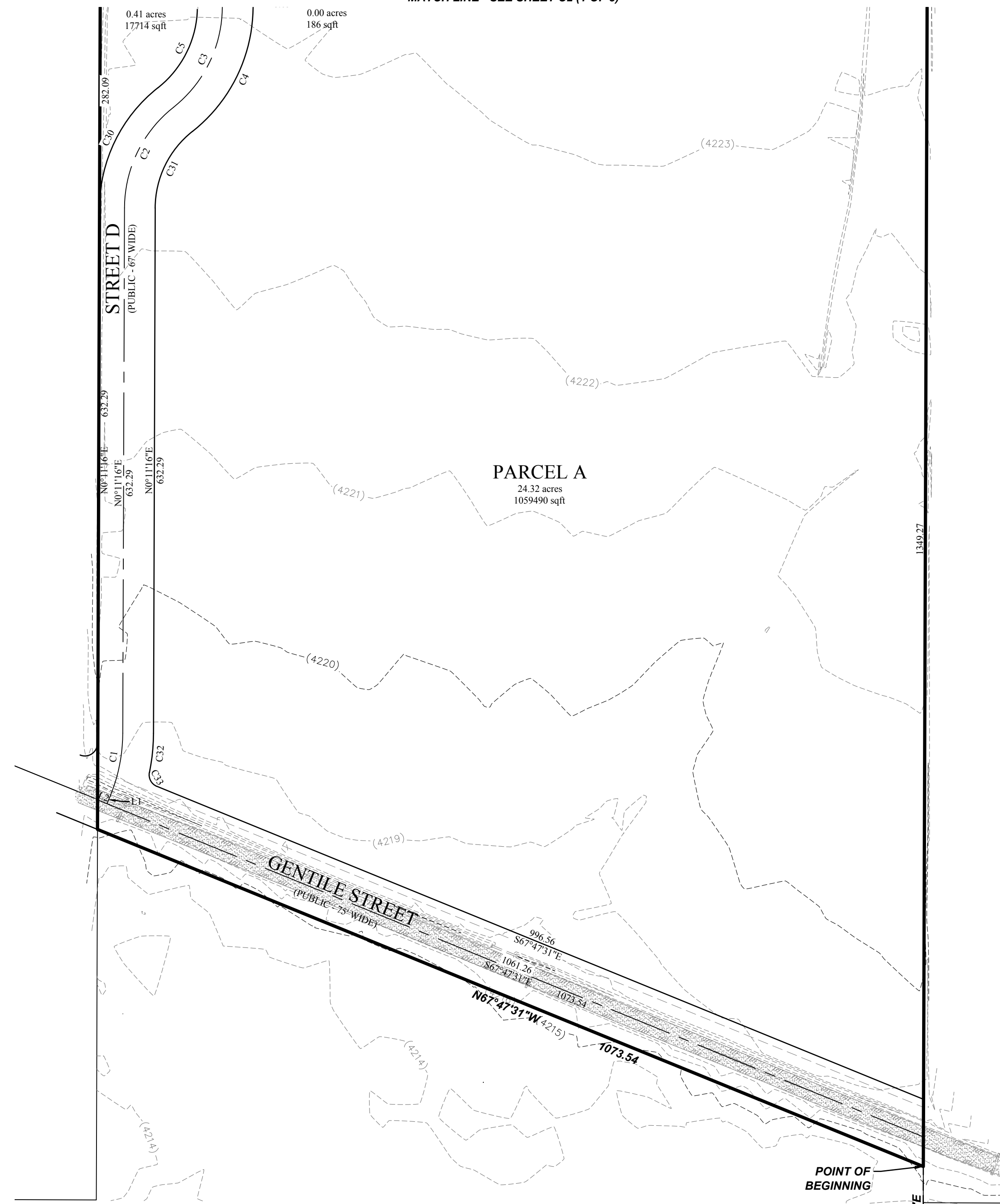
VICINITY MAP  
N.T.S

# THE FIELDS

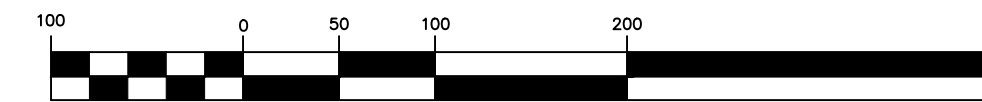
## PRELIMINARY PLAT

LOCATED IN THE SW1/4 OF SECTION 21, T4N, R2W,  
SALT LAKE BASE & MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

MATCH LINE - SEE SHEET C2 (1 OF 3)



GRAPHIC SCALE



(IN FEET)  
1 inch = 100ft.

**GENERAL NOTES**

- EASEMENTS ARE REQUIRED FOR ANY UTILITIES OUTSIDE THE SUBDIVISION.

Curve Table

| CURVE | RADIUS | DELTA     | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|-----------|--------|-----------------|--------------|
| C1    | 200.00 | 22°01'13" | 76.86  | N11°11'53"E     | 76.39        |
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| C19   | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C20   | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
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| C24   | 15.00  | 32°05'21" | 8.40   | N15°51'24"W     | 8.29         |
| C25   | 15.00  | 57°46'09" | 15.12  | N60°47'09"W     | 14.49        |
| C26   | 15.00  | 32°30'00" | 8.51   | S16°26'16"W     | 8.39         |
| C27   | 15.00  | 89°51'25" | 23.52  | N44°44'30"W     | 21.19        |
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**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SYRACUSE CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED N89°48'25"W ALONG THE SECTION LINE 331.77 FEET AND N00°11'13"E 43.63 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, T4N, R2W, SLB&M; THENCE N67°47'31"W 1073.54 FEET TO A POINT ON THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 6840 PAGE 1079 OF OFFICIAL RECORDS OF DAVIS COUNTY; THENCE N00°11'16"E ALONG SAID DEED AND ALONG THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 6787 PAGE 1040 OF OFFICIAL RECORDS OF DAVIS COUNTY AND ALONG THE 1/16TH (40 ACRE) SECTION LINE 2,189.45 FEET TO THE 1/4 SECTION LINE; THENCE S89°40'13"E ALONG THE 1/4 SECTION LINE 995.18 FEET; THENCE S00°11'13"W 2,589.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 54.59 ACRES+/-

- LEGEND**
- BOUNDARY
  - - - SECTION LINE
  - - - EASEMENT
  - - - RIGHT-OF-WAY LINE
  - - - BUILDING SETBACK
  - - - EXISTING PROPERTY LINE
  - - - CENTER LINE
  - - - LOT LINE
  - - - P.U.E. (PUBLIC UTILITY EASEMENT)
  - ⊕ SECTION MONUMENT (FOUND)
  - ⊕ STREET MONUMENT (TO BE SET)

**FOCUS**  
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32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
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SOUTHWEST CORNER OF SECTION 21, T4N, R2W, SLB&M (CALCULATED POSITION)

995.23'

BASIS OF BEARING CALCULATED: N89°48'25"W (SECTION LINE) 2,654.00'  
(DCS: N89°48'19"W 2,654.00')

331.77'

POINT OF BEGINNING

SOUTH 1/4 CORNER OF SECTION 21, T4N, R2W, SLB&M 1" PLUG IN ASPHALT

43.63'

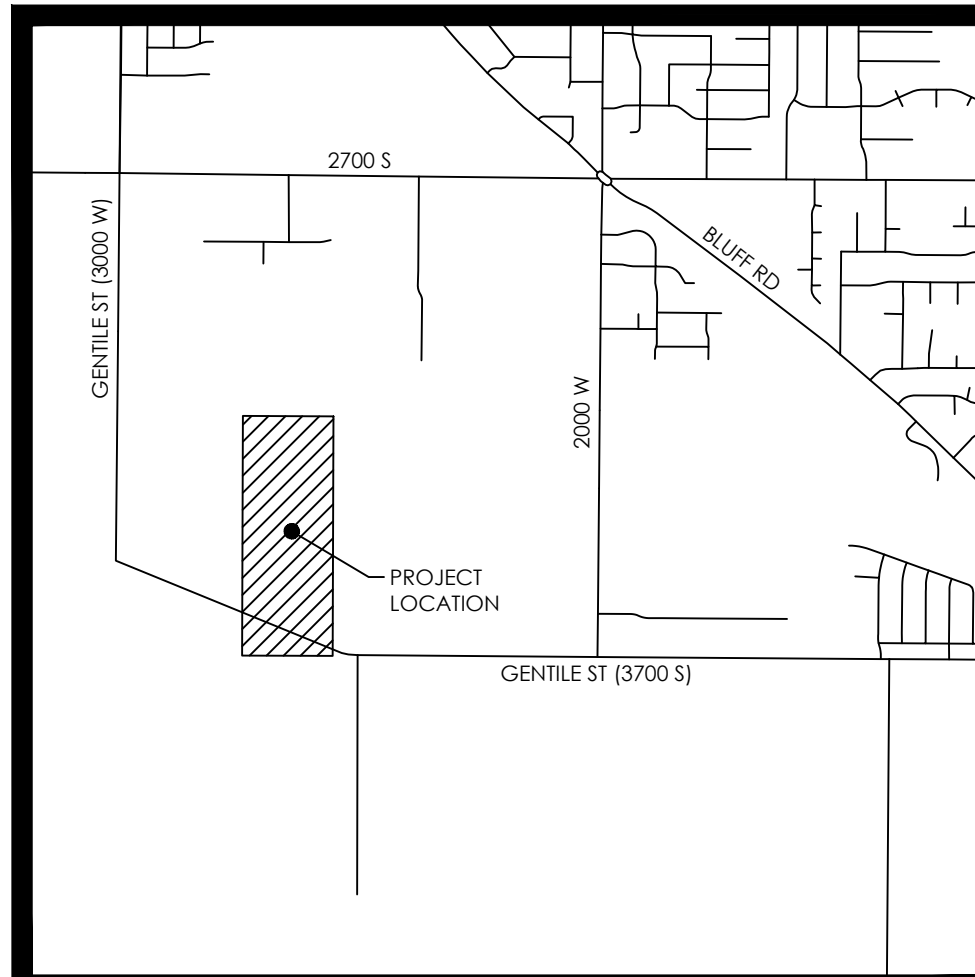
20 21 29 28

**RECORDED #** \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

Z:\2017\17-317 Cook Property\Design 17-317.dwg\Sheets\C2.1 - plat.dwg



VICINITY MAP  
N.T.S

| Curve Table |        |           |        |                 |              |
|-------------|--------|-----------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 200.00 | 22°01'13" | 76.86  | N11°11'53"E     | 76.39        |
| C2          | 155.00 | 51°29'43" | 139.31 | S25°56'08"W     | 134.67       |
| C3          | 155.00 | 51°29'43" | 139.31 | N25°56'08"E     | 134.67       |
| C4          | 192.00 | 51°29'43" | 172.56 | S25°56'08"W     | 166.81       |
| C6          | 15.00  | 89°50'49" | 23.52  | N44°44'08"W     | 21.18        |
| C7          | 15.00  | 90°09'11" | 23.60  | N45°15'52"E     | 21.24        |
| C8          | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C9          | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C10         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C11         | 15.00  | 89°50'45" | 23.52  | S44°44'10"E     | 21.18        |
| C12         | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C13         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C14         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C15         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C16         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C17         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C18         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C19         | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C20         | 15.00  | 89°50'45" | 23.52  | N44°44'10"W     | 21.18        |
| C21         | 15.00  | 57°38'31" | 15.09  | S61°30'32"W     | 14.46        |
| C22         | 15.00  | 89°50'49" | 23.52  | S44°44'08"E     | 21.18        |
| C23         | 15.00  | 90°09'11" | 23.60  | S45°15'52"W     | 21.24        |
| C24         | 15.00  | 32°05'21" | 8.40   | N15°51'24"W     | 8.29         |
| C25         | 15.00  | 57°46'09" | 15.12  | N60°47'09"W     | 14.49        |
| C26         | 15.00  | 32°30'00" | 8.51   | S16°26'16"W     | 8.39         |
| C27         | 15.00  | 89°51'25" | 23.52  | N44°44'30"W     | 21.19        |
| C28         | 15.00  | 90°08'35" | 23.60  | N45°15'30"E     | 21.24        |
| C29         | 15.00  | 89°51'25" | 23.52  | S44°44'30"E     | 21.19        |
| C31         | 118.00 | 51°29'43" | 106.05 | S25°56'08"W     | 102.52       |
| C32         | 237.00 | 11°26'38" | 47.34  | S05°54'35"W     | 47.26        |
| C33         | 15.00  | 79°25'25" | 20.79  | S28°04'48"E     | 19.17        |
| C34         | 15.00  | 90°08'03" | 23.60  | N45°15'46"E     | 21.24        |
| C35         | 15.00  | 89°51'57" | 23.53  | N44°44'14"W     | 21.19        |
| C36         | 15.00  | 90°09'15" | 23.60  | N45°15'50"E     | 21.24        |
| C38         | 15.00  | 32°22'26" | 8.48   | S16°22'26"W     | 8.36         |

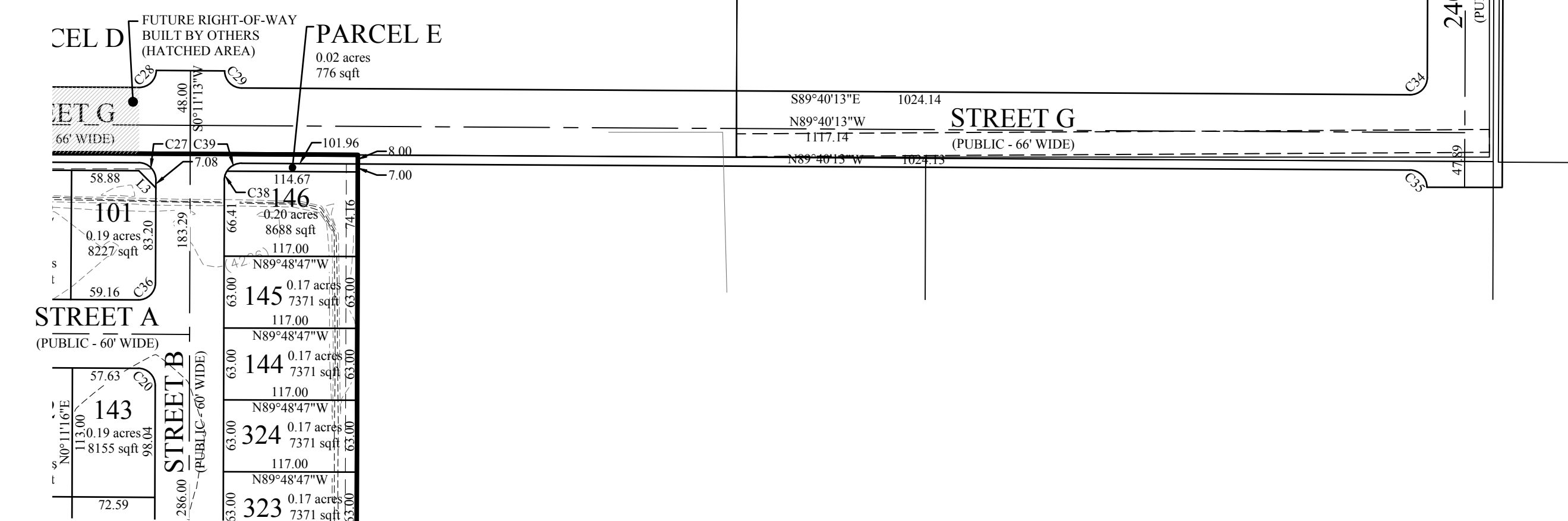
LEGEND

- BOUNDARY
- SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- - - CENTER LINE
- - - LOT LINE
- - - P.U.E. (PUBLIC UTILITY EASEMENT)
- ⊙ SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)

GENERAL NOTES

1. EASEMENTS ARE REQUIRED FOR ANY UTILITIES OUTSIDE THE SUBDIVISION.

| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | N22°12'29"E | 10.75  |
| L2         | S67°47'31"E | 12.28  |



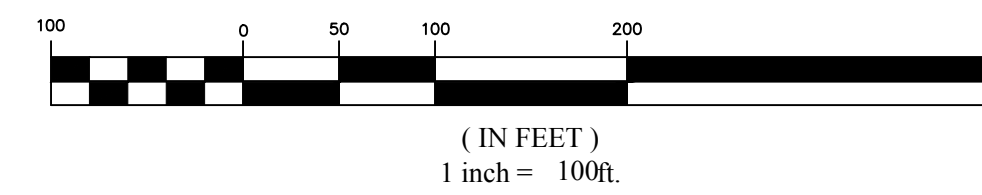
# THE FIELDS

## PRELIMINARY PLAT

LOCATED IN THE SW1/4 OF SECTION 21, T4N, R2W,  
SALT LAKE BASE & MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



**SURVEYOR'S CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SYRACUSE CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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CONTAINS: 54.59 ACRES+/-

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

**VILLAGES AT SHORELINE**

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SYRACUSE CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_ COUNTY RECORDER  
FEE \_\_\_\_\_

| UTILITIES            |            |
|----------------------|------------|
| COMCAST              | DATE _____ |
| CENTURY LINK         | DATE _____ |
| ROCKY MOUNTAIN POWER | DATE _____ |
| DOMINION ENERGY      | DATE _____ |

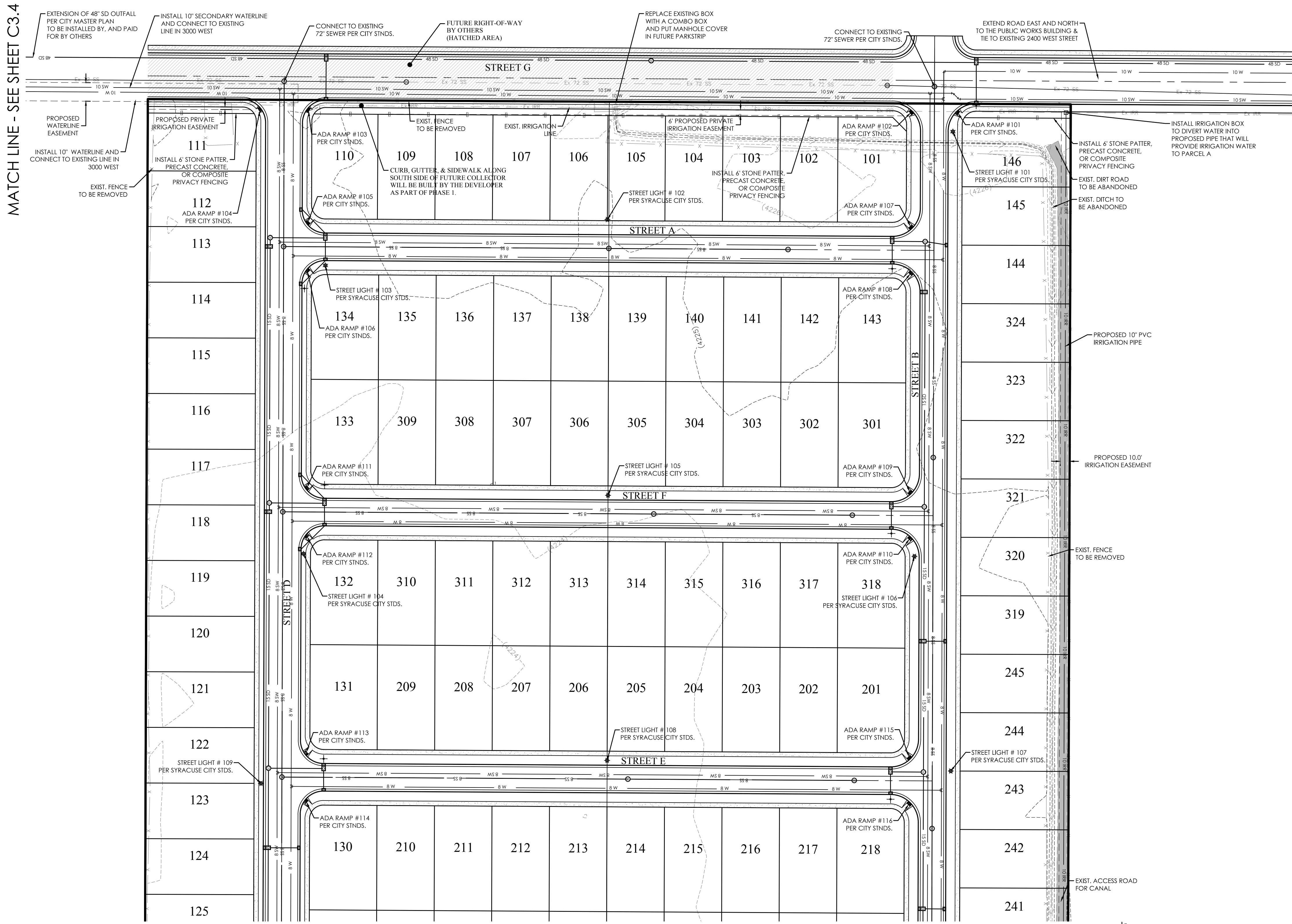
| PLANNING COMMISSION                                                                | CITY ENGINEER                                  | CITY ATTORNEY                                  | CITY COUNCIL                                                                                                                     |
|------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| APPROVED THIS _____ DAY OF _____, 20____ BY THE SYRACUSE CITY PLANNING COMMISSION. | APPROVED THIS _____ DAY OF _____, A.D., 20____ | APPROVED THIS _____ DAY OF _____, A.D., 20____ | PRESENTED TO THE SYRACUSE CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. |
| PLANNING DIRECTOR _____                                                            | SYRACUSE CITY ENGINEER _____                   | SYRACUSE CITY ATTORNEY _____                   | MAYOR _____<br>ATTEST _____<br>CITY RECORDER _____                                                                               |



Z:\2017\17-317 Cook Property\Design 17-317.dwg\Sheets\C2.2 - plat.dwg

MATCH LINE - SEE SHEET C3.4

MATCH LINE - SEE SHEET C3.3



MATCH LINE - SEE SHEET C3.1

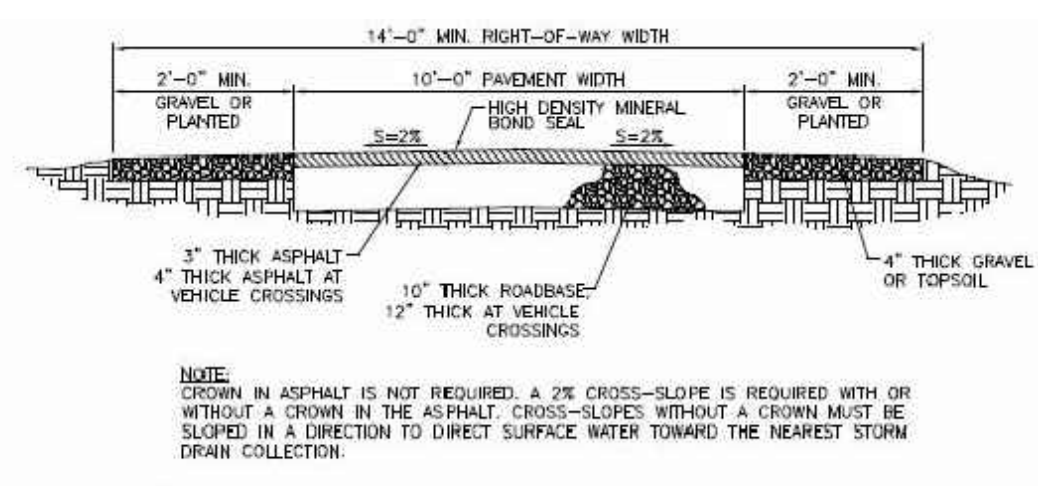
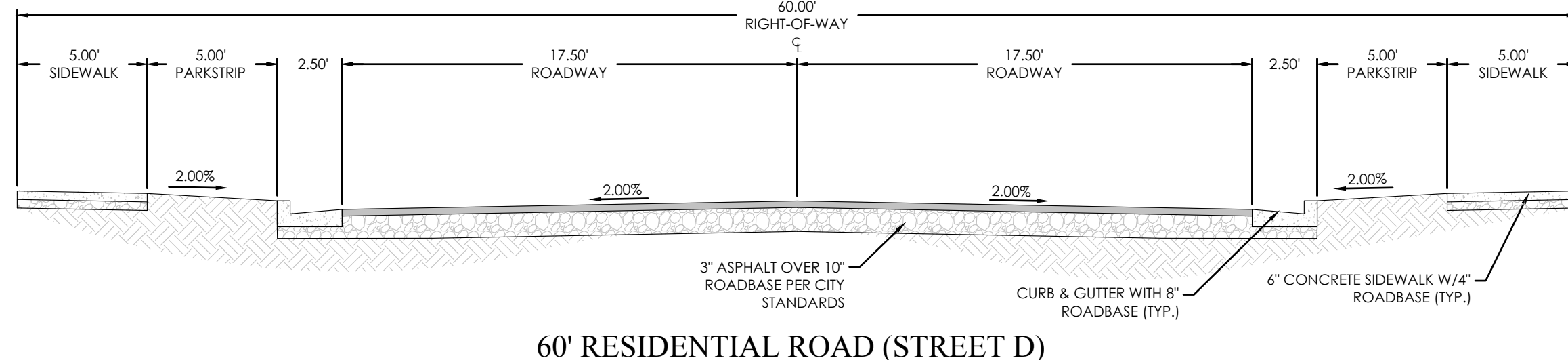
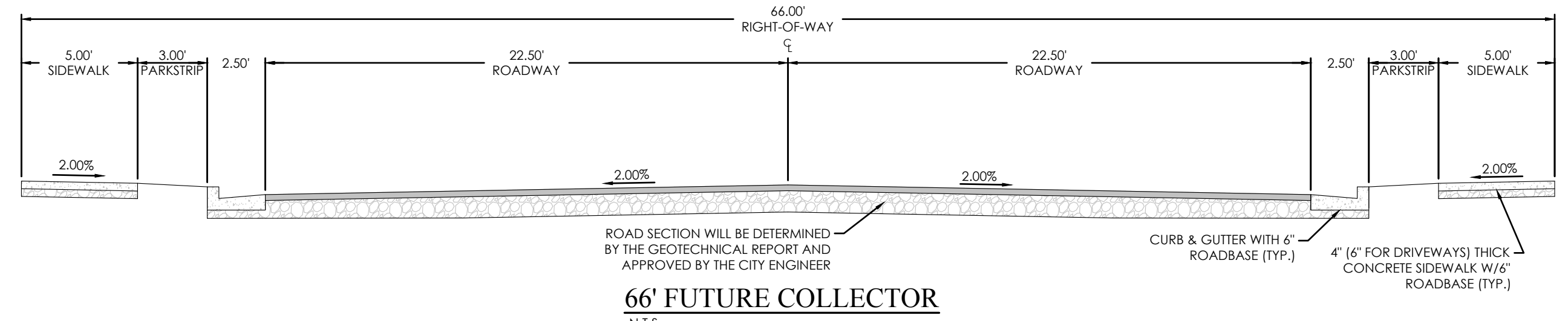
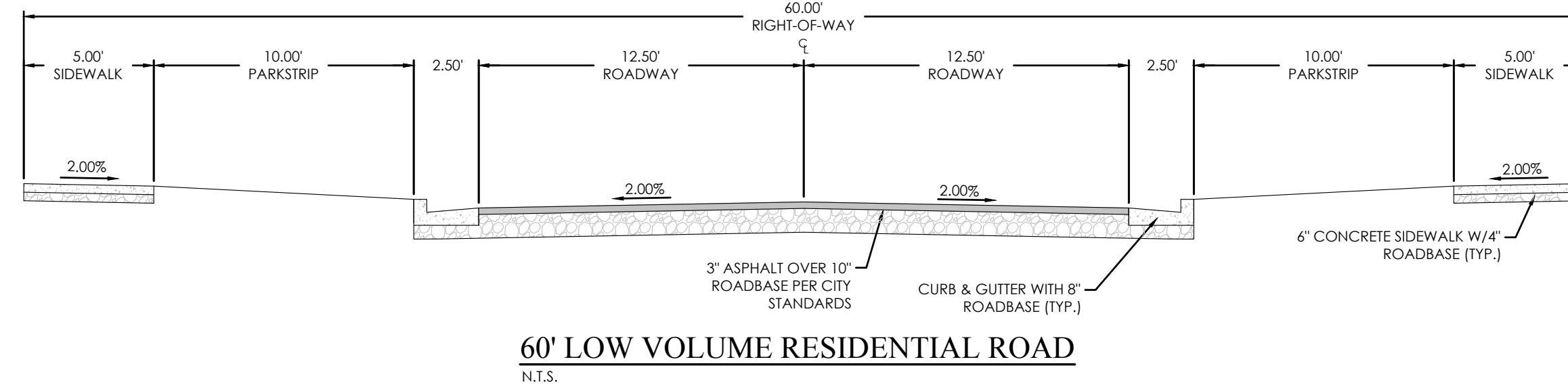


**LEGEND**

|     |                             |
|-----|-----------------------------|
| --- | BOUNDARY                    |
| --- | ROW                         |
| --- | CENTERLINE                  |
| --- | LOT LINE                    |
| --- | EASEMENT                    |
| --- | 15" STORM DRAIN             |
| --- | 8" SANITARY SEWER           |
| --- | 8" CULINARY WATER           |
| --- | 8" SECONDARY WATER          |
| --- | CONTOUR MAJOR               |
| --- | CONTOUR MINOR               |
| --- | EXIST. STORM DRAIN          |
| --- | EXIST. SANITARY SEWER       |
| --- | EXIST. CULINARY WATER       |
| --- | EXIST. FENCE                |
| --- | EXIST. CONTOUR MAJOR        |
| --- | EXIST. CONTOUR MINOR        |
| --- | SIGN                        |
| --- | STREET LIGHT                |
| --- | SD MH, INLET, AND COMBO     |
| --- | SEWER MANHOLE               |
| --- | VALVE, TEE & BEND           |
| --- | WATER BLOW-OFF              |
| --- | FIRE HYDRANT                |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT      |
| --- | EXIST. SD INLET & MH        |
| --- | EXIST. SEWER MH             |
| --- | EXIST. VALVE, TEE, & BEND   |
| --- | EXIST. FIRE HYDRANT         |
| --- | SPOT ELEVATION              |

**NOTES**

- EXISTING DITCHES TO THE EAST SHALL BE REALIGNED OR PIPED TO PREVENT FLOODING OUT THE SUBDIVISION.
- ALL EXISTING IRRIGATION TURNOUTS SERVING THE PROPERTY SHALL BE ABANDONED.
- ROAD CROSS SECTIONS WILL BE DETERMINED BY THE GEOTECHNICAL REPORT AND APPROVED BY THE CITY ENGINEER.
- NORTH DAVIS SEWER DISTRICT SHALL APPROVE ALL CONNECTIONS AND STANDARDS CONNECTING TO THEIR MAIN.
- THE LAYTON CANAL COMPANY SHALL APPROVE IMPROVEMENTS AROUND THEIR PIPE AND THE SIZE AND LOCATION OF ANY EASEMENTS.
- ALL TRAILS IN THIS DEVELOPMENT WILL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- PARCEL A TO BE IRRIGATED FOR AGRICULTURAL PURPOSES THROUGH ADJACENT PROPERTY.
- NO COMMUNITY FENCING IS REQUIRED AND NONE WILL BE INSTALLED.



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**THE FIELDS**  
SYRACUSE, UTAH  
PRELIMINARY SITE PLAN

**REVISION BLOCK**

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

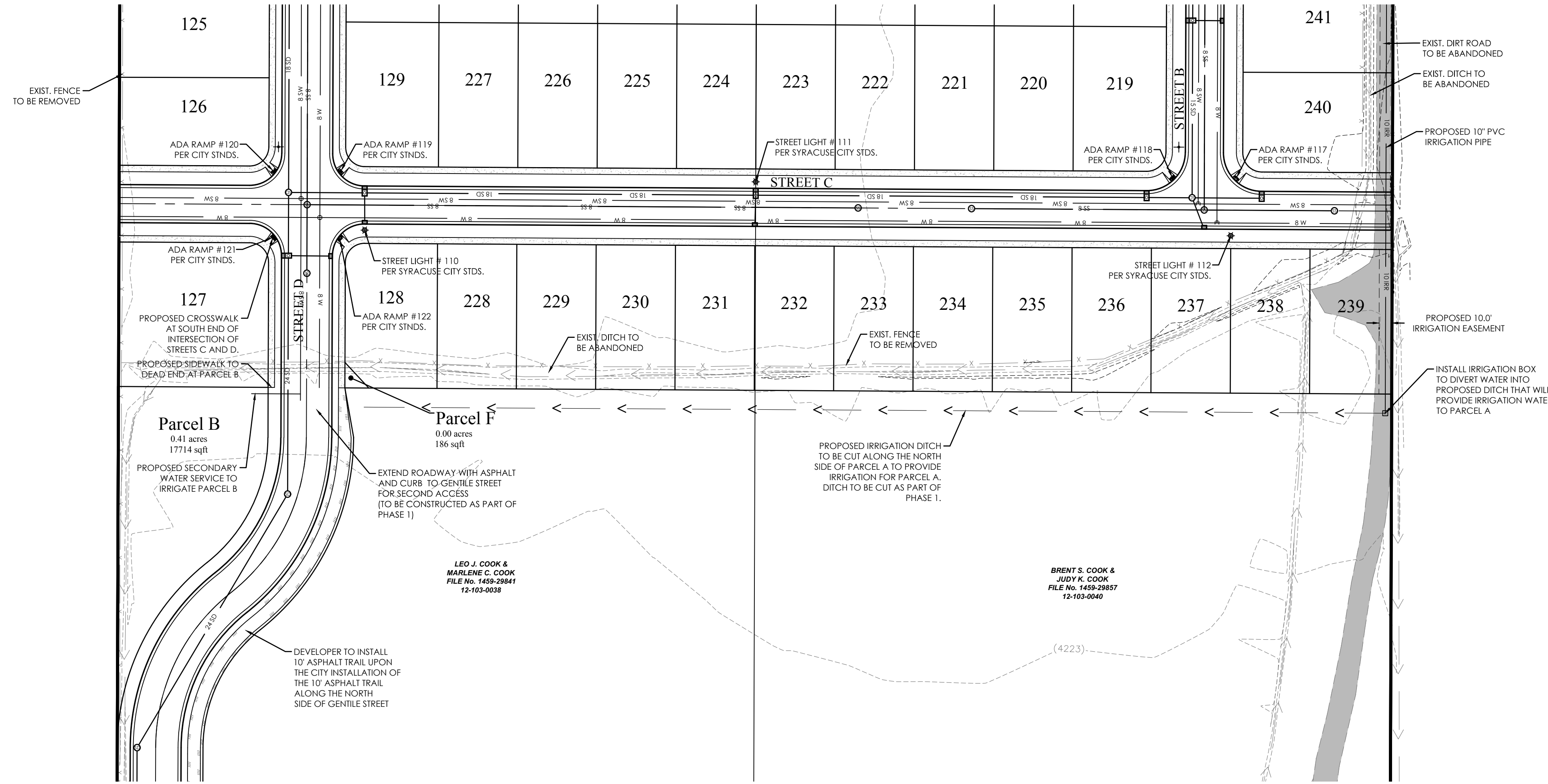
**PRELIMINARY SITE PLAN**

Scale: 1"=60'  
Date: 5/13/2019  
Job #: 17-317  
Sheet: C3

Drawn: BP  
Job #: 17-317

Z:\2017\17-317 Cook Property Design\17-317.dwg Preliminary Site plan.dwg

MATCH LINE - SEE SHEET C3



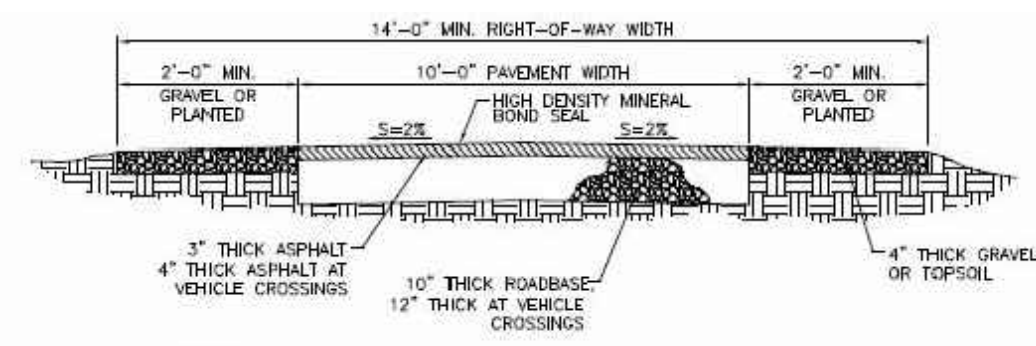
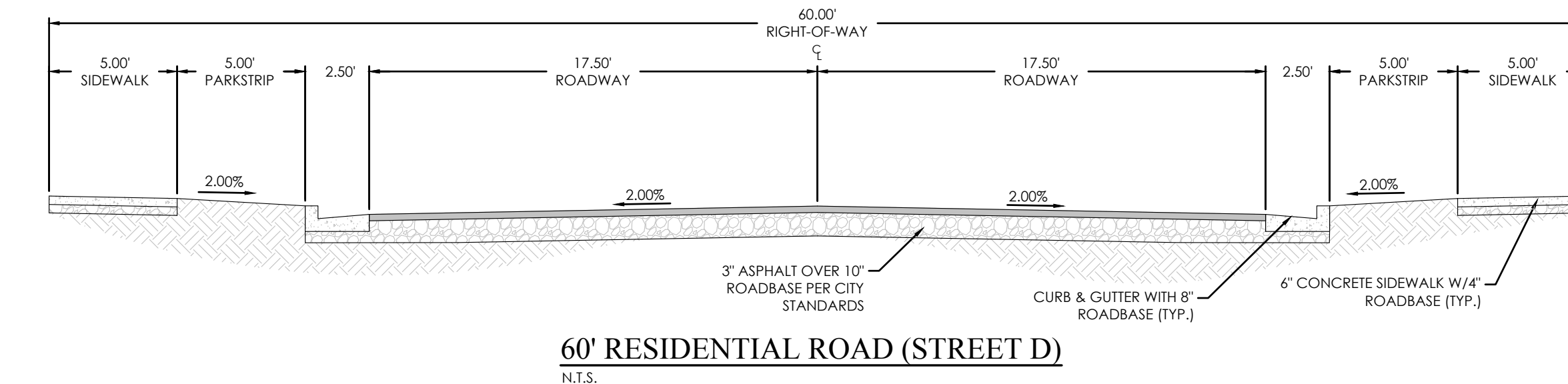
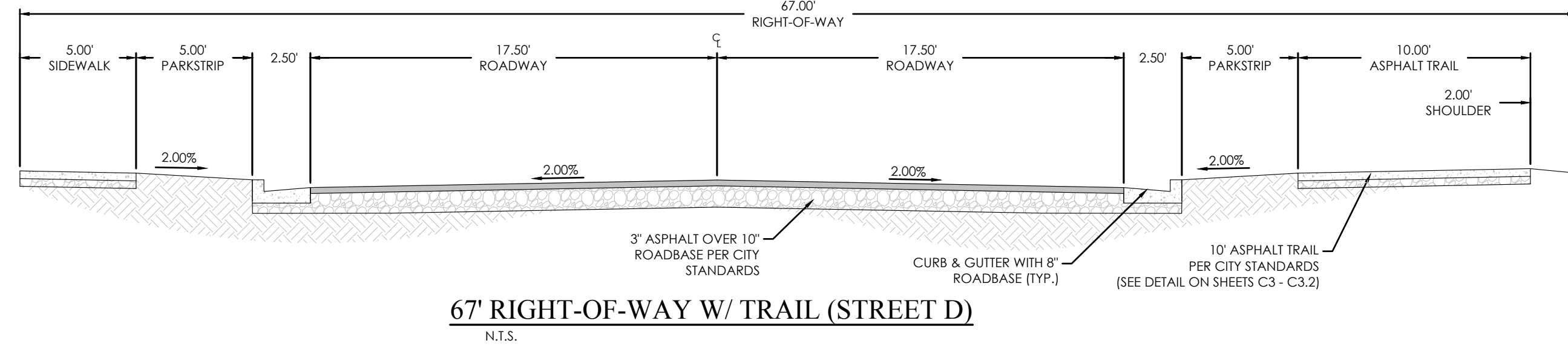
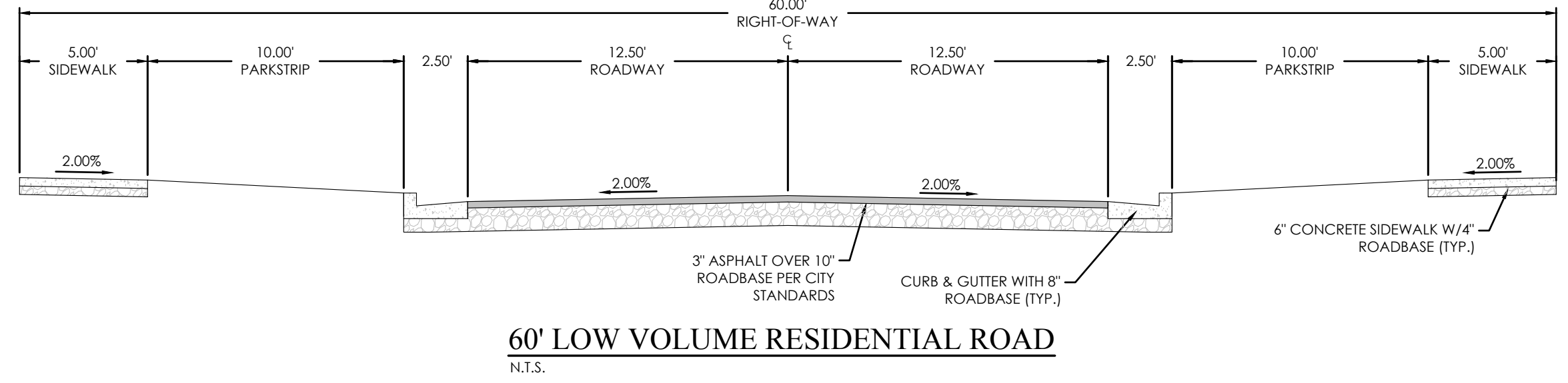
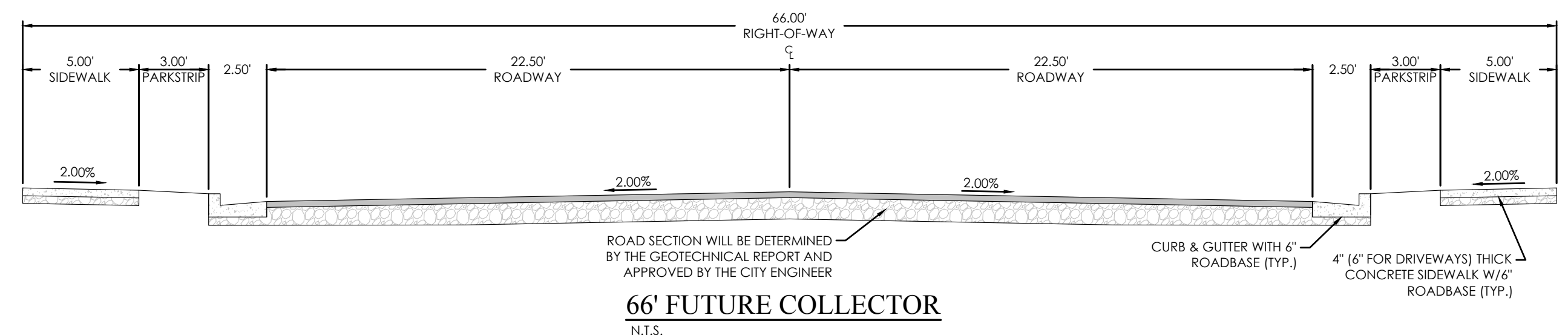
MATCH LINE - SEE SHEET C3.2



**LEGEND**

|     |                             |
|-----|-----------------------------|
| --- | BOUNDARY                    |
| --- | ROW                         |
| --- | CENTERLINE                  |
| --- | LOT LINE                    |
| --- | EASEMENT                    |
| --- | 15" STORM DRAIN             |
| --- | 8" SANITARY SEWER           |
| --- | 8" CULINARY WATER           |
| --- | 8" SECONDARY WATER          |
| --- | CONTOUR MAJOR               |
| --- | CONTOUR MINOR               |
| --- | EXIST. STORM DRAIN          |
| --- | EXIST. SANITARY SEWER       |
| --- | EXIST. CULINARY WATER       |
| --- | EXIST. FENCE                |
| --- | EXIST. CONTOUR MAJOR        |
| --- | EXIST. CONTOUR MINOR        |
| --- | SIGN                        |
| --- | STREET LIGHT                |
| --- | SD MH, INLET, AND COMBO     |
| --- | SEWER MANHOLE               |
| --- | VALVE, TEE & BEND           |
| --- | WATER BLOW-OFF              |
| --- | FIRE HYDRANT                |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT      |
| --- | EXIST. SD INLET & MH        |
| --- | EXIST. SEWER MH             |
| --- | EXIST. VALVE, TEE, & BEND   |
| --- | EXIST. FIRE HYDRANT         |
| --- | SPOT ELEVATION              |

- NOTES**
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NOTE: CROWN IN ASPHALT IS NOT REQUIRED. A 2% CROSS-SLOPE IS REQUIRED WITH OR WITHOUT A CROWN IN THE ASPHALT. CROSS-SLOPES WITHOUT A CROWN MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

STANDARD TRAIL SECTION  
SCALE: NOT TO SCALE

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**THE FIELDS**  
SYRACUSE, UTAH  
PRELIMINARY SITE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

**PRELIMINARY SITE PLAN**

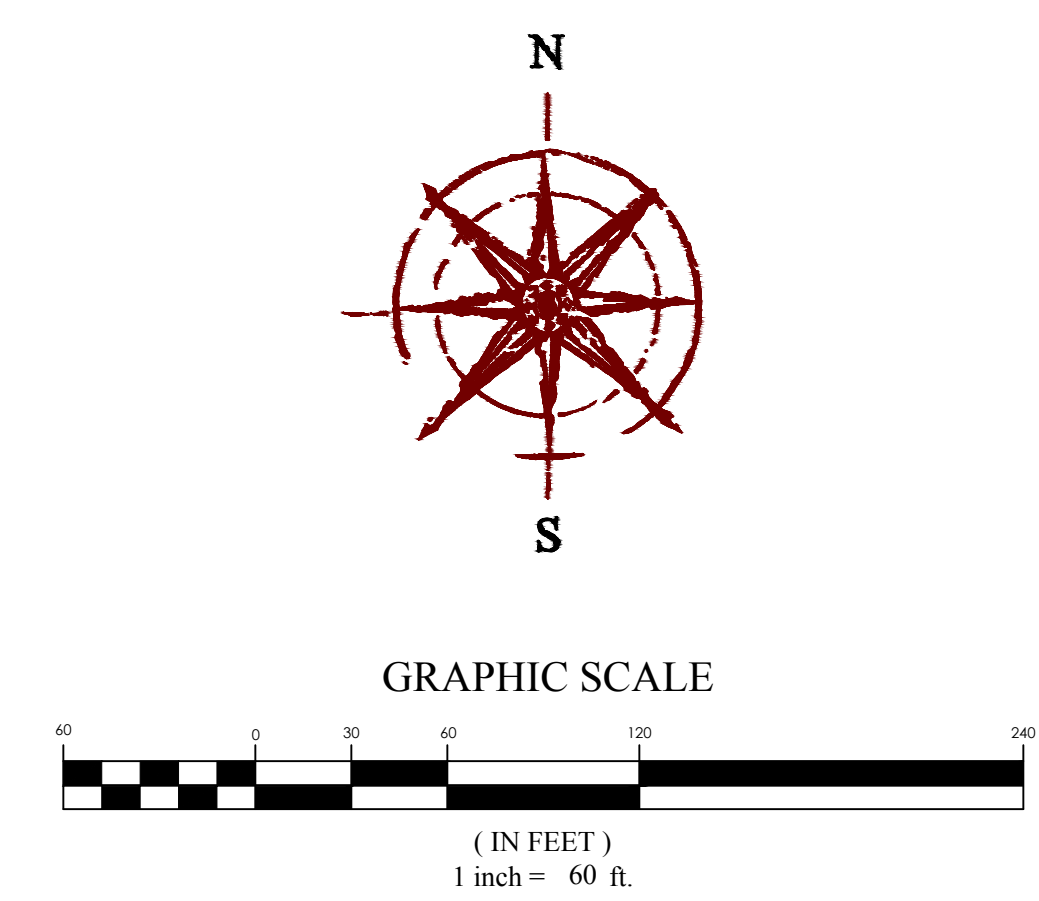
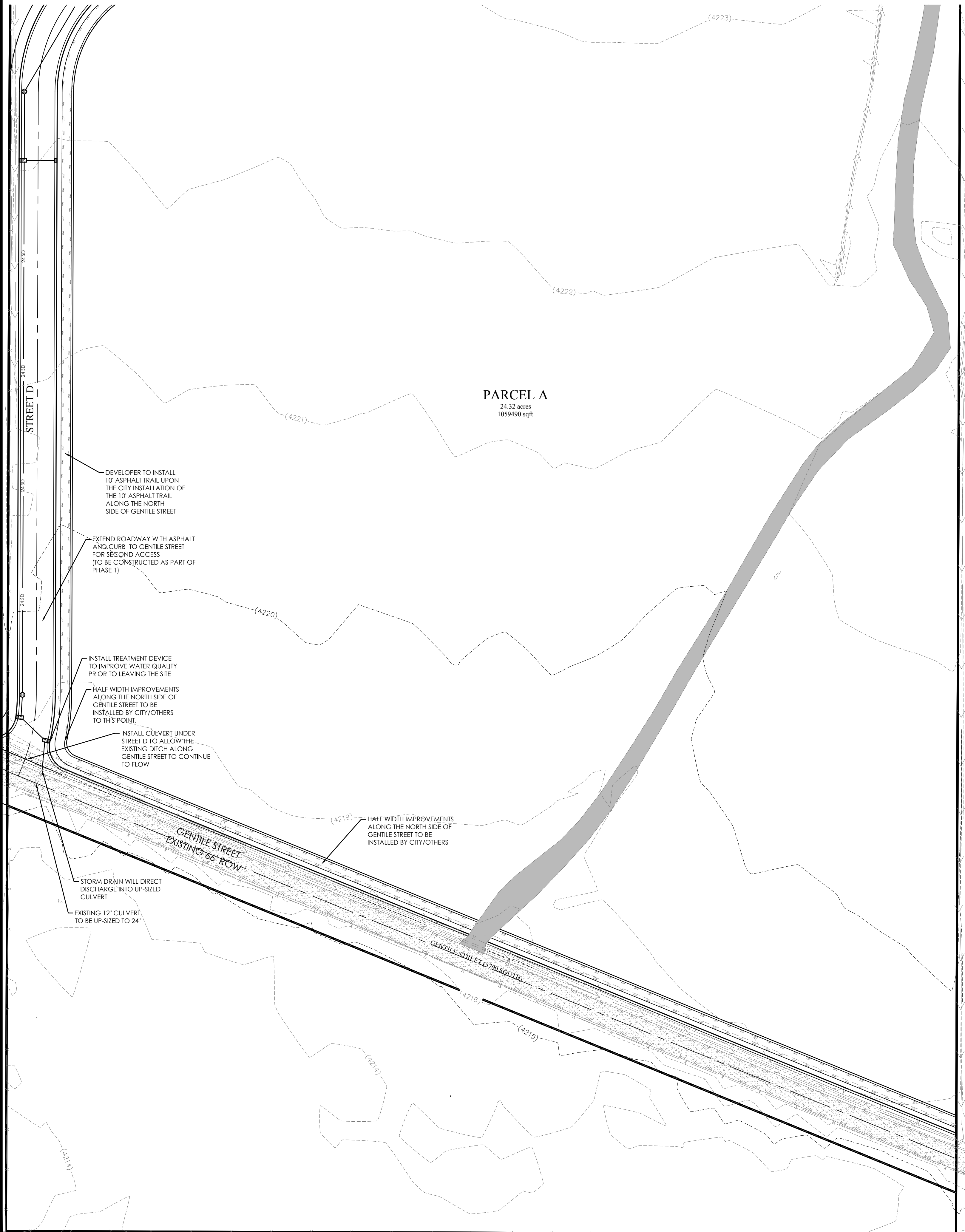
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Date: 5/13/2019  
Sheet: C3.1

Drawn: BP  
Job #: 17-317



Z:\\_2017\17-317 Cook Property Design\17-317.dwg Sheets\17-317 Preliminary Site Plan C3.1.dwg

MATCH LINE - SEE SHEET C3.1

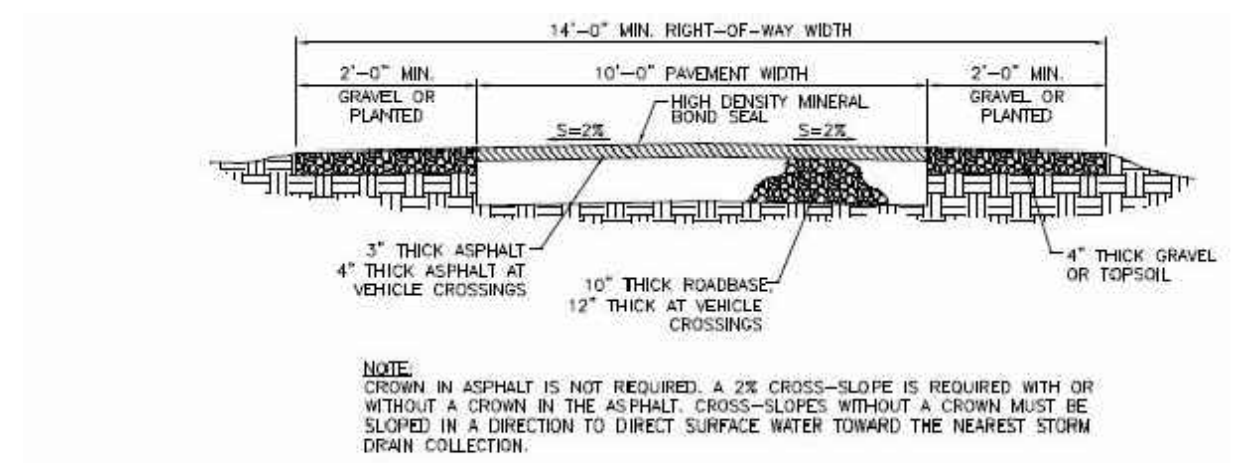
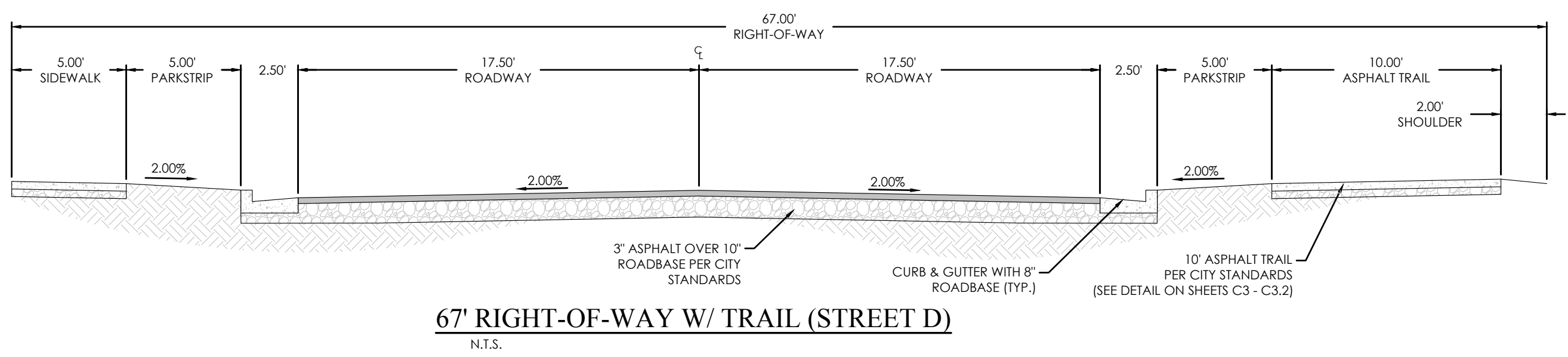
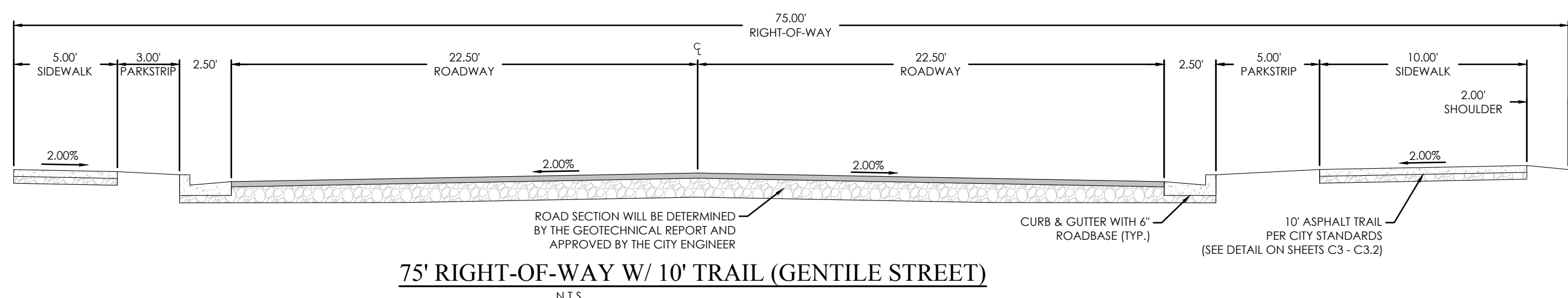


**LEGEND**

|                             |                             |
|-----------------------------|-----------------------------|
| —                           | BOUNDARY                    |
| —                           | ROW                         |
| —                           | CENTERLINE                  |
| —                           | LOT LINE                    |
| ---                         | EASEMENT                    |
| 15 SD                       | 15" STORM DRAIN             |
| 8 SW                        | 8" SANITARY SEWER           |
| 8 W                         | 8" CULINARY WATER           |
| 8 SW                        | 8" SECONDARY WATER          |
| XXXX                        | CONTOUR MAJOR               |
| XXXX                        | CONTOUR MINOR               |
| Ex SD                       | EXIST. STORM DRAIN          |
| Ex SW                       | EXIST. SANITARY SEWER       |
| Ex W                        | EXIST. CULINARY WATER       |
| X                           | EXIST. FENCE                |
| (XXXX)                      | EXIST. CONTOUR MAJOR        |
| (XXXX)                      | EXIST. CONTOUR MINOR        |
| SIGN                        | SIGN                        |
| STREET LIGHT                | STREET LIGHT                |
| SD MH, INLET, AND COMBO     | SD MH, INLET, AND COMBO     |
| SEWER MANHOLE               | SEWER MANHOLE               |
| VALVE, TEE & BEND           | VALVE, TEE & BEND           |
| WATER BLOW-OFF              | WATER BLOW-OFF              |
| FIRE HYDRANT                | FIRE HYDRANT                |
| STREET MONUMENT (TO BE SET) | STREET MONUMENT (TO BE SET) |
| EXIST. STREET MONUMENT      | EXIST. STREET MONUMENT      |
| EXIST. SD INLET & MH        | EXIST. SD INLET & MH        |
| EXIST. SEWER MH             | EXIST. SEWER MH             |
| EXIST. VALVE, TEE, & BEND   | EXIST. VALVE, TEE, & BEND   |
| EXIST. FIRE HYDRANT         | EXIST. FIRE HYDRANT         |
| o XXXX.XX                   | SPOT ELEVATION              |

**NOTES**

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2 STANDARD TRAIL SECTION  
SCALE: NOT TO SCALE

**FOCUS**  
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32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

**THE FIELDS**  
SYRACUSE, UTAH  
**PRELIMINARY SITE PLAN**

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|------|-------------|
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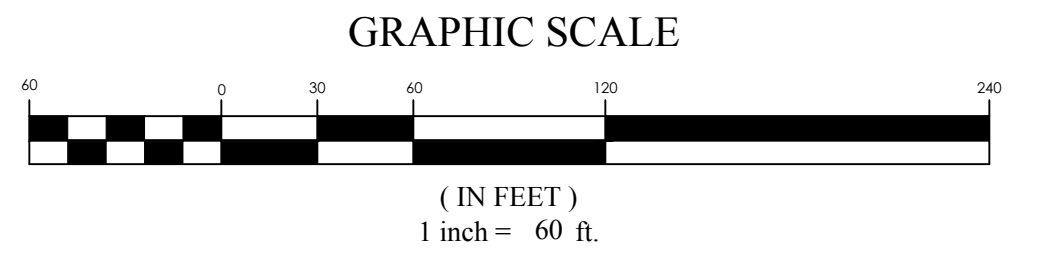
**PRELIMINARY SITE PLAN**

Scale: 1"=60'  
Date: 5/13/2019  
Sheet: C3.2

Drawn: BP  
Job #: 17-317

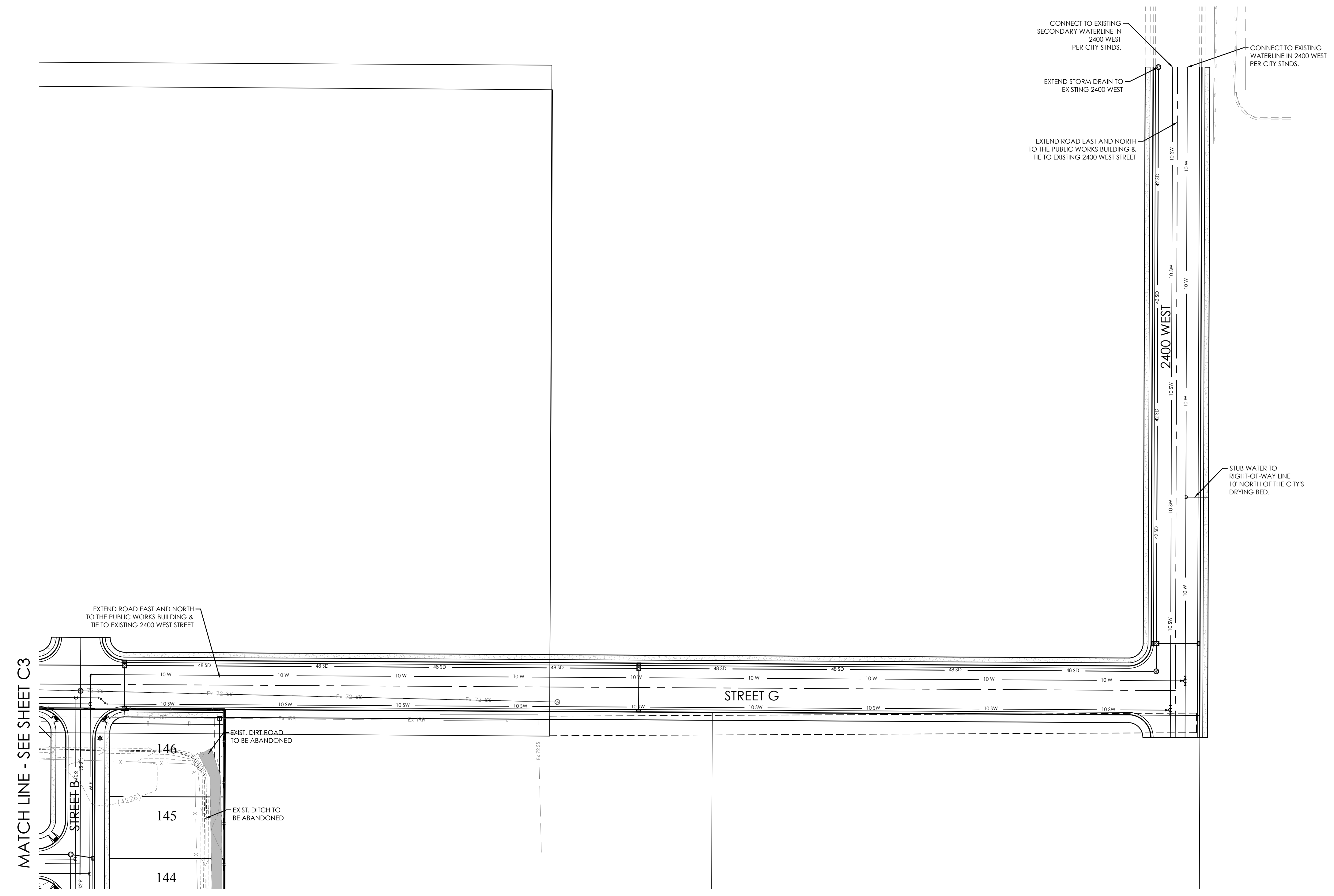


Z:\\_2017\17-317 Cook Property\design\17-317\dwg\sheet\17-317 Preliminary Site plan C3.2.dwg



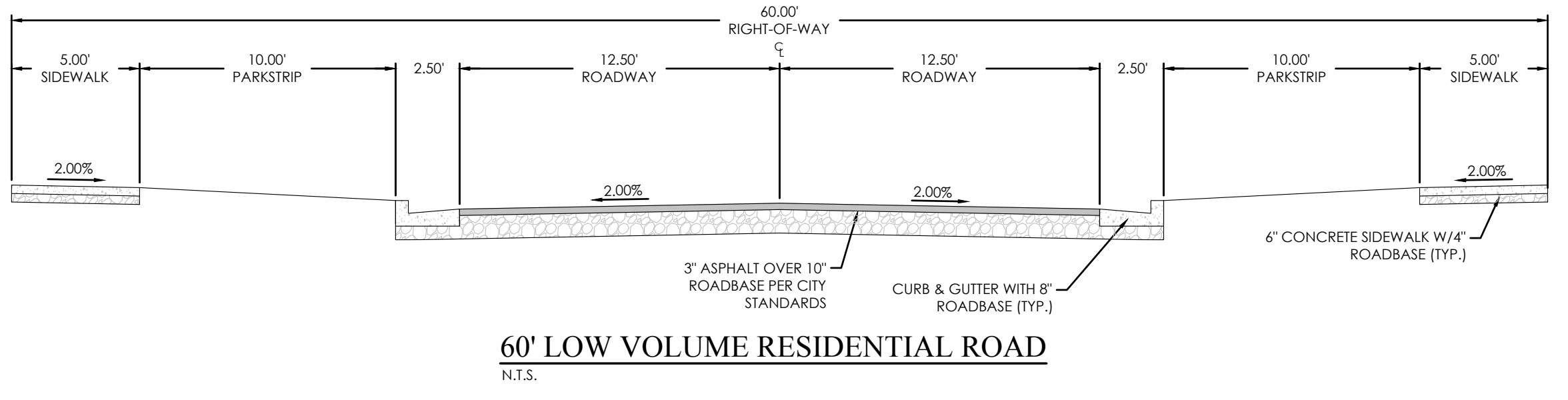
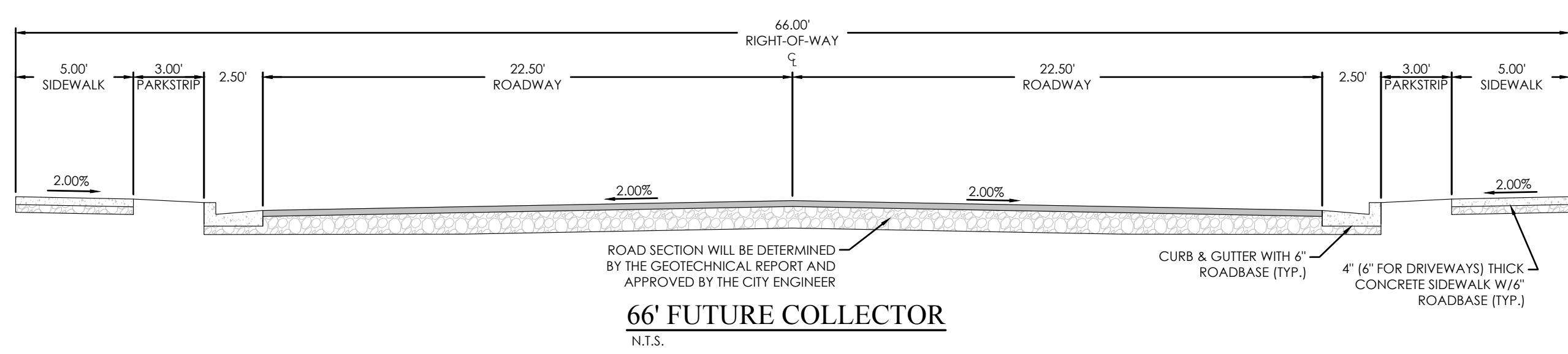
**LEGEND**

|     |                             |
|-----|-----------------------------|
| --- | BOUNDARY                    |
| --- | ROW                         |
| --- | CENTERLINE                  |
| --- | LOT LINE                    |
| --- | EASEMENT                    |
| --- | 15" STORM DRAIN             |
| --- | 8" SANITARY SEWER           |
| --- | 8" W CULINARY WATER         |
| --- | 8" SW 8" SECONDARY WATER    |
| --- | CONTOUR MAJOR               |
| --- | CONTOUR MINOR               |
| --- | EXIST. STORM DRAIN          |
| --- | EXIST. SANITARY SEWER       |
| --- | EXIST. CULINARY WATER       |
| --- | EXIST. FENCE                |
| --- | EXIST. CONTOUR MAJOR        |
| --- | EXIST. CONTOUR MINOR        |
| --- | SIGN                        |
| --- | STREET LIGHT                |
| --- | SD MH, INLET, AND COMBO     |
| --- | SEWER MANHOLE               |
| --- | VALVE, TEE & BEND           |
| --- | WATER BLOW-OFF              |
| --- | FIRE HYDRANT                |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT      |
| --- | EXIST. SD INLET & MH        |
| --- | EXIST. SEWER MH             |
| --- | EXIST. VALVE, TEE, & BEND   |
| --- | EXIST. FIRE HYDRANT         |
| --- | SPOT ELEVATION              |



**NOTES**

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**THE FIELDS**  
SYRACUSE, UTAH  
**PRELIMINARY SITE PLAN**

REVISION BLOCK

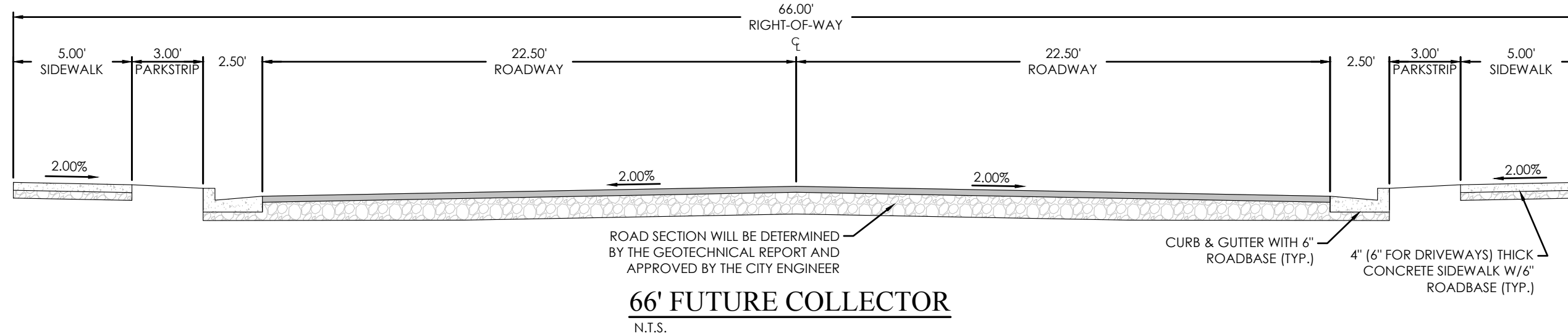
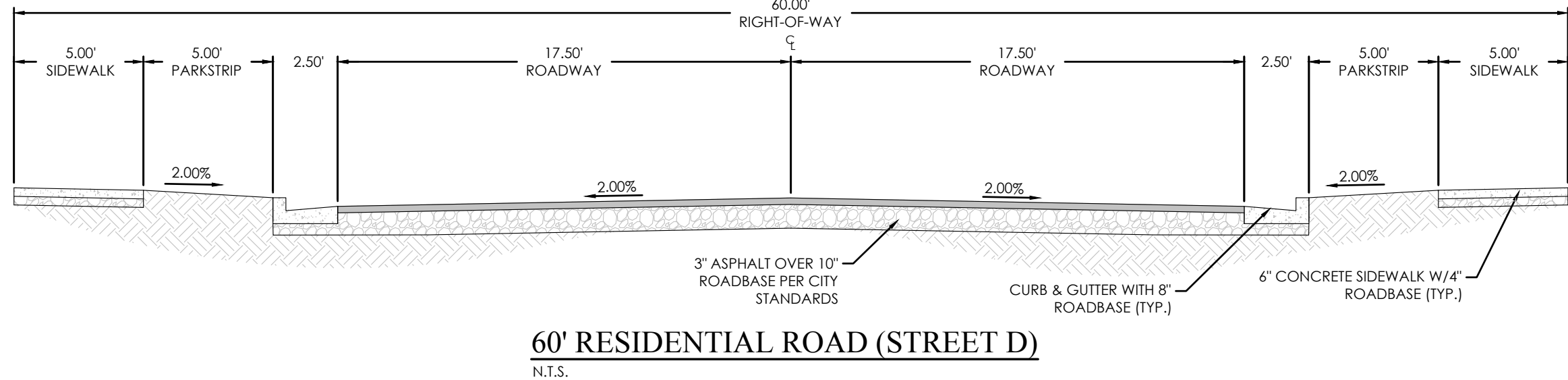
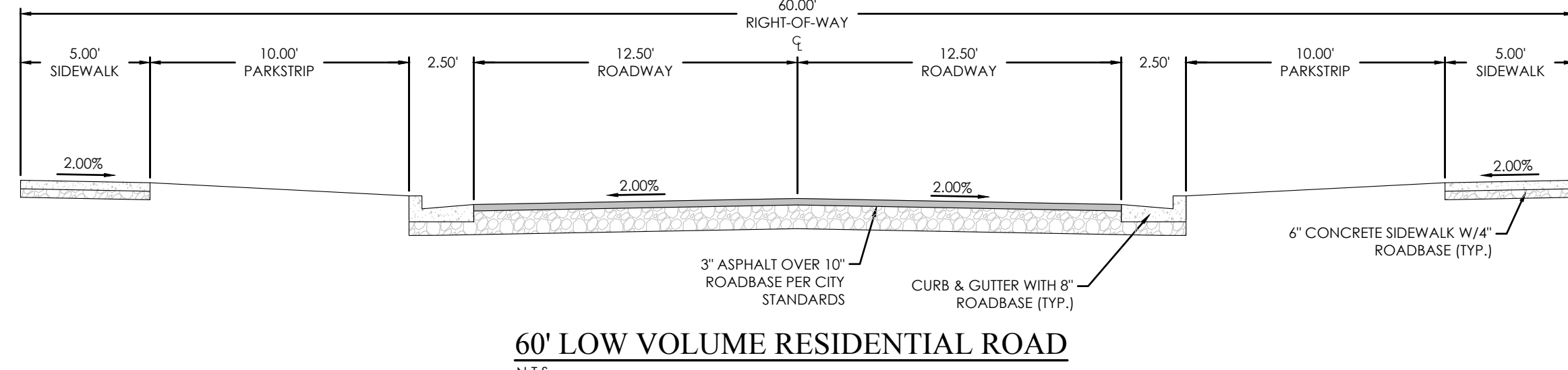
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**PRELIMINARY SITE PLAN**

Scale: 1"=60' Drawn: BP  
Date: 5/13/2019 Job #: 17-317  
Sheet: **C3.3**



EXTEND 10" SECONDARY WATERLINE TO THE NORTH AND CONNECT TO EXISTING SECONDARY WATERLINE IN 3000 WEST



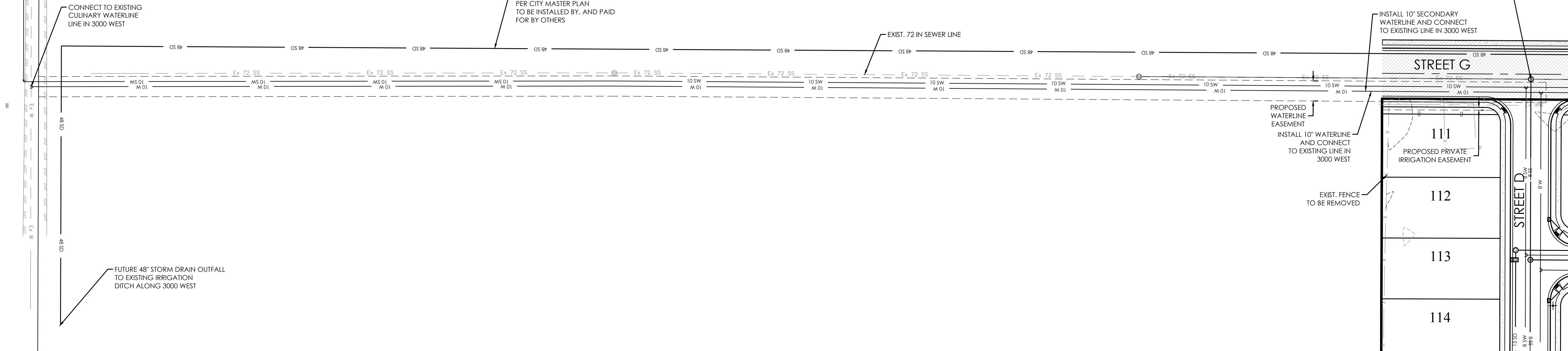
**LEGEND**

|     |                             |
|-----|-----------------------------|
| --- | BOUNDARY                    |
| --- | ROW                         |
| --- | CENTERLINE                  |
| --- | LOT LINE                    |
| --- | EASEMENT                    |
| --- | 15 SD                       |
| --- | 8" SS                       |
| --- | 8" W                        |
| --- | 8" CULINARY WATER           |
| --- | 8" SECONDARY WATER          |
| --- | CONTOUR MAJOR               |
| --- | CONTOUR MINOR               |
| --- | EXIST. STORM DRAIN          |
| --- | EXIST. SANITARY SEWER       |
| --- | EXIST. CULINARY WATER       |
| --- | EXIST. FENCE                |
| --- | EXIST. CONTOUR MAJOR        |
| --- | EXIST. CONTOUR MINOR        |
| --- | SIGN                        |
| --- | STREET LIGHT                |
| --- | SD MH, INLET, AND COMBO     |
| --- | SEWER MANHOLE               |
| --- | VALVE, TEE & BEND           |
| --- | WATER BLOW-OFF              |
| --- | FIRE HYDRANT                |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT      |
| --- | EXIST. SD INLET & MH        |
| --- | EXIST. SEWER MH             |
| --- | EXIST. VALVE, TEE, & BEND   |
| --- | EXIST. FIRE HYDRANT         |
| --- | SPOT ELEVATION              |

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3000 WEST



MATCH LINE - SEE SHEET C3

**THE FIELDS**  
SYRACUSE, UTAH  
**PRELIMINARY SITE PLAN**

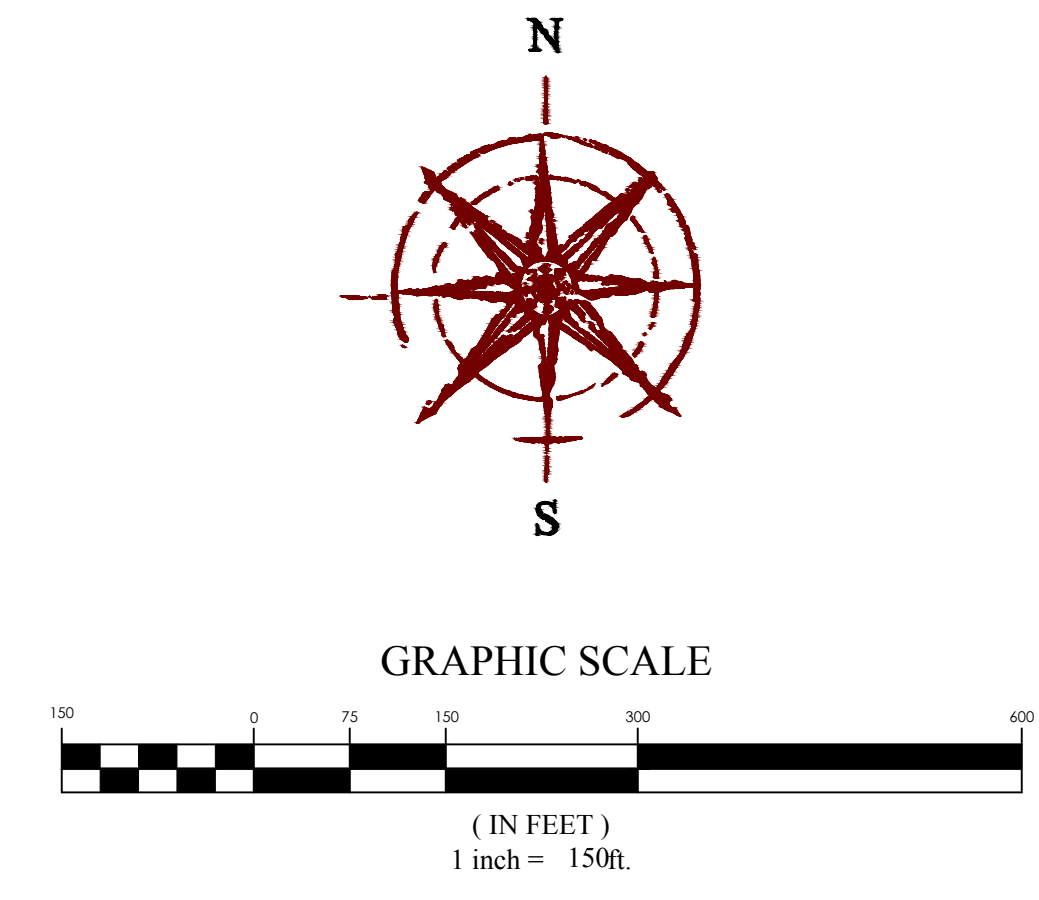
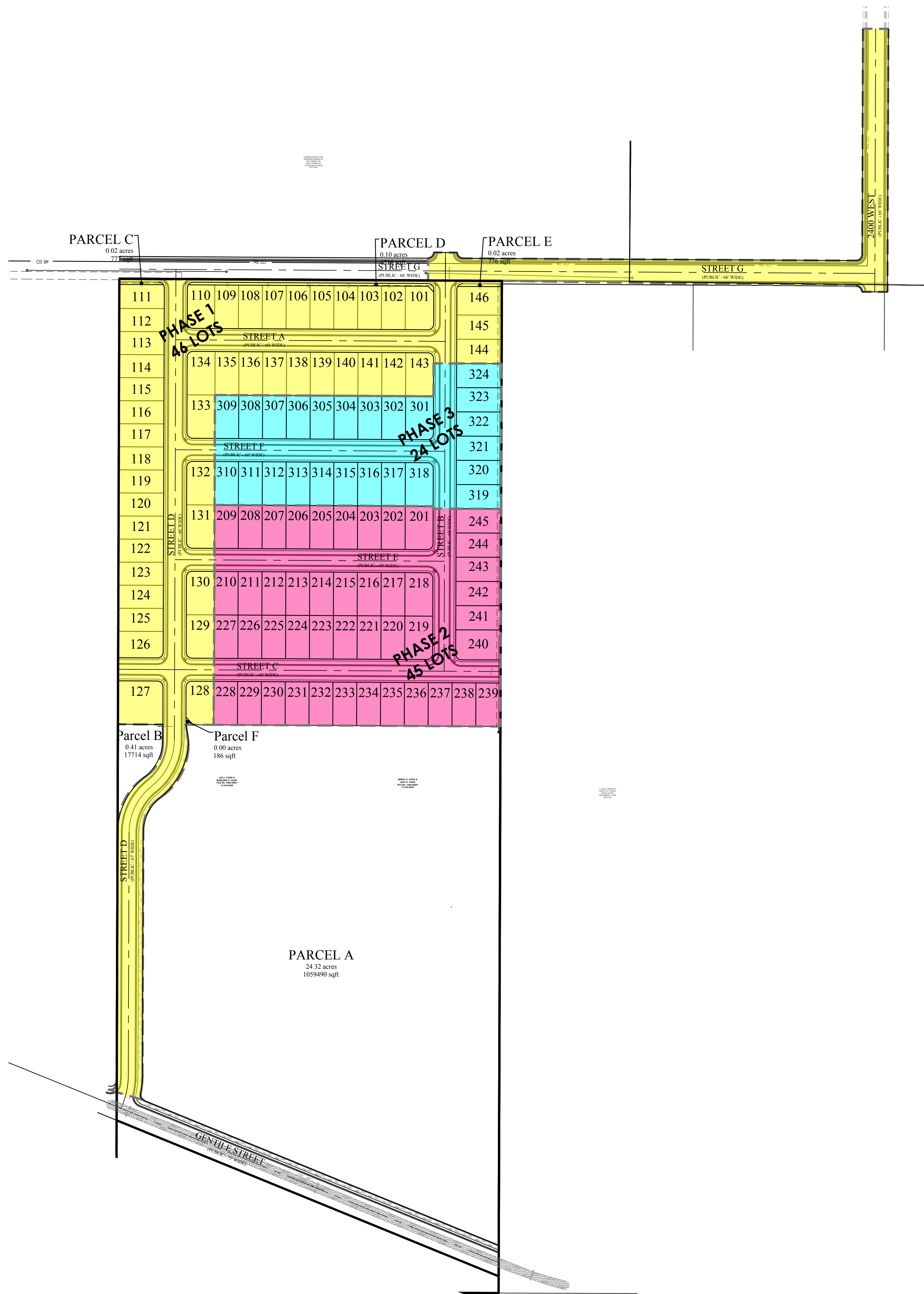
**REVISION BLOCK**

| # | DATE | DESCRIPTION |
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**PRELIMINARY SITE PLAN**

Scale: 1"=60'  
Date: 5/13/2019  
Job #: 17-317  
Sheet: C3.4

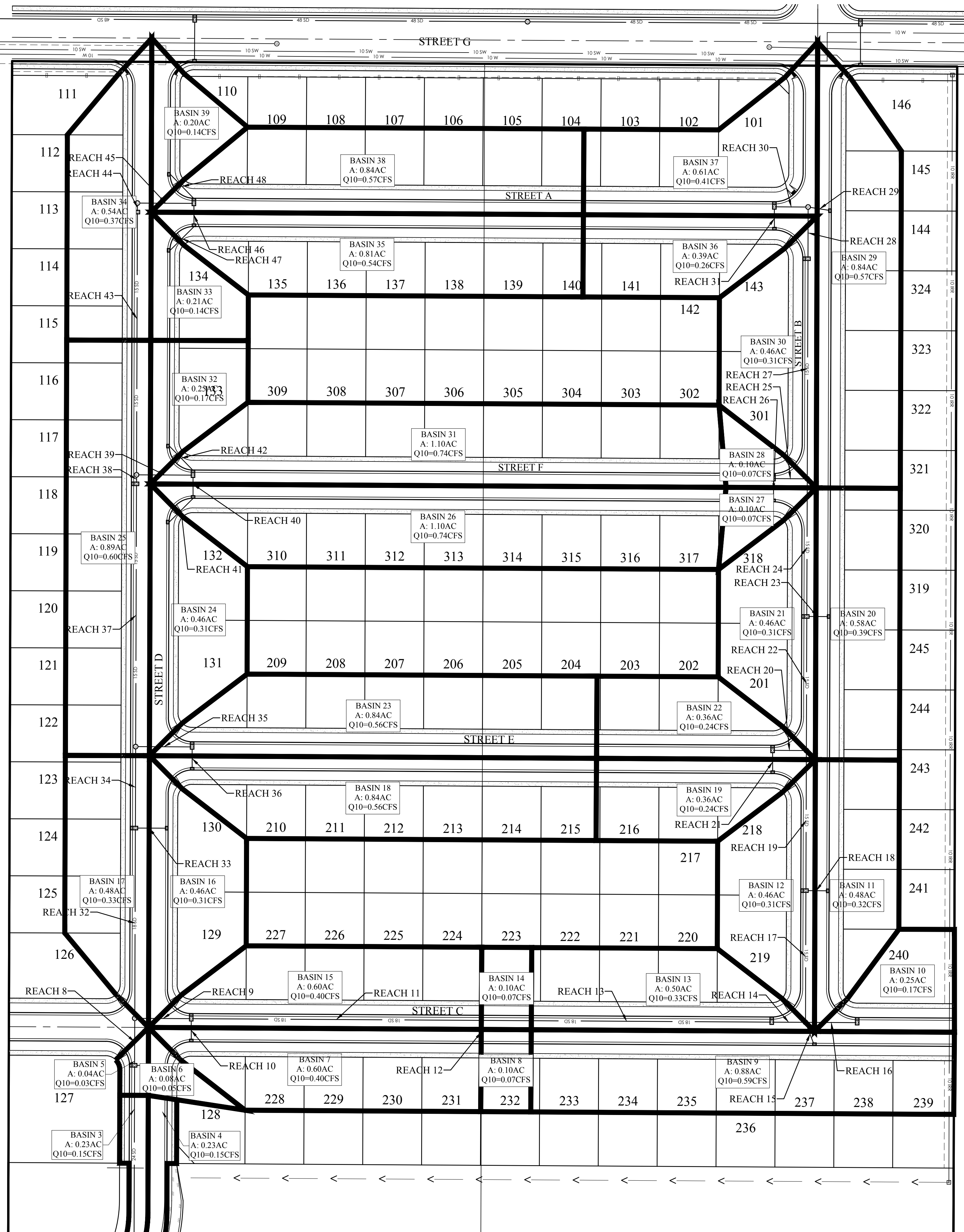




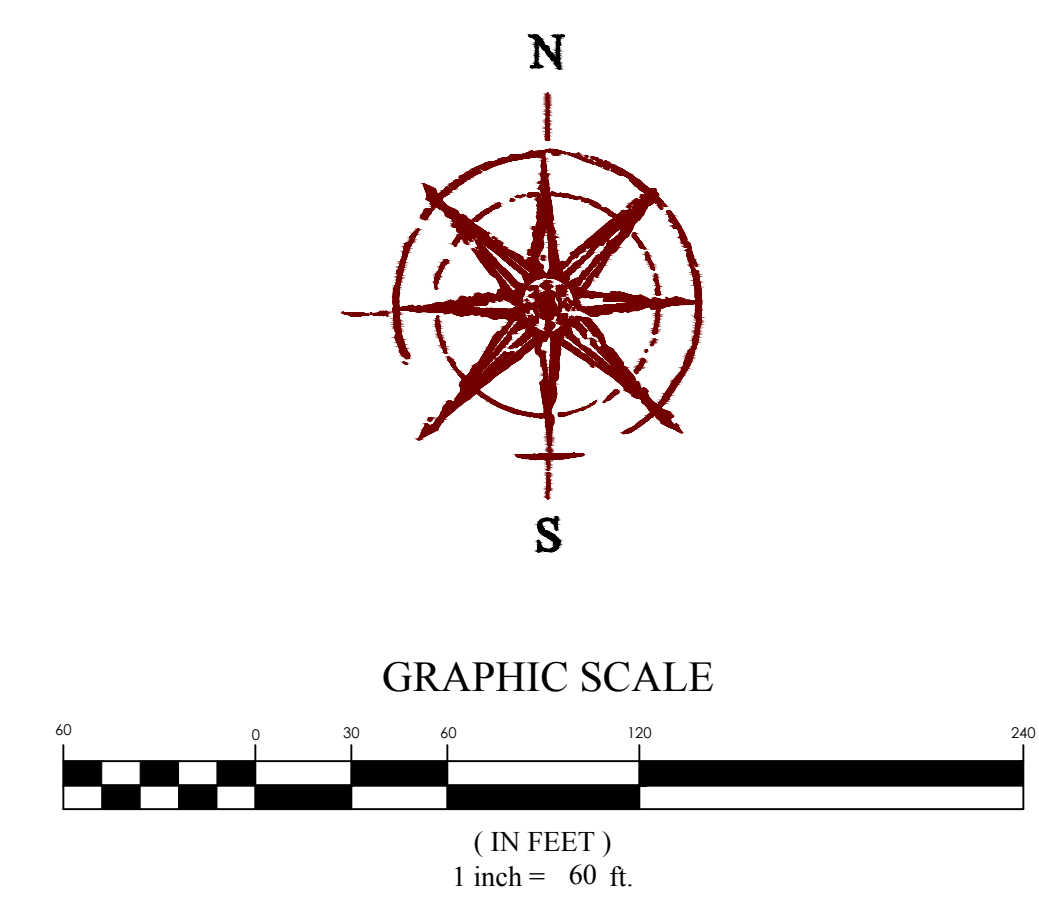
**THE FIELDS**  
 SYRACUSE, UTAH  
 PRELIMINARY PHASING PLAN

| REVISION BLOCK |             |
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MATCH LINE - SEE SHEET C5.1



**Q10 Designed Pipe Flows**

Project: Villages at Shoreline  
 Location: Syracuse, Utah  
 Date: 1/9/2019  
 Designer: Brandon Parr



**10-Year Flow Contained Within Pipe Network**

Based on 0.5% Slope

| Reach | Upstream Reach | Flow (CFS) | Contributing Basin | Flow (CFS) | Cumulative Flow (CFS) | Estimated Size (Inches) | Pipe Slope | Required Size | New Size | Size Used | Reach |
|-------|----------------|------------|--------------------|------------|-----------------------|-------------------------|------------|---------------|----------|-----------|-------|
| 1     | 2,3            | 12.11      | 1                  | 0.15       | 12.25                 | 24                      | 0.50%      | 21.7          | 24       | 24        | 1     |
| 2     | N/A            | 0.00       | 2                  | 0.15       | 0.15                  | 15                      | 0.50%      | 4.2           | 15       | 15        | 2     |
| 3     | 4              | 11.96      | N/A                | 0.00       | 11.96                 | 24                      | 0.50%      | 21.5          | 24       | 24        | 3     |
| 4     | 5,6            | 11.84      | 3                  | 0.12       | 11.96                 | 24                      | 0.50%      | 21.5          | 24       | 24        | 4     |
| 5     | N/A            | 0.00       | 4                  | 0.15       | 0.15                  | 15                      | 0.50%      | 4.2           | 15       | 15        | 5     |
| 6     | 7,8            | 11.67      | 5                  | 0.03       | 11.69                 | 24                      | 0.50%      | 21.3          | 24       | 24        | 6     |
| 7     | N/A            | 0.00       | 6                  | 0.05       | 0.05                  | 15                      | 0.50%      | 2.8           | 15       | 15        | 7     |
| 8     | 9,32           | 11.61      | N/A                | 0.00       | 11.61                 | 24                      | 0.50%      | 21.3          | 24       | 24        | 8     |
| 9     | 10,11          | 5.14       | 15                 | 0.40       | 5.55                  | 18                      | 0.50%      | 16.1          | 18       | 18        | 9     |
| 10    | N/A            | 0.00       | 7                  | 0.40       | 0.40                  | 15                      | 0.50%      | 6.0           | 15       | 15        | 10    |
| 11    | 12,13          | 4.67       | 14                 | 0.07       | 4.74                  | 18                      | 0.50%      | 15.2          | 18       | 18        | 11    |
| 12    | N/A            | 0.00       | 8                  | 0.07       | 0.07                  | 15                      | 0.50%      | 3.1           | 15       | 15        | 12    |
| 13    | 14             | 4.26       | 13                 | 0.33       | 4.60                  | 18                      | 0.50%      | 15.0          | 18       | 15        | 13    |
| 14    | 15,16,17       | 4.26       | N/A                | 0.00       | 4.26                  | 15                      | 0.50%      | 14.6          | 15       | 15        | 14    |
| 15    | N/A            | 0.00       | 9                  | 0.59       | 0.59                  | 15                      | 0.50%      | 7.0           | 15       | 15        | 15    |
| 16    | N/A            | 0.00       | 10                 | 0.17       | 0.17                  | 15                      | 0.50%      | 4.3           | 15       | 15        | 16    |
| 17    | 18,19          | 3.19       | 12                 | 0.31       | 3.50                  | 15                      | 0.50%      | 13.6          | 15       | 15        | 17    |
| 18    | N/A            | 0.00       | 11                 | 0.32       | 0.32                  | 15                      | 0.50%      | 5.5           | 15       | 15        | 18    |
| 19    | 20,22          | 2.87       | N/A                | 0.00       | 2.87                  | 15                      | 0.50%      | 12.6          | 15       | 15        | 19    |
| 20    | 21             | 0.24       | 22                 | 0.24       | 0.49                  | 15                      | 0.50%      | 6.5           | 15       | 15        | 20    |
| 21    | N/A            | 0.00       | 19                 | 0.24       | 0.24                  | 15                      | 0.50%      | 5.0           | 15       | 15        | 21    |
| 22    | 23,24          | 2.08       | 21                 | 0.31       | 2.39                  | 15                      | 0.50%      | 11.7          | 15       | 15        | 22    |
| 23    | N/A            | 0.00       | 20                 | 0.39       | 0.39                  | 15                      | 0.50%      | 6.0           | 15       | 15        | 23    |
| 24    | 25,27          | 1.69       | N/A                | 0.00       | 1.69                  | 15                      | 0.50%      | 10.3          | 15       | 15        | 24    |
| 25    | 26             | 0.07       | 28                 | 0.07       | 0.14                  | 15                      | 0.50%      | 4.0           | 15       | 15        | 25    |
| 26    | N/A            | 0.00       | 27                 | 0.07       | 0.07                  | 15                      | 0.50%      | 3.1           | 15       | 15        | 26    |
| 27    | 28             | 1.24       | 30                 | 0.31       | 1.55                  | 15                      | 0.50%      | 10.0          | 15       | 15        | 27    |
| 28    | 29,30          | 1.24       | N/A                | 0.00       | 1.24                  | 15                      | 0.50%      | 9.2           | 15       | 15        | 28    |
| 29    | N/A            | 0.00       | 29                 | 0.57       | 0.57                  | 15                      | 0.50%      | 6.9           | 15       | 15        | 29    |
| 30    | 31             | 0.26       | 37                 | 0.41       | 0.68                  | 15                      | 0.50%      | 7.3           | 15       | 15        | 30    |
| 31    | N/A            | 0.00       | 36                 | 0.26       | 0.26                  | 15                      | 0.50%      | 5.1           | 15       | 15        | 31    |
| 32    | 33,34          | 5.74       | 17                 | 0.33       | 6.07                  | 18                      | 0.50%      | 16.7          | 18       | 18        | 32    |
| 33    | N/A            | 0.00       | 16                 | 0.31       | 0.31                  | 15                      | 0.50%      | 5.4           | 15       | 15        | 33    |
| 34    | 35,37          | 5.43       | N/A                | 0.00       | 5.43                  | 18                      | 0.50%      | 16.0          | 18       | 18        | 34    |
| 35    | 36             | 0.56       | 23                 | 0.56       | 1.13                  | 15                      | 0.50%      | 8.9           | 15       | 15        | 35    |
| 36    | N/A            | 0.00       | 18                 | 0.56       | 0.56                  | 15                      | 0.50%      | 6.8           | 15       | 15        | 36    |
| 37    | 38             | 3.71       | 25                 | 0.60       | 4.30                  | 15                      | 0.50%      | 14.7          | 15       | 15        | 37    |
| 38    | 39,43          | 3.71       | N/A                | 0.00       | 3.71                  | 15                      | 0.50%      | 13.9          | 15       | 15        | 38    |
| 39    | 40,42          | 1.21       | 31                 | 0.74       | 1.95                  | 15                      | 0.50%      | 10.9          | 15       | 15        | 39    |
| 40    | 41             | 0.31       | 26                 | 0.74       | 1.05                  | 15                      | 0.50%      | 8.6           | 15       | 15        | 40    |
| 41    | N/A            | 0.00       | 24                 | 0.31       | 0.31                  | 15                      | 0.50%      | 5.4           | 15       | 15        | 41    |
| 42    | N/A            | 0.00       | 32                 | 0.17       | 0.17                  | 15                      | 0.50%      | 4.3           | 15       | 15        | 42    |
| 43    | 44             | 1.39       | 34                 | 0.37       | 1.75                  | 15                      | 0.50%      | 10.5          | 15       | 15        | 43    |
| 44    | 45             | 1.39       | N/A                | 0.00       | 1.39                  | 15                      | 0.50%      | 9.6           | 15       | 15        | 44    |
| 45    | 46,48          | 0.82       | 38                 | 0.57       | 1.39                  | 15                      | 0.50%      | 9.6           | 15       | 15        | 45    |
| 46    | 47             | 0.14       | 35                 | 0.54       | 0.68                  | 15                      | 0.50%      | 7.4           | 15       | 15        | 46    |
| 47    | N/A            | 0.00       | 33                 | 0.14       | 0.14                  | 15                      | 0.50%      | 4.1           | 15       | 15        | 47    |
| 48    | N/A            | 0.00       | 39                 | 0.14       | 0.14                  | 15                      | 0.50%      | 4.0           | 15       | 15        | 48    |



THE FIELDS  
 SYRACUSE, UTAH  
 PRELIMINARY DRAINAGE PLAN

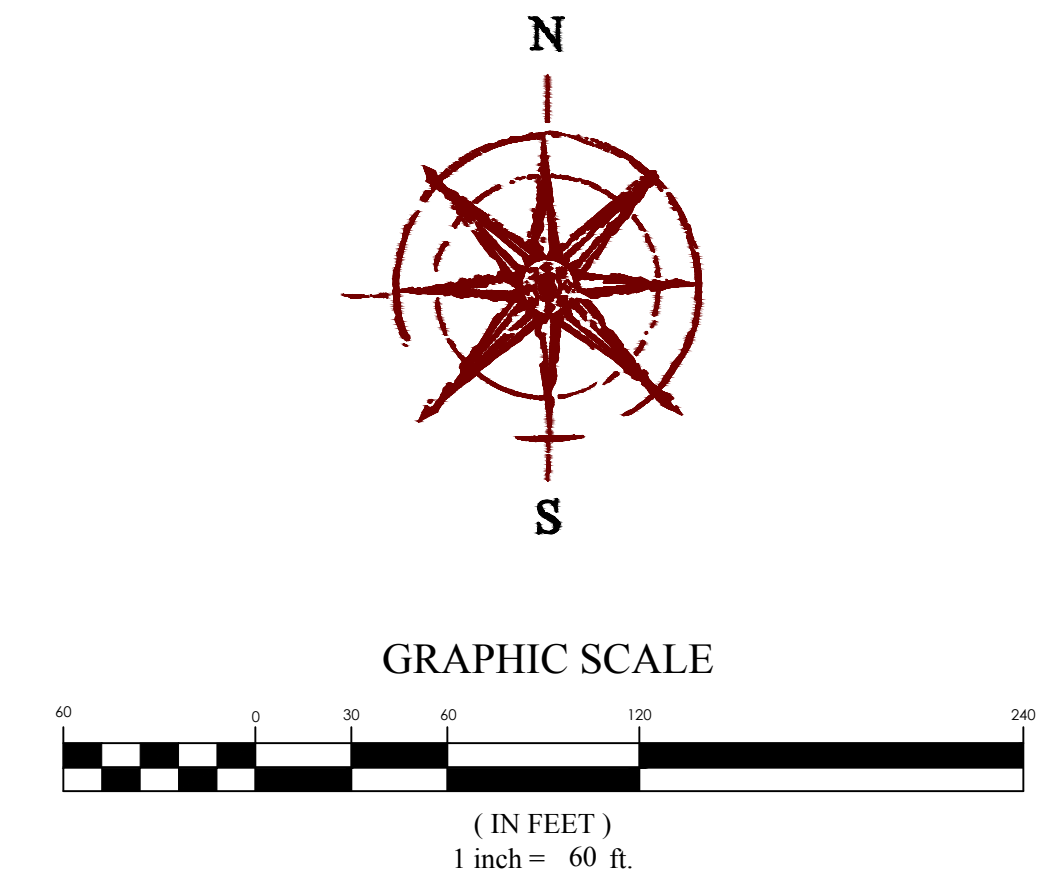
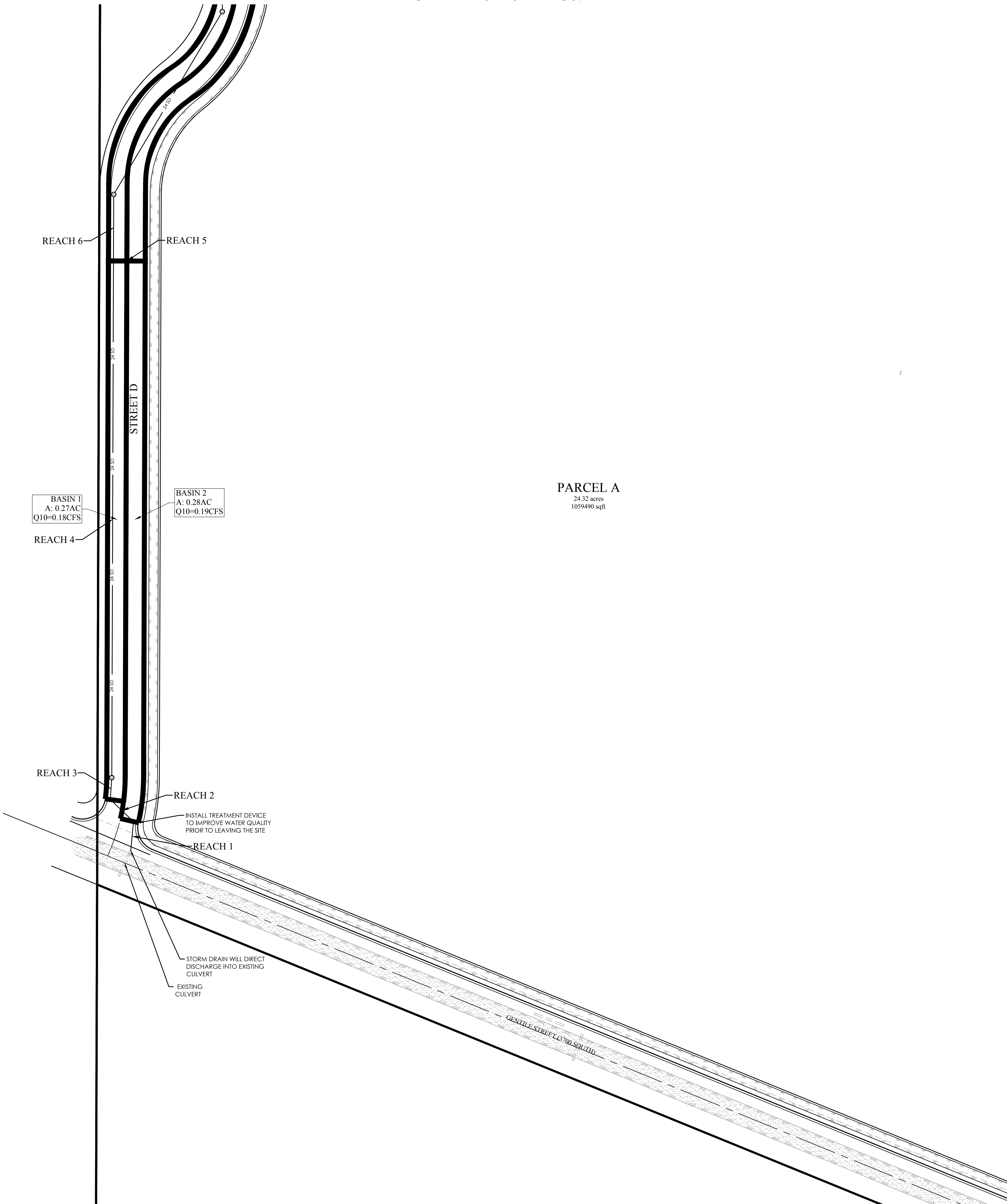
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PRELIMINARY DRAINAGE PLAN

Scale: 1"=60' Drawn: BP  
 Date: 5/13/2019 Job #: 17-317  
 Sheet:

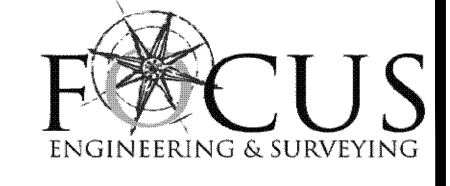


MATCH LINE - SEE SHEET C5.1



**Q10 Designed Pipe Flows**

Project: Villages at Shoreline  
Location: Syracuse, Utah  
Date: 1/9/2019  
Designer: Brandon Parr



10-Year Flow Contained Within Pipe Network

| Reach | Upstream Reach | Flow (CFS) | Contributing Basin | Flow (CFS) | Cumulative Flow (CFS) | Estimated Size (Inches) | Pipe Slope | Required Size | Manning using n=0.013 |           |
|-------|----------------|------------|--------------------|------------|-----------------------|-------------------------|------------|---------------|-----------------------|-----------|
|       |                |            |                    |            |                       |                         |            |               | New Size              | Size Used |
| 1     | 2,3            | 12.11      | 1                  | 0.15       | 12.25                 | 24                      | 0.50%      | 21.7          | 24                    | 24        |
| 2     | N/A            | 0.00       | 2                  | 0.15       | 0.15                  | 15                      | 0.50%      | 4.2           | 15                    | 15        |
| 3     | 4              | 11.96      | N/A                | 0.00       | 11.96                 | 24                      | 0.50%      | 21.5          | 24                    | 24        |
| 4     | 5,6            | 11.84      | 3                  | 0.12       | 11.96                 | 24                      | 0.50%      | 21.5          | 24                    | 24        |
| 5     | N/A            | 0.00       | 4                  | 0.15       | 0.15                  | 15                      | 0.50%      | 4.2           | 15                    | 15        |
| 6     | 7,8            | 11.67      | 5                  | 0.03       | 11.69                 | 24                      | 0.50%      | 21.3          | 24                    | 24        |
| 7     | N/A            | 0.00       | 6                  | 0.05       | 0.05                  | 15                      | 0.50%      | 2.8           | 15                    | 15        |
| 8     | 9,32           | 11.61      | N/A                | 0.00       | 11.61                 | 24                      | 0.50%      | 21.3          | 24                    | 24        |
| 9     | 10,11          | 5.14       | 15                 | 0.40       | 5.55                  | 18                      | 0.50%      | 16.1          | 18                    | 18        |
| 10    | N/A            | 0.00       | 7                  | 0.40       | 0.40                  | 15                      | 0.50%      | 6.0           | 15                    | 15        |
| 11    | 12,13          | 4.67       | 14                 | 0.07       | 4.74                  | 18                      | 0.50%      | 15.2          | 18                    | 18        |
| 12    | N/A            | 0.00       | 8                  | 0.07       | 0.07                  | 15                      | 0.50%      | 3.1           | 15                    | 15        |
| 13    | 14             | 4.26       | 13                 | 0.33       | 4.60                  | 18                      | 0.50%      | 15.0          | 18                    | 18        |
| 14    | 15,16,17       | 4.26       | N/A                | 0.00       | 4.26                  | 15                      | 0.50%      | 14.6          | 15                    | 15        |
| 15    | N/A            | 0.00       | 9                  | 0.59       | 0.59                  | 15                      | 0.50%      | 7.0           | 15                    | 15        |
| 16    | N/A            | 0.00       | 10                 | 0.17       | 0.17                  | 15                      | 0.50%      | 4.3           | 15                    | 15        |
| 17    | 18,19          | 3.19       | 12                 | 0.31       | 3.50                  | 15                      | 0.50%      | 13.6          | 15                    | 15        |
| 18    | N/A            | 0.00       | 11                 | 0.32       | 0.32                  | 15                      | 0.50%      | 5.5           | 15                    | 15        |
| 19    | 20,22          | 2.87       | N/A                | 0.00       | 2.87                  | 15                      | 0.50%      | 12.6          | 15                    | 15        |
| 20    | 21             | 0.24       | 22                 | 0.24       | 0.49                  | 15                      | 0.50%      | 6.5           | 15                    | 15        |
| 21    | N/A            | 0.00       | 19                 | 0.24       | 0.24                  | 15                      | 0.50%      | 5.0           | 15                    | 15        |
| 22    | 23,24          | 2.08       | 21                 | 0.31       | 2.39                  | 15                      | 0.50%      | 11.7          | 15                    | 15        |
| 23    | N/A            | 0.00       | 20                 | 0.39       | 0.39                  | 15                      | 0.50%      | 6.0           | 15                    | 15        |
| 24    | 25,27          | 1.69       | N/A                | 0.00       | 1.69                  | 15                      | 0.50%      | 10.3          | 15                    | 15        |
| 25    | 26             | 0.07       | 28                 | 0.07       | 0.14                  | 15                      | 0.50%      | 4.0           | 15                    | 15        |
| 26    | N/A            | 0.00       | 27                 | 0.07       | 0.07                  | 15                      | 0.50%      | 3.1           | 15                    | 15        |
| 27    | 28             | 1.24       | 30                 | 0.31       | 1.55                  | 15                      | 0.50%      | 10.0          | 15                    | 15        |
| 28    | 29,30          | 1.24       | N/A                | 0.00       | 1.24                  | 15                      | 0.50%      | 9.2           | 15                    | 15        |
| 29    | N/A            | 0.00       | 29                 | 0.57       | 0.57                  | 15                      | 0.50%      | 6.9           | 15                    | 15        |
| 30    | 31             | 0.26       | 37                 | 0.41       | 0.68                  | 15                      | 0.50%      | 7.3           | 15                    | 15        |
| 31    | N/A            | 0.00       | 36                 | 0.26       | 0.26                  | 15                      | 0.50%      | 5.1           | 15                    | 15        |
| 32    | 33,34          | 5.74       | 17                 | 0.33       | 6.07                  | 18                      | 0.50%      | 16.7          | 18                    | 18        |
| 33    | N/A            | 0.00       | 16                 | 0.31       | 0.31                  | 15                      | 0.50%      | 5.4           | 15                    | 15        |
| 34    | 35,37          | 5.43       | N/A                | 0.00       | 5.43                  | 18                      | 0.50%      | 16.0          | 18                    | 18        |
| 35    | 36             | 0.56       | 23                 | 0.56       | 1.13                  | 15                      | 0.50%      | 8.9           | 15                    | 15        |
| 36    | N/A            | 0.00       | 18                 | 0.56       | 0.56                  | 15                      | 0.50%      | 6.8           | 15                    | 15        |
| 37    | 38             | 3.71       | 25                 | 0.60       | 4.30                  | 15                      | 0.50%      | 14.7          | 15                    | 15        |
| 38    | 39,43          | 3.71       | N/A                | 0.00       | 3.71                  | 15                      | 0.50%      | 13.9          | 15                    | 15        |
| 39    | 40,42          | 1.21       | 31                 | 0.74       | 1.95                  | 15                      | 0.50%      | 10.9          | 15                    | 15        |
| 40    | 41             | 0.31       | 26                 | 0.74       | 1.05                  | 15                      | 0.50%      | 8.6           | 15                    | 15        |
| 41    | N/A            | 0.00       | 24                 | 0.31       | 0.31                  | 15                      | 0.50%      | 5.4           | 15                    | 15        |
| 42    | N/A            | 0.00       | 32                 | 0.17       | 0.17                  | 15                      | 0.50%      | 4.3           | 15                    | 15        |
| 43    | 44             | 1.39       | 34                 | 0.37       | 1.75                  | 15                      | 0.50%      | 10.5          | 15                    | 15        |
| 44    | 45             | 1.39       | N/A                | 0.00       | 1.39                  | 15                      | 0.50%      | 9.6           | 15                    | 15        |
| 45    | 46,48          | 0.82       | 38                 | 0.57       | 1.39                  | 15                      | 0.50%      | 9.6           | 15                    | 15        |
| 46    | 47             | 0.14       | 35                 | 0.54       | 0.68                  | 15                      | 0.50%      | 7.4           | 15                    | 15        |
| 47    | N/A            | 0.00       | 33                 | 0.14       | 0.14                  | 15                      | 0.50%      | 4.1           | 15                    | 15        |
| 48    | N/A            | 0.00       | 39                 | 0.14       | 0.14                  | 15                      | 0.50%      | 4.0           | 15                    | 15        |

**THE FIELDS**  
SYRACUSE, UTAH  
**PRELIMINARY DRAINAGE PLAN**

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |



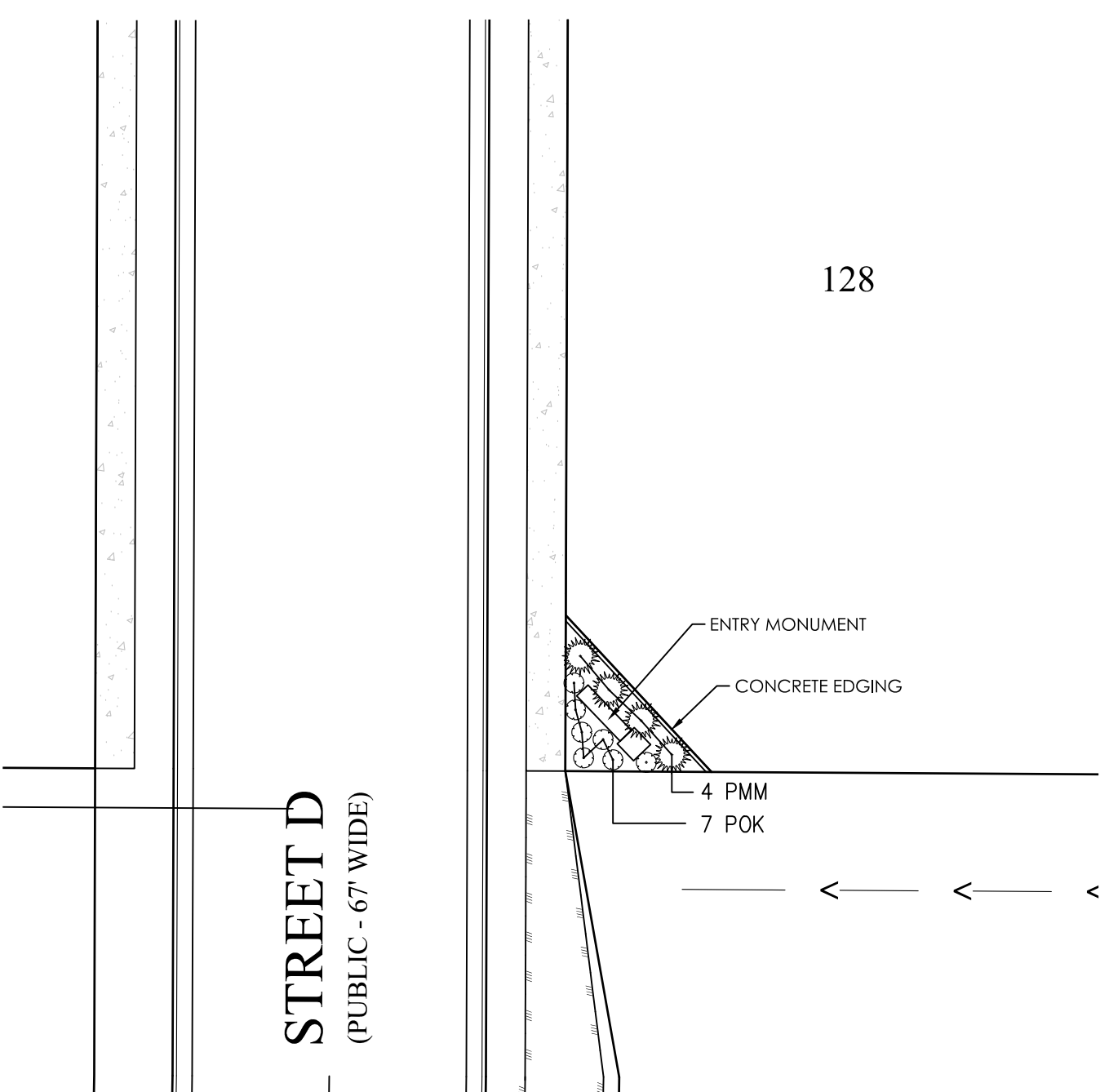
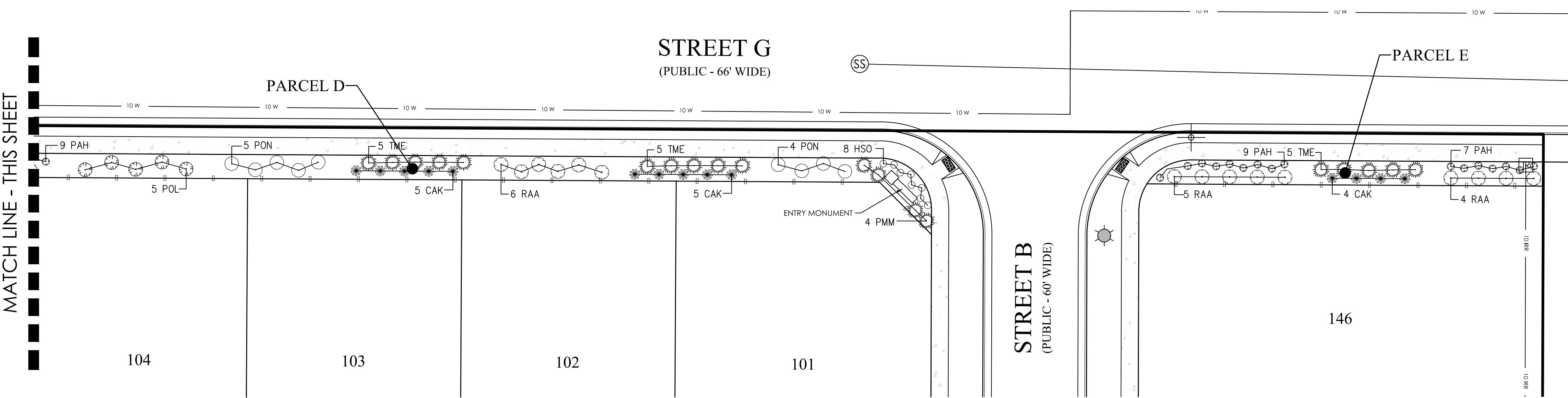
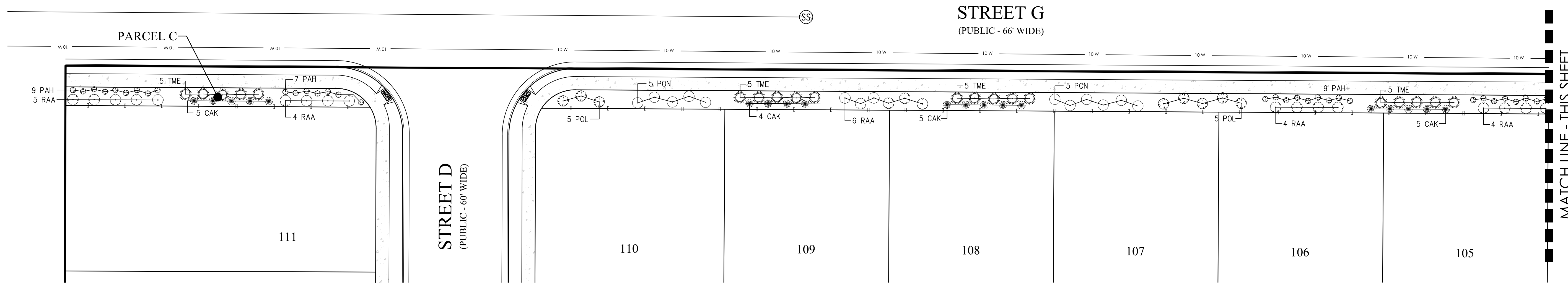
**PRELIMINARY DRAINAGE PLAN**

Scale: 1"=60'  
Date: 5/13/2019  
Sheet: C5.1

Drawn: BP  
Job #: 17-317

Z:\\_2017\17-317 Cook Property\design\17-317.dwg\17-317 Preliminary Drainage Plan C5.1.dwg

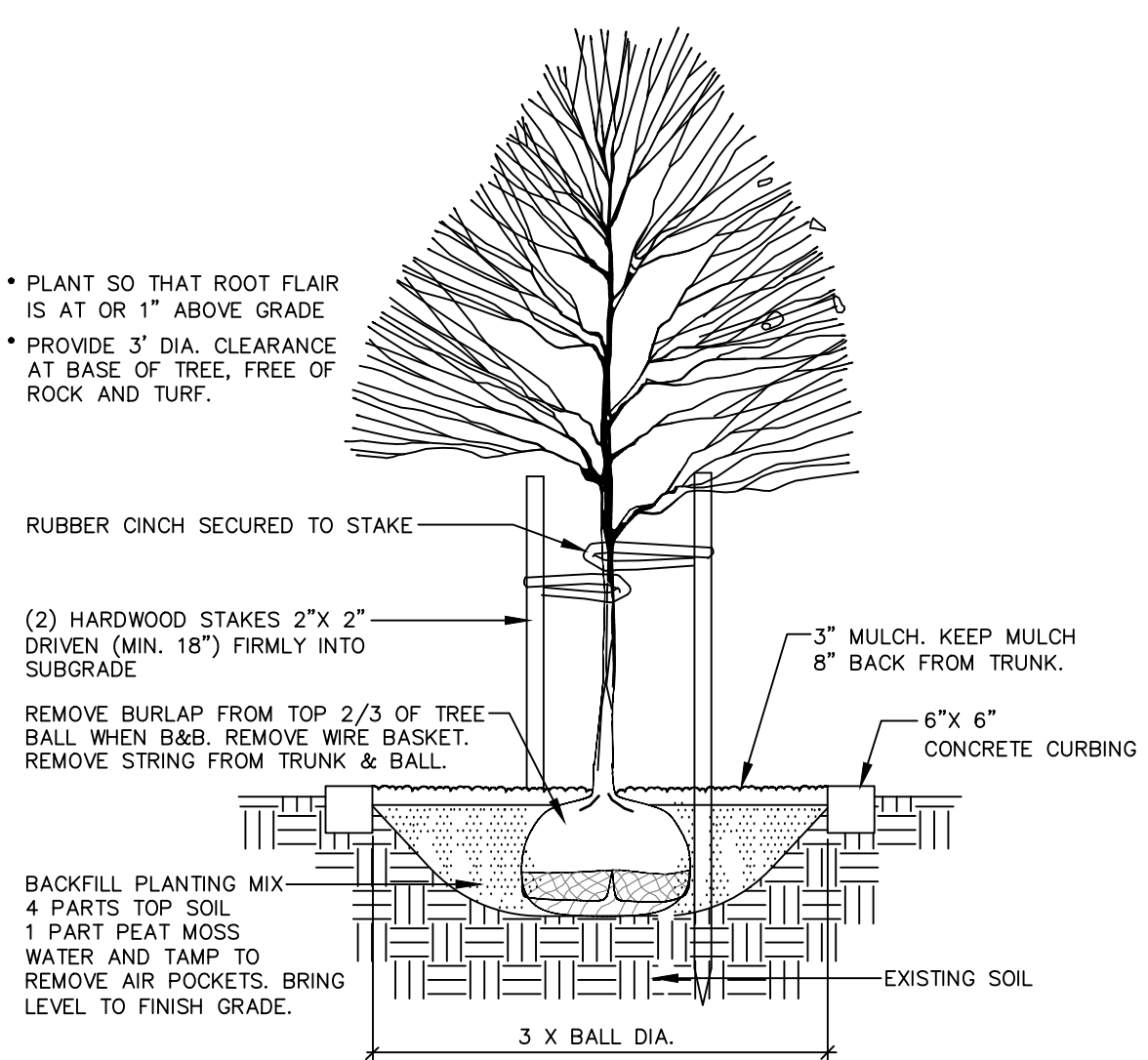
**THE FIELDS**  
SYRACUSE, UTAH  
LANDSCAPE PLAN



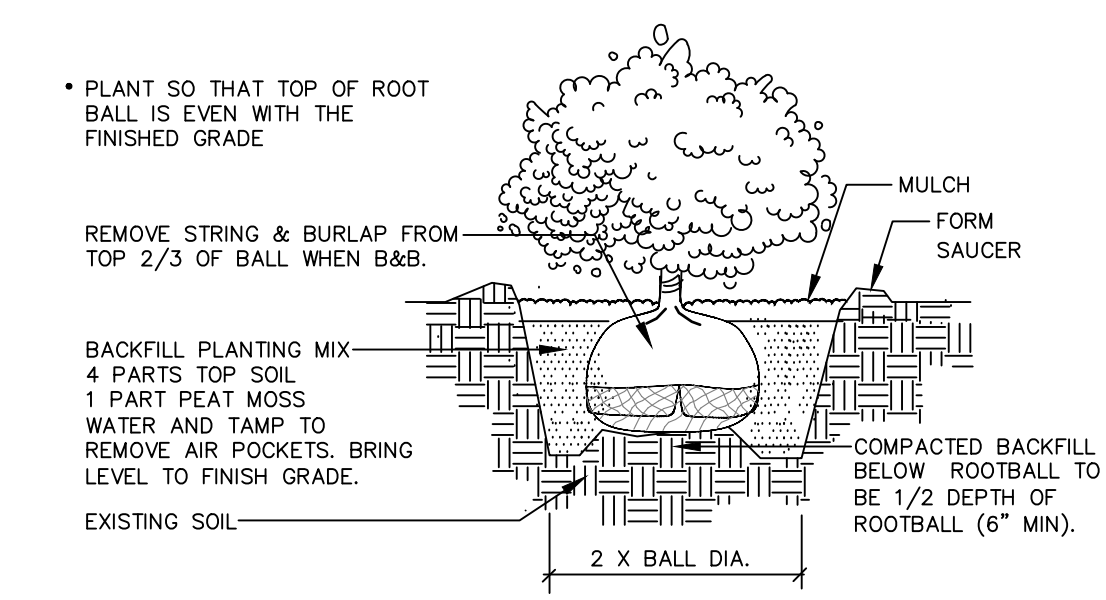
**PLANT SCHEDULE**

| Symbol                                     | Scientific Name                          | Common Name               | Size  | Quantity |
|--------------------------------------------|------------------------------------------|---------------------------|-------|----------|
| <b>SHRUBS</b>                              |                                          |                           |       |          |
| POL                                        | Physocarpus opulifolius 'Little Devil'   | Little Devil Ninebark     | 5 Gal | 15       |
| PMM                                        | Pinus mugo 'mughus'                      | Dwarf Mugo Pine           | 5 Gal | 8        |
| PON                                        | Physocarpus opulifolius 'Nugget'         | Dwarf Ninebark            | 5 Gal | 19       |
| RAA                                        | Ribes alpinum                            | Alpine Currant            | 5 Gal | 38       |
| TME                                        | Taxus media 'Everlow'                    | Everlow Yew               | 5 Gal | 35       |
| <b>PERENNIALS &amp; ORNAMENTAL GRASSES</b> |                                          |                           |       |          |
| CAK                                        | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass        | 5 Gal | 33       |
| HSO                                        | Hemerocallis 'Stella de Oro'             | Stella de Oro Daylily     | 5 Gal | 8        |
| PAH                                        | Pennisetum alopecuroides 'Hameln'        | Hameln Fountain Grass     | 5 Gal | 50       |
| POK                                        | Pennisetum orientale 'Karly Rose'        | Karly Rose Fountain Grass | 5 Gal | 7        |

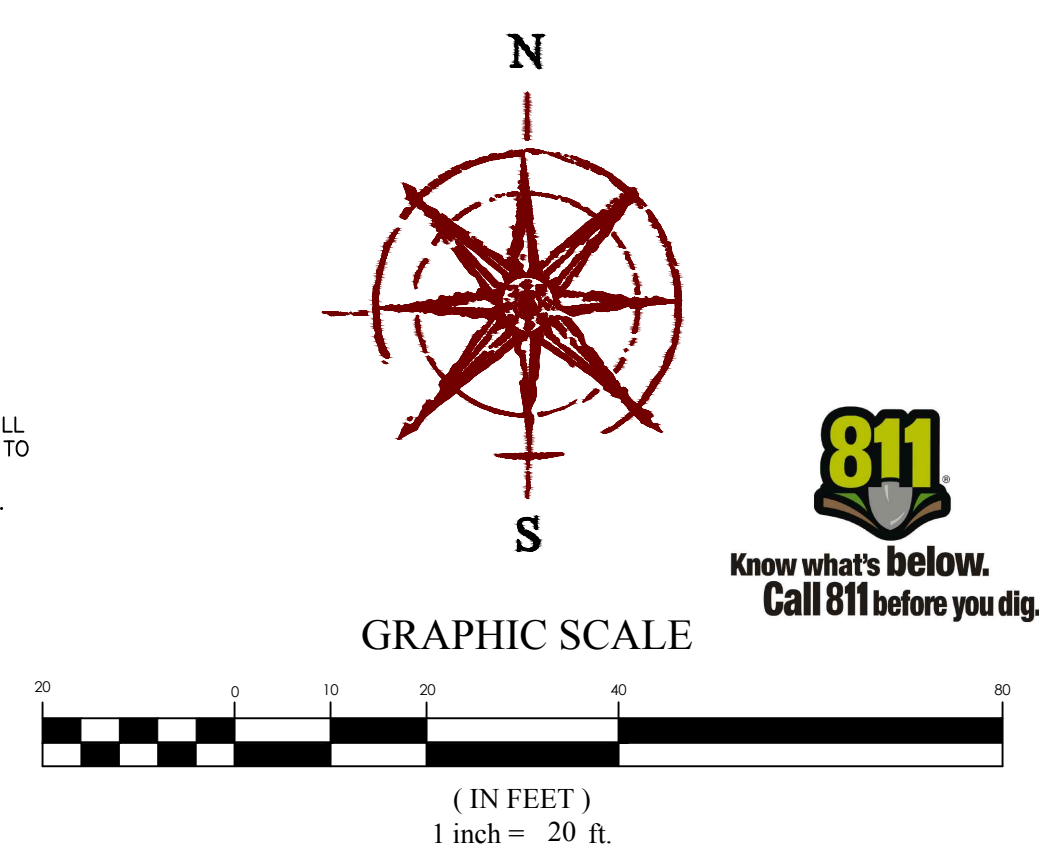
**LANDSCAPE NOTES:**  
1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.



**(A) TREE PLANTING & STAKING**  
NOT TO SCALE



**(B) SHRUB PLANTING**  
NOT TO SCALE

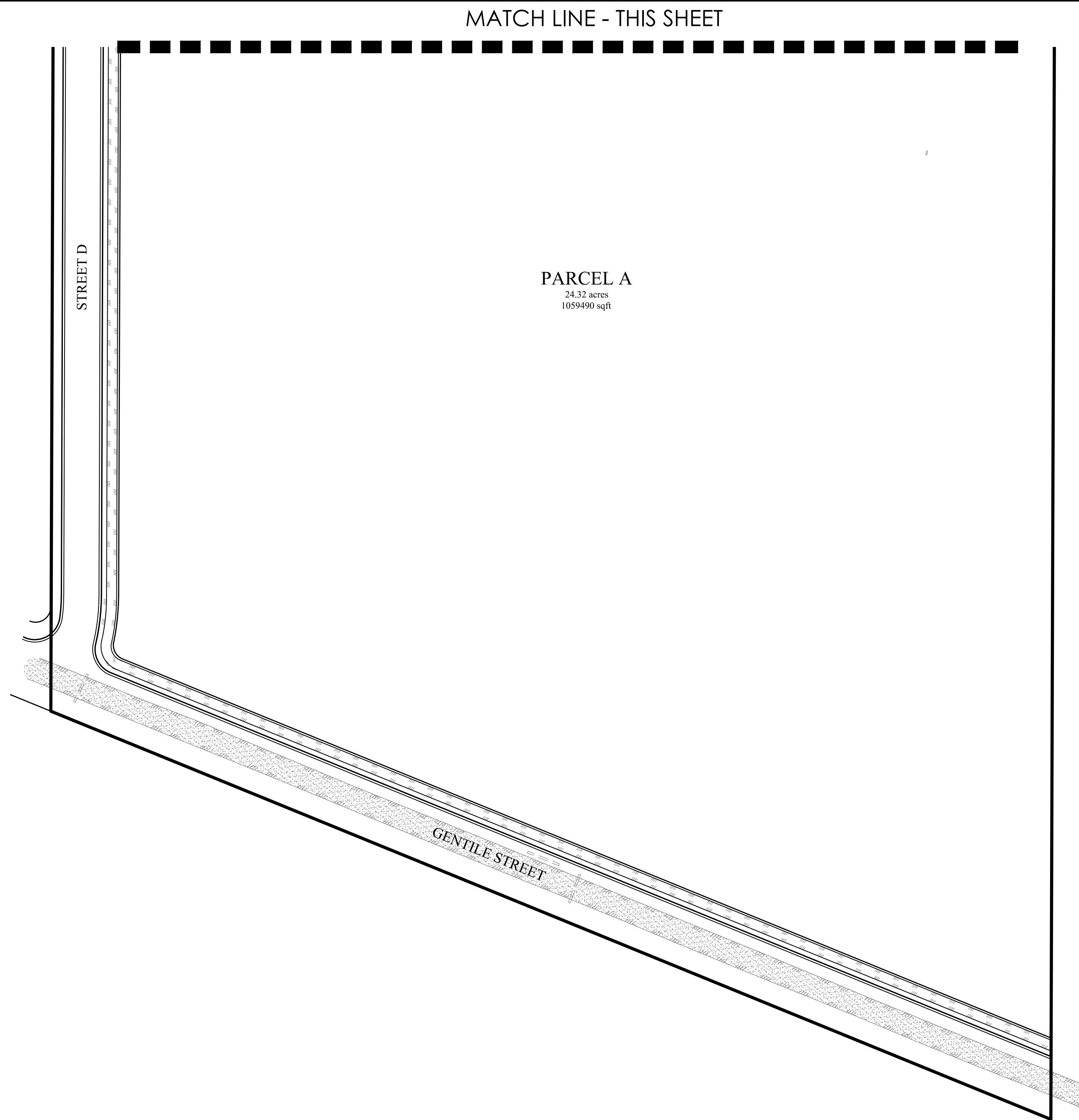
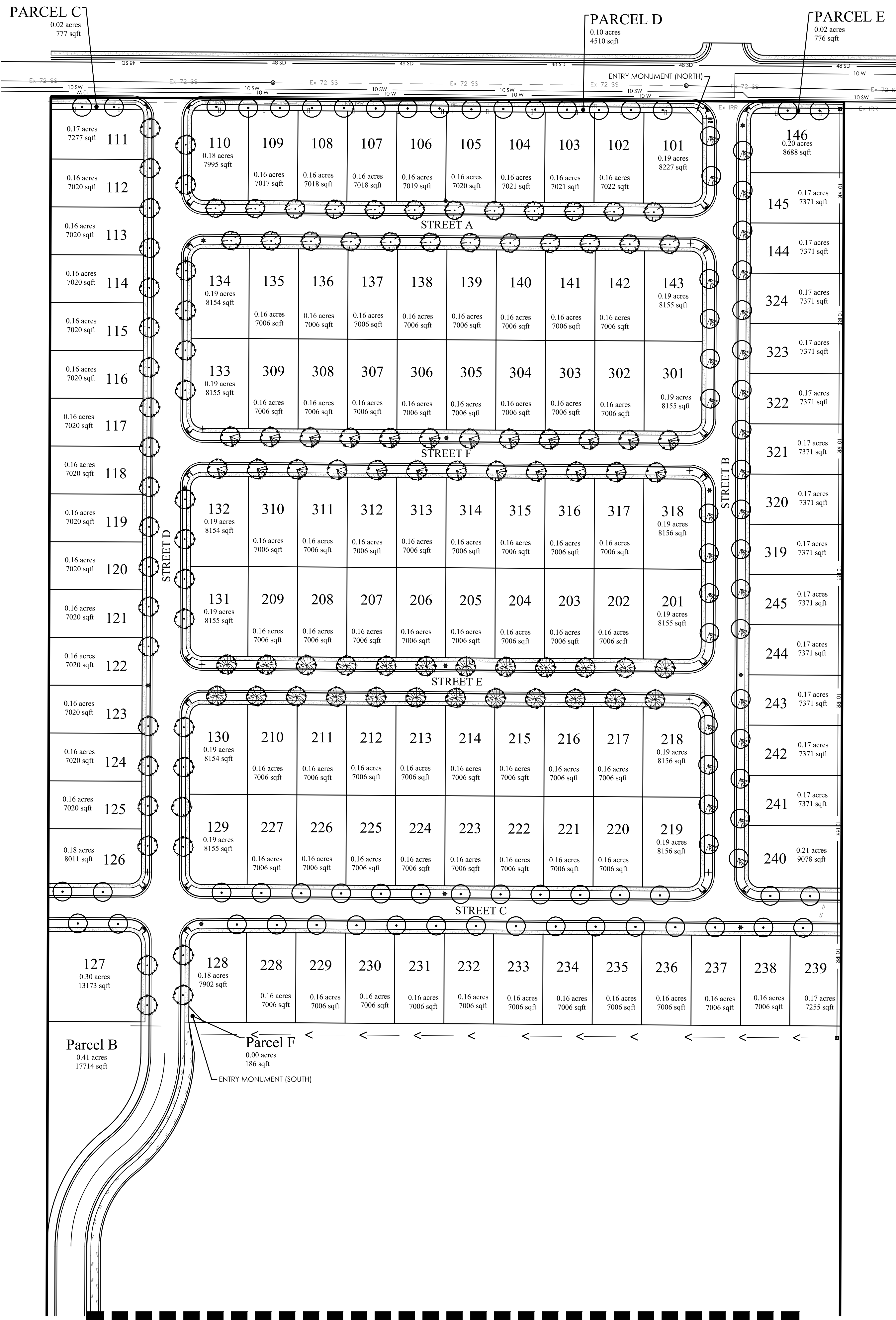


**REVISION BLOCK**

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |

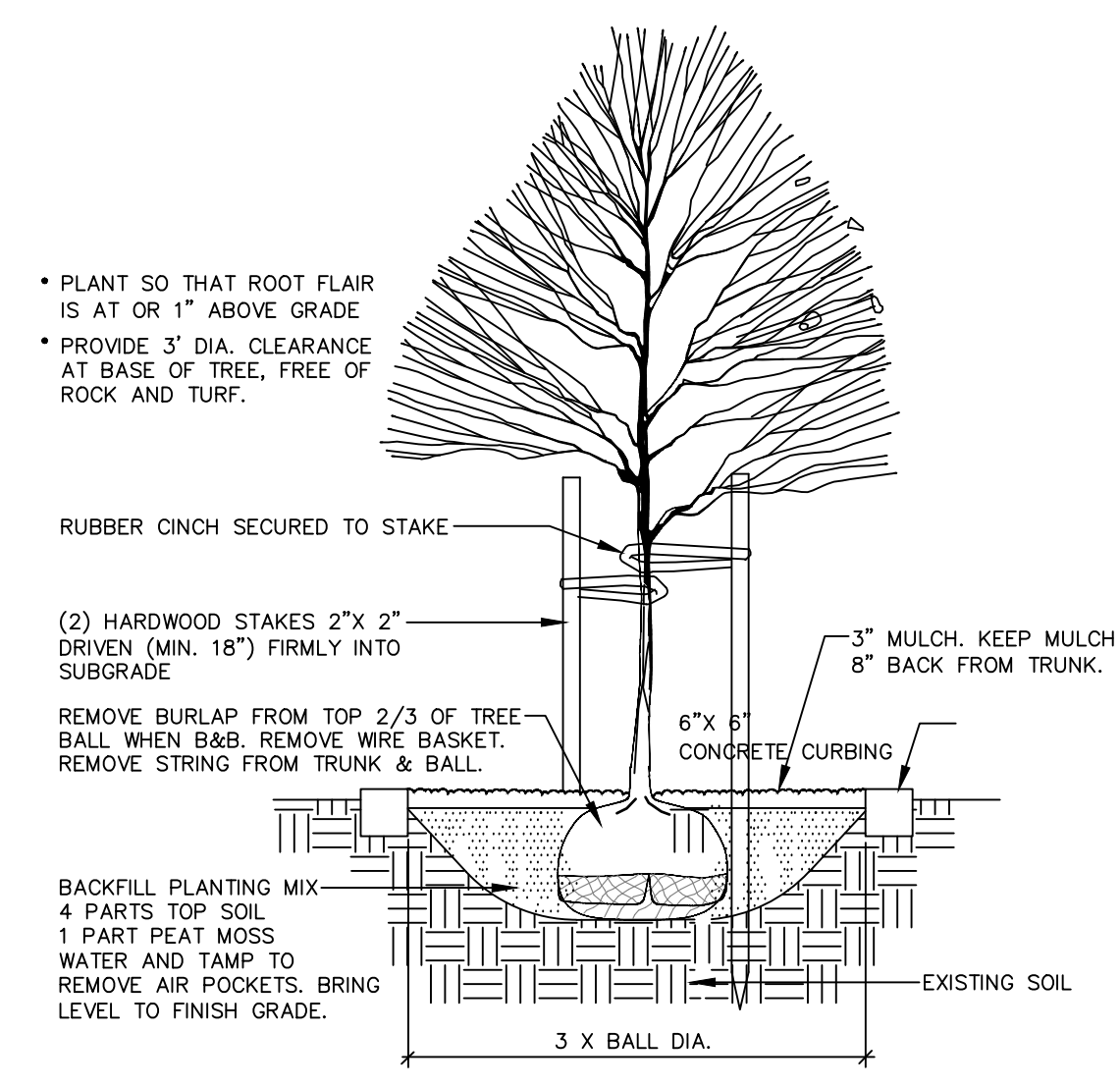
**LANDSCAPE PLAN**

Scale: 1"=20'  
Date: 5/13/2019  
Job #: 17-317  
Sheet: L1

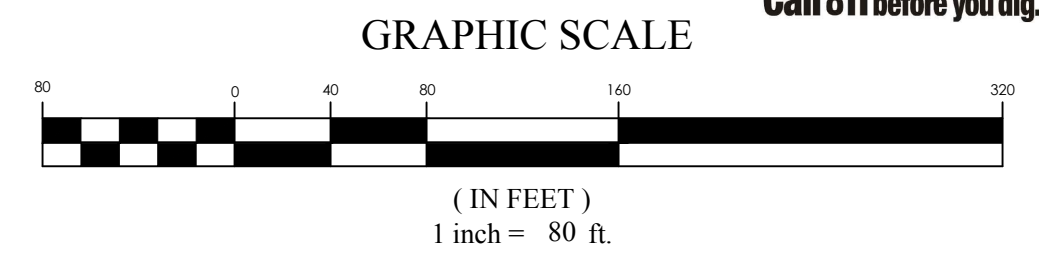


### TREE LEGEND

- Celtis occidentalis  
Common Hackberry 2" cal.
- Gleditsia triacanthos var. inermis 'Shademaster'  
Thornless Honey Locust 2" cal.
- Acer platanoides 'Parkway'  
Norway Maple 'Parkway' 2" cal.
- Tilia cordata 'Greenspire'  
Littleleaf Linden 2" cal.
- Zelkova serrata 'Green Vase'  
Japanese Zelkova 2" cal.
- Ginkgo biloba 'Autumn Gold'  
Maidenhair Tree 2" cal.



**(A) TREE PLANTING & STAKING**  
NOT TO SCALE



# THE FIELDS

## SYRACUSE, UTAH

### STREET TREE PLAN

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              |      |             |
| 2              |      |             |
| 3              |      |             |
| 4              |      |             |
| 5              |      |             |
| 6              |      |             |

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

**STREET TREE PLAN**

Scale: 1"=80' Drawn: BP  
 Date: 5/13/2019 Job #: 17-317  
 Sheet: **L2**

Z:\\_2017\17-317 Cook Property Design\17-317-GWG\Sheets\17-317 Street Tree Plan.dwg



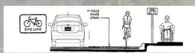
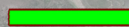
# Syracuse City Trails Master Plan

Proposed 1/17/12

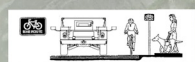
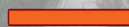
## Legend



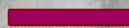
Class I  
Shared Use Trail



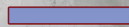
Class II  
Bike Lane



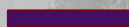
Class III  
Shared Lane



Class IV  
Equestrian



Bike Route (See Map Note 3)



Trailhead



Restrooms

## Map Notes

1) The Syracuse Emigrant Trail connects with several parks within the City, and continues North into West Point City.

2) The Great Salt Lake Shoreline Trail and Trail Access points are integral to the city's trail system, providing connectivity between the Bird Refuge and Antelope Island.

3) Note the Bike Routes which run adjacent to the designated Class I Trails along Gentile Street and Bluff Road.

4) This document shows the current and proposed trail sections.

5) Visit the Syracuse City website for an interactive online version of this map, which includes up to date information about additional restroom locations, area parks, landmarks, and other points of interest.

Swap the trail circled in red for the dashed green lines

Shoreline

the Fields

I

2

3

I

2

3

I

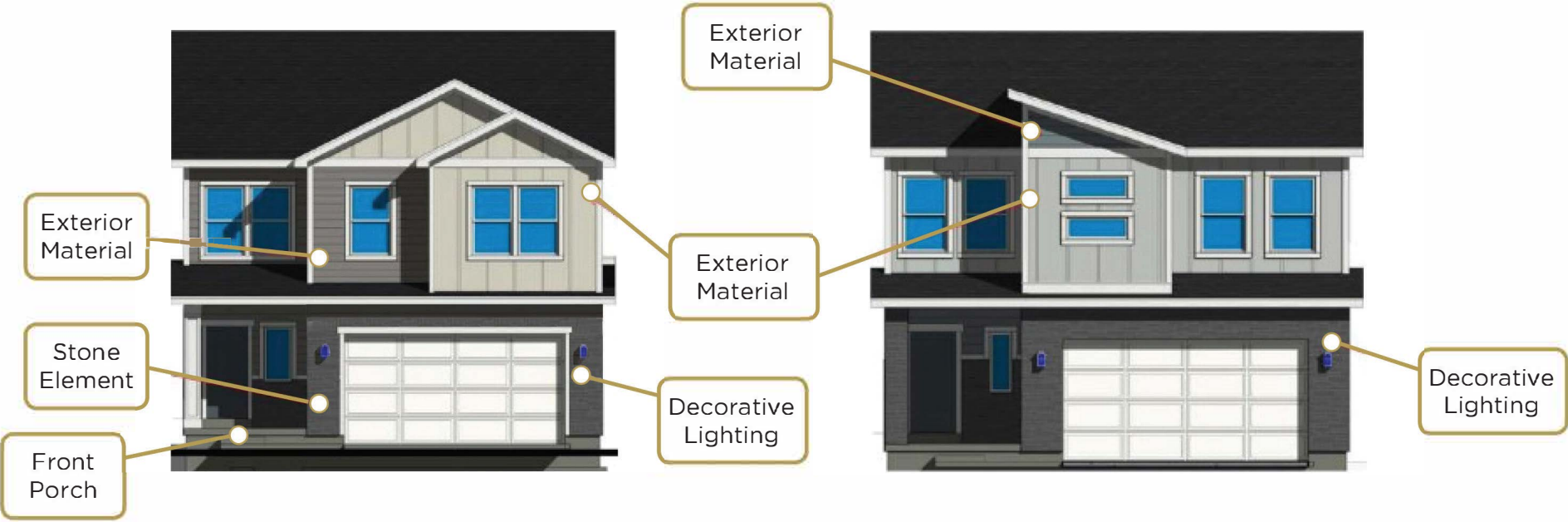
2

3

2

I

# DEVELOPMENT THEME

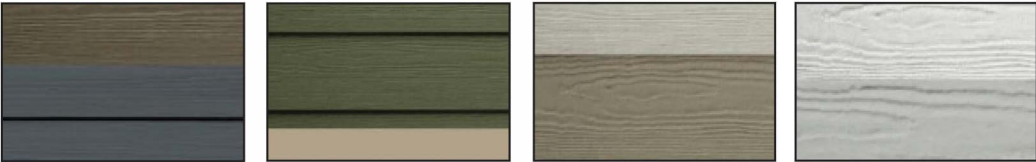


% of masonry facade 40%  
 % of hardy board facade 60%

% of masonry facade 43%  
 % of hardy board facade 57%

## EXTERIOR ELEMENTS

## STONE ELEMENTS

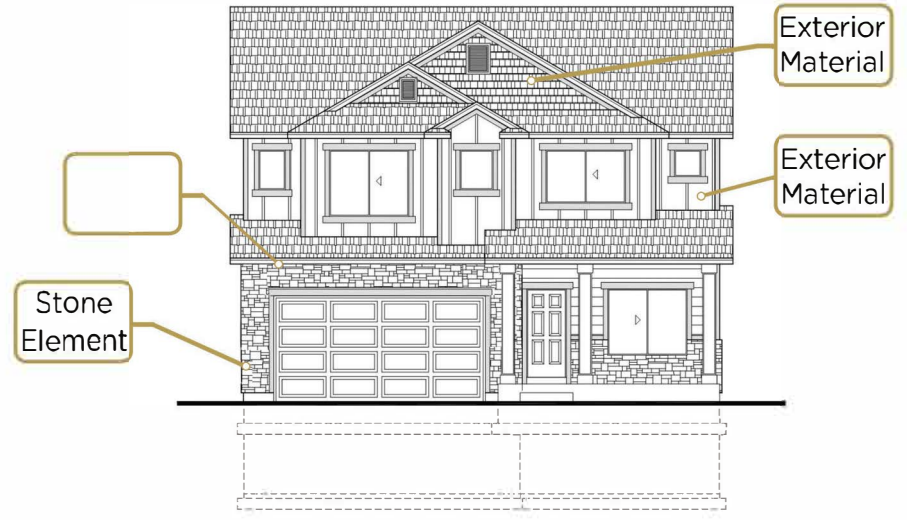


# DEVELOPMENT THEME



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

% of masonry 40%  
% of hardy board 60%  
Exterior Elements



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

% of masonry 40%  
% of hardy board 60%  
Stone Elements



# DEVELOPMENT THEME



% of masonry 34%  
% of hardy board 66%

**DEVELOPMENT AGREEMENT FOR THE FIELDS SUBDIVISION  
AT 2700 WEST GENTILE STREET, SYRACUSE, UTAH**

This Development Agreement (“Agreement”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between **CW Land Co., LLC**, a Utah limited liability company (the “Developer”), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the “City”).

**RECITALS:**

A. The Developer owns approximately 54.81 acres of property located at approximately 2700 West Gentile Street in Syracuse, Davis County, Utah (parcel ID numbers 12-103-0092, 12-103-0090, and 12-103-0089), as more particularly described in Exhibit A, which is attached hereto and by this reference made a part hereof (the “Property”), located in the R-1 Zone, and for which the Developer, through an application submitted on [DATE], has proposed development (the “Development”) of a Cluster Subdivision, which is a conditional use of the R-1 Zone, and presented an Application to the City.

B. Syracuse Municipal Code § 10.80.070(A) requires the execution of a Development Agreement between the Developer and the City in order to facilitate orderly development in a Cluster Subdivision.

C. The Developer has also submitted a Development Plan for the Cluster Subdivision, as required by Syracuse Municipal Code, which Plan is attached to this Agreement as Exhibit B and is incorporated into this Agreement by this reference.

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 and the City hereby agree to the following:

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Development boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

2. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If an ordinance is amended in a manner that the Developer considers to be beneficial to the project, this section does not require Developer to comply with the superseded ordinance. In such cases, Developer may request that the amended ordinance or regulation apply to the project.

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council and approved by the City Council. Such development plan shall be in conformance with Chapter 10.80 of the Syracuse Municipal Code. Once approved, the Developer may not

substantially deviate from the Development Plan without prior approval from the City Council as land use authority. Any other variations to the Development Plan, such as exact building locations, exaction locations of open space and parking, and changes to the size, architecture, and/or elevations of the buildings, that do not materially affect the architectural quality of the Development and that are consistent with Section 13 below, may be varied by the Developer without official City Council or Planning Commission approval. Such variations, however, shall not change the maximum density, use, and intensity of the Development. Furthermore, Developer may use any of the density in the planning and development of any portion of the Development, and may at its reasonable discretion determine lot configurations, sizes and types, provided that such determination shall be in compliance with applicable zoning ordinances.

- 3.1. The Development Plan shall include the location and building elevations, with exterior building materials, size and general footprints of all dwelling units and other main buildings and amenities.
- 3.2. The Development shall be of sufficient size, composition and arrangement to enable its feasible development as a complete unit, professionally managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs.

4. **Existing Annexation Agreement.** This Agreement does not supersede or replace the previously executed Annexation Agreement entered into between the Parties regarding the Development, which was entitled "Annexation Agreement for Properties Located at Approximately 2700 West Gentile Street, Davis County, Utah." All obligations identified in that Agreement are unaffected by this Development Agreement, unless specifically identified as being overridden by this Agreement.

5. **Arrangement of Structures and Open Spaces.** The Parties agree that the arrangement of structures and open spaces in the Development Plan are located in such a manner found to prevent, to the extent feasible, material adverse effects on adjacent properties.

6. **Maximum Number of Units.** The Developer may not construct more than 126 dwelling units in the Development, which is the product of the total gross acreage, multiplied by 50 percent, and multiplying that product by 4.6.

7. **Separation Between Structures.** All structures must have at least 16 feet of separation from other structures, measured from the foundations of the structures.

8. **Minimum Lot Standards.** All homes built in the Development shall have the following:

- 8.1. Minimum lot area: 7,000 square feet
- 8.2. Minimum lot width: 60 feet

8.3. Minimum setbacks: Front: 15 feet; Garage: 20 feet; Side: 8 feet; Rear: 20 feet; Corner lot side: 20 feet

9. **Homeowner's Association.** The Development shall have a lawfully organized and professionally managed homeowner's association. The Developer shall prepare a budget for the homeowners' association's operation and facilities maintenance, establish fees if necessary, and comply with the other provisions of Section 10.80.070(F) of the Syracuse Municipal Code.

10. **Open and Common Space.** In a prior Annexation Agreement, the Developer agreed to dedicate, upon ninety days of recordation of the final plat for any portion of the Development, approximately 28.11 acres of land, and water shares guaranteeing 52 acre-feet of water deliverable to the dedicated property to the City in fee simple. In return, the City determined that the dedication will satisfy the requirements of Subsection (H) of Section 10.80.020 of the Syracuse Municipal Code, related to Open and Common space.

10.1. As provided in Section 4.4 of the Annexation Agreement, if the Developer fails to dedicate the land and water shares, as provided in the Annexation Agreement, then the final plat is voidable at the City's sole option. Furthermore, the City may withhold future final plat approvals for further phases of construction within the Development.

10.2. This Agreement does not override or terminate the provisions of the Annexation Agreement, and any conflict between this Agreement and the Annexation Agreement shall be resolved in favor of the Annexation Agreement.

10.3. With the dedication of the land as provided in this Section 9, Developer is not obligated to improve such land or Gentile Street.

11. **Landscape Plan.** The Developer shall provide with the Development Plan a landscape plan in compliance with Section 10.80.020(I) of the Syracuse Municipal Code, which landscape plan shall depict the landscaping in the Development (not including the open space dedicated to the City under Section 9 above).

12. **Sidewalks and Parkstrips.** The following shall apply with respect to sidewalks and parkstrips in the Development:

12.1. Sidewalks shall be at least five feet wide, located entirely within dedicated right-of-way, and meet all applicable ADA standards at the time of their installation.

12.2. Parkstrips shall be a minimum of 10 feet wide.

12.3. Meandering sidewalks may not be closer than five feet to the back of the curb.

12.4. All sidewalks and parkstrips shall conform to Syracuse City Engineering Standards and Specifications.

13. **Ditch and Secondary Water to Parcels A and B.**

13.1. The Developer shall ensure that irrigation water is available to the parcels A and B, which parcels shall be dedicated to the City pursuant to the Annexation

Agreement. An existing ditch currently provides water to that parcel, and it is preferred that the ditch continue to be utilized to deliver water. If the existing ditch cannot be used, then the Developer shall provide for an alternative method of delivery for gravity-fed irrigation for the parcel.

- 13.2. Developer shall provide pressurized secondary-water lines sufficient to irrigate Parcel B, which lines shall be installed in accordance with City ordinances, standards and specifications.

14. **Escrow for Certain Improvements.** The Developer is responsible to install improvements in two locations which are subject to the modification of this Section:

- 14.1. Landscaping, fencing and one-half of roadway on the North side of the Development, abutting lots C and D; and

- 14.2. A sidewalk or trail running adjacent to the drive access from Gentile Street, northward toward Lot 222.

The landscaping and fencing may be installed by the Developer during development. The Parties acknowledge, however, that these improvements would be best installed when, respectively, the property owner whose land abuts the Development on the North files a request for its final plat, and when the City completes trail improvements along Gentile Street (the “contingent events”). The Developer agrees to deposit with the City an amount based upon the City Engineer’s good faith estimate of the costs of these improvements, to be held in escrow until the contingent events occur. If the Developer is planning on deferring these improvements or assigning the construction to another entity or individual, then the deposit shall occur, by either the developer or assignee builder, at the time during which final plats that include lots C & D, and Lot 222, are filed with the City. There will be no time-limit on the amount of time that these funds may be held by the City. If a contingent event occurs, then the City shall notify the Developer of the Developer’s duty to complete the improvement associated with the contingent event. Developer shall have nine months to complete the improvements after notice is provided. If Developer does not complete the improvements within nine months, then the City may access the escrow funds, including any interest accrued on those funds, to fund the construction of the improvements. The City shall follow its purchasing and contracting procedures in selecting a contractor to install the improvements and will reasonably attempt to keep the project within the amount deposited in escrow. The Developer shall be responsible for any expenditures exceeding the escrow fund for the improvement being installed and shall tender payment for those amounts within sixty days of receipt of a City invoice for those amounts. Notwithstanding Section 19, the Developer may assign the responsibility to install these improvements to a builder; after they have been accepted by the City, Developer or an assignee builder that tendered a fee, shall receive a refund of the escrow.

15. **Development Not Detrimental to Community.** By approving this Agreement and the Conditional Use Application, the City is making a determination that the placement of dwellings and other structures will not produce a negative impact to surrounding land uses, and that the Development shall not be detrimental to the health, safety, or general welfare of persons residing in the vicinity.

16. **Design Standards.** The Development shall have a common building theme, which shows the detail in unification of exterior architectural style, color, and size of each unit, but not so dominant that all units are identical.

16.1. Patios shall not extend beyond the width of the primary structure and shall not extend beyond half of the rear setback.

16.2. The Design standards shall comply with all provisions of the Syracuse subdivision ordinance and other applicable codes.

17. **Upsizing Reimbursements.** As part of Developer's completion of the Development, Developer will complete those certain improvements graphically depicted in Exhibit C attached hereto and described as follows: (a) a water line for culinary water (the "Culinary Water line"); (b) a waterline for secondary water (the "Secondary Water Line", together with the Culinary Water Line, the "Water Lines"); (c) a collector road located on the north side of the Property (the "Collector Road"); and (d) a storm drain line (the "Storm Drain Line"). The parties agree to the following:

17.1. **Water Lines.** As part of the Development, Developer will be upsizing the Water Lines to benefit the City and adjacent land owners. The City hereby agrees to reimburse Developer for the incremental increase in cost Developer incurs by upsizing the Water Lines. Instead of constructing two 8" Water Lines, which would be sufficient for the Development, Developer will construct two 10" Water Lines. The reimbursement amount for the Water Lines will be calculated as follows: (x) the total cost to complete the two 10" Water Lines, less (y) the total cost Developer would have incurred to complete two 8" Water Lines. Such reimbursement amount will be paid by the City within thirty (30) days of completion of the Water Lines and acceptance thereof by the City.

17.2. **Collector Road.** As part of the Development, Developer will be upsizing the Collector Road to benefit the City and adjacent land owners. The City hereby agrees to reimburse Developer for the incremental increase in cost Developer incurs by upsizing the Collector Road. Instead of construction of a 35' wide Local Road, which would be sufficient for the Development, Developer will construct a 45' wide Collector Road. The reimbursement amount for the fully improved Collector Road to City standards will be calculated as the cost of the materials and installation of additional 10-feet of asphalt and base. Such reimbursement amount will be paid by the City within thirty (30) days of completion of the Collector Road and acceptance thereof by the City.

17.3. **Storm Drain Line.** As part of the Development, Developer will be installing an upsized Storm Drain Line to benefit the Development but also benefitting the City and adjacent land owners. The City hereby agrees to reimburse Developer for the incremental increase in cost Developer incurs by upsizing the Storm Drain Line.

Instead of constructing a 15” Storm Drain Line, which would be sufficient for the Development, Developer will construct a storm drain line that will be a 42” line or 48” line. The reimbursement amount for the upsized Storm Drain Line will be calculated as follows: (a) the total cost to complete the upsized Storm Drain Line, less (b) the total cost Developer would have incurred to complete the 15” Storm Drain Line for the length of line that is upsized. Such reimbursement amount will be paid by the City within thirty (30) days of completion of the Storm Drain Line and acceptance thereof by the City.

18. **Applicable Codes.** The Development shall be developed in accordance with the development requirements identified in Chapter 10.80 of the Syracuse Municipal Code, which are in effect on the approval date of the Agreement. If a City law or regulation is promulgated to protect the public’s health, safety, and welfare, then those regulations will be applied under circumstances constituting a rational public interest.

19. **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 Development.

20. **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 the City, which review is intended to assure the financial capability of any assignee. The City Manager may, on behalf of the City, approve an assignment hereunder so long as the assignee is a reputable residential builder in the local industry. Such consent shall not be unreasonably withheld. Furthermore, no additional approval is required for assignment to either a wholly-owned subsidiary of CW Land Co., LLC, or any entity under common control or common ownership of CW Land Co., LLC, but written notification to the City is required.

21. **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.

22. **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.

23. **Notices.**

Any notices, requests or 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:

Colin H. Wright  
CW Land Co., LLC  
Suite 6  
1222 W. Legacy Crossing Blvd.  
Centerville, UT 84014

To the City:

Syracuse City Attorney  
1979 West 1900 South  
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager  
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.

24. **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.

25. **General Terms and Conditions.**

25.1. **Termination.** The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing, including a resolution by the Council agreeing to the termination.

25.2. **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 monetary 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.

25.3. 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.

25.4. 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, and so long as – in cases of legal challenge – the City provides a good faith defense. In such a case of a successful referendum or challenge that invalidates this Agreement or the accompanying land use approvals, this Agreement is void at inception.

25.5. 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.

25.6. 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, unless specifically mentioned in 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, except as noted in this Agreement.

25.6.1. Gregory Day, who is employed by CW Land Co., LLC, is a sitting member of the Syracuse City Planning Commission. The Developer and Mr. Day

affirmatively represent that he has not and will not participate as a member of the Commission in the discussion or decisions related to this Development. Neither has Mr. Day used his position to influence or exert any undue pressure on City staff or officials related to this Development, and he will not do so.

25.7. 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 page)

- Remainder of page left intentionally blank -

**CW LAND CO., LLC**

By: Colin H. Wright

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

STATE OF UTAH                    )  
                                          : ss.  
COUNTY OF DAVIS            )

On this \_\_\_\_\_ day of \_\_\_\_\_, May, 2019, personally appeared before me \_\_\_\_\_, the authorized signer and trustee of **CW Land Co., 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**

Description of Parcel #12-103-0092

A PORTION OF THE SW 1/4 OF SEC 21-T4N-R2W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT LOC W 52.5 CHAINS & N 249.75 FT FR THE SE COR OF SEC 21-T4N-R2W, SLB&M; SD PT BEING ON THE S'LY LINE OF ANNEX RECORDED 08/28/2018 AS E# 3113664 BK 7087 PG 87; TH N 2390.25 FT; TH E 7.5 CHAINS; TH S 2592.4 FT; TH N 67°59'06" W 533.93 FT TO THE POB. CONT. 28.31 ACRES

Description of Parcel # 12-103-0090

A PORTION OF THE SW 1/4 OF SEC 21-T4N-R2W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT LOC N 89°48'25" W ALG THE SEC LINE 829.39 FT & N 00°11'15" E 244.83 FT FR THE S 1/4 COR OF SEC 21-T4N-R2W, SLB&M (BASIS OF BEARING: N 89°48'25" W BETWEEN THE SE COR & THE S 1/4 COR OF SEC 21-T4N-R2W, SLB&M); TH N 67°47'31" W 536.77 FT TO A PT ON THE 1/16TH (40 ACRE) LINE AS DESC IN DEED RECORDED 12/03/1906 IN BK "U" PG 161 FR UPRR TO WILLIAM MOSS & THE E LINE OF THAT REAL PPTY DESC IN DEED BK 6840 PG 1079 WH IS ALSO THE W LINE OF THE PPTY DESC IN WARRANTY DEED TO ALMA COOK & FRANCES B COOK RECORDED 06/16/1943 IN BK 1V PG 306; TH N 00°11'16" E ALG SD 1/16TH (40 ACRE) LINE & DEED LINE 71.18 FT TO THE SW'LY COR OF THAT REAL PPTY DESC IN DEED E# 3062407; TH ALG SD DEED THE FOLLOWING 3 (THREE) COURSES & DISTANCES: 1) S 67°47'31" E 449.99 FT; 2) N 708.16 FT; 3) W 414.84 FT TO A PT ON THE SD 1/16TH (40 ACRE) LINE & THE E LINE OF THAT REAL PPTY DESC IN DEED BK 6787 PG 1040 WH IS ALSO THE W LINE OF THE PPTY DESC IN WARRANTY DEED TO ALMA COOK & FRANCES B COOK RECORDED 06/16/1943 IN BK 1V PG 306; TH N 00°11'16" E ALG SD 1/16TH (40 ACRE) LINE & SD DEEDS 1580.19 FT TO THE 1/4 SEC LINE; TH S 89°40'13" E ALG THE 1/4 SEC LINE 497.59 FT, M/L, TO THE E LINE OF THAT PPTY AS DESC IN QC DEED TO LEO J COOK & MARLENE C COOK, TRUSTEES OF THE LEO J COOK FAMILY PROTECTION TRUST RECORDED 11/25/2002 AS E# 1806974 BK 3174 PG 210; TH S 00°11'15" W 2389.47 FT TO THE POB. LESS ANY PORTION THEREOF LYING WITHIN THE STR KNOWN AS GENTILE STR. CONT. 20.55 ACRES

Description of Parcel # 12-103-0089

A PORTION OF THE SW 1/4 OF SEC 21-T4N-R2W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT LOC N 89°48'25" W ALG THE SEC LINE 908.68 FT & N 348.55 FT FR THE S 1/4 COR OF SEC 21-T4N-R2W, SLB&M; TH N 67°47'31" W 450.00 FT TO THE 1/16TH (40 ACRE) LINE AS DESC IN DEED RECORDED 12/03/1906 IN BK "U" PG 161 FR UPRR TO WILLIAM MOSS & THE E LINE OF THAT REAL PPTY DESC IN DEED

BK 6787 PG 1040 WH IS ALSO THE W LINE OF THE PPTY DESC IN WARRANTY DEED TO ALMA COOK & FRANCES B COOK RECORDED 06/16/1943 IN BK 1V PG 306 ; TH N 00°11'16" E ALG THE SD 1/16TH (40 ACRE LINE) & ALG SD DEED 538.08 FT; TH E 414.85 FT; TH S 708.17 FT TO THE POB. CONT. 5.95 ACRES

**EXHIBIT B**

Development Plan

**EXHIBIT C**

Upsizing of Water Lines, Collector Road and Storm Drain Line

## **R-1 ZONING ORDINANCE**

### **10.60.010 Purpose.**

The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development for families to engage in food production and, where adequate lot area exists, keep a limited number of farm animals and fowl.

### **10.60.020 Permitted uses.**

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

- (A) Accessory uses and buildings (200 square feet or less).
- (B) Agriculture.
- (C) Aviaries.
- (D) Churches, synagogues, and temples.
- (E) Dwellings, single-family.
- (F) Educational services.
- (G) Farm animal keeping (see SCC 10.30.040).
- (H) Fruit and vegetable stands (for sale of products produced on owner's premises).
- (I) Household pets.
- (J) Minor home occupations.
- (K) Public and quasi-public buildings.
- (L) Public parks.
- (M) Rabbits and hens.
- (N) Residential facilities for persons with disabilities.
- (O) Vietnamese potbellied pigs.

### **10.60.030 Conditional uses.**

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

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

- (E) Dog kennels (minor).
- (F) Dwellings, accessory (major/minor, see SCC 10.30.020).
- (G) Dwelling groups (major).
- (H) Greenhouses (minor).
- (I) Home occupations (major).
- (J) Private parks and recreational activities (minor).
- (K) Temporary commercial uses (see SCC 10.35.050) (minor).
- (L) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

**10.60.040 Minimum lot standards.**

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

- (A) Density. Minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre, unless the Land Use Authority grants additional density, per a cluster subdivision major conditional use permit.
- (B) Lot width: 100 feet.
- (C) Front yard: 25 feet.
- (D) Side yards: 10 feet (both sides).
- (E) Rear yard: 30 feet.
- (F) Building height: as allowed by current building code.

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

- (1) The strict application of the lot width requirement would result in substantial hardship;
- (2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

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

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

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

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

**10.60.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

**10.60.070 Special provisions.**

All pens, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.)

## **CLUSTER SUBDIVISION ORDINANCE**

### **10.80.010 Purpose.**

Cluster subdivisions may receive approval for a major conditional use permit in the R-1 residential zone. The purpose of this chapter is to encourage open space conservation and imaginative and efficient utilization of land by providing greater flexibility in the location of buildings on the land and the clustering of dwelling units. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons or equestrian-oriented development. The Land Use Authority shall not grant such a conditional use unless the cluster subdivision meets the regulations of the applicable zone in which it resides, except as may lawfully be modified by City Council approval. The application of cluster concepts is intended to encourage good neighborhood design and preserve open space while ensuring substantial compliance with the intent of the subdivision and land use ordinances.

### **10.80.020 Development requirements.**

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

(B) Phasing. The proposed development plan shall include all possible future phases. No additional phases shall be permitted beyond the original concept. Adjacent property developed similarly shall be a separate development and shall meet all requirements independently from any adjacent development.

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

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

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

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

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

(1) Density. Maximum density is calculated by multiplying the development's gross acreage by 50 percent, and then multiplying the remaining acreage by 4.6 units per acre.

(2) Minimum lot area: 7,000 square feet.

(3) Lot width: 60 feet.

(4) Setbacks:

(a) Front: 15 feet.

(b) Garage: 20 feet.

(c) Side: eight feet.

(d) Rear: 20 feet.

(e) Corner lot side: 20 feet.

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

(H) Open Space and Common Space.

(1) The development shall provide 50 percent open space. A minimum of 10 percent of the open space shall be common space.

(2) Open space and common space shall not include streets, driveways, or parking areas.

(3) Open space may include agricultural areas, recreation areas, and wetland preserve.

(4) Open space not used for agriculture and wetland preserve shall be fully landscaped and developed with amenities as identified in the City's parks master plan for the enjoyment and full use of all residents of the development and/or the public.

(5) Open space that is designated for agricultural use shall have a recorded perpetual conservation easement.

(6) Open space shall not be enclosed with fencing, except as required per buffer table of this title.

(7) Common space shall be fully landscaped and developed with approved amenities for the enjoyment and full use of all residents of the development and/or the public.

(8) Common space shall be preserved, maintained and owned through the homeowners' association from the onset, or may be deeded to Syracuse City, if the developer makes the request and the City Council grants the request, at the City Council's sole discretion.

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

(1) Landscape plan shall be signed and stamped by a professional landscape architect.

(2) The landscaping plan shall indicate all special features, such as ponds, fountains, signs, walking paths, plant species and size, fencing, etc., together with a planting plan.

(3) Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement.

(4) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(5) Street trees shall be selected in accordance with the approved tree species in city code.

(6) Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than 50 feet apart.

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

(1) Sidewalks shall be a minimum of five feet wide and meet the minimum ADA standards.

(2) Parkstrips shall be a minimum of 10 feet wide.

(3) Meandering sidewalks shall be no closer than five feet to the back of curb.

(4) Sidewalk construction and utilities shall comply with the adopted Engineering Standards and Specifications.

(K) Trail System/Walking/Bike Paths.

(1) The development shall contain trail/walking/bike paths and shall connect to the City's trails system per the trail master plan, when applicable.

(2) Trail/walking/bike paths shall meet the City's Engineering Standards and Specifications.

(L) Signage. The development may include landscaped identification entry signs maintained by the homeowners' association.

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

(N) The proposed development shall not be detrimental to the health, safety, or general welfare of persons residing in the vicinity.

#### **10.80.030 Permitted uses.**

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

#### **10.80.040 Bonus density incentives.**

Repealed by Ord. 15-24.

#### **10.80.050 Design standards.**

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

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

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

### **10.80.060 Approval.**

A cluster subdivision is a special type of subdivision approved by major conditional use permit and, as such, shall meet design standards and be subject to all provisions of the Syracuse subdivision ordinance and submitted development plans.

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

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

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

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

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

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

(F) Developer shall prepare a budget for the homeowners' association operation and facilities maintenance. Developer shall establish a dedicated operating fund for the collection of homeowner dues and shall provide funding for said maintenance for the first three years' operating expenses of the homeowners' association or until developer owns less than 40 percent of the lots. When the developer owns less than 40 percent of the lots, developer shall pay dues on his remaining lots in accordance with the CC&Rs and fee schedule adopted by the homeowners' association. The CC&Rs will provide in the budget a depreciation estimate and provide for the collection of fees sufficient to meet the depreciation of infrastructure under control of the homeowners' association.



# COUNCIL AGENDA

## May 28, 2019

Agenda Item “I”

FY2020 Continued Budget Discussion

### *Factual Summation*

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

### *Discussion Goals*

We wanted to have an open budget discussion for the FY2020 budget to discuss any topics or concerns that the city council has on the tentative FY2020 budget.

1. Changes made since last discussion:

- Removed the Bluff Ridge Pavilion from budget.
- Changed budget message to remove reference to new website creation.
- Remove the construction and funding for the park maintenance facility.
- Proceeds from items below will be transferred to the capital projects fund and held in that fund for construction of park maintenance facility:
  - \$450,000 from UDOT for Syracuse property along West Davis Corridor
  - \$150,000 surplus money
  - \$120,000 – sell of land by church
  - \$24,000 – cell tower rent (previously not budgeted because of proposal to sale)
  - **\$744,000 – Total**
- Also, discussions about proceeds from sell of cemetery land could be earmarked for the park maintenance facility.
- Please also refer to items L.1, L.2, and L.3 as part of the FY2020 budget discussion.

2. Open Budget Discussion



# COUNCIL AGENDA

May 28, 2019

Agenda Item “1.1”      Discuss updates to the fiscal year 2019-2020 wage scale.

***Factual Summation***

- Please see the proposed changes to the fiscal year 2019 – 2020 wages scale. All recommended changes to the wage scale are highlighted in red. Any questions regarding this item can be directed at City Manager Brody Bovero or Admin. Services Director Stephen Marshall.
- We performed a salary benchmark review for the administrative and public works departments in conjunction with our quadrennial reviews. The proposed changes to each of the administrative and public works positions are highlighted in red.
- The IT Technician position has also been changed from part-time to full-time based upon prior discussion and needed services throughout the city.
- The Development Services Manager position has been eliminated upon department restructuring and hiring another Building Permit Technician.
- No other changes have been proposed with this wage scale update.

**FY 2019 - 2020 Wage Scale**

| Grade | Status    | Position Title                                                                 | Min      | Max       |
|-------|-----------|--------------------------------------------------------------------------------|----------|-----------|
| 409   | Salary    | City Manager                                                                   | \$89,500 | \$144,202 |
| 408   | Salary    | City Attorney<br>Administrative Services Director                              | \$83,383 | \$123,947 |
| 407   | Salary    | Community and Economic Development Director                                    | \$81,262 | \$120,646 |
| 406   | Salary    | Police Chief<br>Fire Chief                                                     | \$77,685 | \$116,291 |
| 405   | Salary    | Assistant Police Chief                                                         | \$77,685 | \$112,751 |
| 404   | Salary    | Public Works Director                                                          | \$76,775 | \$118,685 |
| 403   | Salary    | Public Works Director<br>Parks & Recreation Director                           | \$73,331 | \$109,801 |
| 404   | Salary    | Community and Economic Development Director                                    | \$70,375 | \$105,462 |
| 402   | Salary    | Police Lieutenant                                                              | \$62,067 | \$92,248  |
| 402   | Salary    | Development Services Manager                                                   | \$54,246 | \$79,789  |
| 401   | Salary    | City Recorder                                                                  | \$58,760 | \$86,505  |
| 334   | Full-time | Deputy Fire Chief                                                              | \$35.40  | \$49.52   |
| 333   | Full-time | City Engineer                                                                  | \$34.35  | \$49.91   |
| 332   | Full-time | Assistant Parks & Recreation Director                                          | \$28.24  | \$39.53   |
| 331   | Full-time | Building Official                                                              | \$27.15  | \$42.11   |
| 330   | Full-time | Streets Superintendent<br>Water Superintendent<br>Environmental Superintendent | \$25.82  | \$37.27   |
| 329   | Full-time | Police Sergeant                                                                | \$25.31  | \$37.40   |
| 329   | Full-time | Building Official                                                              | \$24.83  | \$36.30   |
| 328   | Full-time | Streets Superintendent<br>Water Superintendent<br>Environmental Superintendent | \$24.40  | \$34.63   |
| 328   | Full-time | Planner II/Grant Administrator                                                 | \$24.35  | \$36.05   |
| 327   | Full-time | Recreation Manager                                                             | \$23.45  | \$33.82   |
| 326   | Full-time | Public Works Inspector III                                                     | \$23.06  | \$33.52   |
| 325   | Full-time | Building Inspector III                                                         | \$22.74  | \$32.82   |
| 324   | Full-time | Human Resources Specialist                                                     | \$22.06  | \$33.76   |
| 323   | Full-time | Police Officer III<br>Public Works Inspector II                                | \$21.92  | \$31.63   |
| 324   | Full-time | Planner II/Grant Administrator                                                 | \$21.34  | \$31.25   |
| 323   | Full-time | Human Resources Specialist<br>Building Inspector III                           | \$20.79  | \$30.12   |
| 322   | Full-time | Public Works Inspector I<br>Building Inspector II                              | \$20.90  | \$30.33   |
| 321   | Full-time | Police Officer II                                                              | \$20.27  | \$28.62   |
| 320   | Full-time | Court Clerk Supervisor                                                         | \$19.78  | \$29.88   |

|              |               |                                                                                                                                                                                                                                          |  |            |            |
|--------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|------------|
| 319          | Full-time     | Parks Maintenance Crew Leader                                                                                                                                                                                                            |  | \$19.60    | \$28.59    |
| 318          | Full-time     | Police Officer I                                                                                                                                                                                                                         |  | \$19.25    | \$27.03    |
| 317          | Full-time     | Planner I/Grants Specialist<br>Detective                                                                                                                                                                                                 |  | \$18.94    | \$27.84    |
| 316          | Full-time     | <del>Building Inspector II</del><br>Fire Captain                                                                                                                                                                                         |  | \$18.55    | \$26.52    |
| 315          | Full-time     | <del>Code Enforcement Officer</del><br><del>Building Inspector I</del><br><del>IT Technician</del>                                                                                                                                       |  | \$18.24    | \$27.11    |
| 314          | Full-time     | Events Coordinator                                                                                                                                                                                                                       |  | \$17.92    | \$24.86    |
| 313          | Full-time     | Recreation Program Coordinator<br>Victim's Advocate<br><del>Water Maintenance Worker III</del><br><del>Environmental Maintenance Worker III</del><br><del>Street Maintenance Worker III</del><br><del>Utilities Billing Supervisor</del> |  | \$17.83    | \$25.74    |
| 312          | Full-time     | Administrative Professional                                                                                                                                                                                                              |  | \$17.26    | \$25.62    |
| <b>Grade</b> | <b>Status</b> | <b>Position Title</b>                                                                                                                                                                                                                    |  | <b>Min</b> | <b>Max</b> |
| 313          | Full-time     | <del>Court Clerk Supervisor</del><br><del>Code Enforcement Officer</del><br><del>Building Inspector I</del>                                                                                                                              |  | \$16.82    | \$24.82    |
| 311          | Full-time     | <del>Water Maintenance Worker III</del><br><del>Environmental Maintenance Worker III</del><br><del>Street Maintenance Worker III</del><br><del>Utilities Billing Supervisor</del><br>Facilities Maintenance Technician                   |  | \$16.86    | \$23.67    |
| 310          | Full-time     | <del>Water Maintenance Worker II</del><br><del>Street Maintenance Worker II</del><br><del>Environmental Maintenance Worker II</del><br><del>Building Permit Technician</del>                                                             |  | \$16.19    | \$24.48    |
| 309          | Full-time     | Fire Engineer                                                                                                                                                                                                                            |  | \$15.86    | \$22.67    |
| 308          | Full-time     | Business License Clerk<br><del>Utilities Billing Clerk</del>                                                                                                                                                                             |  | \$15.39    | \$22.59    |
| 307          | Full-time     | Parks Maintenance Worker II                                                                                                                                                                                                              |  | \$15.01    | \$22.39    |
| 308          | Full-time     | <del>Water Maintenance Worker II</del><br><del>Street Maintenance Worker II</del><br><del>Environmental Maintenance Worker II</del>                                                                                                      |  | \$14.93    | \$21.30    |
| 306          | Full-time     | Court Clerk II / Admin Professional<br>Senior Fire Fighter<br><del>Streets Maintenance Worker I</del><br><del>Water Maintenance Worker I</del><br><del>Environmental Maintenance Worker I</del>                                          |  | \$14.59    | \$21.31    |
| 305          | Full-time     | <del>Building Permit Technician</del><br>Parks Maintenance Worker I<br><del>Utilities Billing Clerk</del>                                                                                                                                |  | \$13.89    | \$20.63    |
| 305          | Full-time     | <del>Streets Maintenance Worker I</del><br><del>Water Maintenance Worker I</del><br><del>Environmental Maintenance Worker I</del>                                                                                                        |  | \$13.54    | \$19.73    |
| 304          | Full-time     | Fire Fighter II                                                                                                                                                                                                                          |  | \$13.00    | \$18.85    |

|              |                        |                                                                                                                                                                             |  |                    |                    |
|--------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|--------------------|
| 303          | Full-time              | Administrative Assistant                                                                                                                                                    |  | \$12.84            | \$17.47            |
| 302          | Full-time              | Court Clerk I                                                                                                                                                               |  | \$12.50            | \$17.92            |
| 302          | Full-time              | <del>Administrative Assistant</del>                                                                                                                                         |  | <del>\$12.84</del> | <del>\$17.47</del> |
| 301          | Full-time              | Fire Fighter I                                                                                                                                                              |  | \$11.17            | \$12.89            |
| 219          | Part-time              | Staff Accountant                                                                                                                                                            |  | \$20.14            | \$29.97            |
| 218          | Part-time              | Events Coordinator                                                                                                                                                          |  | \$17.92            | \$24.86            |
| 217          | Part-time              | Passport Agent / Deputy Recorder                                                                                                                                            |  | \$17.58            | \$25.53            |
| 218          | Part-time              | IT Technician                                                                                                                                                               |  | \$18.22            | \$26.42            |
| 216          | Part-time              | Building Inspector I<br>Code Enforcement Officer                                                                                                                            |  | \$16.82            | \$24.82            |
| 216          | Part-time              | Passport Agent / Deputy Recorder                                                                                                                                            |  | \$16.31            | \$23.03            |
| 215          | Part-time              | Administrative Professional                                                                                                                                                 |  | \$16.63            | \$24.24            |
| 214          | Part-time              | Bailiff                                                                                                                                                                     |  | \$14.79            | \$19.22            |
| 213          | Part-time              | Parks Maintenance Worker I                                                                                                                                                  |  | \$13.89            | \$20.63            |
| 212          | Part-time              | Administrative Assistant                                                                                                                                                    |  | \$13.63            | \$17.66            |
| 211          | Part-time              | Assistant Recreation Coordinator I<br>Streets Maintenance Worker I<br>Water Maintenance Worker I<br>Environmental Maintenance Worker I<br>Facilities Maintenance Technician |  | \$13.54            | \$19.73            |
| 210          | Part-time              | Fire Fighter II                                                                                                                                                             |  | \$13.00            | \$18.85            |
| 209          | Part-time              | Court Clerk                                                                                                                                                                 |  | \$12.50            | \$17.92            |
| <b>Grade</b> | <b>Status</b>          | <b>Position Title</b>                                                                                                                                                       |  | <b>Min</b>         | <b>Max</b>         |
| 209          | Part-time              | <del>Administrative Assistant</del>                                                                                                                                         |  | <del>\$11.95</del> | <del>\$16.69</del> |
| 208          | Part-time              | Mail Clerk                                                                                                                                                                  |  | \$12.25            | \$17.36            |
| 207          | Part-time              | Fire Fighter I                                                                                                                                                              |  | \$11.17            | \$12.89            |
| 206          | Part-time              | Crossing Guard                                                                                                                                                              |  | \$9.13             | \$10.93            |
| 205          | Part-time              | Site Supervisor                                                                                                                                                             |  | \$10.96            | \$14.34            |
| 204          | Part-time              | Front Desk Receptionist                                                                                                                                                     |  | \$10.71            | \$14.41            |
| 203          | Part-time              | Recreation Assistant III                                                                                                                                                    |  | \$9.70             | \$11.94            |
| 202          | Part-time              | Recreation Assistant II                                                                                                                                                     |  | \$8.60             | \$10.82            |
| 201          | Part-time              | Recreation Assistant I                                                                                                                                                      |  | \$7.46             | \$7.46             |
| 104          | Seasonal               | Seasonal Fire Fighter                                                                                                                                                       |  | \$13.00            | \$18.85            |
| 103          | Seasonal               | Cemetery Maintenance Worker<br>Meter Reader<br>Gang Mower Operator                                                                                                          |  | \$10.25            | \$13.25            |
| 102          | Seasonal<br>/Temporary | Streets Maintenance Worker<br>Water Maintenance Worker<br>Environmental Maintenance Worker<br>Land Maintenance Worker<br>Administrative Assistant                           |  | \$10.00            | \$13.00            |
| 101          | Seasonal               | Intern                                                                                                                                                                      |  | \$10.00            | \$10.00            |



# COUNCIL AGENDA

May 28, 2019

Agenda Item “1.2”      Discuss amendments to the Syracuse City Consolidated Fee Schedule for Fiscal Year 2019 - 2020.

## *Factual Summation*

- Any question regarding this agenda item may be directed at Admin. Services Director Stephen Marshall. See the attached consolidate fee schedule.
- Below is a list of proposed changes to the consolidated fee schedule:
  - Amendment to culinary impact fees – see schedule
  - Changes to Secondary Connection Fee – install of secondary meters and radios on new development. See schedule for change in fees.
  - Utility Rate Changes:
    - Garage: Increase of \$2.00 per can
    - Culinary Water: Increase of \$1.05 for water rate increases from Weber Basin Water and hiring a new maintenance worker.
    - Secondary Water: Increase of \$0.95 for water rate increases from irrigation companies and hiring a new maintenance worker.
    - Park Maint. Fee: Increase \$0.50 for park maintenance. This includes \$0.15 for trees & landscaping, \$0.15 for electrical, utilities, and supplies for splash pad and linear park, and \$0.20 for equipment replacement (i.e. lawnmowers, etc).

**Building**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                                                    | Current Base Fee         | Additional Fee                  | Proposed Base Fee                            | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|----------------------------------------------|-------------------------|-------------------|-------------------------|
| <b>Bond Fees</b>                                                                                                                   |                          |                                 |                                              |                         |                   |                         |
| Performance Bond                                                                                                                   | \$100.00 per Permit      | NA NA                           |                                              |                         |                   |                         |
| <b>Plan Check Fees</b>                                                                                                             |                          |                                 |                                              |                         |                   |                         |
| Residential                                                                                                                        | All Permitted Structures | 40% Permit Fee                  | NA NA                                        |                         |                   |                         |
| Residential - Duplicate multi-family structure                                                                                     |                          | 50% of original plan check fee  |                                              |                         |                   |                         |
| NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period                                        |                          |                                 |                                              |                         |                   |                         |
| Commercial                                                                                                                         | All Permitted Structures | 65% Permit Fee                  | NA NA                                        |                         |                   |                         |
| Building Investigation Fee                                                                                                         | All Permitted Structures | 100% % Permit Fee               | NA NA                                        |                         |                   |                         |
| Fire Sprinkler/Safety Plans                                                                                                        | All Permitted Structures | \$75.00 Per Hour                | NA NA                                        |                         |                   |                         |
| Additional Plan Review Due to Revisions                                                                                            |                          | \$60.00 Per Hour (1/2 hr min.)  | NA NA                                        |                         |                   |                         |
| <b>General Building Valuation</b>                                                                                                  |                          |                                 |                                              |                         |                   |                         |
| Building Value from \$1-1,000.00                                                                                                   |                          | \$60.00 ea. Unit                | NA NA                                        |                         |                   |                         |
| Building Value from \$1,001-2,000                                                                                                  |                          | \$60.00 ea. Unit                | \$2.70 ea. addl. \$100 or fraction thereof   |                         |                   |                         |
| Building Value from \$2,001-25,000                                                                                                 |                          | \$87.00 ea. Unit                | \$16.80 ea. addl. \$1000 or fraction thereof |                         |                   |                         |
| Building Value from \$25,001-50,000                                                                                                |                          | \$473.00 ea. Unit               | \$12.11 ea. addl. \$1000 or fraction thereof |                         |                   |                         |
| Building Value from \$50,001-100,000                                                                                               |                          | \$776.00 ea. Unit               | \$8.40 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$100,001-500,000                                                                                              |                          | \$1,196.00 ea. Unit             | \$6.72 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$501,000-1,000,000                                                                                            |                          | \$3,884.00 ea. Unit             | \$5.70 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| Building Value from \$1,000,000.00+                                                                                                |                          | \$6,734.00 ea. Unit             | \$4.65 ea. addl. \$1000 or fraction thereof  |                         |                   |                         |
| <b>Pools, Tubs &amp; Spas</b>                                                                                                      |                          |                                 |                                              |                         |                   |                         |
| Public Pool                                                                                                                        |                          | Bid Price ea. Unit              | NA NA                                        |                         |                   |                         |
| Private Pool - In Ground                                                                                                           |                          | Bid Price ea. Unit              | NA NA                                        |                         |                   |                         |
| Private Pool - Above Ground Temporary                                                                                              |                          | \$60.00 ea. Unit                |                                              |                         |                   |                         |
| Private Pool - Above Ground Permanent                                                                                              |                          | Bid Price ea. Unit              | NA NA                                        |                         |                   |                         |
| Accessory Structures                                                                                                               |                          | Construction Value ea. Unit     | NA NA                                        |                         |                   |                         |
| State Fee (Surcharge)                                                                                                              |                          | 1% of Permit Fee                | NA NA                                        |                         |                   |                         |
| <b>Expired Permit</b>                                                                                                              |                          |                                 |                                              |                         |                   |                         |
| Less Than to 180 days                                                                                                              |                          | 65% Building Value              | NA NA                                        |                         |                   |                         |
| Greater than 180 Days but Less Than 1 Year                                                                                         |                          | 65% of Original Permit Cost     | NA NA                                        |                         |                   |                         |
| Greater Than 1 Year                                                                                                                |                          | 100% of Original Permit Cost    | NA NA                                        |                         |                   |                         |
| <b>Impact Fees</b>                                                                                                                 |                          |                                 |                                              |                         |                   |                         |
| Parks, Trails, and Recreation                                                                                                      |                          | \$2,393.56 Per Household        |                                              |                         |                   |                         |
| Residential Transportation                                                                                                         | Single Family Residence  | \$743.00 Per Unit               | NA NA                                        |                         |                   |                         |
| Residential Transportation                                                                                                         | Multi Family <= 4 units  | \$488.00 Per Unit               | NA NA                                        |                         |                   |                         |
| Residential Transportation                                                                                                         | Apartment > 4 units      | \$379.00 Per Unit               |                                              |                         |                   |                         |
| Residential Transportation                                                                                                         | Mobile Home, RV Park     | \$437.00 Per Unit               |                                              |                         |                   |                         |
| Commercial Transportation (Please review the transportation IFA plan on our website for a complete list of commercial impact fees) |                          |                                 |                                              |                         |                   |                         |
| General Commercial                                                                                                                 |                          | \$2,703.00 Per 1,000 sf of GFA  | NA NA                                        |                         |                   |                         |
| Office/Institutional                                                                                                               |                          | \$1,085.00 Per 1,000 sf of GFA  | NA NA                                        |                         |                   |                         |
| Assisted Living                                                                                                                    |                          | \$255.00 Per Bed                | NA NA                                        |                         |                   |                         |
| Hotel                                                                                                                              |                          | \$444.00 Per Room               | NA NA                                        |                         |                   |                         |
| Industrial                                                                                                                         |                          | \$612.00 Per 1,000 sf of GFA    | NA NA                                        |                         |                   |                         |
| Institutional                                                                                                                      | Church                   | \$685.00 Per 1,000 sf of GFA    | NA NA                                        |                         |                   |                         |
| <b>Culinary Water</b>                                                                                                              |                          |                                 |                                              |                         |                   |                         |
| ¾" Line                                                                                                                            |                          | <del>\$805.00 ea. Unit</del>    | NA NA                                        | \$1,099.00 ea. Unit     |                   |                         |
| 1" Line                                                                                                                            |                          | <del>\$1,342.00 ea. Unit</del>  | NA NA                                        | \$1,832.00 ea. Unit     |                   |                         |
| 1½" Line                                                                                                                           |                          | <del>\$2,684.00 ea. Unit</del>  | NA NA                                        | \$3,665.00 ea. Unit     |                   |                         |
| 2" Line                                                                                                                            |                          | <del>\$4,295.00 ea. Unit</del>  | NA NA                                        | \$5,864.00 ea. Unit     |                   |                         |
| 3" Line                                                                                                                            |                          | <del>\$8,590.00 ea. Unit</del>  | NA NA                                        | \$11,728.00 ea. Unit    |                   |                         |
| 4" Line                                                                                                                            |                          | <del>\$13,422.00 ea. Unit</del> | NA NA                                        | \$18,326.00 ea. Unit    |                   |                         |
| 6" Line                                                                                                                            |                          | <del>\$26,843.00 ea. Unit</del> | NA NA                                        | \$36,652.00 ea. Unit    |                   |                         |
| 8" Line                                                                                                                            |                          | <del>\$42,949.00 ea. Unit</del> | NA NA                                        | \$58,644.00 ea. Unit    |                   |                         |
| <b>Secondary Water - Residential</b>                                                                                               |                          |                                 |                                              |                         |                   |                         |
| 4,000-7,000sf lot                                                                                                                  |                          | \$1,011.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 7,001-8,000sf lot                                                                                                                  |                          | \$1,470.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 8,001-9,000sf lot                                                                                                                  |                          | \$1,707.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 9,001-10,000sf lot                                                                                                                 |                          | \$1,949.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 10,001-11,000sf lot                                                                                                                |                          | \$2,196.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 11,001-13,000sf lot                                                                                                                |                          | \$2,572.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 13,001-15,000sf lot                                                                                                                |                          | \$3,085.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 15,001-17,000sf lot                                                                                                                |                          | \$3,609.00 ea. Unit             | NA NA                                        |                         |                   |                         |
| 17,001-19,000sf lot                                                                                                                |                          | \$4,143.00 ea. Unit             | NA NA                                        |                         |                   |                         |

**Building**

*All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                          | Current Base Fee                               | Additional Fee   | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|----------------------------------------------------------|------------------------------------------------|------------------|-------------------|-------------------------|-------------------|-------------------------|
| 19,001-21,000sf lot                                      | \$4,686.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 21,001-23,000sf lot                                      | \$5,236.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 23,001-25,000sf lot                                      | \$5,794.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 25,001-27,000sf lot                                      | \$6,358.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 27,001-30,000sf lot                                      | \$7,072.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 30,001-33,000sf lot                                      | \$7,939.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 33,001-36,000sf lot                                      | \$8,818.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 36,001-39,000sf lot                                      | \$9,707.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 39,001-42,000sf lot                                      | \$10,606.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 42,001-45,000sf lot                                      | \$11,512.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 45,001-48,000sf lot                                      | \$12,429.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 48,001-51,000sf lot                                      | \$13,350.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 51,001-54,000sf lot                                      | \$14,281.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 54,001-57,000sf lot                                      | \$15,216.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| 57,001-60,000sf lot                                      | \$16,161.00 ea. Unit                           | NA NA            |                   |                         |                   |                         |
| Secondary Water - Open Land in a Commercial Subdivision  | \$0.33 sf of pervious area                     | NA NA            |                   |                         |                   |                         |
| Sewer - North Davis Sewer District (Fee)                 | \$3,256.00 per Connection                      | NA NA            |                   |                         |                   |                         |
| Storm Water - Residential & Commercial                   | \$7,488.65 per acre or 0.172 per sf            | NA NA            |                   |                         |                   |                         |
| Public Safety                                            |                                                |                  |                   |                         |                   |                         |
| Residential                                              | \$245.00 per application                       | NA NA            |                   |                         |                   |                         |
| Commercial                                               | \$0.17 Per sf of building                      | NA NA            |                   |                         |                   |                         |
| <b>Connection Fees</b>                                   |                                                |                  |                   |                         |                   |                         |
| Culinary Water                                           |                                                |                  |                   |                         |                   |                         |
| 3/4" Meter                                               | \$485.00 ea. Unit                              | NA NA            |                   |                         |                   |                         |
| 1" Meter                                                 | \$645.00 ea. Unit                              | NA NA            |                   |                         |                   |                         |
| 1 1/2" Meter                                             | \$840.00 ea. Unit                              | NA NA            |                   |                         |                   |                         |
| 2" Meter                                                 | \$1,143.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 3" Meter                                                 | \$1,860.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 4" Meter                                                 | \$3,165.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 6" Meter                                                 | \$4,942.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| 8" Meter                                                 | \$7,303.00 ea. Unit                            | NA NA            |                   |                         |                   |                         |
| Secondary Water                                          |                                                |                  |                   |                         |                   |                         |
| <del>3/4" Line</del>                                     | <del>\$300.00 ea. Unit</del>                   | <del>NA NA</del> |                   | N/A N/A                 |                   |                         |
| 1" Line                                                  | \$400.00 ea. Unit                              | NA NA            |                   | \$645.00 ea. Unit       |                   |                         |
| 1 1/2" Line                                              | \$600.00 ea. Unit                              | NA NA            |                   | \$5,288.00 ea. Unit     |                   |                         |
| 2" Line                                                  | \$800.00 ea. Unit                              | NA NA            |                   | \$5,873.00 ea. Unit     |                   |                         |
| 3" Line                                                  | \$1,200.00 ea. Unit                            | NA NA            |                   | \$6,435.00 ea. Unit     |                   |                         |
| 4" Line                                                  | \$1,600.00 ea. Unit                            | NA NA            |                   | \$6,441.00 ea. Unit     |                   |                         |
| 6" Line                                                  | \$2,000.00 ea. Unit                            | NA NA            |                   | \$6,871.00 ea. Unit     |                   |                         |
| 8" Line                                                  | \$2,400.00 ea. Unit                            | NA NA            |                   | \$7,860.00 ea. Unit     |                   |                         |
| Sewer - North Davis Sewer District (Connection)          | \$240.00 per Connection                        | NA NA            |                   |                         |                   |                         |
| Sewer - City Connection                                  | \$300.00 ea. Unit                              | NA NA            |                   |                         |                   |                         |
| Review for 8" Main Line                                  | \$250.00                                       |                  |                   |                         |                   |                         |
| <b>Inspection Fees</b>                                   |                                                |                  |                   |                         |                   |                         |
| Outside of normal business hours                         | \$114.00 Per Inspection                        | NA NA            |                   |                         |                   |                         |
| Re-Inspections                                           | \$60.00 Per Inspection                         | NA NA            |                   |                         |                   |                         |
| Plan Changes                                             | 2 x Plan Fee                                   | NA NA            |                   |                         |                   |                         |
| Inspection with no fee indicated                         | \$60.00 Per Inspection                         | NA NA            |                   |                         |                   |                         |
| Additional Plan Reviews Due to Revisions                 | \$60.00 Per Inspection                         |                  |                   |                         |                   |                         |
| Miscellaneous/Requested Inspections                      | \$60.00 Per Inspection                         | NA NA            |                   |                         |                   |                         |
| Final Off-Site Inspection                                | \$350.00 Per Lot                               | NA NA            |                   |                         |                   |                         |
| Warranty Inspections                                     |                                                |                  |                   |                         |                   |                         |
| First Final Warranty                                     | \$50.00 per Project                            | NA NA            |                   |                         |                   |                         |
| Final Warranty Re-inspection (if punch list is complete) | \$50.00 per Project                            | NA NA            |                   |                         |                   |                         |
| Third Final Warranty                                     | \$75.00 per Project                            | NA NA            |                   |                         |                   |                         |
| Fourth Final Warranty                                    | \$100.00 per Project                           | NA NA            |                   |                         |                   |                         |
| 3rd Party Project or Plan Review Fee                     | Variable Fee assessed to the project applicant |                  |                   |                         |                   |                         |
| <b>Sign Permit Fees</b>                                  |                                                |                  |                   |                         |                   |                         |
| Sign - Building Permit                                   | \$318.00 Per Permit                            | NA NA            |                   |                         |                   |                         |

**Community Development All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                         | Current Base Fee                 | Additional Fee                                         | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Development Application Fees</b>                                                     |                                  |                                                        |                   |                         |                   |                         |
| Site Plan*                                                                              |                                  |                                                        |                   |                         |                   |                         |
| 0-5 Acres                                                                               | \$575.00 per Plan set            | \$55.00 per Acre                                       |                   |                         |                   |                         |
| 5.01-10 acres                                                                           | \$1,585.00 per Plan set          | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 10.01-15 acres                                                                          | \$2,450.00 per Plan set          | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 15.1-20 acres                                                                           | \$3,170.00 per Plan set          | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 20.1 acres                                                                            | \$3,745.00 per Plan set          | \$100.00 per Acre                                      |                   |                         |                   |                         |
| Each Revised Plan*                                                                      | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Site Plan Amendment (minor)                                                             | \$100.00 per Plan set            | NA NA                                                  |                   |                         |                   |                         |
| Site Plan Including Conditional use                                                     | \$650.00 per Plan set            | \$55.00 per acre                                       |                   |                         |                   |                         |
| Residential Development Plat*                                                           |                                  |                                                        |                   |                         |                   |                         |
| Concept Plan Review                                                                     | \$225.00 per Plan set            |                                                        |                   |                         |                   |                         |
| Revised Concept Plan                                                                    | \$75.00 per Plan set             |                                                        |                   |                         |                   |                         |
| Preliminary Plan                                                                        | \$575.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Preliminary Plan                                                           | \$150.00 per Plan set            | \$15.00 per Lot                                        |                   |                         |                   |                         |
| Final Plan                                                                              | \$575.00 per Plan set            | \$75.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Final Plan                                                                 | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| * Site Plan Review includes one (1) additional corrections review after first submittal |                                  |                                                        |                   |                         |                   |                         |
| <b>Staff Review Fees</b>                                                                |                                  |                                                        |                   |                         |                   |                         |
| Amended Subdivision                                                                     | \$550.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Residential Multi-Family                                                                | \$750.00 per Plan set            | 1.00% Bond Amount                                      |                   |                         |                   |                         |
| All Additional Reviews Required by Plan Changes                                         | \$60.00 per Hour (1/2 hour min.) | \$0.00 NA                                              |                   |                         |                   |                         |
| Geologic Hazards Report Review                                                          | Bid Price Per Hour               |                                                        |                   |                         |                   |                         |
| <b>Administrative Fees</b>                                                              |                                  |                                                        |                   |                         |                   |                         |
| Appeal to Board of Adjustments                                                          | \$350.00 per appeal              | NA NA                                                  |                   |                         |                   |                         |
| Plat Recording Fee (Per County Recorders Fee Schedule)                                  | \$37.00 per Plat                 | \$1/lot + \$1/signature over 2 + \$1/each common space |                   |                         |                   |                         |
| Payback or Reimbursement Agreement                                                      | \$500.00 per agreement           | NA NA                                                  |                   |                         |                   |                         |
| Zoning Verification / Rebuild Letter                                                    | \$50.00 Per Letter               |                                                        |                   |                         |                   |                         |
| <b>Application Fees</b>                                                                 |                                  |                                                        |                   |                         |                   |                         |
| General Plan Amendment                                                                  | \$450.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Re-Zone                                                                                 | \$425.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Text Amendment to Land Use Ordinance                                                    | \$200.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Conditional Use (Major)                                                                 | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use (Minor)                                                                 | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use Extension or Modification (Major)                                       | \$50.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Agricultural Protection Area Designation                                                | \$250.00 per Application         | \$25.00 NA                                             |                   |                         |                   |                         |
| Annexation Petition and Review                                                          |                                  |                                                        |                   |                         |                   |                         |
| 0-2 acres                                                                               | \$230.00 per Application         | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 2.1-5 acres                                                                             | \$575.00 per Application         | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 5.1-10 acres                                                                            | \$1,007.00 per Application       | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 10 acres                                                                              | \$1,582.00 per Application       | \$87.00 per Acre                                       |                   |                         |                   |                         |
| Easement Vacation Fee                                                                   | \$200.00 Per Application         | NA NA                                                  |                   |                         |                   |                         |
| Car Restoration Permit                                                                  | \$25.00 per car                  | \$15.00 renewal                                        |                   |                         |                   |                         |
| Public Noticing Fees                                                                    |                                  |                                                        |                   |                         |                   |                         |
| Public Notice Signs                                                                     | \$20.00 Per Sign                 |                                                        |                   |                         |                   |                         |
| Planning & Zoning Noticing Fees                                                         | \$100.00 Per Application         |                                                        |                   |                         |                   |                         |
| Major Conditional Use Noticing Fees                                                     | \$50.00 Per Application          |                                                        |                   |                         |                   |                         |
| <b>Business License Fees</b>                                                            |                                  |                                                        |                   |                         |                   |                         |
| Business License Amendment                                                              | \$5.00 per Amendment             | NA NA                                                  |                   |                         |                   |                         |
| Duplicate Business License                                                              | \$5.00 per Application           | NA NA                                                  |                   |                         |                   |                         |
| Business License Directory                                                              | \$5.00 per printed copy          | NA NA                                                  |                   |                         |                   |                         |
| Home Occupation                                                                         | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Reduced Impact Business License                                                         | \$25.00 per Application          |                                                        |                   |                         |                   |                         |
| Reciprocal Food Truck License                                                           | \$25.00 per Application          |                                                        |                   |                         |                   |                         |
| Temporary Commercial Business (6 months Max.)                                           | \$50.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Commercial Retail Business                                                              |                                  |                                                        |                   |                         |                   |                         |
| < 5,000 sf                                                                              | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| 5,001-10,000 sf                                                                         | \$150.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| > 10,001 sf                                                                             | \$350.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Commercial Professional Services                                                        | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Solicitor Business License                                                              | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Sexually Oriented Business (SOB)                                                        |                                  |                                                        |                   |                         |                   |                         |

**Community Development All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                                                                           | Current Base Fee         | Additional Fee            | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase                       | Additional Fee Increase |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-------------------|-------------------------|-----------------------------------------|-------------------------|
| Sexually Oriented Business (SOB)                                                                                                                          | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Escort Services                                                                                                                                           | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Nude Entertainment Business                                                                                                                               | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Nude Entertainment Employee                                                                                                                               | \$250.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Semi-Nude Entertainment Business                                                                                                                          | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Semi-nude Entertainment Employee                                                                                                                          | \$250.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)                                             | \$250.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Nude Dancing Agency                                                                                                                                       | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Semi-Nude Dancing Agency                                                                                                                                  | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Outcall Agency                                                                                                                                            | \$950.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$250.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Disclosure Application investigation                                                                                                                      | \$50.00 per Application  | NA NA                     |                   |                         |                                         |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$252.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Application for 2+ Licenses at one time                                                                                                                   | \$20.00 per Application  | Higher of applicable fees |                   |                         |                                         |                         |
| Outcall Agency Employee (Off-site services)                                                                                                               | \$254.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Alcoholic Beverages                                                                                                                                       |                          |                           |                   |                         |                                         |                         |
| Class "A"                                                                                                                                                 | \$200.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Class "B"                                                                                                                                                 | \$300.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Pawn Shops                                                                                                                                                | \$450.00 per Application | NA NA                     |                   |                         |                                         |                         |
| Late Payment Fees                                                                                                                                         |                          |                           |                   |                         |                                         |                         |
| Paid after Jan 31                                                                                                                                         | 50.00% of renewal fee    |                           |                   |                         |                                         |                         |
| Paid after Feb. 28                                                                                                                                        | 75.00% of renewal fee    |                           |                   |                         |                                         |                         |
| Paid after Mar 31                                                                                                                                         | 100.00% of renewal fee   |                           |                   |                         |                                         |                         |
| <b>Fines</b>                                                                                                                                              |                          |                           |                   |                         |                                         |                         |
| Operating a Business Without a Certificate of Occupancy                                                                                                   | \$1,000.00 Per Day       |                           |                   |                         |                                         |                         |
| Occupying a Residential Unit Without a Certificate of Occupancy                                                                                           | \$250.00 Per Day         |                           |                   |                         |                                         |                         |
| Utility Excavation without a Permit                                                                                                                       | \$250.00 per Incident    | NA NA                     |                   |                         |                                         |                         |
| Storm Water Pollution - Illicit Discharge                                                                                                                 | \$200.00 Per Incident    |                           |                   |                         |                                         |                         |
| Storm Water - Post construction BMP removal                                                                                                               | \$100.00 Per BMP         |                           |                   |                         |                                         |                         |
| Construction Activity Without a Permit when required                                                                                                      | \$100.00 per Incident    | NA NA                     |                   |                         |                                         |                         |
| Operating without a business license                                                                                                                      | \$150.00 per incident    | Certified mailing costs   |                   |                         |                                         |                         |
| Late Payment Fees                                                                                                                                         | \$20.00 per month        |                           |                   |                         |                                         |                         |
| Sign Reclamation fee (Illegal sign)                                                                                                                       | \$10.00 per Sign         | NA NA                     |                   |                         |                                         |                         |
| Sign Reclamation fee (Repeat offenses)                                                                                                                    | \$40.00 per Sign         | NA NA                     |                   |                         |                                         |                         |
| Weed Mowing (Code Enforcement)                                                                                                                            |                          |                           |                   |                         |                                         |                         |
| Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)                           |                          |                           | \$170.00          |                         |                                         |                         |
| Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash                                                |                          |                           | \$180.00          |                         |                                         |                         |
| Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.) |                          |                           | \$205.00          |                         |                                         |                         |
| Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash                                                |                          |                           | \$225.00          |                         |                                         |                         |
| Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.) |                          |                           | \$255.00          |                         |                                         |                         |
| Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash                                                  |                          |                           | \$262.50          |                         |                                         |                         |
| Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)   |                          |                           | \$352.50          |                         |                                         |                         |
| Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash                                                   |                          |                           | \$375.00          |                         |                                         |                         |
| Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)    |                          |                           | \$412.50          |                         |                                         |                         |
| Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash                                                  |                          |                           | \$457.50          |                         |                                         |                         |
| Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)   |                          |                           | \$615.00          |                         |                                         |                         |
| Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.                               |                          |                           |                   |                         | bids will be obtained from contractors. |                         |
| 1/4 acre = 10,890 square feet                                                                                                                             |                          |                           |                   |                         |                                         |                         |
| 1/2 acre = 21,780 square feet                                                                                                                             |                          |                           |                   |                         |                                         |                         |
| 3/4 acre = 32,674 square feet                                                                                                                             |                          |                           |                   |                         |                                         |                         |
| 1 acre = 43,560 square feet                                                                                                                               |                          |                           |                   |                         |                                         |                         |
| **All rates include dump fees                                                                                                                             |                          |                           |                   |                         |                                         |                         |
| Administration Fee for each subsequent weed mowing incident                                                                                               | \$50.00 per incident     | NA NA                     |                   |                         |                                         |                         |
| Hourly Rates                                                                                                                                              |                          |                           |                   |                         |                                         |                         |
| Weedeater                                                                                                                                                 | \$33.00                  |                           |                   |                         |                                         |                         |
| Edger                                                                                                                                                     | \$33.00                  |                           |                   |                         |                                         |                         |
| Leaf Blower                                                                                                                                               | \$33.00                  |                           |                   |                         |                                         |                         |
| Push Mower                                                                                                                                                | \$36.00                  |                           |                   |                         |                                         |                         |
| Small Riding Mower                                                                                                                                        | \$43.50                  |                           |                   |                         |                                         |                         |
| Large Riding Mower                                                                                                                                        | \$52.50                  |                           |                   |                         |                                         |                         |
| Tractor                                                                                                                                                   | \$75.00                  |                           |                   |                         |                                         |                         |
| Truck/Trailer                                                                                                                                             | \$82.50                  |                           |                   |                         |                                         |                         |

**Community Development All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                 | Current Base Fee         | Additional Fee | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-------------------------------------------------------------------------------------------------|--------------------------|----------------|-------------------|-------------------------|-------------------|-------------------------|
| Tractor/Mower                                                                                   | \$78.00                  |                |                   |                         |                   |                         |
| **Hourly rates include operator, equipment, and all incidentals required to complete the work.  |                          |                |                   |                         |                   |                         |
| <b>Excavation Permit Fees</b>                                                                   |                          |                |                   |                         |                   |                         |
| NOTE: Trench Repair Fees for Excavations between October 15th and May 15th are double fee shown |                          |                |                   |                         |                   |                         |
| Administrative Fee                                                                              | \$47.00 per application  |                |                   |                         |                   |                         |
| Curb & Gutter Repair Inspection                                                                 | \$2.50 per LF            | NA NA          |                   |                         |                   |                         |
| Sidewalk Repair Inspection                                                                      | \$2.50 per LF            | NA NA          |                   |                         |                   |                         |
| Gas/Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts                                  |                          |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                                                                             | \$46.14 per Application  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                                                                            | \$92.40 per Application  | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                                                                  |                          |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                                                                             | \$56.88 per Application  | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                                                                        | \$132.64 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                                                                             | \$63.96 per Application  | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                                                                            | \$127.92 per Application | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$78.12 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                                                                            | \$156.42 per Application | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$78.12 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                                                                            | \$127.92 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                                                                            | \$198.80 per Application | NA NA          |                   |                         |                   |                         |
| Water Line Trench Repair Fee for Perpendicular Cuts                                             |                          |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                                                                             | \$53.83 per Application  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                                                                            | \$107.66 per Application | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                                                                  |                          |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                                                                             | \$66.36 per Application  | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                                                                        | \$132.72 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                                                                             | \$74.62 per Application  | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                                                                            | \$149.24 per Application | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$87.08 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                                                                            | \$174.16 per Application | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$87.08 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                                                                            | \$145.46 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                                                                            | \$232.12 per Application | NA NA          |                   |                         |                   |                         |
| Storm Drain Lines Trench Repair Fee for Perpendicular Cuts                                      |                          |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                                                                             | \$61.52 per Application  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                                                                            | \$123.04 per Application | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                                                                  |                          |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                                                                             | \$75.84 per Application  | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                                                                        | \$151.68 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                                                                             | \$85.25 per Application  | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                                                                            | \$170.56 per Application | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$99.52 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                                                                            | \$199.04 per Application | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                                                                             | \$99.52 per Application  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                                                                            | \$166.24 per Application | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                                                                            | \$265.28 per Application | NA NA          |                   |                         |                   |                         |
| Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts                                   |                          |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                                                                      |                          |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                                                                             | \$69.21 per Application  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                                                                            | \$138.24 per Application | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                                                                  |                          |                |                   |                         |                   |                         |

**Community Development**    *All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                   | Current Base Fee              | Additional Fee | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|---------------------------------------------------|-------------------------------|----------------|-------------------|-------------------------|-------------------|-------------------------|
| 1'-0" to 16'-0" Cut                               | \$85.32 per Application       | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                          | \$170.64 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                               | \$99.40 per Application       | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                              | \$191.88 per Application      | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$111.96 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$223.92 per Application      | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$111.96 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$187.02 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$298.44 per Application      | NA NA          |                   |                         |                   |                         |
| Combined Trench Repair Fee for Perpendicular Cuts |                               |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                               | \$76.80 per Application       | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                              | \$153.60 per Application      | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                    |                               |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                               | \$94.80 per Application       | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                          | \$189.60 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                               | \$106.60 per Application      | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                              | \$213.20 per Application      | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$124.40 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$248.80 per Application      | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$124.40 per Application      | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$207.80 per Application      | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$331.60 per Application      | NA NA          |                   |                         |                   |                         |
| Trench Repair Fee for Parallel Cuts               |                               |                |                   |                         |                   |                         |
| 26'-0" Wide Road (50' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 13'-0" Cut                               | \$3.85 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 14'-0" to 26'-0" Cut                              | \$7.70 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 32'-0" Wide Road (50'-60' ROW)                    |                               |                |                   |                         |                   |                         |
| 1'-0" to 16'-0" Cut                               | \$4.74 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| Cut 17'-0" to 32'-0" Cut                          | \$9.47 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 36'-0" Wide Road (60' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 18'-0" Cut                               | \$5.33 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 19'-0" to 36'-0" Cut                              | \$10.66 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 42'-0" Wide Road (66' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$6.22 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 42'-0" Cut                              | \$12.44 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 56'-0" Wide Road (80' ROW)                        |                               |                |                   |                         |                   |                         |
| 1'-0" to 21'-0" Cut                               | \$6.22 per foot of resurface  | NA NA          |                   |                         |                   |                         |
| 22'-0" to 35'-0" Cut                              | \$10.36 per foot of resurface | NA NA          |                   |                         |                   |                         |
| 36'-0" to 56'-0" Cut                              | \$16.58 per foot of resurface | NA NA          |                   |                         |                   |                         |

**Storm Water Activity Permit Fees**

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

**Utility Bill Advertising Fees**

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

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

**Utilities**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                           | Current Base Fee             | Additional Fee           | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------------------|------------------------------|--------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Utility Rates</b>                                      |                              |                          |                   |                         |                   |                         |
| Garbage Service                                           |                              |                          |                   |                         |                   |                         |
| Service                                                   | <del>\$9.76</del> per month  | N/A NA                   | \$11.76           | per month               |                   |                         |
| New Garbage Can Set-up                                    | \$100.00 ea. Unit            | NA NA                    |                   |                         |                   |                         |
| Extra Garbage Can (Limit 3)                               | <del>\$7.28</del> ea. Unit   | NA NA                    | \$9.28            | ea. Unit                |                   |                         |
| Green Waste Can                                           | \$7.50 ea. Unit              | N/A N/A                  |                   |                         |                   |                         |
| Replacement Cost                                          | \$90.00 per can              | NA NA                    |                   |                         |                   |                         |
| Early Return of Extra Can(s) - less than six (6) months   | \$35.00 per can              | NA NA                    |                   |                         |                   |                         |
| Street Lighting (Effective May 1st, 2009)                 |                              |                          |                   |                         |                   |                         |
| Street Ligting Power Fee                                  | \$1.00 per month             | NA NA                    |                   |                         |                   |                         |
| Purchase of New Street Lights                             | \$0.32 per month             | NA NA                    |                   |                         |                   |                         |
| Parks Maintenance Fee                                     | <del>\$3.35</del> per month  | NA NA                    | \$3.85            | per month               |                   |                         |
| Temporary Meter (New Construction)                        | \$30.00 per application      | NA NA                    |                   |                         |                   |                         |
| New Service (Does not include impact fee)                 | \$25.00 per application      | NA NA                    |                   |                         |                   |                         |
| Utility Account Transfer (within City limits)             | \$15.00 per request          | NA NA                    |                   |                         |                   |                         |
| Late Fee on Delinquent Accounts                           | \$20.00 per incident         | NA NA                    |                   |                         |                   |                         |
| Request for Re-establishment of Service after Delinquency |                              |                          |                   |                         |                   |                         |
| First Occurrence                                          | \$35.00 per request          | NA NA                    |                   |                         |                   |                         |
| Subsequent Occurrences (Same Year)                        | \$50.00 per request          | NA NA                    |                   |                         |                   |                         |
| After Hours Re-connection of Service                      | \$35.00 per request          | NA NA                    |                   |                         |                   |                         |
| Deposit for Water Service                                 |                              |                          |                   |                         |                   |                         |
| Residential                                               | \$100.00 per application     | NA NA                    |                   |                         |                   |                         |
| Commercial/Industrial/Multi-Family                        | \$100.00 per application     | NA NA                    |                   |                         |                   |                         |
| Culinary Water Service                                    |                              |                          |                   |                         |                   |                         |
| Private Pool >12,000 gallons                              | \$3.24 per 1,000 gallons     |                          |                   |                         |                   |                         |
| Commercial Service                                        |                              |                          |                   |                         |                   |                         |
| < 10,000 Gallons                                          | <del>\$18.60</del> per month |                          | \$19.65           | per month               |                   |                         |
| 10,001-30,000 gallons                                     | <del>\$18.60</del> per month | \$2.00 per 1,000-gallons | \$19.65           | per month               | \$2.00            | per 1,000 gallons       |
| 30,001-40,000 gallons                                     | <del>\$58.60</del> per month | \$2.40 per 1,000-gallons | \$59.65           | per month               | \$2.40            | per 1,000 gallons       |
| > 40,000 gallons                                          | <del>\$82.60</del> per month | \$3.00 per 1,000-gallons | \$83.65           | per month               | \$3.00            | per 1,000 gallons       |
| Residential Service (with secondary water)                |                              |                          |                   |                         |                   |                         |
| < 4,000 Gallons                                           | <del>\$18.60</del> per month | N/A N/A                  | \$19.65           | per month               | N/A               | N/A                     |
| 4,001 - 8,000 gallons                                     | <del>\$19.64</del> per month | N/A N/A                  | \$20.69           | per month               | N/A               | N/A                     |
| 8,001 -12,000 gallons                                     | <del>\$19.64</del> per month | \$3.24 per 1,000-gallons | \$20.69           | per month               | \$3.24            | per 1,000 gallons       |
| 12,001 -16,000 gallons                                    | <del>\$32.60</del> per month | \$3.40 per 1,000-gallons | \$33.65           | per month               | \$3.40            | per 1,000 gallons       |
| 16,001 -20,000 gallons                                    | <del>\$46.20</del> per month | \$3.59 per 1,000-gallons | \$47.25           | per month               | \$3.59            | per 1,000 gallons       |
| > 20,000 gallons                                          | <del>\$60.56</del> per month | \$4.19 per 1,000-gallons | \$61.61           | per month               | \$4.19            | per 1,000 gallons       |
| Residential Service (without secondary water)             |                              |                          |                   |                         |                   |                         |
| < 4,000 Gallons                                           | <del>\$18.60</del> per month | N/A N/A                  | \$19.64           | per month               | N/A               | N/A                     |
| 4,001 - 8,000 gallons                                     | <del>\$19.64</del> per month | N/A N/A                  | \$20.69           | per month               | N/A               | N/A                     |
| 8,001 -12,000 gallons                                     | <del>\$19.64</del> per month | \$3.56 per 1,000-gallons | \$20.69           | per month               | \$3.56            | per 1,000 gallons       |
| 12,001 -16,000 gallons                                    | <del>\$33.88</del> per month | \$3.74 per 1,000-gallons | \$34.93           | per month               | \$3.74            | per 1,000 gallons       |
| 16,001 -20,000 gallons                                    | <del>\$48.84</del> per month | \$3.95 per 1,000-gallons | \$49.89           | per month               | \$3.95            | per 1,000 gallons       |
| > 20,000 gallons                                          | <del>\$64.64</del> per month | \$4.61 per 1,000-gallons | \$65.69           | per month               | \$4.61            | per 1,000 gallons       |
| All Non-Residential Service                               |                              |                          |                   |                         |                   |                         |
| < 4,000 Gallons                                           | <del>\$24.60</del> per month | N/A N/A                  | \$25.65           | per month               | N/A               | N/A                     |
| 4,001 - 8,000 gallons                                     | <del>\$25.64</del> per month | N/A N/A                  | \$26.69           | per month               | N/A               | N/A                     |
| 8,001 -12,000 gallons                                     | <del>\$25.64</del> per month | \$3.89 per 1,000-gallons | \$26.69           | per month               | \$3.89            | per 1,000 gallons       |
| 12,001 -16,000 gallons                                    | <del>\$41.20</del> per month | \$4.08 per 1,000-gallons | \$42.25           | per month               | \$4.08            | per 1,000 gallons       |
| 16,001 -20,000 gallons                                    | <del>\$57.52</del> per month | \$4.31 per 1,000-gallons | \$58.57           | per month               | \$4.31            | per 1,000 gallons       |
| > 20,000 gallons                                          | <del>\$74.76</del> per month | \$5.03 per 1,000-gallons | \$75.81           | per month               | \$5.03            | per 1,000 gallons       |

**Utilities**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                 | Current Base Fee           | Additional Fee                                      | Proposed Base Fee    | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------|----------------------|-------------------------|-------------------|-------------------------|
| Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")      |                            |                                                     |                      |                         |                   |                         |
| 3/4" line                                                                                       | \$15.71 per month          | NA NA                                               | \$16.61 per month    |                         | NA NA             |                         |
| 1" line                                                                                         | \$21.71 per month          | NA NA                                               | \$22.61 per month    |                         | NA NA             |                         |
| 1 1/2" line                                                                                     | \$58.21 per month          | NA NA                                               | \$59.11 per month    |                         | NA NA             |                         |
| 2" line                                                                                         | \$103.32 per month         | NA NA                                               | \$104.22 per month   |                         | NA NA             |                         |
| 3" line                                                                                         | \$184.71 per month         | NA NA                                               | \$185.61 per month   |                         | NA NA             |                         |
| 4" line                                                                                         | \$414.65 per month         | NA NA                                               | \$415.55 per month   |                         | NA NA             |                         |
| 6" line                                                                                         | \$928.21 per month         | NA NA                                               | \$929.11 per month   |                         | NA NA             |                         |
| 8" line                                                                                         | \$1,649.99 per month       | NA NA                                               | \$1,650.89 per month |                         | NA NA             |                         |
| Hydrant Meter                                                                                   |                            |                                                     |                      |                         |                   |                         |
| Meter Deposit                                                                                   | \$1,200.00 per application | NA NA                                               |                      |                         |                   |                         |
| Administrative Fee                                                                              | \$30.00 per application    | NA NA                                               |                      |                         |                   |                         |
| Hydrant Rental                                                                                  |                            |                                                     |                      |                         |                   |                         |
| Short Term (up to 3 days)                                                                       | \$8.00 per application     | \$2.00 per 1,000 gallons                            |                      |                         |                   |                         |
| Long Term (Monthly)                                                                             | \$30.00 per month          | \$2.00 per 1,000 gallons                            |                      |                         |                   |                         |
| General Use Fee                                                                                 | \$2.20 per 1,000 gallons   | NA NA                                               |                      |                         |                   |                         |
| Hydrant Flushing                                                                                | \$250.00 per Flushing      | \$2.18 per 1,000 gallons                            |                      |                         |                   |                         |
| North Davis Sewer District - Sewer Disposal Service (Waste)                                     |                            |                                                     |                      |                         |                   |                         |
| Residential                                                                                     | \$21.50 per month          | NA NA                                               |                      |                         |                   |                         |
| Commercial                                                                                      | \$21.50 per month          | \$2.15 Per 1000 gallons over 5,500 gallons of water |                      |                         |                   |                         |
| Syracuse City - Sewer Maintenance Service (Waste)                                               |                            |                                                     |                      |                         |                   |                         |
| Residential                                                                                     | \$7.25 per month           | NA NA                                               |                      |                         |                   |                         |
| Commercial                                                                                      | \$7.25 per month           | NA NA                                               |                      |                         |                   |                         |
| Sewer Service (Storm)                                                                           |                            |                                                     |                      |                         |                   |                         |
| Residential                                                                                     | \$5.85 per month           | NA NA                                               |                      |                         |                   |                         |
| Commercial                                                                                      |                            |                                                     |                      |                         |                   |                         |
| 0 - 1 acre                                                                                      | \$8.16 per month           | NA NA                                               |                      |                         |                   |                         |
| 1.1 - 2 acres                                                                                   | \$16.39 per month          | NA NA                                               |                      |                         |                   |                         |
| 2.1 - 2 acres                                                                                   | \$24.56 per month          | NA NA                                               |                      |                         |                   |                         |
| 3.1 - 4 acres                                                                                   | \$32.72 per month          | NA NA                                               |                      |                         |                   |                         |
| 4.1 - 5 acres                                                                                   | \$40.89 per month          | NA NA                                               |                      |                         |                   |                         |
| 5.1 - 6 acres                                                                                   | \$49.11 per month          | NA NA                                               |                      |                         |                   |                         |
| 6.1 - 7 acres                                                                                   | \$57.28 per month          | NA NA                                               |                      |                         |                   |                         |
| 7.1 - 8 acres                                                                                   | \$65.44 per month          | NA NA                                               |                      |                         |                   |                         |
| 8.1 - 9 acres                                                                                   | \$73.61 per month          | NA NA                                               |                      |                         |                   |                         |
| Each additional acre                                                                            | \$8.16 per month           | NA NA                                               |                      |                         |                   |                         |
| Secondary Water - Open Land in a Residential Subdivision                                        | \$0.19 sf of pervious area | NA NA                                               |                      |                         |                   |                         |
| Public Works                                                                                    |                            |                                                     |                      |                         |                   |                         |
| Sidewalk & Driveway Approach Replacement                                                        | \$45.00 per inspection     | NA NA                                               |                      |                         |                   |                         |
| Street Sweeping (Contractor failure to clean)                                                   | \$515.00 per incident      | Time & Material for City Personnel                  |                      |                         |                   |                         |
| <b>Fines</b>                                                                                    |                            |                                                     |                      |                         |                   |                         |
| Fines - Water Meter Tampering                                                                   | \$100.00 1st incident      | \$500.00 2nd incident                               |                      |                         |                   |                         |
| Cross Connection of Culinary & Secondary Lines<br>(No water contamination of city water supply) | \$100.00 per incident      | reimbursement of city costs to remediate            |                      |                         |                   |                         |

**Parks & Recreation All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                               | Current Base Fee                  | Additional Fee                      | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------|-----------------------------------|-------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Community Center Fees</b>                  |                                   |                                     |                   |                         |                   |                         |
| Rental - after hours fee for all activities   | \$15.00 per hour per staff member |                                     |                   |                         |                   |                         |
| Rental - Gymnasium                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$125.00 per hour per gym         | \$900.00 per 8 hours per gym        |                   |                         |                   |                         |
| Non-resident                                  | \$200.00 per hour per gym         | \$1,500.00 per 8 hours per gym      |                   |                         |                   |                         |
| Rental - Classroom/Craft Room                 |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$30.00 per hour per room         | \$200.00 per 8 hours per room       |                   |                         |                   |                         |
| Non-resident                                  | \$45.00 per hour per room         | \$300.00 per 8 hours per room       |                   |                         |                   |                         |
| <b>Memberships</b>                            |                                   |                                     |                   |                         |                   |                         |
| Children (Ages 5-13)                          |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$1.00 per day                    | \$9.00 per month or \$50 per year   |                   |                         |                   |                         |
| Non-Resident                                  | \$1.00 per day                    | \$11.00 per month or \$76 per year  |                   |                         |                   |                         |
| Youth (Ages 14-17)                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$2.00 per day                    | \$18.00 per month or \$110 per year |                   |                         |                   |                         |
| Non-Resident                                  | \$2.00 per day                    | \$27.00 per month or \$193 per year |                   |                         |                   |                         |
| Adults (Ages 18-59)                           |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$2.00 per day                    | \$18.00 per month or \$110 per year |                   |                         |                   |                         |
| Non-Resident                                  | \$2.00 per day                    | \$27.00 per month or \$193 per year |                   |                         |                   |                         |
| Seniors (Ages 60+)                            |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$0.50 per day                    | \$7.00 per month or \$42 per year   |                   |                         |                   |                         |
| Non-Resident                                  | \$0.50 per day                    | \$11.00 per month or \$76 per year  |                   |                         |                   |                         |
| Seniors Couples                               |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$11.00 per month or \$70 per year  |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$20.00 per month or \$130 per year |                   |                         |                   |                         |
| Adult Couples                                 |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$30.00 per month or \$187 per year |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$49.00 per month or \$312 per year |                   |                         |                   |                         |
| Families                                      |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | n/a per day                       | \$54.00 per month or \$259 per year |                   |                         |                   |                         |
| Non-Resident                                  | n/a per day                       | \$78.00 per month or \$405 per year |                   |                         |                   |                         |
| <b>Park Rental Fees</b>                       |                                   |                                     |                   |                         |                   |                         |
| Park Land Rental (Concessionaire)             | \$250.00 per month                | NA NA                               |                   |                         |                   |                         |
| Athletic Fields                               |                                   |                                     |                   |                         |                   |                         |
| Non-Recreational Play                         |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$15.00 per field per hour        | NA NA                               |                   |                         |                   |                         |
| Non-Resident                                  | \$25.00 per field per hour        | NA NA                               |                   |                         |                   |                         |
| Recreational Play                             | Multi-day                         | Fee negotiated per Contract         | NA NA             |                         |                   |                         |
| Field Lighting                                | \$15.00 per hour per field        | NA NA                               |                   |                         |                   |                         |
| Boweries (except for Jensen and Legacy Parks) |                                   |                                     |                   |                         |                   |                         |
| Parties of 150 or Less                        |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$25.00 per (4) hour period       | \$5.00 per hour for 5+ hours        |                   |                         |                   |                         |
| Non-Resident                                  | \$50.00 per (4) hour period       | \$10.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Parties of 150 or More (Special Event)        |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$75.00 per (4) hour period       | \$10.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Non-Resident                                  | \$125.00 per (4) hour period      | \$20.00 per hour for 5+ hours       |                   |                         |                   |                         |
| Ice Rink Rental (Skate Rentals not included)  | \$50.00 per 2 hour session        |                                     |                   |                         |                   |                         |
| Ice Skate Rentals                             |                                   |                                     |                   |                         |                   |                         |
| Adults (ages 13 and up)                       | \$4.00 per hour                   | NA NA                               |                   |                         |                   |                         |
| Children                                      | \$3.00 per hour                   | NA NA                               |                   |                         |                   |                         |
| Jensen Nature Park (Bowery)                   |                                   |                                     |                   |                         |                   |                         |
| Resident                                      | \$50.00 per (4) hour period       | NA NA                               |                   |                         |                   |                         |
| Non-Resident                                  | \$75.00 per (4) hour period       | NA NA                               |                   |                         |                   |                         |
| Jensen Park Nature Center                     |                                   |                                     |                   |                         |                   |                         |
| Resident - 1/2 Day                            | \$150.00 per rental               | NA NA                               |                   |                         |                   |                         |
| Resident - Whole Day                          | \$275.00 per rental               | NA NA                               |                   |                         |                   |                         |
| Non-resident - 1/2 Day                        | \$200.00 per rental               | NA NA                               |                   |                         |                   |                         |
| Non-resident - Whole Day                      | \$375.00 per rental               | NA NA                               |                   |                         |                   |                         |

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| Fee Description                  | Current Base Fee                                       | Additional Fee                            | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|----------------------------------|--------------------------------------------------------|-------------------------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Legacy Park</b>               |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$50.00 per (4) hour period                            | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$75.00 per (4) hour period                            | NA NA                                     |                      |                               |                      |                            |
| Cancellation Fee                 | \$5.00 per cancellation                                | 50% within 7 days, no refund under 3 days |                      |                               |                      |                            |
| <b>Heritage Days</b>             |                                                        |                                           |                      |                               |                      |                            |
| 10 x 10 Booth                    | \$80.00 per booth                                      | NA NA                                     |                      |                               |                      |                            |
| 10 x 20 Booth                    | \$160.00 per booth                                     | NA NA                                     |                      |                               |                      |                            |
| Power for Booth                  | \$12.00 per booth                                      | NA NA                                     |                      |                               |                      |                            |
| <b>Roving Vendor Permit</b>      |                                                        |                                           |                      |                               |                      |                            |
| Without a booth rental           | \$50.00 per permit                                     | NA NA                                     |                      |                               |                      |                            |
| With a booth rental              | \$25.00 per permit                                     | NA NA                                     |                      |                               |                      |                            |
| Parade Entry                     | \$15.00 per vehicle                                    |                                           |                      |                               |                      |                            |
| Late Fee                         | \$20.00 per application                                | NA NA                                     |                      |                               |                      |                            |
| <b>Farmers Market Fees</b>       |                                                        |                                           |                      |                               |                      |                            |
| Prepared Food / Retail Sales     | \$15 Per Week or \$150 per Season                      |                                           |                      |                               |                      |                            |
| Cottage Food                     | \$10 Per Week or \$100 per Season                      |                                           |                      |                               |                      |                            |
| Produce                          | \$5 Per Week or \$50 per Season                        |                                           |                      |                               |                      |                            |
| Power Rental                     | \$10 Per Week or \$50 per Season                       |                                           |                      |                               |                      |                            |
| <b>Recreation Programs</b>       |                                                        |                                           |                      |                               |                      |                            |
| Late Sign-up Fee                 | \$5.00 per person                                      | NA NA                                     |                      |                               |                      |                            |
| Merit Badge Classes              | Actual cost of materials (varies based on merit badge) |                                           |                      |                               |                      |                            |
| Camp Syracuse                    | \$35.00 per person                                     |                                           |                      |                               |                      |                            |
| Golf                             | \$56.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Tennis                           | \$31.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Football (Tackle)                | \$130.00 per person                                    | NA NA                                     |                      |                               |                      |                            |
| Football (Flag)                  | \$55.00 per person                                     |                                           |                      |                               |                      |                            |
| Adult Basketball                 | \$351.00 per team                                      | NA NA                                     |                      |                               |                      |                            |
| <b>Soccer (Fall/Spring)</b>      |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$46.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$61.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Baseball/Softball</b>         |                                                        |                                           |                      |                               |                      |                            |
| <b>T-ball / Coach Pitch</b>      |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$40.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$55.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Machine Pitch</b>             |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$45.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$60.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Minor League/Major League</b> |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$50.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$65.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Junior High School</b>        |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$55.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$70.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Basketball</b>                |                                                        |                                           |                      |                               |                      |                            |
| <b>1st-6th grades (Jr Jazz)</b>  |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$52.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$67.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>7th-12th grades (Jr Jazz)</b> |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$57.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$72.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Itty Bitty</b>                |                                                        |                                           |                      |                               |                      |                            |
| Resident                         | \$40.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| Non-Resident                     | \$55.00 per person                                     | NA NA                                     |                      |                               |                      |                            |
| <b>Equipment Rental</b>          |                                                        |                                           |                      |                               |                      |                            |
| Performance Stage                | \$900.00 per day                                       |                                           |                      |                               |                      |                            |

**Cemetery**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

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

**Public Safety & Public Works**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                                                | Current Base Fee                                   | Additional Fee                             | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Fire Department</b>                                                                                         |                                                    |                                            |                   |                         |                   |                         |
| Two EMT Ambulance                                                                                              | \$100.00 per hour                                  | plus cost of materials                     |                   |                         |                   |                         |
| EMT or Firefighter with basic equipment (no ambulance)                                                         | \$50.00 per hour                                   | plus cost of materials                     |                   |                         |                   |                         |
| Four Firefighter Engine Company                                                                                | \$250.00 per hour                                  | plus cost of materials                     |                   |                         |                   |                         |
| Two Firefighter Brush Truck                                                                                    | \$150.00 per hour                                  | plus cost of materials                     |                   |                         |                   |                         |
| CERT Special Class fee for additional classes requested by organizations outside of regulary scheduled classes | \$200.00 per class                                 |                                            |                   |                         |                   |                         |
| Equipment issued during CERT Class                                                                             | \$45.00                                            |                                            |                   |                         |                   |                         |
| Fireor EMS Report                                                                                              | \$10.00                                            | \$15.00 per hour of research (31+ minutes) |                   |                         |                   |                         |
| Fire or EMS Report with pictures                                                                               | \$50.00                                            | \$15.00 per hour of research (31+ minutes) |                   |                         |                   |                         |
| CPR/ First Aid Course                                                                                          |                                                    |                                            |                   |                         |                   |                         |
| Resident                                                                                                       | \$30.00                                            |                                            |                   |                         |                   |                         |
| Non-Resident                                                                                                   | \$40.00                                            |                                            |                   |                         |                   |                         |
| Off-site CPR, First Aid, or AED Training course                                                                | \$200.00 per class                                 | plus cost of cards                         |                   |                         |                   |                         |
| Children's Bike Helmets                                                                                        | \$10.00                                            |                                            |                   |                         |                   |                         |
| Fireworks Sales Permit (in addition to business license)                                                       | \$300.00                                           |                                            |                   |                         |                   |                         |
| Miscellaneous Inspections                                                                                      | \$75.00                                            |                                            |                   |                         |                   |                         |
| Additional Inspections (after first follup-up / no show                                                        | \$75.00                                            |                                            |                   |                         |                   |                         |
| False Alarm Fees - Commercial                                                                                  |                                                    |                                            |                   |                         |                   |                         |
| 3rd false alarm per quarter                                                                                    | \$250.00                                           |                                            |                   |                         |                   |                         |
| 4th false alarm per quarter                                                                                    | \$350.00                                           |                                            |                   |                         |                   |                         |
| 5th false alarm per quarter                                                                                    | \$450.00                                           | \$100.00 per occurance after 5th           |                   |                         |                   |                         |
| <b>Police Department</b>                                                                                       |                                                    |                                            |                   |                         |                   |                         |
| Fingerprinting                                                                                                 |                                                    |                                            |                   |                         |                   |                         |
| Resident                                                                                                       | \$10.00 per card                                   |                                            |                   |                         |                   |                         |
| Non-Resident                                                                                                   | \$15.00 per card                                   |                                            |                   |                         |                   |                         |
| Criminal History Background Check                                                                              | \$10.00 per background check                       |                                            |                   |                         |                   |                         |
| Police contract services (i.e. special events, interagency, etc)                                               |                                                    |                                            |                   |                         |                   |                         |
| Admin Fee - staffing costs                                                                                     | \$20.00 per event                                  |                                            |                   |                         |                   |                         |
| Each officer                                                                                                   | \$55.00 per hour                                   |                                            |                   |                         |                   |                         |
| Parking Violation Penalty Fee **                                                                               |                                                    |                                            |                   |                         |                   |                         |
| Paid within 14 days of issuance                                                                                | \$30.00 per ticket                                 |                                            |                   |                         |                   |                         |
| Paid within 15 to 30 days of issuance                                                                          | \$50.00 per ticket                                 |                                            |                   |                         |                   |                         |
| Paid after 30 days of issuance                                                                                 | \$70.00 per ticket                                 | plus cost of collections, if applicable    |                   |                         |                   |                         |
| Parking Violation Appeal Hearing Fee                                                                           | \$25.00 per appeal                                 |                                            |                   |                         |                   |                         |
| Police GRAMA requests                                                                                          |                                                    |                                            |                   |                         |                   |                         |
| Police Report                                                                                                  | \$10.00 per report                                 | \$15.00 per hour of research (31+ minutes) |                   |                         |                   |                         |
| Police Report with any pictures or video on CD or DVD                                                          | \$50.00 per report                                 | \$15.00 per hour of research (31+ minutes) |                   |                         |                   |                         |
| Good Conduct Letter Request                                                                                    | \$5.00 per letter                                  |                                            |                   |                         |                   |                         |
| Annual sex offender / child abuse registration fee                                                             | \$25.00 Per Registration                           |                                            |                   |                         |                   |                         |
| <b>Emergency Services</b>                                                                                      |                                                    |                                            |                   |                         |                   |                         |
| Base Fee and Mileage Rate                                                                                      | As per State approved Utah Health Department Rates |                                            |                   |                         |                   |                         |
| Surcharges (Emergency, night service, off-road)                                                                |                                                    |                                            |                   |                         |                   |                         |
| Special Provisions (wait time, non-transport)                                                                  |                                                    |                                            |                   |                         |                   |                         |
| Medical Supplies                                                                                               |                                                    |                                            |                   |                         |                   |                         |
| Hardship Waivers for Emergency Services                                                                        | As per City Council Resolution R19-06              |                                            |                   |                         |                   |                         |
| <b>Public Works Department</b>                                                                                 |                                                    |                                            |                   |                         |                   |                         |
| Public Works contract services (i.e. staffing, capital projects, interagency, etc)                             |                                                    |                                            |                   |                         |                   |                         |
| Staffing costs                                                                                                 | \$75.00 minimum up to 1st hour                     | \$75.00 per hour after 1st hour            |                   |                         |                   |                         |
| Heavy equipment costs                                                                                          | \$100.00 minimum up to 1st hour                    | \$100.00 per hour after 1st hour           |                   |                         |                   |                         |
| **Rate billed by the City includes time for mobilization and demobilization.                                   |                                                    |                                            |                   |                         |                   |                         |
| Street Light Installation Charge - Charged to new development                                                  | Actual cost of installation                        |                                            |                   |                         |                   |                         |
| Traffic Evaluation Request *                                                                                   | \$300.00 Per application                           |                                            |                   |                         |                   |                         |

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

\*\*1st time offense is eligible for a \$20.00 reduction in fee with a mandatory appearance at city hall and receipt of parking information.

**Miscellaneous**

**All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)**

| Fee Description                                                                          | Current Base Fee                 | Additional Fee                 | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------|----------------------------------|--------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Faxes</b>                                                                             |                                  |                                |                   |                         |                   |                         |
| Local                                                                                    | \$2.00 per call                  | NA NA                          |                   |                         |                   |                         |
| Long Distance                                                                            | \$1.00 per page                  | \$0.10 NA                      |                   |                         |                   |                         |
| <b>Copies</b>                                                                            |                                  |                                |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet B&W                                                         | \$0.25 per sheet                 | NA NA                          |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet Color                                                       | \$0.50 per sheet                 | NA NA                          |                   |                         |                   |                         |
| 11 " x 17" - single sheet B&W                                                            | \$0.50                           |                                |                   |                         |                   |                         |
| 11 " x 17" - single sheet Color                                                          | \$1.00                           |                                |                   |                         |                   |                         |
| 24" x 36"                                                                                | \$2.00 per sheet                 | NA NA                          |                   |                         |                   |                         |
| Off-site Printing                                                                        | Actual Cost                      | NA NA                          |                   |                         |                   |                         |
| <b>Post Office Supplies</b>                                                              |                                  |                                |                   |                         |                   |                         |
| Stamps, Packages, Boxes, etc.                                                            | As per approved USPS prices      |                                |                   |                         |                   |                         |
| Bubble Wrap                                                                              | \$3.29                           |                                |                   |                         |                   |                         |
| Packing Tape Dispensers                                                                  | \$3.49                           |                                |                   |                         |                   |                         |
| Mailing Carton 12" x 10" x 8"                                                            | \$2.19                           |                                |                   |                         |                   |                         |
| Mailing Carton 15"x12"x10"                                                               | \$3.49                           |                                |                   |                         |                   |                         |
| Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)                                             | \$2.59                           |                                |                   |                         |                   |                         |
| Mailing Carton 8" x 8" x 8"                                                              | \$1.99                           |                                |                   |                         |                   |                         |
| Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)                                            | \$2.19                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.75" x 12.25" (Chipboard)                                                 | \$1.59                           |                                |                   |                         |                   |                         |
| Cushion Mailer 6" x 10"                                                                  | \$1.19                           |                                |                   |                         |                   |                         |
| Cushion Mailer 8.5" x 12"                                                                | \$1.59                           |                                |                   |                         |                   |                         |
| Cushion Mailer 10.5" x 16"                                                               | \$1.89                           |                                |                   |                         |                   |                         |
| Photo/Doc Mailer 6" x 10" (Chipboard)                                                    | \$1.49                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh                                              | \$1.69                           |                                |                   |                         |                   |                         |
| Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh                                             | \$2.19                           |                                |                   |                         |                   |                         |
| Bubble Mailer 6" x 10"                                                                   | \$1.49                           |                                |                   |                         |                   |                         |
| Bubble Mailer 10.5" x 16"                                                                | \$2.19                           |                                |                   |                         |                   |                         |
| Bubble Mailer 8.5" x 12"                                                                 | \$1.79                           |                                |                   |                         |                   |                         |
| Bubble Mailer 12.5" x 19"                                                                | \$2.59                           |                                |                   |                         |                   |                         |
| Envelope 6" x 9"                                                                         | \$0.49                           |                                |                   |                         |                   |                         |
| Utility Mailer 10.5" x 16"                                                               | \$1.19                           |                                |                   |                         |                   |                         |
| <b>Administrative Reports, Documents, and Fees</b>                                       |                                  |                                |                   |                         |                   |                         |
| Financial Report                                                                         |                                  |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report             | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                | NA NA                          |                   |                         |                   |                         |
| Budget Document                                                                          |                                  |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report             | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                | NA NA                          |                   |                         |                   |                         |
| Audio Recordings on CD                                                                   | \$10.00 per CD                   | NA NA                          |                   |                         |                   |                         |
| Certification of Copies                                                                  | \$2.00 per copy                  | NA NA                          |                   |                         |                   |                         |
| Administration Processing Fee                                                            | \$50.00 Per hour                 |                                |                   |                         |                   |                         |
| GRAMA Records Request                                                                    |                                  |                                |                   |                         |                   |                         |
| Records Request                                                                          | \$0.25 per page                  |                                |                   |                         |                   |                         |
| Research, compilation, editing, redaction, etc.                                          | \$0.00 per minute (first 30 min) | \$15.00 per hour (31+ minutes) |                   |                         |                   |                         |
| Passport Photos                                                                          | \$10.00 per photo                | NA NA                          |                   |                         |                   |                         |
| Passport Acceptance Fee                                                                  | \$35.00 per application          | NA NA                          |                   |                         |                   |                         |
| Passport Expedited Shipping Fee                                                          | \$25.00 per application          | NA NA                          |                   |                         |                   |                         |
| Notarization                                                                             | \$5.00 per stamp                 | NA NA                          |                   |                         |                   |                         |
| Subdivision Ordinance Book                                                               |                                  |                                |                   |                         |                   |                         |
| Entire Book                                                                              | \$15.00 per book                 | NA NA                          |                   |                         |                   |                         |
| Per Chapter                                                                              | \$1.50 per chapter               | NA NA                          |                   |                         |                   |                         |
| General Plan Book                                                                        | \$15.00 per book                 | NA NA                          |                   |                         |                   |                         |
| <b>Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)</b> |                                  |                                |                   |                         |                   |                         |
| 8 1/2 " x 11"                                                                            | Size A                           | \$3.00 per map                 | NA NA             |                         |                   |                         |
| 11" x 17"                                                                                | Size B                           | \$5.00 per map                 | NA NA             |                         |                   |                         |
| 22" x 34"                                                                                | Size D                           | \$15.00 per map                | NA NA             |                         |                   |                         |
| Map Research & Compilation                                                               |                                  | \$50.00 per hour               |                   |                         |                   |                         |
| Maps on disk                                                                             |                                  | \$10.00 per disk               | NA NA             |                         |                   |                         |

**Miscellaneous**

*All Fees Are Effective July 1, 2019 Except As Noted (All fees paid with credit card are subject to 1% fee)*

| Fee Description                                 | Current Base Fee                     | Additional Fee                | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-------------------------------------------------|--------------------------------------|-------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Collections</b>                              |                                      |                               |                   |                         |                   |                         |
| Returned Check Fee                              | \$20.00 per check                    | NA NA                         |                   |                         |                   |                         |
| Warrant Collection Fee                          | 2.75% of outstanding warrant balance |                               |                   |                         |                   |                         |
| Outside Collection Agency Fee                   | 25.00% of balance owed to City       |                               |                   |                         |                   |                         |
| <b>Candidate Filing Fee for Public Office</b>   | \$25.00 per application              | NA NA                         |                   |                         |                   |                         |
| <b>City Hall Lobby Rental *</b>                 |                                      |                               |                   |                         |                   |                         |
| Small Events (< 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$100.00 per rental *                | \$35.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$150.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Small Events (< 25 persons - with food present) |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$200.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$300.00 per rental *                | \$45.00 per hour for staffing |                   |                         |                   |                         |
| Large Events (> 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$600.00 per rental *                | \$45.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$900.00 per rental *                | \$50.00 per hour for staffing |                   |                         |                   |                         |
| Large Events (> 25 persons - with food present) |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$600.00 per rental *                | \$50.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$900.00 per rental *                | \$55.00 per hour for staffing |                   |                         |                   |                         |
| <b>City Hall Chambers Rental *</b>              |                                      |                               |                   |                         |                   |                         |
| Small Events (< 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$200.00 per rental *                | \$35.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$300.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Large Events (< 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$600.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$900.00 per rental *                | \$45.00 per hour for staffing |                   |                         |                   |                         |
| <b>City Hall Lobby and Chambers Rental *</b>    |                                      |                               |                   |                         |                   |                         |
| Small Events (< 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$300.00 per rental *                | \$35.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$400.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Small Events (< 25 persons - with food present) |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$400.00 per rental *                | \$40.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$500.00 per rental *                | \$45.00 per hour for staffing |                   |                         |                   |                         |
| Large Events (> 25 persons - no food present)   |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$700.00 per rental *                | \$50.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$800.00 per rental *                | \$55.00 per hour for staffing |                   |                         |                   |                         |
| Large Events (> 25 persons - with food present) |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$900.00 per rental *                | \$55.00 per hour for staffing |                   |                         |                   |                         |
| Non-resident                                    | \$1,000.00 per rental *              | \$60.00 per hour for staffing |                   |                         |                   |                         |
| <b>Miscellaneous</b>                            |                                      |                               |                   |                         |                   |                         |
| Sale of Mulch                                   | \$25.00 per cubic yard               |                               |                   |                         |                   |                         |
| Sale of Dirt                                    |                                      |                               |                   |                         |                   |                         |
| Resident                                        | \$20.00 per cubic yard               | \$30.00 Delivery Fee          |                   |                         |                   |                         |
| Non-resident                                    | \$25.00 per cubic yard               | \$40.00 Delivery Fee          |                   |                         |                   |                         |

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



# COUNCIL AGENDA

May 28, 2019

Agenda Item “1.3” Discuss authorizing the participation rates of Syracuse City in the public employee’s retirement system and the public safety retirement system for fiscal year 2019-2020.

***Factual Summation***

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

|                           |                     |        |
|---------------------------|---------------------|--------|
| Local Government Employee | Tier I – DB         | 18.47% |
| Local Government Employee | Tier II – DB Hybrid | 16.69% |
| Local Government Employee | Tier II – DC        | 16.69% |
| Public Safety – Police    | Tier I – DB         | 34.04% |
| Public Safety – Police    | Tier II – DB Hybrid | 23.83% |
| Public Safety – Police    | Tier II – DC        | 23.83% |
| Public Safety – Fire      | Tier I – DB         | 19.66% |
| Public Safety – Fire      | Tier II – DB Hybrid | 12.08% |
| Public Safety – Fire      | Tier II – DC        | 12.08% |

# Contribution Rates

07/01/2019 - 06/30/2020



## Fund 15 - TIER 1 NONCONTRIBUTORY LOCAL GOVERNMENT

|                                        |         |
|----------------------------------------|---------|
| Employer Paid Retirement Contributions | 18.470% |
| Post-Retired Rate/Amortization Cost    | 6.610%  |

## Fund 31 - TIER 1 FIREFIGHTERS DIVISION A

|                                        |         |
|----------------------------------------|---------|
| Member Contributions, Employee Paid    | 0.000%  |
| Member Contributions, Employer Paid    | 15.050% |
| Employer Paid Retirement Contributions | 4.610%  |
| Post-Retired Rate/Amortization Cost    | 0.000%  |

## Fund 43 - TIER 1 PUBLIC SAFETY NONCONTRIBUTORY

|                                        |         |
|----------------------------------------|---------|
| Employer Paid Retirement Contributions | 34.040% |
| Post-Retired Rate/Amortization Cost    | 11.750% |

## Fund 111 - TIER 2 DB HYBRID LOCAL GOVERNMENT

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 15.660% |
| 401(k) Employer Paid Contributions, Required | 1.030%  |

## Fund 122 - TIER 2 DB HYBRID PUBLIC SAFETY

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 23.130% |
| 401(k) Employer Paid Contributions, Required | 0.700%  |

## Fund 132 - TIER 2 DB HYBRID FIREFIGHTERS

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 11.380% |
| 401(k) Employer Paid Contributions, Required | 0.700%  |

## Fund 211 - TIER 2 DC ONLY LOCAL GOVERNMENT

|                                              |         |
|----------------------------------------------|---------|
| Member Contributions, Employee Paid          | 0.000%  |
| Employer Paid Retirement Contributions       | 6.690%  |
| 401(k) Employer Paid Contributions, Required | 10.000% |

## Fund 222 - TIER 2 DC ONLY PUBLIC SAFETY

|                                        |         |
|----------------------------------------|---------|
| Member Contributions, Employee Paid    | 0.000%  |
| Employer Paid Retirement Contributions | 11.830% |

401(k) Employer Paid Contributions, Required

12.000%

## Fund 232 - TIER 2 DC ONLY FIREFIGHTERS

Member Contributions, Employee Paid

0.000%

Employer Paid Retirement Contributions

0.080%

401(k) Employer Paid Contributions, Required

12.000%

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07/01/2018 - 06/30/2019



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07/01/2017 - 06/30/2018



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07/01/2016 - 06/30/2017



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07/01/2015 - 06/30/2016



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07/01/2014 - 06/30/2015



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07/01/2013 - 06/30/2014



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07/01/2012 - 06/30/2013



 How are my Tier 2 rates calculated?

 Post-retired Rules

[Contribution Reporting Rates \(/Content/Employers/ContributionReportingRates\)](/Content/Employers/ContributionReportingRates)



# COUNCIL AGENDA

May 28, 2019

Agenda Item “m”      Discuss Budget Opening for Fiscal Year ending June 30, 2019.

## *Factual Summation*

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

Please review the following attachments:

- a. FY2019 June Budget Adjustments PDF.
- Changes to **General Fund budget**:
    - I estimate that we will have approximately \$400,000 in budget savings across all general fund department expenses. This is primarily due to salary and benefit savings.
    - Add a transfer of \$628,000 to the capital projects fund (\$400,000 in savings above plus \$228,000 in budget surplus from previous budget openings).
  - Changes to **Storm Water budget**:
    - Add \$202,000 storm water project for a storm drain in bluff road. This would be split 50/50 between storm water operating and storm water impact funds.
  - Changes to **Capital Project budget**:
    - Add transfer into fund for \$628,000.
    - Insurance proceeds for lawn mower of \$39,075.
    - Purchase of new mower ~ \$86,000.
  - Reduction of cemetery parking lot maintenance and savings from fire truck purchase ~ \$47,000.

# Syracuse City

## FY2019 June Budget Opening



|                                                | <u>Original Budget</u> | <u>Amended Budget</u> | <u>Increase / (Decrease)</u> |
|------------------------------------------------|------------------------|-----------------------|------------------------------|
| <b>General Fund:</b>                           |                        |                       |                              |
| <u>EXPENDITURE ADJUSTMENTS:</u>                |                        |                       |                              |
| Budget Savings in various departments          |                        |                       | (400,000.00)                 |
| Transfer to Capital Projects Fund              |                        |                       | 628,000.00                   |
|                                                |                        |                       | <u>228,000.00</u>            |
|                                                | <u>Revenue</u>         | <u>Expenses</u>       |                              |
| General Fund net change                        | -                      | 228,000.00            | (228,000.00)                 |
| Beginning fund overage                         |                        |                       | 228,091.00                   |
|                                                |                        |                       | <u>91.00</u>                 |
| Overall fund deficit to come from fund balance |                        |                       | 91.00                        |
| <b>Estimated Ending Fund Balance</b>           | <b>2,629,769.00</b>    |                       |                              |

### Storm Water Fund:

|                                             |                  |                 |                     |
|---------------------------------------------|------------------|-----------------|---------------------|
| <u>EXPENDITURE ADJUSTMENTS:</u>             |                  |                 |                     |
| Capital Outlay<br>(Storm Drain Along Bluff) | 487,000.00       | 588,000.00      | 101,000.00          |
|                                             |                  |                 | <u>101,000.00</u>   |
|                                             | <u>Revenue</u>   | <u>Expenses</u> |                     |
| Storm Water Fund net change                 | -                | 101,000.00      | (101,000.00)        |
| Beginning fund shortage                     |                  |                 | (38,931.00)         |
| Overall Change                              |                  |                 | <u>(139,931.00)</u> |
| <b>Estimated Ending Cash Balance</b>        | <b>\$213,135</b> |                 |                     |

### Storm Water Impact Fund:

|                                                |                  |                 |                     |
|------------------------------------------------|------------------|-----------------|---------------------|
| <u>EXPENDITURE ADJUSTMENTS:</u>                |                  |                 |                     |
| Capital Outlay<br>(Storm Drain Along Bluff)    | 1,175,000.00     | 1,276,000.00    | 101,000.00          |
|                                                |                  |                 | <u>101,000.00</u>   |
|                                                | <u>Revenue</u>   | <u>Expenses</u> |                     |
| Storm Water Impact Fund net change             | -                | 101,000.00      | (101,000.00)        |
| Beginning fund shortage                        |                  |                 | (890,725.00)        |
| Overall fund deficit to come from fund balance |                  |                 | <u>(991,725.00)</u> |
| <b>Estimated Ending Cash Balance</b>           | <b>\$489,358</b> |                 |                     |

## Capital Improvement Fund

### REVENUE ADJUSTMENTS:

|                              |            |              |                   |
|------------------------------|------------|--------------|-------------------|
| Transfer from general fund   | 550,000.00 | 1,178,000.00 | 628,000.00        |
| Sundry                       | -          | 39,075.00    | 39,075.00         |
| (Insurance Proceeds - Mower) |            |              | <u>667,075.00</u> |

### EXPENDITURE ADJUSTMENTS:

|                                                                 |              |              |                  |
|-----------------------------------------------------------------|--------------|--------------|------------------|
| Capital Equipment                                               | 1,330,250.00 | 1,369,300.00 | 39,050.00        |
| (Purchase of new mower, reduction of cem. parking & fire truck) |              |              | <u>39,050.00</u> |

|                                                | <u>Revenue</u>    | <u>Expenses</u> |                     |
|------------------------------------------------|-------------------|-----------------|---------------------|
| CIP Fund net change                            | 667,075.00        | 39,050.00       | 628,025.00          |
| Beginning fund shortage                        |                   |                 | (874,250.00)        |
| Overall fund deficit to come from fund balance |                   |                 | <u>(246,225.00)</u> |
| <b>Estimated Ending Cash Balance</b>           | <b>750,000.00</b> |                 |                     |