



SYRACUSE CITY
Syracuse City Council Work Session Notice
June 25, 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. Request to be on the agenda: Dr. Cody Hawkes' proposal to build and operate a storybook theme park in Syracuse. (15 min.) *Council discussion, if necessary, will commence with Councilmember Bingham.*
- d. Discuss proposed resolution approving the use of eminent domain related to a parcel of land located within the right-of-way at the intersection of Bluff Road and 1000 West. (10 min.) *Council discussion, if necessary, will commence with Councilmember Bolduc.*
- e. Planning items:
 - 1. General Plan/Vision 2050 Recommendation from Planning Commission. (30 min.) *Council discussion, if necessary, will commence with Councilmember Maughan.*
 - 2. Review/discussion of Section 10.45 of Syracuse City Code – Sign and Lighting Regulations. (15 min.) *Council discussion, if necessary, will commence with Councilmember Peterson.*
 - 3. Review/discussion of Section 10.35.040 of Syracuse City Code – Home Occupation Parking Standards. (15 min.) *Council discussion, if necessary, will commence with Councilmember Savage.*
- f. Discussion regarding practice and equipment storage space for Syracuse City Orchestra (10 min.) *Council discussion, if necessary, will commence with Councilmember Bingham.*
- g. Continued review of draft Parks Master Plan. (30 min.) *Council discussion, if necessary, will commence with Councilmember Bolduc.*
- h. Budget discussion (1 hour)
 - 1. Additional discussion of operating budget as approved. *Council discussion, if necessary, will commence with Councilmember Maughan*
 - 2. Certified tax rate. *Council discussion, if necessary, will commence with Councilmember Peterson.*
- i. Public comments.
- j. 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 20<sup>th</sup> day of June, 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 June 20, 2019.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

June 25, 2019

## Agenda Item “c”

Request to be on the agenda: Dr. Cody Hawkes' proposal to build and operate a storybook theme park in Syracuse.

### *Factual Summation*

- Dr. Hawkes made a request to be on the agenda through Councilmember Maughan do discuss the idea of building and operating a storybook park in Syracuse City. He provided the following information in support of his request.
  - The fundamental idea of my non-profit is to promote literacy and the arts in the community by building a park. The name of the non-profit is Storybook Hollow. <https://www.storybookhollow.org/> The idea is to build and operate a storybook theme park here in Syracuse. The park would be filled with book based attractions such as; a hobbit-style house, a Dr. Suess type Who-ville village, a Hundred-acre wood from Winnie the Pooh, a Polar Express-type locomotive, and many others. The centerpiece of the park will be a large storybook castle.
  - The back side of the castle would be a stage with an adjacent outdoor amphitheater for plays, concerts, movies in the park and other events. We would invite groups from the community to come and participate. We would offer classes and workshops in the castle to promote the visual and performing arts.
  - The park would hold story time periodically throughout the day at the different attractions reading books associated with different subjects. We would have a dinosaur area and read books about dinosaurs, and a pirate ship where pirate stories could be read. We would use profits from events held at the park to buy and deliver books into the community to under-served individuals and would also run a school assembly program to get kids excited about reading and get books into their hands.
  - There is so much more to it than this but I hope this kind of gives you an idea of the vision I have for the park and the mission I would like to accomplish.
- Dr. Hawkes will be present to make a presentation regarding this proposal.



# COUNCIL AGENDA

June 25, 2019

## Agenda Item “d”

Resolution Approving the Use of Eminent Domain Related to a Parcel Located Within the Right of Way at the Intersection of Bluff Road and 1000 West

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Paul Roberts or Robert Whiteley.
- The City has been working on land acquisition for the Bluff Road roundabout/widening near Gentile Road, through a federal grant administered by UDOT. UDOT requires that all parcel ownership be established in the City’s favor before construction may be authorized.
- Our acquisition agent has (since February) not been able to make contact with the trustee-owner of one 200-square foot parcel of property, with the listed owner of the Bessy T. Jensen Trust. A log of the acquisition agent’s attempts is attached to the packet. The Mayor has also personally attempted contact with Mr. Jensen on several occasions, with no success.
- Even though the property is located entirely within an established right of way, and by state law has therefore been dedicated to the public use for right-of-way purposes (*See UCA 72-5-104*), UDOT is required to have the ownership listed as the City before authorizing bids for construction.
- In the absence of a voluntary arrangement, the City will be forced to undertake an action in quiet title or eminent domain. Eminent domain actions are generally faster than quiet title actions in gaining occupancy of the parcel for construction purposes.
- The Council will be asked to conduct a public hearing on July 9, 2019, to consider a resolution authorizing the City to file the action for eminent domain, as required by state law. *See UCA § 78B-6-504*.
- If any councilmembers are in contact with Mr. Jensen or his nieces, please encourage him to get in touch with the City’s acquisition agent so that this can be resolved without court action.

### ***Action Items***

The following items outline the actions to be taken:

- Discuss process or issues related to the approval to file an eminent domain action.



# Agent's Record of Negotiations

06/11/2019

Page 1  
11:29 AM

Project No: F-LC11(63)    Parcel No.(s): 114:TC

Pin No: 14043    Job/Proj No: 54606    Project Location: Bluff Road; 550 West (on Gentile) to 1000 West  
County of Property: DAVIS    Tax ID / Sidwell No: 12-106-0023  
Property Address: 3485 South Bluff Rd SYRACUSE UT, 84075  
Owner's Address: 3242 South 1000 West, SYRACUSE, UT, 84075  
Owner's Home Phone: (385)226-0781    Owner's Work Phone:  
Owner / Grantor (s): Bessy T. Jensen, Trustee of the Bessy T. Jensen Family Protection Trust, dated the 3rd of July, 2001  
Grantee: Syracuse City Corporation

Sender Brandi Davenport (Consultant/Realtor)

| Date       | Note                                                                                                                                                                                                                                                                                                                        |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/05/2019 | I stopped by TJ Jensen's house. I got an address from the city. I knocked and there was no answer. I left a letter explaining the project and need. I left the quit claim deed and exhibit on his porch.                                                                                                                    |
| 02/12/2019 | I sent the quit claim deed and project map to Amanda at [REDACTED]. Robert Whiteley gave me this email address and said that he has corresponded with Amanda via email.                                                                                                                                                     |
| 02/19/2019 | I talked to Brian Bloemen who said he would try to get me at least one contact number for the family.<br>I sent an email to Brian Bloemen letting him know that Amanda hasn't responded to my email and asking if he had any phone contact information for her.                                                             |
| 03/02/2019 | I emailed Amanda again. I called TJ Jensen [REDACTED]. Brian Bloemen shared this phone number with me.<br>TJ Jensen did not answer and does not have a voice mail that is set up.<br>I did a reverse look up on whitepages.com and found the following mailing address: Po Box [REDACTED]<br>Clearfield UT 84089 [REDACTED] |
| 03/04/2019 | I sent the deed, exhibit and letter explaining the project and need via certified mail # 7018 2290 0000 4233 1257.                                                                                                                                                                                                          |
| 03/05/2019 | I stopped by TJ Jensen's home and knocked. There was no answer so I left the deed, exhibit and letter explaining the project and need.                                                                                                                                                                                      |
| 03/07/2019 | I texted both of the numbers that I have from the City for TJ Jensen asking for all call back.                                                                                                                                                                                                                              |
| 03/14/2019 | I talked to Brian Bloemen and we agreed that I just keep trying to get in touch with TJ Jensen.                                                                                                                                                                                                                             |
| 03/18/2019 | I sent a letter to TJ Jensen with a copy of the deed requesting the document signed and returned. I included my phone number and email requesting a call, text or email.                                                                                                                                                    |
| 03/25/2019 | I sent another letter to TJ Jensen with a copy of the deed requesting the document signed and returned.. He still has not picked up the certified letter.                                                                                                                                                                   |
| 03/26/2019 | I called and texted TJ Jensen. I emailed Amanda. All requesting that they call back.                                                                                                                                                                                                                                        |
| 04/03/2019 | I sent another letter to TJ Jensen with a copy of the deed requesting the document signed and returned.<br>The certified letter I sent on 3/4/19 was returned to me unclaimed.                                                                                                                                              |
| 04/10/2019 | I sent another letter to TJ Jensen with a copy of the deed requesting the document signed and returned.                                                                                                                                                                                                                     |
| 04/15/2019 | I sent the 4 options letter with Brian Bloemen's permission to TJ Jensen via certified mail (70190140000015502999) and regular mail. I also included the deed and exhibit.                                                                                                                                                  |
| 04/22/2019 | The letter was not able to be delivered by the USPS. Notice was left. I scheduled it to be redelivered on 4/23/2019.                                                                                                                                                                                                        |
| 04/23/2019 | The certified mail was not able to be delivered by the USPS and was returned to me.                                                                                                                                                                                                                                         |



## Agent's Record of Negotiations

06/11/2019

Page 2  
11:29 AM

**Sender** Brandi Davenport (Consultant/Realtor)

05/01/2019 I emailed Amanda Jensen requesting a call or email back.

05/06/2019 I talked to Jolene at UDOT about the lack of response on this parcel. She said it could be voided or after the 4 options letter is sent, the City's attorney can move to condemnation. I let Brian Bloemen know.

05/22/2019 The City asked if the parcel could be voided. Jolene said it could not. Jolene sent the following contact information to Tom Roylance, Brian Bloemen and Robert Whitele:

For condemnation:

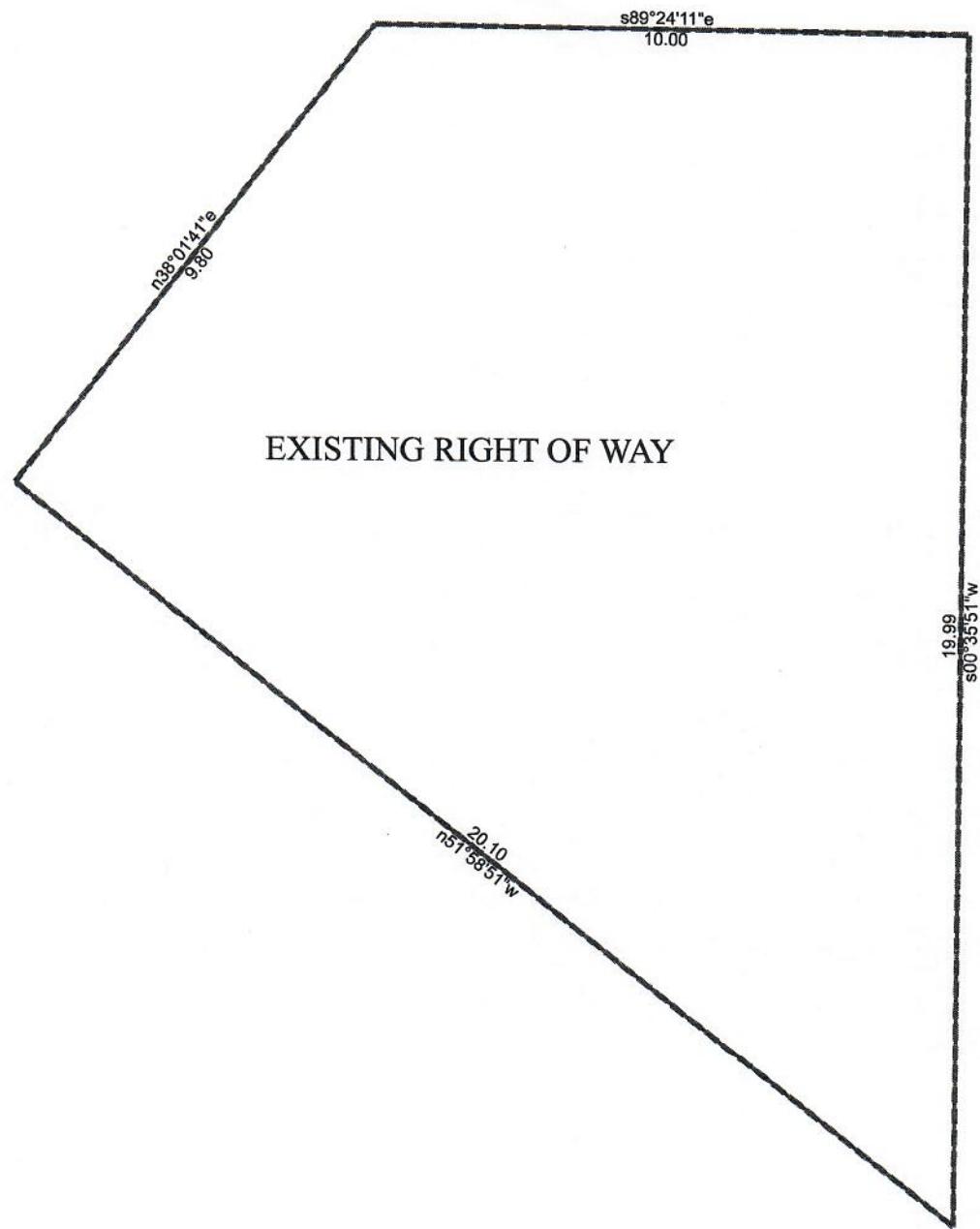
Please give the city attorney the name of William (Bill) Christensen from the AGS office. He can talk to the city attorney and let them know the process they would need to take especially if they can't serve the property owner. His number is :

William H. Christensen  
Assistant Attorney General  
Utah Attorney General's Office  
160 East 300 South, 5th Floor  
Salt Lake City, Utah 84114-0857

06/06/2019 I updated the team on this project and asked if the City is going to pursue help through the court as this property owner's family has not been responsive.

A handwritten signature in black ink, appearing to read "Brandi Davenport".

Signature



14043\_F-LC11(63)\_05S\_114\_TC\_DeedPlot

1/16/2019

Scale: 1 inch= 3 feet

File: 14043\_F-LC11(63)\_05S\_114\_TC\_DeedPlot.ndp

+Tract 1: 0.0046 Acres (198 Sq. Feet), Closure: s45.1747e 0.01 ft. (1/6435), Perimeter=60 ft.

--Tract 2: 0.0046 Acres (198 Sq. Feet), Closure: s45.1747e 0.01 ft. (1/6435), Perimeter=60 ft.

Net Area= 0.0000 Acres, (0) Sq. Feet.

01 /s00.3551w 1529.52

02 /n89.2409w 33.00

03 s00.3551w 19.99

04 n51.5851w 20.10

05 n38.0141e 9.80

06 s89.2411e 10.00

07 @0 - EXCEPT

08 /s00.3551w 1529.52

09 /n89.2409w 33.00

10 s00.3551w 19.99

11 n51.5851w 20.10

12 n38.0141e 9.80

13 s89.2411e 10.00





# COUNCIL AGENDA

## 6/25/19

Agenda Item “e.1”

Vision 2050 General Plan

### ***Factual Summation***

- Any question regarding this agenda item may be directed at ... Noah Steele CED Director
- The General Plan and the included General Plan Map is an advisory document that provides general guidance on the preferred growth strategies of the city. If an application is received in the future that petitions to change the current zoning map to something shown on the general plan map, the city is not obligated to approve the change, and can make legislative decisions independently.
- Planning Commission voted on 6/18/19 to recommend approval of the attached document. Vote was 4-1.
- This document encapsulates the majority opinions and findings of a visioning committee that met six times from January 24 to March 14 and of the Planning Commission that worked on the document from April 2 to June 18.
- Please see attached .....
  - Draft Vision 2050 General Plan document

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Review Draft Vision 2050 General Plan document.
2. Provide input to staff of any desired changes to the document if any.
3. Decide if document is ready to be forwarded to the business meeting on July 9<sup>th</sup> for adoption.

**Visioning for the Year 2050**



**2050**  
**SYRACUSE**

**Syracuse City General Plan**

Adopted xx/xx/2019



## THANK YOU

A special thanks goes out to all those who participated in the visioning process:

### Focus group:

|                  |               |                  |
|------------------|---------------|------------------|
| Barry Conover    | David Cook    | Keeth Kennington |
| Bonnie Bourgeous | David Jones   | Keith Restorff   |
| Brent Bourgeous  | Dennis Butler | Madison Waller   |
| Brad Dahl        | Eric Hoffman  | Marie Stevenson  |
| Brent Moss       | Grant Thorson | Mike McBride     |
| Bruce Staley     | Jeff Lee      | Paula Knighton   |
| Bryce Spafford   | Jeff Nielson  | Ray Zaugg        |
| Caleb Hoffman    | Jenna Echols  | Rulon Gardner    |
| Carl Cook        | Jenny Bloemen | Ryan Rentmeister |
| Chris Thurgood   | Jim Gibson    | Ryan Thurgood    |
| Christie Hoffman | Josh Hughes   | Seth Teague      |
| Chuck Beickel    | Josh Limb     | Shane Stewart    |
| Cindy Gooch      | Karen Waite   | Tom Parks        |
| Cody Shumway     | Katie Bush    |                  |
| Dana Love        | Kaylee Taylor |                  |

### Planning Commission:

|                           |                 |
|---------------------------|-----------------|
| Brett Cragun, Chairman    | Curt McCuistion |
| Larry Johnson, Vice Chair | Dale Rackham    |
| Greg Day                  | G. Ivy Ruelan   |

|               |
|---------------|
| Grant Thorson |
| Ralph Vaughan |

### City Council:

|                    |                |
|--------------------|----------------|
| Mike Gailey, Mayor | Corinne Bolduc |
| Lisa Bingham       | Dave Maughan   |

|               |
|---------------|
| Doug Peterson |
| Jordan Savage |

### Staff:

Brody Bovero, City Manager  
Cassie Brown, City Recorder  
Royce Davies, City Planner  
Paul Roberts, City Attorney  
Kresta Robinson, Parks & Recreation Director  
Noah Steele, CED Director  
Robert Whitely, Public Works Director



## PROCESS

Utah State Code requires each municipality to maintain a General Plan. With the newly announced alignment of the West Davis Corridor, the Syracuse City Council felt it was time to update the General Plan. The previous General Plan was adopted in 2015. The updated General Plan will be titled 'Vision 2050.'

The first step was gathering input from a diverse group of residents and stakeholders in a focus group. Long-time residents and newcomers of all ages with many different viewpoints were represented. Nearly all participants were residents of Syracuse. The meetings were publicly advertised, recorded, and sign-in sheets logged participation. A summary report and findings from each meeting are included in Appendix 1. Meeting dates and topics were:

- January 24 - Welcome/ SWOT/ Sense of Place
- February 7 -Transportation
- February 21 – Economic Development
- February 28 – Housing
- March 7 – Agriculture/Parks
- March 14 – Wrap-up/General Plan Map

The Planning Commission and City staff compiled the focus group's input into a draft General Plan. The Planning Commission provided input on the draft during their publicly advertised meetings on April 4, 2019, April 16, 2019, May 7, 2019, and May 21, 2019. They held a public hearing on June 4, 2019 and voted to forward the draft plan to the City Council for approval on June 18, 2019. The City Council then worked on the plan during their public meeting on June 25, 2019, and adopted the final General Plan document and General Plan Map on xxxx, 2019.

## GOALS

The goals of the plan are to:

- Meet state code 10-9a-401 and SB 34.
- Provide clear direction defining what residents, stakeholders, and public officials feel Syracuse should be in the year 2050.
- Update the General Plan Map to allow for more market-feasible flexibility in land use.
- Update the General Plan Map for land uses around the West Davis Corridor
- Be direct and concise.



## INTRODUCTION

Established in 1935, Syracuse's roots are in agriculture and small-town values. Syracuse is a growing city; its population has tripled in the past twenty years and is expected to more than double in the next thirty. (See Table 1) If the City continues to receive an average of 300 home permits per year and continues having similar sized families, by the year 2050 our population could exceed 60,000 residents. The City is approximately 10 square miles, and of that, approximately 35% is either farmland, grazing, or fallow. Also, there are approximately 400 acres of land that may be annexed for development in the future. This growth is driven by short commutes to job centers like Salt Lake City, Ogden, and Hill Air Force Base while maintaining a safe and attractive family-friendly environment. We are proud of our community and we value the safe and wholesome environment it offers. Preserving this lifestyle while expanding opportunities for and access to employment, shopping, and housing for current and future residents will be a top priority for the City.

To maintain our high quality of life in Syracuse, we must prepare for growth and the challenges that come with it; such as expanding infrastructure, capturing economic development opportunities, creating and maintaining affordable housing options, and providing recreational facilities and programs for an expanding population. The purpose of this document is to aid in identifying preferred solutions to challenges and to lay a pathway toward achieving our long-term vision. Our vision for Syracuse is to keep our way of life the same, while also embracing growth in a strategic way.

| Year                  | New SFH Building Permits | Avg. People per Household | Estimated Added Population | Estimated Total Population |
|-----------------------|--------------------------|---------------------------|----------------------------|----------------------------|
| 1990 Census           |                          | 3.9                       |                            | 4,781                      |
| 1997                  | 278                      | 3.9                       | 1084                       |                            |
| 1998                  | 272                      | 3.9                       | 1061                       |                            |
| 1999                  | 349                      | 3.9                       | 1361                       |                            |
| 2000 Census           |                          | 3.77                      |                            | 9,398                      |
| 2000                  | 330                      | 3.77                      | 1244                       |                            |
| 2001                  | 507                      | 3.77                      | 1911                       |                            |
| 2002                  | 509                      | 3.77                      | 1919                       |                            |
| 2003                  | 623                      | 3.77                      | 2349                       |                            |
| 2004                  | 481                      | 3.77                      | 1813                       |                            |
| 2005                  | 492                      | 3.77                      | 1855                       |                            |
| 2006                  | 473                      | 3.77                      | 1783                       |                            |
| 2007                  | 255                      | 3.77                      | 961                        |                            |
| 2008                  | 69                       | 3.77                      | 260                        |                            |
| 2009                  | 85                       | 3.77                      | 320                        |                            |
| 2010 Census           |                          | 3.81                      |                            | 24,331                     |
| 2010(census year)     | 71                       | 3.81                      | 271                        | 24,602                     |
| 2011                  | 83                       | 3.81                      | 316                        | 24,918                     |
| 2012                  | 162                      | 3.81                      | 617                        | 25,535                     |
| 2013                  | 212                      | 3.69                      | 782                        | 26,317                     |
| 2014                  | 174                      | 3.69                      | 642                        | 26,959                     |
| 2015                  | 248                      | 3.69                      | 915                        | 27,874                     |
| 2016                  | 324                      | 3.69                      | 1196                       | 29,070                     |
| 2017                  | 270                      | 3.69                      | 996                        | 30,066                     |
| 2018                  | 365                      | 3.69                      | 1347                       | 31,413                     |
| 2019 (1/1/19-5/20/19) | 122                      | 3.69                      | 450                        | 31,863                     |

*Table 1 – Population Growth 1990-2019 (Calculated by Multiplying New Building Permits and Average Household Size)*



## TRANSPORTATION

Syracuse's transportation network currently prioritizes automobile use. While this provides convenient access for those who drive, other modes of transportation including those often used by the many school-age children residing in Syracuse and the disabled are often at risk due to high speeds and wide roads.

Historic farm blocks are one square-mile with arterial roads around the perimeter. These blocks should be quartered by collector roads located at about every one-half mile. Local roads should carry lower traffic volumes from collector roads, quietly filtering into single-family neighborhoods located on the interior of the farm blocks. As the city grows, connectivity in the roadway network should be increased to provide a balanced approach to mobility for all modes of transportation including bike, pedestrians, and public transit.

### West Davis Corridor

The West Davis Corridor is a State-funded highway that will bisect Syracuse and will be constructed during the next four to five years. A map of the Utah Department of Transportation preferred alignment is included below.



Map 1 – Future West Davis Corridor Alignment



## TRANSPORTATION (cont.)

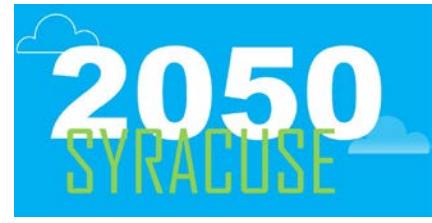
### West Davis Corridor (cont.)

The Corridor will reduce commute times, increase traffic in our town center, improve access to Antelope Island State Park, and likely increase the speed of land development as access will be more convenient. Highway interchanges will be located on 2000 West, Antelope Drive, and State Route 193. There will be opportunities for intensive land uses and housing types near these interchanges; grouping more intensive uses around the highway should be prioritized as they can broaden City tax base, provide economic development, and increase housing options with minimal traffic impact to our local roads and neighborhoods. Transportation and land use are intrinsically related. Increased visibility and access will spur economic growth, so wise land use planning is essential in taking advantage of the opportunity that a new regional highway in our community will provide.

The Corridor will likely redirect the majority of traffic from current traffic patterns which enter the City Center from the east to entering from the planned interchanges to the west and south. This will increase traffic along Antelope Drive between 2000 West and the Corridor, necessitating the widening of Antelope and a traffic light at 2500 West. Traffic on 2000 West will increase between the interchange and Antelope Drive. 2000 West is a local road that will be widened and should eventually become a State road. The roundabout at the intersection of 2000 West, Bluff Road, and 2700 South should be studied as traffic increases. Connecting State Route 193 to the Corridor near 700 South will improve access to I-15.

### Traffic Congestion and Public Transit

Strategic congestion reduction outside of commercial centers and on the West Davis Corridor should be pursued alongside encouraging other modes of transportation besides the automobile. The Utah Transit Authority bus route 626 currently runs along 2000 West, Antelope Drive, and 1000 West and should increase frequency with population growth. This route may also be upgraded in the future to Bus Rapid Transit. Bus service should also be expanded to connect to proposed park and ride lots built at the WDC interchanges. These lots are ideal locations for electric vehicle charging stations and a public RV dump for travelers visiting Antelope Island.



## TRANSPORTATION (cont.)

### Non-Automobile Transportation

We value that children enjoy safely walking, riding scooters, bicycling, or using other non-automobile means when travelling to and from school. Therefore, pedestrian connections between neighborhoods and community locations should be preserved and additional connections encouraged. The safety of our children is a top priority and strategies should be added to our roadways that will contribute to that goal. Street trees, crosswalks, dedicated facilities, lower automobile speeds, and pedestrian lighting are examples of items that make non-automobile travel safer and more attractive.

### The Natural Environment

Syracuse is surrounded by natural beauty and can improve connection with these resources by creating active transportation infrastructure from the Town Center to the Antelope Island Causeway and by building a trail along the shoreline of the Great Salt Lake. The City should work with developers to increase connectivity in the trail network as opportunities arise when subdivisions are built, but also work to budget for and seek grants for the major projects.

### Future Projects

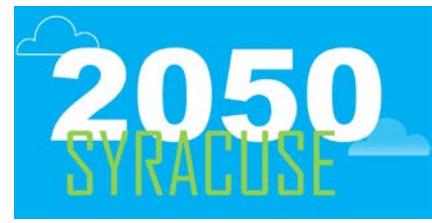
Future local road projects that should be pursued include: widening 500 West and extending it north to Antelope Drive, extending 2500 West north to State Route 193, finishing 1200 South between 4000 West and 4500 West, extending Bluff Road south to Layton Parkway, and extending 2400 West south to Gentile Street.

More information on the City's transportation network can be found in the adopted Transportation Master Plan available on the city website

at: <https://www.syracuseut.gov/DocumentCenter/View/579/Transportation-IFFP-PDF?bidId=>

### Action Items

- Coordinate with UDOT in the design and construction of WDC.
- Facilitate discussions between UDOT and UTA to extend bus service to WDC Interchanges.
- Continue planning and budgeting for future road projects.
- Work with land owners to secure easements and budget for the Shoreline Trail.
- Take advantages of opportunities for trail/bike infrastructure between town center and the AISP Causeway.
- Encourage streetscape safety items be installed with each commercial site plan.



## ECONOMIC DEVELOPMENT

Syracuse is a suburban community with a fair selection of goods and services. While many goods and services are available locally, there are far fewer local jobs than working-age adults. According to the Utah Department of Workforce Services, approximately 93% of our residents commute out of the city for work. There should be a focus on attracting employment opportunities for residents to increase the daytime population. This should benefit local businesses who will be patronized by local workers. Residents have expressed interest in big-box retail uses, restaurants, and shopping that may draw customers from neighboring communities. A balance of industries will diversify the City's tax base, providing economic resiliency.

### Architecture

The City should establish its brand through cohesive architecture and urban design themes. An architectural guidebook exists to assist in accomplishing this goal and is available on the city website at: <https://www.syracuseut.gov/DocumentCenter/View/600/Architectural-Standards-Example-Guide-PDF?bidId=> Residents have identified agricultural, main street USA, and craftsman as themes that best represent the character of Syracuse. The agricultural theme includes aspects like raised seam roofing, split rail fencing, front porches, and fiber cement board paneling. The Main Street theme includes flat roof parapets, red brick, door and window canopies, wide sidewalks, street trees, and building façade variation through segmented facades, both ground-level and clerestory windows, and other means.

### Incentives

The City's Redevelopment Agency will strategically use Tax Increment Financing (TIF) to incentivize desired jobs or products. Additional TIF collection areas should be established around the West Davis Corridor interchange on Antelope Drive and the intersection of State Route 193 and 2000 West.

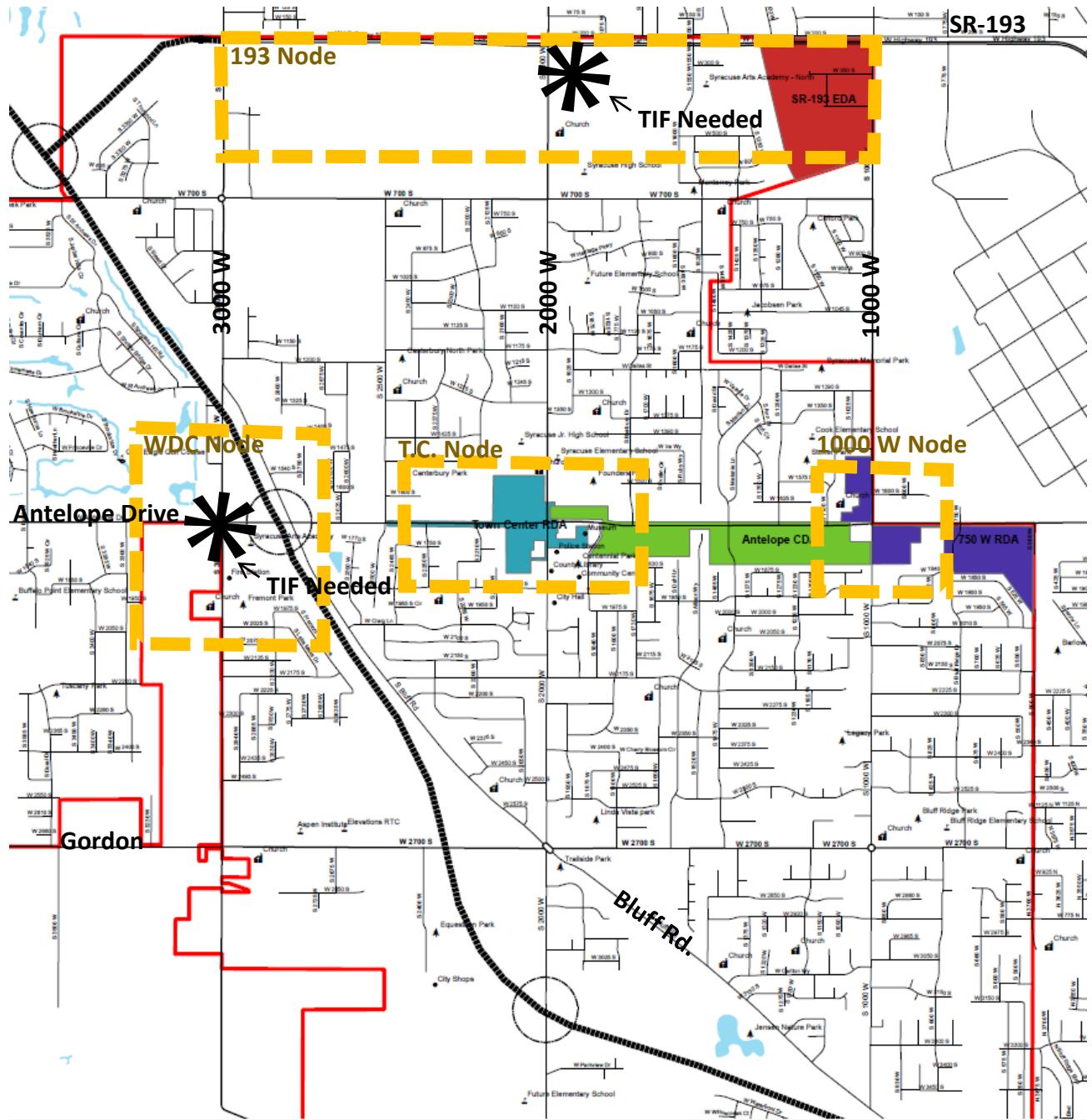
The City will prioritize its economic development resources in four focus areas described below. In addition to these areas, it is recommended that a comprehensive economic development plan be commissioned to further study and establish an economic development strategy for the entire city. A map of the TIF areas and focus areas is included as Map 2.



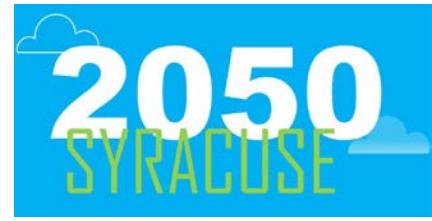
The Visioning Committee showed preference to (Left to Right) Main Street, Craftsman, and Farm architectural themes.



## ECONOMIC DEVELOPMENT (cont.)



Map 2 – Economic Development TIF and small area focus areas



## ECONOMIC DEVELOPMENT (cont.)

### West Davis Corridor and Antelope Drive

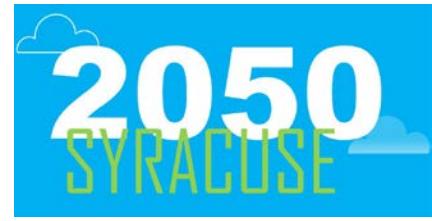
The West Davis Corridor interchange will increase traffic flows in this area, creating opportunities to provide services and products to visitors of Antelope Island State Park and commuters. With the West Davis Corridor providing shorter commute times to Salt Lake International Airport and Salt Lake City, hospitality and regional employment centers become more feasible. These uses should be a priority for this node with medium to high-density housing, highway commercial, and big box retail as secondary priorities. This area will receive pressure to install billboards; these should remain prohibited as they currently are in the adopted Sign Ordinance.

### 2000 West and Antelope Drive (Town Center)

This focus area is generally accepted as the center of town. As such, it should remain the hub for economic development activities in the city where the highest residential and commercial densities are permitted. This node should become a mixed use area including residential development. Unified architectural and urban design themes reflecting the three themes identified above should be used to create a cohesive sense of place. Pedestrian activity should be prioritized with quality pedestrian amenities. Parking standards should be adjusted to allow for infill development in underused portions of large parking lots. This node should be designed as the best location to congregate for civic and celebratory events like voting, firework shows, parades, and Christmas tree lighting. A vibrant and active center of town contributes to a strong sense of place and identity.

### 1000 West and Antelope Drive

This focus area is currently anchored by a neighborhood grocery store. This area will likely continue to provide local neighborhood products and services. Commercial activity should be clustered closest to the intersection. Within the Shadow Point commercial development, there is a large, vacant anchor tenant building pad. Incentivizing investment to this under-utilized location should be a priority of the City. The site is shovel-ready and filling this space would likely spur additional investment. The properties further from the intersection should transition to office and commercial space with residential components. Medium-density residential is also appropriate in this node and should be used to provide a buffer where commercial uses and arterial roads are adjacent to single family homes.



## ECONOMIC DEVELOPMENT (cont.)

### State Route 193 between 1000 West and 3000 West

This focus area is unique because the corridor features large contiguous tracts of land that front a newly built state highway with an east terminus of I-15 and a west terminus of the future West Davis Corridor. As land develops regionally, these large parcels with close proximity to urban centers will become more rare and valuable. The city should not allow single-family development along this corridor and plan for higher-yielding land uses. These tracts of land would facilitate major employment centers, such as data centers, light industrial manufacturing or large office complexes. They could also accommodate big box retail or even a large master planned experiential shopping development. Medium to high-density residential development should also be planned in this node as a buffer between commercial or industrial uses and existing single-family homes.

### Action Items

The following is a list of items to focus on moving forward:

- Work to establish the two additional TIF areas identified in Map 2.
- Continue efforts to maximize utilization of existing TIF areas.
- Commission a comprehensive economic resilience study.
- Create a mixed-use development zone with architectural standards.
- Create small area development plans for each focus area/node.



## HOUSING

Our housing stock is about 92 percent single-family homes with a small mixture of attached housing dispersed throughout. The City's policy in adopting its General Plan and Land Use Ordinances is to preserve these single-family homes for our existing residents while providing a wide range of housing options. The City is aware of changing housing markets and needs of the rising generation, the desires of those looking to downsize, and low-income households. Diverse housing options should be added to the city in the form of townhomes, accessory dwelling units, and apartments. Townhomes should be limited to locations along arterial roads and major intersections. Apartments should be placed sparingly, and only adjacent to existing commercial or near the West Davis Corridor interchanges. The adoption of a dynamic housing plan should serve as a bulwark against the time at which fees and growth may no longer be able to support the level of service provided by the City to its residents.

### Housing Types

The residents of Syracuse continue to place a high value on single-family homes. We have found that this housing type presents a familiar atmosphere to raise families. As such, we will continue to encourage the development of single-family homes, particularly in quiet low traffic areas away from the city center, services, and transportation hubs.

As land becomes more scarce and the desire for a variety of housing types increases, our residents have been reluctant to embrace attached housing due to perceived threats of increased traffic, overcrowded schools, decreasing property values, and a loss of that sense of community to which they have grown accustomed. However, there has been a reluctant acceptance that as time goes on, additional housing types should be feathered into the housing stock in the appropriate locations so long as the architecture, building heights, and traffic circulation design are compatible with existing development and that detached housing remains a large majority percentage of the housing stock.

There are benefits of allowing development of townhomes, condominium units, mixed-use residential units, or low-rise apartments. These include providing housing that is more affordable for young families and those on fixed incomes, aiding young adults who grew up in Syracuse to live here after moving from home, aiding the disabled or other vulnerable populations, providing additional incentives for economic development, and stabilizing the tax base. As such, Syracuse City should prepare to receive additional housing types in areas along state highways and near the future West Davis Corridor by enacting zoning ordinances that permit these uses.



## HOUSING (cont.)

### Moderate-Income Housing

The City desires to meet the state code requirements for moderate-income housing. A lack of affordable housing is a tremendous burden on low-income and moderate-income residents. Such households must apportion a large percentage of their income to housing, necessitating neglect of other important areas of investment such as healthcare and education. Those who cannot afford the home in which they live will also forego investments in the property, often resulting in loss of potential equity in the home which affects surrounding property values. The lack of disposable income also affects the local economy; as families struggle to provide essential goods, they will have fewer dollars to spend locally on businesses that often struggle in Syracuse such as restaurants.

The State of Utah has placed increased pressure on local governments to accommodate the development of moderate and high-density housing types in order to facilitate more affordable housing. The State reports that housing shortage has driven up the price of renting or purchasing a home, and that the development of additional housing units should reduce the strain. The analysis and goals included in this general plan document and the efforts made to implement the plan, will bring the city into compliance with the state's affordable housing laws.

In Syracuse, the average home price has increased by about 68.76% since 2010. *See Chart 1.* This places a significant burden on young households desiring to live in the city. Residents who purchased before the increase may have a high amount of equity in their home, but may find that even a smaller home may be more expensive than where they currently live. Syracuse Annual Median Income (AMI) is over 19% higher than that of Davis County generally, so we have fewer low-income families than neighboring communities. However, the increase in home prices is far outpacing any increase in wages and there are thousands of individuals and families that live in income-distressed housing situations in Syracuse.

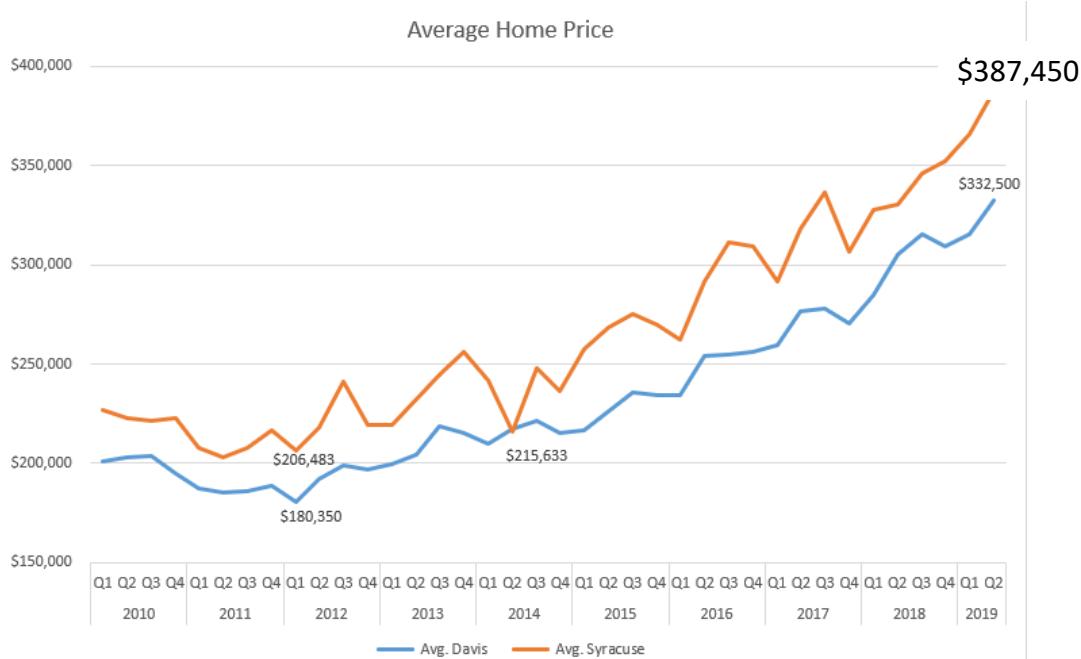


Chart 1 - Home Sale Prices. Source: Kem C. Gardner Policy Institute data from completed real estate transactions.



## HOUSING (cont.)

Utilizing tools provided by the State of Utah and Federal Government, the City has generated estimates regarding the affordable housing needs of our community. This analysis assumes most homes will be purchased with a mortgage with lending interest rates and fees which can fluctuate from year to year. *See Table 1.* Two-thirds of the City's population live in households that earn 100% or more than the Davis County AMI. These households can comfortably pay housing costs of about \$1,900.00 per month (36% of their income to housing), which would purchase a home worth \$332,000. The average home purchase price in Syracuse in 2019 is \$387,450. A quarter of City residents earn between \$37,980.00 and \$60,798.00, which is 50% - 80% of County AMI, respectively. These residents can only afford housing costs between \$949.51 - \$1,519.95 per month, depending upon their actual income; homes must be in the range of \$162,000 - \$264,000 to be affordable to these families. About 9% of the City's population (or about 2,700 people) live in households earning less than \$37,980.00 per month. Housing for these individuals is only affordable if it does not exceed \$950.00 per month or a home value of \$162,200.00 or less.

| Davis County AMI | Dollars Earned (minimum) | % of Syracuse Residents | Sustainable Housing Costs | Sustainable Home Price |
|------------------|--------------------------|-------------------------|---------------------------|------------------------|
| 100%             | \$75,961.00              | 64.8%                   | \$1,899.03                | \$332,000.00           |
| 80%              | \$60,798.00              | 26%                     | \$1,519.95                | \$264,000.00           |
| 50%              | \$37,980.50              | 3%                      | \$949.51                  | \$162,200.00           |
| 30%              | \$22,788.30              | 6.2%                    | \$569.71                  | \$94,300.00            |

*Table 2 - Housing Affordability based upon Davis County AMI at 4.5% interest including a 0.71% Davis County property tax rate and \$499/year home insurance. Numbers derived using the mortgage calculator at Zillow.com*

According to estimates from the US Census American Community Survey, about 690 rental units exist in Syracuse. However, rental units in Syracuse are not necessarily affordable. A recent survey of online rental listings found average pricing for apartments was around \$900/month, townhomes around \$ 985-\$1,300 and single-family home rentals around \$1,500-\$2,000 per month. These monthly prices are somewhat consistent with the equivalent monthly mortgage payments for each of the housing types. At the time of the survey, there were no housing units available in the city at or below the 30% AMI level.

A monthly mortgage payment for an average priced home in Syracuse (\$387,450) is approximately \$2,500 per month. Financial experts recommend that no more than 36% of a family's income is spent on housing per month. In keeping with this ratio, an annual income of approximately \$93,000 would be needed to comfortably afford an average house in Syracuse. Since the Davis County average annual income is \$75,961, the average household has to spend more than recommended towards housing. In theory, more housing supply and variety should aid in making housing affordable.



## HOUSING (cont.)

### Action Items

The following is a list of items to focus on moving forward:

- Study barriers to creating ADU's on single family lots.
- Apply for a TLC grant with Wasatch Front Regional Council to commission a Housing Plan
- Create a mixed-use development zone
- Plan for increased supply and diversity of housing stock



## CITY PARKS/AGRICULTURE/WETLANDS

The residents of Syracuse value a community away from the bustle of more urbanized areas, living in a community which borders the unique natural beauty of the Great Salt Lake. Opportunities for our residents to interact with this natural gem should be emphasized when planning for open spaces in Syracuse. The existing and potential open space located in and around our community is a significant benefit to our residents. Well-planned open spaces improve quality of life by providing places for social interaction and exercise which improve public health, and fosters a better way of life. As such, development of parks or open space amenities on land owned by the City and acquisition of land for future parks is an important part of our growth.

Currently, the City provides a total of 150.82 acres of city-owned parks, trails, facilities and open spaces. By ordinance 8.10.050, the city's goal is to provide 4.95 acres of city parks per every 1,000 residents. Currently there are approximately 5.11 acres of park per 1,000 residents. Additional recreational opportunities exist in private parks such as school fields and open spaces owned by home owners associations which are not counted in the calculation above, but are still valuable to our residents.

Agricultural operations provide open space benefits to the passersby while offering fresh foods and products to the community and a source of income for the families that operate them. A map of agricultural protection areas is included in map 3. The city encourages land owners who desire to continue farming their land to continue to do so, for as long as they would like, and without pressure from the City to develop.



Map 3 – Agricultural Protection Areas



## CITY PARKS/AGRICULTURE/WETLANDS (cont.)

A variety of park types should be planned and developed. The first priority of the City is the development of passive spaces in our parks. These present an opportunity for visitors to relax and enjoy trails, trees, and unscheduled recreation. There should be continued efforts to construct the planned Shoreline Trail. The maintenance costs of passive parks is low, but they do not often generate revenue. The second priority is development of additional active open spaces for programmed recreation with amenities like sports fields, courts, and bleachers. The cost of maintenance is high but these parks also generate user fees. Third, the City should encourage increases of private open spaces such as HOA-maintained parks and trails.

As the city grows, it should look for opportunities to acquire land for parks and build park amenities alongside community growth. Bonding for parks is not ideal and should only be considered for major projects or when a unique opportunity for land acquisition is presented.

The City will maintain a Parks Master Plan that provides additional data, analysis and specific plans for the development of parks and open spaces in Syracuse. The plan, once adopted, will be hosted on the city website at: <https://syracuseut.gov/221/Parks-Recreation>

### Action Items

- Work towards development of the Shoreline Trail.
- Identify future park locations and work to budget for land acquisition.
- Formulate a long-term park improvement plan.
- Encourage and facilitate farmland preservation.



## GENERAL PLAN MAP

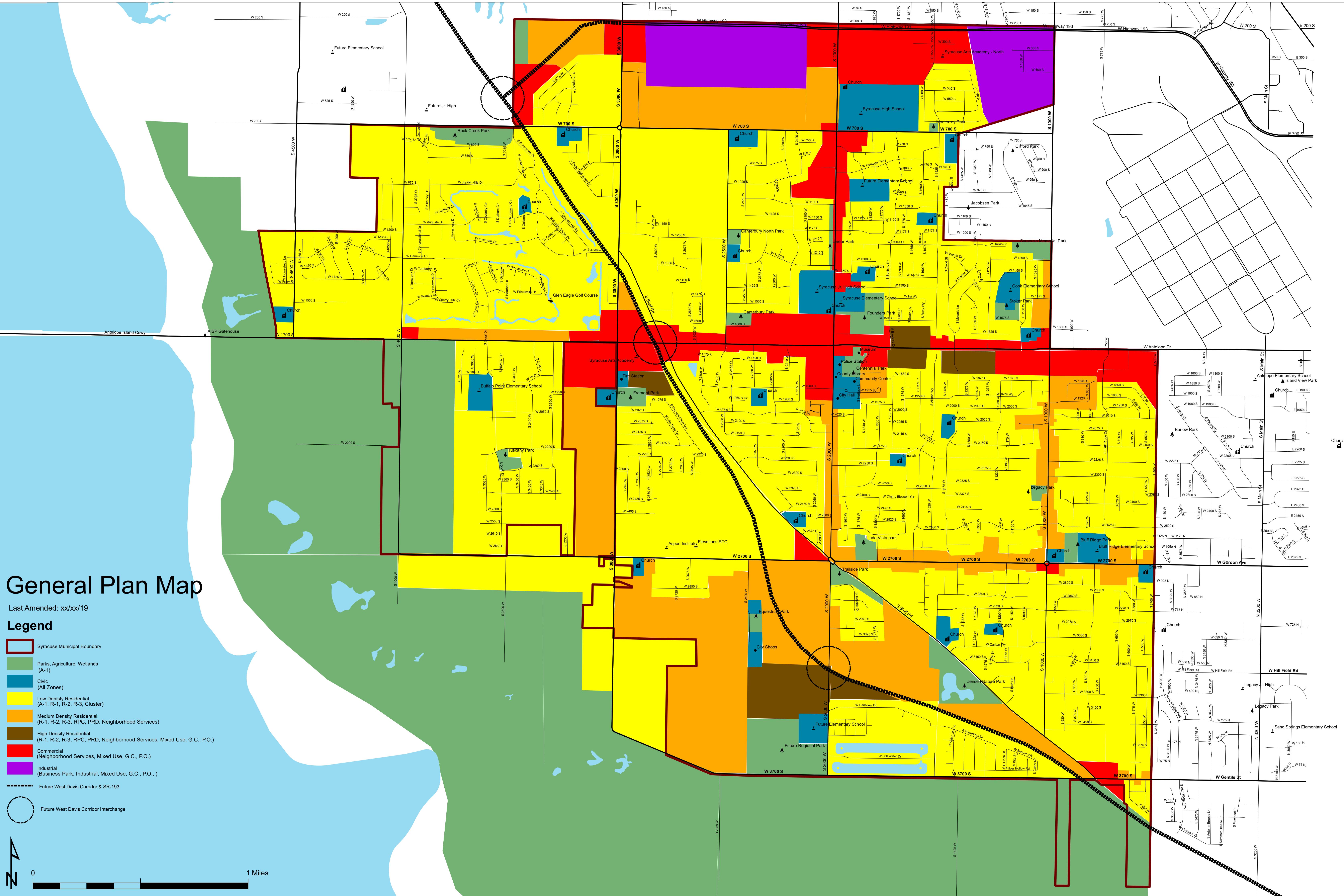
The General Plan Map is a guide for future development, identifying areas of the city where housing, business, industry, agriculture, and other land uses may be located. It is not a zoning designation and is not binding on the City Council, nor does it follow parcel boundaries; parcels may have more than one general plan designation. Where there is a split, the general plan designation that occupies the majority of the parcel is the designation of that parcel, unless otherwise determined by the City Council with a recommendation from the Planning Commission. The General Plan Map designations are broad to include multiple zoning options. *See Table 3.* One designation may allow for multiple zones. Zoning decisions will be informed by the General Plan Map, but final land uses are always determined by the City Council. The following page will contain the General Plan Map.

| General Plan Designation       | Contemplated Zones                                                    |
|--------------------------------|-----------------------------------------------------------------------|
| Low Density Residential        | A-1, R-1, R-2, R-3, Cluster                                           |
| Medium Density Residential     | R-1, R-2, R-3, RPC, PRD, Neighborhood Services                        |
| High Density Residential       | R-1, R-2, R-3, RPC, PRD, Neighborhood Services, Mixed Use, G.C., P.O. |
| Commercial                     | G.C., P.O., Mixed Use, Neighborhood Services                          |
| Industrial                     | Business Park, Industrial, Research Park, G.C., P.O., Mixed Use       |
| City Parks/Agriculture/Wetland | A-1                                                                   |
| Civic                          | All zones                                                             |

*Table 3 – General Plan Map Designations and Corresponding Zones*

### Action Items

- Create a mixed-use zoning ordinance.
- Re-evaluate and make adjustments to the General Plan Map during open amendment periods.



## Appendix 1

**Meeting topic:** Welcome/ SWOT/ sense of place

**Date:** January 24, 2019

**# people in attendance:** 32

**Guest speakers:**

**Types of activities:** Sense of place survey, SWOT survey

**Summary of findings:**

- Sense of place survey: The top three most popular styles were Farm (83%), Craftsman (71%), and Old Main Street (60%). All other styles had ratings under 50%
- SWOT survey: The top strength was the people of Syracuse, the top weakness was traffic, the top opportunity was growth and development, the top threat was overgrowth and lack of open space.

**Meeting topic:** Transportation

**Date:** February 7, 2019

**# people in attendance:** 29

**Guest speakers:** Sky Hazlehurst- transportation and land-use connection, Robert Whitely

**Types of activities:** Clicker activity—what kind of street? map coloring exercise

**Summary of findings:**

- Road design survey: The most popular choice was for roads designed for cars, people, bikes, and for banners/street trees (53%). Second choice was for roads for cars, people, and bikes (20%). Least popular was a road for just cars.
- Map Coloring Exercise: All the maps received were consolidated into a 'heat map' showing comments as either auto, bicycle or pedestrian oriented. The most common areas of concern were on Antelope Drive between Walmart and the Arts Academy. The citizens desired a traffic light at 2500 W, improved bike safety, and road widening in this area. The second most common area was 1000 W. In this area, it was desired to have road maintenance and widening between Antelope and 193.

**Meeting topic:** Economic Development

**Date:** February 21, 2019

**# people in attendance:** 26

**Guest speakers:** Benj Becker

**Types of activities:** Pie chart fill in activity, map activity

**Summary of findings:**

- Pie chart activity: Using the average values of the participants, Commercial development (neighborhood, highway, big box, strip commercial) should consist of 37% of the City's economic development, industrial at 13%, office at 18%, experiential shopping at 9%, flex warehouse/office at 10%, mixed use commercial/residential at 10%, and hospitality at 3%.
- Map activity: participants said most economic development should take place near the West Davis Corridor exit on 3000 W and Antelope dr., along Antelope dr. between 1000 W and 2000 W, north of 700 S, and between 2000 W and 3000 W,

**Meeting topic:** Housing

**Date:** February 28, 2019

**# people in attendance:** 21

**Guest speakers:** Ryan Thurgood

**Types of activities:** Participants filled out pie-charts to indicate which residential types they preferred in the City, colored on maps designating high, medium, and low, and took clicker surveys

**Summary of findings:**

- Pie chart: What is the right percentage mix of housing types for Syracuse's Housing Portfolio? As an average between the participants, Single Family—Large Lot should consist of 36% of all of the City's residential development, Single Family—Starter at 27%, Patio Home at 10%, duplex at 6%, townhomes at 11%, low-rise apartments at 5%, and mid-rise apartments at close to 3%. This data was also presented as: 100% of participants included single family in their chart, 96% included townhomes, and 64% included apartments in the mix.
- Clicker Survey – Which image do you consider to be high density? (at what point or above – so we will add the lower to the total as we climb) 3% said they thought anything above single family is high density, 12% said duplexes and above, 46% townhomes and above, 90% low-rise apartments and above, 99% said mid-rise apartments and above
- Clicker Survey – When is the housing not appropriate to be located anywhere in Syracuse? (at what point or above – so we will add the lower to the total as we climb) 3% said nothing above single family, 0% said no duplexes, 15% said no townhomes, 44% said no low rise apartments, and 100% said no mid-rise apartments
- Map Activity: Single family was drawn freely in the city, townhome density housing was drawn only along Antelope, along 193, and concentrated next to the future West Davis Corridor with an emphasis on the planned on/off ramps at 2000 W and Antelope. Apartments were not drawn on the map of all participants but only about half. When it did appear, it was in nodes similar to the townhomes but slightly more restricted. The most overlap for preferred apartment location occurred on 193 between 2000 and 3000 W.

**Meeting topic:** Agriculture/Parks

**Date:** March 7, 2019

**# people in attendance:** 25

**Guest speakers:** Kresta Robinson

**Types of activities:** Asked the participants which type of open space is their number-one choice. Clicker activity.

**Summary of findings:**

- Passive open spaces was the most popular (52% voted this), active open spaces were second (39% voted this), the least popular was gathering open spaces.
- In another clicker activity participants were asked how many acres of city park per 1000 residents is best. 44% of participants wanted 4 acres per 1k residents, and 28% of participants wanted 6 acres per 1k residents.

- Participants were asked if it is important to improve the spaces we already have, or if more land should be bought. This was ranked from 1 to 5. 1 representing improving existing land and 5 representing acquiring new land. 36% of participants voted a “3” ranking and 32% of participants voted a “4” ranking. This result means that 68% of participants voted for either “3” or “4”.
- Participants were asked how this should be paid for. On a scale of 1 to 5, with 1 being to budget over time and 5 being to bond now, 32% of participants voted “3” and “4” receiving 24% and “1” receiving 20%. This result means that a plurality of participants voted a “3”, which is somewhat in the middle between wanting to budget over time and bond now with a slight leaning towards bonding.
- Participants were asked what the right mix of activity spaces in parks are. On a scale of 1 to 5, 1 being passive and 5 being active, 44% of participants voted a “4”, 32% voted “3” and 24% voted “2”. A plurality voted for “4”, which means a plurality of the participants wanted more of an “active mix” of spaces in parks.

**Meeting topic:** Wrap-up/General Plan Map

**Date:** March 14, 2019

**# people in attendance:** 22

**Guest speakers:** n/a

**Types of activities:** Groups collectively made a general plan using a map of the City. Participants were asked what the best strategy for growth was on a clicker survey.

**Summary of findings:**

- Clicker survey: What do you think is the best strategy for growth moving forward? The scale was 1 -5 with a ‘1’ as ‘heavy regulation/slow it down’ and 5 was ‘strategize/brace it’. 30% chose a 4, 26% chose 5, 26% chose 3, 15% chose 2, and 4% chose 1.
- Map Activity: Participants drew on one large map per table. There were 7 groups. They were able to draw using six color for low density housing, medium density housing, high density, open space, industrial, and commercial. The maps have been scanned.



# COUNCIL AGENDA

## 6/25/19

Agenda Item “e.2”      Review of 10.45 - Sign and Lighting Regulations

### ***Factual Summation***

- Any question regarding this agenda item may be directed at ... CED Director Noah Steele or City Attorney Paul Roberts
- Please see attached ...
  - Existing sign ordinance
  - Surrounding city inquiry results
  - Analysis and Information

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Discuss how the existing sign ordinance has been applied to people desiring to place signs on public property.
2. Formulate opinions and decide whether the sign ordinance should be amended.
3. If the sign ordinance is desired to be amended, give direction to staff. The next step would be to take the issue to the Planning Commission, due to the sign ordinance's location in the Zoning Code.

## ***Chapter 10.45*** ***SIGN AND LIGHTING REGULATIONS***

Sections:

- [\*\*10.45.010\*\*](#) Purpose.
- [\*\*10.45.020\*\*](#) Effect of chapter.
- [\*\*10.45.030\*\*](#) Definitions and specific limitations.
- [\*\*10.45.040\*\*](#) General limitations.
- [\*\*10.45.050\*\*](#) Location and approval.
- [\*\*10.45.060\*\*](#) Town center zone restrictions.
- [\*\*10.45.070\*\*](#) Professional office zone restrictions.
- [\*\*10.45.080\*\*](#) Enforcement.

### **10.45.010 Purpose.**

The purposes of the sign regulations set forth in this chapter shall be to allow a business to publicize in such a way as to eliminate potential hazards to motorists and pedestrians; encourage signs that, by their good design, are aesthetically pleasing and integrated with and harmonious to the buildings and sites they occupy and that eliminate excessive and confusing sign displays; preserve and improve the appearance of the City as a place in which to live and work and as an attraction to nonresidents who come to visit or trade; safeguard and enhance property values; protect public and private investment in buildings and open spaces; encourage strong business and commercial districts; supplement and be a part of the regulations imposed and the plan set forth under the land use ordinance of the City of Syracuse; and promote the public health, safety, and general welfare.

It is also the intent of this chapter to govern the number, size, type, location, and other provisions relating to signs within the various zones of the City as established and designated by the land use ordinance of Syracuse City. [Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-9-010.]

### **10.45.020 Effect of chapter.**

The regulations herein set forth shall apply and govern all zones as set forth in this title. [Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 02-18; Code 1971 § 10-9-020.]

### **10.45.030 Definitions and specific limitations.**

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For the purpose of this chapter, the definitions of the following words and terms are in addition to those stated in Chapter [10.10](#) SCC:

“[Sign](#)” means any device attached to a [structure](#) or freestanding, which passersby may view from out of doors, that provides visual communication to the general [public](#), including inflatables, wind flags, and vehicle advertising, but not including any flag, badge, or ensign of any government or governmental agency.

“[Sign](#), advertising” means any [sign](#) that directs attention to a [use](#), product, commodity, or service not related to the premises.

“[Sign](#), animated” means a [sign](#) that [uses](#) mechanical or artificial means to create physical motion or rotation of any part.

“[Sign](#) area” means the [area](#) of a [sign](#) that is used for display purposes, excluding the frame and supports. In computing [sign](#) area, only one side of a back-to-back or double-face [sign](#) covering the same subject shall be computed when the [sign](#) faces are parallel or diverge from a common edge by an angle of not more than 30 degrees. In relation to [signs](#) that do not have a frame or a separate background or are of irregular shape, [signs](#) shall be measured on the basis of the least rectangle, triangle, or circle large enough to frame the advertisement.

“[Sign](#), electronic message” means a [sign](#) with an electronic message or electronic image display.

“[Sign](#), identification” means any [sign](#) that directs attention to a [use](#), product, commodity, or service related to the premises.

“[Signs](#), lighted type” means a categorical rating given to a [sign](#) according to the type of illumination permitted as follows:

(1) Direct Lighting. An illuminated [sign](#) the light source of which is either a visible part of the [sign](#) or projects light upon the [sign](#).

(2) Indirect Lighting. An illuminated [sign](#) the light source of which is not visible from any angle and is incorporated as part of the [sign](#)’s [structure](#).

“Sign, type” means a categorical rating given to a sign according to its type of written message as follows:

- (1) Sign, Community Directory. Identification sign that serves as a directional guide to businesses or areas of community importance such as recreational or historical areas, City or state parks, public safety facilities, municipal services, schools, community development projects, or major business entities. Such signs are erected in the public right-of-way and are controlled and maintained by the City.
- (2) Sign, Off-Premises. A permanent advertising sign that directs attention to a use, product, commodity, or service not related to the premises. The property owner shall apply for, own the sign, and have remaining square footage from their commercial building frontage calculation. If there is no commercial building frontage on the subject property, one sign shall be allowed per 150 feet of street frontage. The sign shall be for a registered Syracuse City business and no larger than 32 square feet. Property owner is responsible for sign upkeep and maintenance.
- (3) Sign, On-Premises. A permanent advertising sign that directs attention to a use conducted, commodity sold, or service performed upon the premises.
- (4) Sign, Permanent. Any approved licensed, engineered sign of a permanent nature.
- (5) Sign, Political. Informs the public of a candidate running for public office or an issue to be decided in a legal election by public vote.
- (6) Sign, Realty. Related to the property on which it is located and erected within the interior of the property boundaries for purposes of offering such property for sale or lease, advertising completed improvements, announcing the name of the builder, owner, realtor, designer, or developer of the project, or warning against trespassing.
- (7) Sign, Seasonal Produce. Directs attention to produce or other agricultural products grown and sold on the premises, but may be displayed only during the season of the produce sold.
- (8) Sign, Subdivision. Advertisement of lots in a subdivision, for up to two years. At the expiration of two years, applicants may apply for one-year extensions if they still own lots for sale in the subdivision.

(9) Sign, Temporary. Any sign, banner, pennant, valance, or advertisement intended for display over a limited period of time no longer than 30 days per any 12-month period to advertise a business and/or special events, i.e., yard sales, promotions, etc.

(10) Sign, Temporary Commercial Identification. Any sign, banner, or pennant temporarily affixed to a building for a period no longer than 120 days to identify a business.

(11) Sign, Window. Erected in, attached to, or painted or pasted on a window.

“Structural type” means a categorical rating given to a sign according to its structure as follows:

(1) Sign, Bench. Affixed or painted on any part of a bench or seat surface and placed outside the main structure on the property or adjacent to or on a right-of-way. Benches owned and maintained by a public transit authority are exempt from these regulations.

(a) As defined in this section, bench signs shall not be located on publicly owned land inside street rights-of-way and must conform to the following regulations in order to be displayed in any general commercial, professional office, residential, or industrial zone:

(i) The signs are displayed only at public transportation stops as designated by the City Planning Commission. The conditional use applicant shall provide notice to the public transportation entity of the applicant's intent to display bench signs near the public transportation stop site and shall provide evidence of such notice as part of the conditional use application.

(ii) No more than one bench sign may be displayed at a designated public transportation stop.

(iii) The square footage of the advertising on the bench sign shall not count against a business square footage limitation or the allowable signs per frontage.

(iv) Each bench sign must have a minimum setback of two feet behind the public sidewalk or City rights-of-way, be located entirely on private property, and maintain a distance of 40 feet from other detached signs.

(v) The sign company shall maintain a current business license.

(vi) The City reserves the right to remove any bench sign that is found to be in disrepair or illegally located within three days after providing notice to the sign owner.

(vii) As part of the conditional use application, the applicant shall submit evidence of written permission from the property owner that expressly allows the applicant to place a bench sign on their premises.

(2) Sign, Billboard. A sign, greater than 32 square feet, and not owned by the party who pays for the message on the sign that is designed for changeable messages which advertise or direct attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises upon which the sign is located or to impart any message for a fee. The billboard sign may be owned by a commercial company which leases or rents the billboard space for advertising purposes. Billboard signs shall not be permitted in any zone within the City.

(3) Sign, Flat. A sign erected parallel to and attached to, or painted or pasted on, the outside wall or roof of a building and projecting not more than 18 inches from such wall or roof.

(4) Sign, Mobile. A sign mounted on trailer, frame, or other mobile structure, lighted or unlighted, which is not permanently attached to a structure or the ground. All mobile signs are considered temporary.

(5) Sign, Monument. A sign placed upon the ground with no clearance between the bottom edge of the sign and the ground and not to exceed a maximum height of six feet. Monument signs shall include a combination of brick, stone, ceramic tile, masonry materials, or wood fiber/composite siding and designed as to be architecturally compatible with the design theme of the commercial development where the sign is to be located. Signs with exposed cinder block are not permitted. Total signage, excluding sign support structure, shall not exceed 48 square feet in area. Each monument sign within a commercial parcel must be separated from any other detached sign by a minimum of 150 feet and may not be located within 15 feet of any adjacent shared private property line.

(6) Sign, Multitenant Pole or Pylon. Attached to or supported by one or more poles or a pilaster or similar structure that the ground supports. Pole or pylon signs shall include a combination of brick, stone, ceramic tile, masonry materials, or wood fiber/composite siding and designed as to

be architecturally compatible with the design theme of the commercial development where the sign is to be located. Signs with exposed cinder block are not permitted. Total signage, excluding sign support structure, shall not exceed 300 square feet in area. Each multitenant pole or pylon sign within a commercial parcel must be separated from any other detached sign by a minimum of 150 feet and may not be located within 30 feet of any adjacent shared private property line. Freestanding pole or pylon signs shall not exceed 25 feet in height. The bottom of such signs shall be no less than 10 feet from the ground, but in no case shall they create a traffic hazard. The height of pole or pylon signs shall be measured from the top of the curb adjacent the nearest public street or nearest public street pavement to the top of the highest point on the sign or sign structure.

(7) Sign, Post. Freestanding and supported by one or more posts or similar structure that the ground supports. This signage may be temporary or permanent with a signage area not exceeding a total of 32 square feet. This sign may be for advertising or identification. Maximum height of this sign shall be eight feet from the ground to the top edge of the structure. The sign must not obstruct the clear view area as described in SCC [10.30.060](#).

(8) Sign, Projecting. Attached to a building and extending, in whole or in part, more than 12 inches beyond any wall of the building without the aid of any other vertical supports, including any such sign that also rests on or overlaps the roof 12 inches or more.

(9) Sign, Roof. Signs erected partially or wholly on or over the roof of a building, rest on or overlap a roof 12 inches or less, or painted on or designed as a part of the roofing materials.

(10) Sign, Single-Tenant Pole or Pylon. Attached to or supported by one or more poles or a pilaster or similar structure that the ground supports. Pole or pylon signs shall include a combination of brick, stone, ceramic tile, masonry materials, or wood fiber/composite siding and designed as to be architecturally compatible with the design theme of the commercial development where the sign is to be located. Signs with exposed cinder block are not permitted. Total signage, excluding sign support structure, shall not exceed 150 square feet in area. Each single-tenant pole or pylon sign within a commercial parcel must be separated from any other detached sign by a minimum of 150 feet and may not be located within 30 feet of any adjacent shared private property line. Freestanding pole or pylon signs shall not exceed 25 feet in height. The bottom of such signs shall be no less than 10 feet from the ground, but in no case shall they create a traffic hazard. The height of pole or pylon signs shall be measured from

the top of the curb adjacent the nearest public street or nearest public street pavement to the top of the highest point on the sign or sign structure. [Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Ord. 09-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 02-18; Code 1971 § 10-9-030.]

#### **10.45.040 General limitations.**

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The following provisions affect signs in all zones. No one shall erect, replace, or reconstruct, maintain, enlarge, or move a sign to a new location unless it complies with all the following conditions:

(A) Allowable Area Sign areas shall not exceed the maximum sizes identified in the Sign Location and Approval Table in SCC [10.45.050](#).

(B) Clearance. Detached signs shall have a minimum clearance of 10 feet between the ground or sidewalk and any part of a projecting sign or pole sign, except where there is less than a 12-inch projection from its support.

(C) Electronic message signs shall be allowed in GC, research park, industrial, professional office, and town center zones. These signs may be an attached or detached type. The square footage of these signs shall be counted into the maximum sign area described in this title. The measured area of the electronic message sign may not exceed 70 percent of the total area of the sign. These signs shall not cause glare or be rapid blinking, nor be so intensely lighted that they may create a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties. These signs shall have a minimum of three-second intervals between complete screen changes. Any time an electronic message sign is operating between sunset and sunrise, said signs shall be set at not more than 40 percent of the maximum capable light output. Any detached electronic message sign shall be placed perpendicular to the street onto which it is constructed. Electronic message signs may also be allowed with minor conditional use permits for all community uses in any zone, provided the sign shall not be located within 200 feet of any current or future residential use as designated in the City's general plan, as measured from the base of the sign to the nearest point of the residential property. The community use must also have frontage on an arterial street as designated in the City's master street plan. A community use shall be identified as but not limited to:

(1) Schools.

(2) Churches.

(3) Libraries.

(4) Community [buildings](#) not used for any commercial purpose.

(5) Government [buildings](#) and/or government owned property.

(D) Lights and [Signs](#) Prohibited on [Public](#) Property. No [sign](#), light standard, or pole shall be erected on publicly owned land inside street rights-of-way, or otherwise. No [sign](#), handbill, poster, advertisement, or notice of any kind or sort, whether political or otherwise, shall be fastened, placed, posted, painted, or attached in any way in or upon any curbstone, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk, or street right-of-way.

Exceptions: [Signs](#) and lights owned and erected by a [public](#) agency or its authorized representative are exempt from this subsection.

(E) Lights or Lighted [Signs](#). No one shall install a spotlight, flood light, or any type of lighted or animated [sign](#), or otherwise permit such lights to continue in operation, where the rays of such light penetrate beyond the property on which the light is located in a manner constituting a nuisance or hazard. All [signs](#) are subject to approval by the [Land Use Administrator](#).

(F) Maintenance. Every [sign](#) shall be kept in good condition as to maintenance and repair. The [Land Use Administrator](#) may require owners of dilapidated and/or unsafe [signs](#) to renovate such [signs](#). Upon failure of the owner to do so within 15 days of receiving written notice, the City may order the removal or demolition of such [signs](#).

(G) Multitenant [Signs](#). Lots in commercial subdivisions that contain more than one commercial tenant shall be permitted one detached multitenant [sign](#) per [public street](#) frontage. All multitenant [signs](#) shall be designed to be architecturally compatible with the design theme of the commercial development where the [sign](#) is to be located. Multitenant [signs](#) shall be located as per [site plan](#) review.

(H) Multiple [Signs](#). [Signs](#) on the same lot shall be located at least 100 feet from each other.

(I) Ownership. The identity of the manufacturer of all [signs](#) shall be in plain and [public](#) view.

(J) Political **Signs**. All zones shall allow political **signs** provided the **signs** comply with all subsections of this section.

(K) Projection of **Signs**. No part of any sign shall be attached to any building or other structure or otherwise affixed in such a way that the sign projects across any property line.

(L) **Signs** and Lights Not to Constitute Traffic Hazard. No light, sign, or other advertising structure, as regulated by this chapter, shall be erected at the intersection of any street in such a manner as to violate the provisions of SCC [10.30.060\(B\)](#) or otherwise obstruct free and clear vision. Further, no light sign or advertising structure shall be erected at any location where by reason of its position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic **signs**, signal, or device or which makes use of the words "stop," "look," "drive-in," "danger," or other similar words, phrases, symbols, or characters in such manner as to interfere with, mislead, or confuse traffic. **Signs** along unimproved roadways may not be placed closer than 12 feet to the edge of the paved surface. [Ord. 14-09 § 1; Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 10-10 § 1; Ord. 09-09 § 1 (Exh. A); Ord. 09-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-20; Ord. 02-18; Code 1971 § 10-9-040.]

#### **10.45.050 Location and approval.**

**Signs** allowed in any zone must comply with the regulations shown on the following table. No advertising sign in an agricultural or residential zone shall be displayed within 660 feet, or one-eighth mile, from another sign of any type. However, notwithstanding the foregoing distance criteria, a property owner does have the right to erect one sign on their parcel of property.

**Sign Location and Approval Table**

| <u>Sign</u> Type and <u>Zone</u>                                 | Maximum Size Allowed                                                               | Approval Required                                                                    |
|------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Off-Premises Permanent – Must Be a Syracuse City Business</b> |                                                                                    |                                                                                      |
| <u>Agriculture</u>                                               | 32 square feet                                                                     | Minor <u>conditional use</u> ; permanent <b>signs</b> require <u>building</u> permit |
| <u>Commercial</u> , <u>professional office</u> , and industrial  | The remainder of allowable <u>sign</u> area calculated using the corresponding on- | Minor <u>conditional use</u> ; permanent <b>signs</b> require                        |

**Sign Location and Approval Table**

| <u>Sign</u> Type and <u>Zone</u>                                                                | Maximum Size Allowed                                                                                                                                                                                                                                                  | Approval Required                                                                      |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                                                                                 | premises formula set forth below, not to exceed 32 square feet                                                                                                                                                                                                        | a <u>building</u> permit                                                               |
| <b>On-Premises Permanent</b>                                                                    |                                                                                                                                                                                                                                                                       |                                                                                        |
| <u>Agriculture</u>                                                                              | 32 square feet                                                                                                                                                                                                                                                        | City business license                                                                  |
| Residential                                                                                     | Two <u>signs</u> not to exceed four square feet each                                                                                                                                                                                                                  | Minor <u>conditional use</u> ; permanent <u>signs</u> require a <u>building</u> permit |
| Commercial, <u>professional office</u> , and industrial                                         | 15 percent of <u>building</u> 's <u>frontage</u> (width x height) on primary side plus five percent of <u>frontage</u> on the secondary side(s) of the <u>building</u> . Total square footage allotment may be apportioned between attached and detached <u>signs</u> | <u>Site plan</u> ; otherwise, minor <u>conditional use</u>                             |
| <b>Political</b>                                                                                |                                                                                                                                                                                                                                                                       |                                                                                        |
| All <u>zones</u>                                                                                | 32 square feet – no limit on quantity                                                                                                                                                                                                                                 | None required                                                                          |
| <b>Realty</b>                                                                                   |                                                                                                                                                                                                                                                                       |                                                                                        |
| <u>Agriculture</u> , commercial and industrial                                                  | 32 square feet                                                                                                                                                                                                                                                        | <u>Site plan</u> ; otherwise, minor <u>conditional use</u>                             |
| Residential                                                                                     | 32 square feet                                                                                                                                                                                                                                                        | No approval required                                                                   |
| <b>Seasonal Produce</b>                                                                         |                                                                                                                                                                                                                                                                       |                                                                                        |
| All <u>zones</u>                                                                                | 32 square feet                                                                                                                                                                                                                                                        | No approval required                                                                   |
| <b>Temporary</b>                                                                                |                                                                                                                                                                                                                                                                       |                                                                                        |
| All <u>zones</u> . Limit 30 days. If temporary commercial identification <u>sign</u> type, then | 16 square feet                                                                                                                                                                                                                                                        | No approval required                                                                   |
|                                                                                                 | 100 square feet                                                                                                                                                                                                                                                       | Minor <u>conditional use</u>                                                           |

**Sign Location and Approval Table**

| <b><u>Sign</u> Type and <u>Zone</u></b> | <b>Maximum Size Allowed</b>                          | <b>Approval Required</b>                                      |
|-----------------------------------------|------------------------------------------------------|---------------------------------------------------------------|
| limit 120 days                          |                                                      |                                                               |
| <b>Subdivision</b>                      |                                                      |                                                               |
| All <u>zones</u>                        | 32 square feet                                       | Final plat; otherwise, minor <u>conditional</u><br><u>use</u> |
| <b>Window</b>                           |                                                      |                                                               |
| <u>Agriculture</u> , residential        | Two <u>signs</u> not to exceed four square feet each | City business license                                         |
| Commercial, industrial                  | 50 percent of window <u>area</u>                     | None required                                                 |

[Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 09-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Code 1971 § 10-9-050.]

**10.45.060 Town center zone restrictions.**

The following types of signs or sign components are prohibited within the town center zone:

- (A) Exposed neon (except as approved by the Land Use Authority);
- (B) Painted lettering;
- (C) Animated, flashing, or audible signs, or signs emitting smoke or other matter;
- (D) Signs employing unedged or uncapped letters with no returns and uncapped fastenings;
- (E) Sign manufacturers' labels in a location that is visible to the public;
- (F) Facade-mounted signs that extend above the roofline. [Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 09-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-9-060.]

## **10.45.070 Professional office zone restrictions.**

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The following types of [signs](#) or [sign](#) components are prohibited within the [professional office](#) zone:

- (A) Flags, pennants, streamers, or other decorative material used for commercial advertising purposes or to direct attention to a place of business;
- (B) Hot- or cold-air balloons, inflatables, or spotlights directed into the night sky;
- (C) Flashing, running, scintillating, or similar lights or lighting, excessive light or glare or reflection from [signs](#) into pedestrian or traffic ways, or permitted animation or motion;
- (D) Portable [signs](#) or banners. [Ord. 12-05 § 1; Code 1971 § 10-9-070.]

## **10.45.080 Enforcement.**

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The [Land Use Administrator](#), or his authorized representative, shall be charged with the duty of enforcing this chapter and, in the performance of such duty, the Administrator or his representative shall be empowered and directed to:

- (A) Determine Conformance. To ascertain that the construction, reconstruction, or modification of all existing and proposed [signs](#) is conducted in conformance with the [ordinances](#) of Syracuse City.
- (B) Legal Action. Institute any appropriate action or proceeding in any case involving a [sign](#) that is illegally erected, constructed, reconstructed, altered, repaired, converted, maintained or used in violation of any City [ordinance](#).
  - (1) Issue Notices of Violations, Citations, and Information. The [Land Use Administrator](#), or his designee, may issue a written notice of violation to the person having charge, control, or benefit of any [sign](#) found to be unsafe, dangerous, and illegal or in violation of this code, particularly when the City is contemplating removal of said [sign](#). Such official may also issue criminal citations and swear to information against violators. The City shall make a reasonable effort to determine the owner of the [sign](#) and give notice of its removal either by personal contact via telephone or by mailing a written notice to the owner, if known.
  - (2) Abate and Remove Unsafe or Dangerous [Sign](#). If the person having charge, control, or benefit of an unsafe or dangerous [sign](#) does not repair or make safe said [sign](#) within 15 working days after receiving notice of violation, the Administrator or his designee may at once abate and

remove the sign. A sign subject to removal is deemed to be a structure as defined in the International Building Code for the Abatement of Dangerous Buildings, and the Building Official may remove the sign pursuant to that code, except that the City shall recover the cost of abatement pursuant to Title 10, Chapter 11, Utah Code Annotated 1953.

(3) Abate and Remove Illegal Signage. A sign located in a public right-of-way is a nuisance per se, and may be removed at any time without prior notice to the owner. City officials may remove illegal signs from public property, including City rights-of-way, park property, or other City-maintained areas in violation of any provision of this chapter.

(a) Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating a cultural, historical, or artistic event, location, or personality.

(b) Nothing in this section shall apply to the painting of house numbers upon curbs.

(c) Nothing in this section shall apply to signs posted by the City or other similar public entity for the benefit of the public.

(4) Enforcement Costs and Removal Fee. The person having charge or benefit of the unsafe, dangerous, or illegal sign shall pay to Syracuse City, within 30 calendar days after mailing date of written notice, the costs associated with the removal and detention of such sign. The City Council will establish the enforcement and removal fee from time to time by resolution.

(5) Impounded Signs. The owner, if known, shall be given 14 days from the date of notice to retrieve the sign from the City offices and pay costs of enforcement and removal. The City may dispose of signs not recovered within 14 days of impoundment, in any manner in which the City sees fit. [Ord. 12-05 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 08-02 § 40; Ord. 06-27; Ord. 06-17; Code 1971 § 10-9-080.]

**Intern Special Assignment – 6/12/19.** Call surrounding cities and inquire:

**Question:** Do you allow political signs or other signage in the park strip or on public property?

**Response:**

1. Roy City- does not allow political/ business signage in park strips (§11-15-6)
2. Farmington city- Not allowed, private property only (§15-2-110)
3. West Point- Yes to political, no to business (§17.90.090(E))
4. Bountiful- not allowed, only private property (§14-19-105(5))
5. Clearfield- not allowed, private property only (§11-15-4(C)(3)(c))
6. Woods Cross- not allowed, private property only (§12-32-080)
7. Kaysville- not allowed, private property only (§17-33-7(5))
8. Clinton- not allowed, private property only (§24-3-1(o))
9. Centerville – No Answer (But not allowed in public right of way - § 12.54.060(d))
10. Layton – No Answer (But not allowed in public areas - §20.02.050(4))

**Analysis:**

All except one surrounding city prohibits all signage in the park strip or public property. One neighboring city gives political signs an exception.

**Staff Recommendation:**

Due to the visual clutter, potential traffic danger, and potential sheer increased quantity of signs, it is not recommended to allow signs in the park strip or public property.

## **Analysis/Info:**

### *Reed v. Gilbert*

The *Reed v. Town of Gilbert* case (2013) has made it clear that a sign code that categorizes signs based upon the content of the sign is a content-based regulation. Content-based regulations are only upheld under the First Amendment jurisprudence if the regulation is the least restrictive regulation possible, and the regulation advances a compelling government interest (i.e., the government usually loses those cases). But regulations that are content-neutral are generally acceptable even if they affect speech. Content-neutral criteria include size, building materials, lighting, moving parts, portability, locations, public vs. private property, on-premise vs. off-premise, or restrictions against signs generally in a zone.

### *Syracuse Code restrictions – Public Property & ROW*

City code prohibits placing signs or lights on public property, including land inside street rights-of-way. *See* 10.45.040(D). The regulation related to placing signs on public property or in public rights-of-way is a content-neutral restriction because it applies to all signs, regardless of content.

An exception in City code permits the City to place signs in public right-of-way. This is acceptable because the city is always free to engage in government speech through signs in public spaces. Thus, we can use public rights of way for banners, directional signs, traffic control devices, and notifications.

### *Accucolor signs and request*

As it specifically relates to Accucolor, the sign on the building and on their windows are on-premises signs that are a part of their leasehold inside the City's building. The sign is located on the exterior wall of their leasehold. Its placement falls under the exception in City code for a sign erected by a public agency. Essentially, as landlords, we are placing the sign for our tenant on the building (or authorizing them to place the sign on our building as part of the lease). Temporary advertising, such as banners or blade signs, would arguably cross a line in giving our tenant preferential treatment and allowing advertising signs in the right-of-way. In other words, we would be allowing a tenant to be exempt from our sign code, which could lead us into a situation where the Utah Constitution's equal operation clause would prohibit such treatment.

If the City would like to provide additional wayfinding for customers/residents, then it could install a wayfinding monument sign that lists all of the facilities in the municipal campus, such as the Community Center, Library, Contract Postal Unit, Justice Court, Centennial Park, and any tenants in our buildings. Again, this would be erected by the City, so it would be exempted under our code. And it would not be special treatment for our tenant because all of the uses in the municipal complex would be listed there.

### *Enforcement*

Currently, the sign code is enforced by Ken on a complaint basis, or if he sees a violation and has time (between his building inspection schedules), then he will stop and address

the violation. If the Council would like more rigorous enforcement, then additional resources would need to be siphoned to that function.

*Questions to Consider*

If the Council wishes to allow signs to be placed in park strips, it is free to do so. But it must do so in a content-neutral fashion.

It also raises several questions, which we recommend that you consider:

- Who is given control over whether a sign is allowed there? Is the abutting property owner given control over the park strip? Are the general public free to place signs in the park strips in front of others' property? Will abutting property owners feel comfortable removing unwanted signs from park strips in front of their homes? Would they fear accusations of theft? Is the sign considered abandoned once left in the public space?
- What do we do about public spaces that do not have abutting private property owners? City parks, roundabouts, etc?
- Do we implement spacing requirements or size limitations to avoid traffic concerns?
- Many signs are temporary in nature but are left up for lengthy periods of time. Do we implement timing or maintenance requirements?
- How is this enforced?
- Does this raise concerns of traffic safety related to visual clutter, concerns related to aesthetics, or concerns related to litter from such signs as they deteriorate?



# COUNCIL AGENDA

## June 25, 2019

### Agenda Item "e.3"

### §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, CED Director.

-Last fall, the City received a complaint about truck parking at a local home occupation. Staff reviewed the issue and found they were in violation of the ordinance. Current ordinance limits home occupations to one large truck. After reviewing the issue, City Council directed Planning Commission to provide a recommendation on the subject. Planning Commission recommended to not amend the ordinance because they felt that home occupations with multiple large trucks would be more appropriately located in a commercial or industrial space.

- Please see attached
- Truck weight guide
- Existing ordinance with potential amendment. Black is existing text, strike through is text to be deleted, and red is proposed text.

#### *Discussion Goals*

1. Review proposed text amendment.
2. Provide input to staff on desired changes if any.
3. Decide if amendment is ready to be placed on July 9 business meeting for vote.



## TRUCK CLASSIFICATIONS

### CLASS 1 6,000 lbs or less



MINIVAN



CARGO VAN



SUV



PICKUP TRUCK

### CLASS 2 6,001 to 10,000 lbs



MINIVAN



CARGO VAN



FULL-SIZE PICKUP



STEP VAN

### CLASS 3 10,001 to 14,000 lbs



WALK-IN



BOX TRUCK



CITY DELIVERY



HEAVY-DUTY PICKUP

### CLASS 4 14,001 to 16,000 lbs



LARGE WALK-IN



BOX TRUCK



CITY DELIVERY

### CLASS 5 16,001 to 19,500 lbs



BUCKET TRUCK



LARGE WALK-IN



CITY DELIVERY

### CLASS 6 19,501 to 26,000 lbs



BEVERAGE TRUCK



SINGLE-AXLE



SCHOOL BUS



RACK TRUCK

### CLASS 7 26,001 to 33,000 lbs



REFUSE



FURNITURE



CITY TRANSIT BUS



TRUCK TRACTOR

### CLASS 8 33,001 to REALLY HUGE



CEMENT TRUCK



TRUCK TRACTOR



DUMP TRUCK



SLEEPER CAB

## 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](#). If the parcel on which the major home occupation is located is both over .5 acre in size and located along a major collector or arterial road, residents may have up to three occupational vehicles and trailers not exceeding 20,000 pounds gross vehicle weight each and only after the Planning Commission has determined that the additional vehicles can be accommodated on-site in conformance with the text of this section.  
Occupational vehicles may be allowed on-site, provided they park said vehicles off the street, not within the front yard setback, in compliance with residential off-street parking standards on gravel, concrete, or asphalt, 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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Prior legislation: Ords. 02-05, 06-17 and 06-27.



# COUNCIL AGENDA

## June 25, 2019

### Agenda Item “f”

Discussion regarding practice and equipment storage space for Syracuse City Orchestra.

#### *Factual Summation*

- Councilmember Maughan asked for time on a work session agenda to discuss this issue; his email summarizing his concern is included below:  
All,

I have to report that this week we have encountered a serious challenge to the Arts Council. We were notified the first of the month that the Davis County School district will no longer allow use of Band Rooms to public groups which includes the Syracuse City Orchestra. For several years they have been rehearsing at West Point Jr High, with performances at Syracuse High. West Point Jr. had been lending their percussion equipment as Syracuse High refused to allow the use of their equipment for performance at Syracuse High. Each of the last 3 years a generous donation was made to West Point Jr. for the sharing of percussion equipment. I am told that will be missed but not an option in the future. The Arts Council is preparing fund raisers that could pay for timpani but we haven't established a place to keep them?

I believe the city orchestra is an asset to the community. They have become better and better over 6 years. They have sponsorships from Walmart that has paid for all their music the last few years. Syracuse High auditorium is still rentable for concerts, but we need to find a place for them to practice. They have rehearsed at the community center in the past, but we have expanded the use of the community center over the past few years on weeknights.

The room we held the 2050 vision meetings in would be a good space, but I don't know if there are concerns allowing access to part of the police station. It does appear that section can be isolated. They rehearsed a few times at the building at Jensen, but the acoustics in that room are terrible. They are open to all options. The school district said they may be able to rent a cafeteria, but they would not be able to schedule regular rehearsals as priority goes to the individual school which is understandable.

I would like the council to consider options and see if we can't find them a space for rehearsals here in Syracuse. It would be best if there was a small closet in that space to store 3 timpani drums. I don't want to see the momentum of this developing community asset die. We have a Jazz Band and Choir that already meet in the Community center (they are smaller).

Can we discuss and hopefully find a solution for this on a future agenda? This is not immediate, as they take the summer off and will begin again in the fall.



# COUNCIL AGENDA

## June 25, 2019

Agenda Item “g”

Parks Master Plan

### ***Factual Summation***

- Based on discussion from the May Council work session, the following updates have been made to the draft:
  - The text for trail descriptions was simplified and formatted to flow better with the document structure.
  - The stated goal of 4.95 acres of parkland per 1,000 population was clarified to refer to City-owned parks only.
  - Maps were completed and will be uploaded to the Dropbox for your review.
  - The text for Private/Restricted Recreation Areas and Facilities was corrected to reflect the current calculation.
  - Walking distance analysis was completed (See Exhibit 2 in Dropbox)
  - An analysis summary was provided for goals #5 thru #8.
  - The section on growth and future development was revised.
  - A Trail access and crossing map was included

### ***Discussion Goals***

1. Receive update on recent revisions of the plan.
2. Answer and questions or address any concerns with the plan.
3. Consider placing the Parks Master Plan on the July 9 agenda for adoption

SYRACUSE CITY



**PARKS AND RECREATION MASTER PLAN  
2019**

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

~~May~~ June 1418, 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 parks is 4.95 acres of City-owned parkland for every 1,000 population throughout the city (Chapter 8.10 GENERAL PROVISIONS, Section 8.10.050 Parks, open space, and other public spaces)

1.2. 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.

○ 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 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.

2.4. 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.

3.5. 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:

- Nature Parks
- Sport Parks
- Water Play Areas
- Amenities of these parks:
  - Fishing
  - Tennis courts
  - Basketball courts
  - Pickle ball courts
  - Walking Trails
  - Restrooms
  - Open Green Space
  - Trees
  - Adequate Parking and Sidewalks
  - Playground activity structures
  - Shade Structures/ pavilions with seating
  - Drinking Water
  - Electricity
  - Lighting
  - Wireless Internet (Future)
- Amenities of these facilities (e.g. Community Center, Jensen Center, etc.):

- 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.

4.7. 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

5.8. 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 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.
- 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
- Considered 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 informal open spaces. No restrooms, pavilions, or play structures are required for this type of open space.
- Site Characteristics: neighborhood open spaces are usually found dispersed throughout the city with the primary use of controlling large water flows during wet seasons. 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

FTrails 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. For detailed information about the City-Wide trail and bicycle route plan, see the Syracuse City Trails Master Plan. For purposes of the Parks Master Plan, trails included in the level of service are nature trails (unpaved), paved bike/pedestrian paths, walking paths (typically concrete walkways that connect streets or neighborhoods), and trailheads with associated amenities such as restrooms, parking, pavilion, and/or exercise stations.

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

Goal #1 indicates that the City's desired level of service is 4.95 acres of City-Owned developed parkland per 1,000 population.

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, Open Spaces, and Recreational Facilities

*Exhibit 1: Existing Parks, Park, Open Space, and Recreation Inventory* shows all existing parks and open spaces in the specified Area of Impact in and around the City of Syracuse. These include Regional parks, Community parks, Neighborhood parks, Linear parks, Trails, Private Use/Restricted Open Spaces and Facilities, Neighborhood open spaces, and some Special Use Areas and Facilities.

### 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* ( $34.87 \text{ acres} / 29,507 \text{ residents} \times 1,000 = 1.18$ ). .
- *Total Level of Service\* – 2.30 acres per 1,000 residents* ( $67.8 \text{ acres} / 29,507 \text{ residents} \times 1,000 = 2.30$ ).
- *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* ( $73.91 \text{ acres} / 29,507 \text{ residents} \times 1,000 = 2.50$ ).
- *Total Level of Service\* – 2.64 acres per 1,000 residents* ( $77.91 \text{ acres} / 29,507 \text{ residents} \times 1,000 = 2.64$ ).
- *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, Jackson Court HOA, Walker Estates HOA, Glen Eagle Golf Course, with a combined acreage of 230.14.
- *Developed Level of Service* – 3.907.80 acres of parks per 1,000 residents (230.14 acres \*0.5 acres) / 29,507 residents x 1,000 = 3.907.80.
- *Total Level of Service\** – 3.907.80 acres per 1,000 residents (230.14 acres / 29,507 residents x 1,000 = 3.907.80).
- *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 1: Existing Park, Open Space, and Recreation Inventory). 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 be 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 #2: Open Space Walking Distance Analysis](#) 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 ~~99~~ % 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 ~~1~~ % of the population, [mostly located on the western edge of the City](#).

## City Recreation Programming Space

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.

| Program                           | Current Participation  | Projected Increase/Decrease (2024) |
|-----------------------------------|------------------------|------------------------------------|
| Basketball                        | 1314                   | 453                                |
| Baseball/Softball                 | 1021                   | 17                                 |
| Fall Soccer                       | 445                    | 328                                |
| Spring Soccer                     | 754                    | 469                                |
| Tennis                            | 126                    | 174                                |
| Excercise Classes                 | 342                    | 100                                |
| Tumbling                          | 145                    | 305                                |
| Tackle Football                   | 277                    | -74                                |
| Flag Football                     | 302                    | 383                                |
| Little Dancers                    | 88                     | 62                                 |
| Summer Camp                       | 127                    | 123                                |
| Senior Citizens                   | 560                    | 140                                |
| Art Classes                       | 162                    | 213                                |
| Music Classes                     | 25                     | 15                                 |
| Ballet                            | 88                     | Unclear                            |
| Adaptive Soccer                   | 13                     | Unclear                            |
| Hunter Safety                     | 5                      | Unclear                            |
| Arts Council (Children's Theater) | 81                     | Unclear                            |
| <b>Projected Space Status:</b>    | <b>Over Capacity</b>   |                                    |
|                                   | <b>At Capacity</b>     |                                    |
|                                   | <b>Excess Capacity</b> |                                    |

## Activity Mix

Goal #4 indicates that the City will aim to provide 70% of its recreation 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.

## **Amenity Diversity**

Goal #5 indicates that the City will aim to provide a diverse offering of activities and facilities. A review of park and facility amenities indicates that the City is currently providing a diverse array of options, with the following items flagged as current weaknesses:

| • Parks              | Facilities                           |
|----------------------|--------------------------------------|
| 1. Trees/Shade       | 1. Projection/Screens for Classrooms |
| 2. Electricity       | 2. Whiteboards                       |
| 3. Wireless Internet |                                      |

## **Trail Access and Crossings**

Goal #6 states that trails will be maintained with regular ingress and egress points, and crosswalks will be installed where possible when trails cross a street. Exhibit 4: Trail Access and Crossings shows the current locations of trail access and street crossings for the City's trail system. Based on this analysis, the City will need to coordinate access points and crossings of the Emigrant Trail with UDOT during the design and construction of the West Davis Highway. As the trail system expands, the City will need to formalize policies to ensure street crossings are safe and well-marked.

## **City Sponsored Community Gathering Events**

Goal #7 addresses the City's desire to sponsor community gathering events. The City continues to organize large annual events, such as Syracuse Heritage Day, Easter Egg Hunt, and Pumpkin Walk. In addition, the City sponsors significant externally organized events such as the Tour of Utah, RC Willey Ride for the Kids, and The Goliath. Other smaller events, such as 5k fundraisers and block parties are coordinated through the Parks & Recreation Department.

## **Park Maintenance & Efficiency**

Goal #8 addressed the City's desire to operate the park system with efficiency and keep it well maintained. The City Council has approved a Strategic Operational Plan that outlines the efforts the Park and Recreation Department, as well as the entire City organization, will make toward achieving this goal. Examples of this effort includes the formation and execution of a systematic approach to the maintenance of parks and restrooms, including checklists for staff and follow-up by supervisors. It also includes the planned installation of remote irrigation control capability so that park irrigation systems can be managed from a central location (i.e. mobile device).

## **POPULATION GROWTH AND DEMAND ANALYSIS** **FUTURE PARK DEVELOPMENT POSSIBILITIES**

### **Parks** **New Parkland**

*Exhibit 7: Population Growth Potential estimates the greatest opportunity for growth is around the periphery of the area of impact (red color). Exhibit 3: Future Park Development Possibilities shows areas of the City where it is likely that the City could develop new parkland. This does not mean that other locations are not possible, it only suggests that certain areas are more likely due to their current undeveloped state, or potential for further residential development. The City can look to these areas as opportunities arise to strategically acquire and develop new parkland as the population grows.*

### **Parkland Expansion**

*Exhibit 8: Population Growth Potential (with park service areas), Exhibit 3: Future Park Development Possibilities 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. Areas of the City where expansion of existing parkland has been contemplated. These expansion areas will serve to not only add additional parkland, but also add improvements, such as parking areas, that will make the space more functional.*

*With these under-served areas in mind, Exhibit 9: Potential Park Development, 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.*

## **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. IDRP 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.

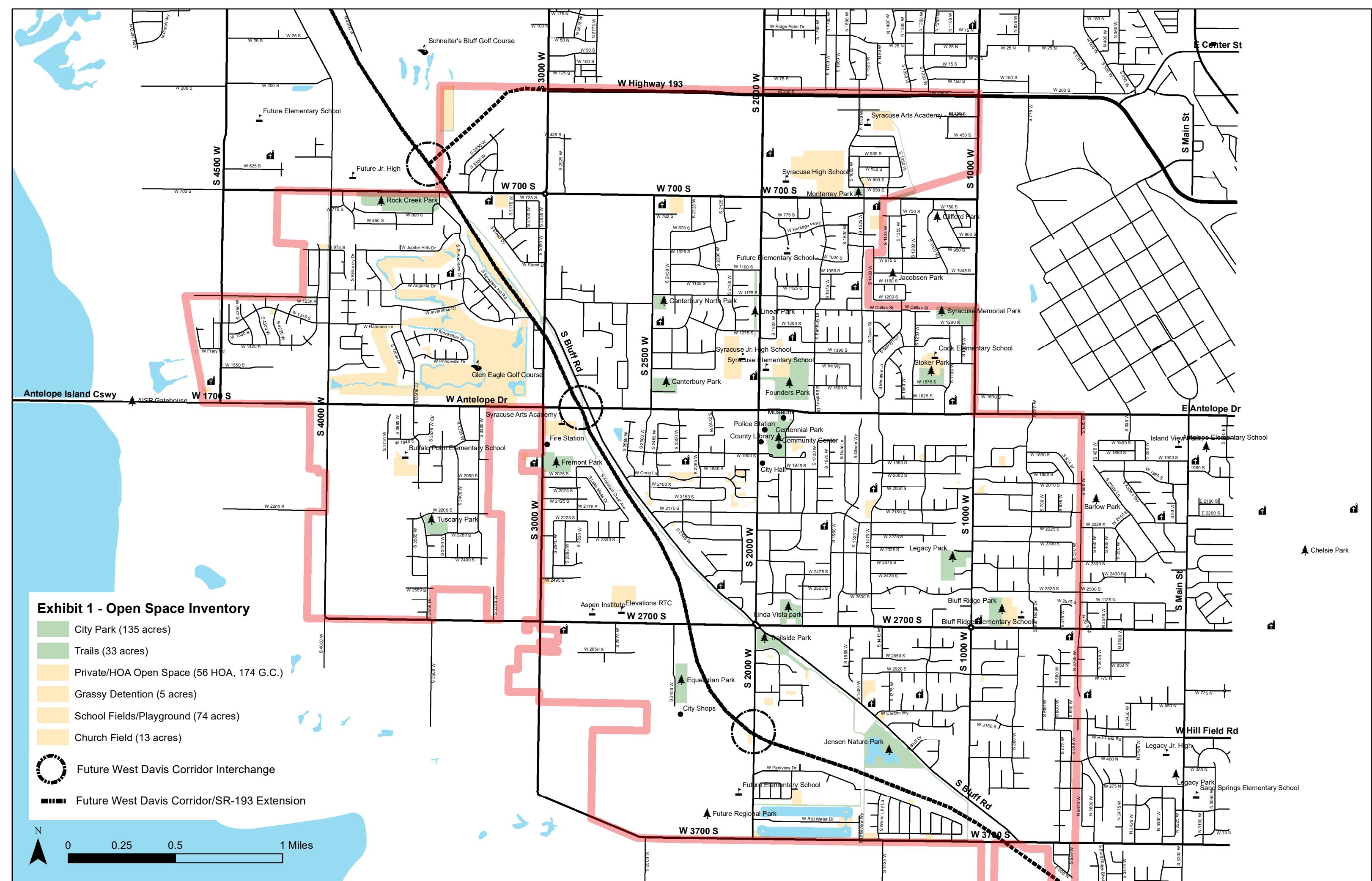
These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship.

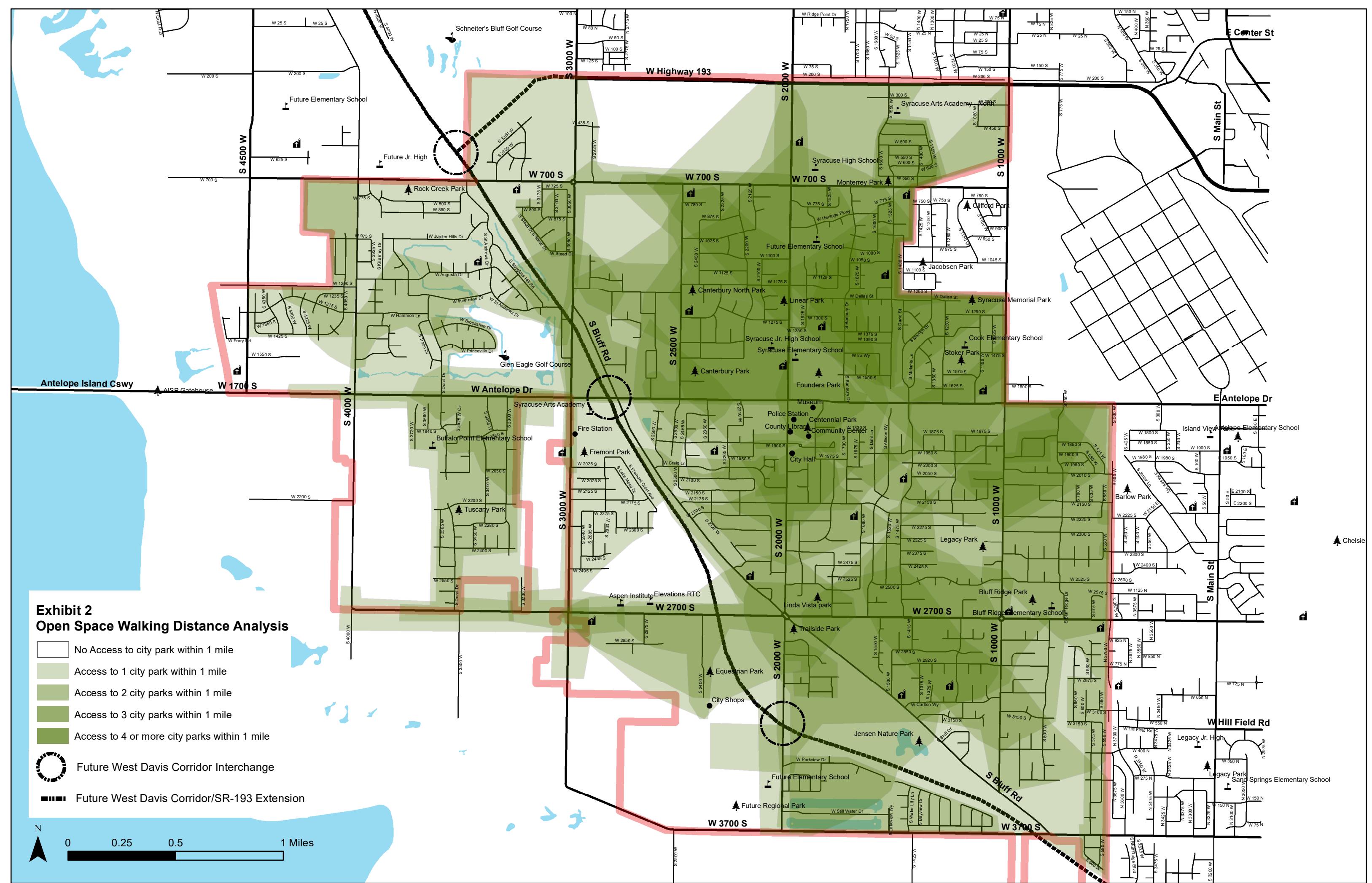
## Appendix A – Park Inventory

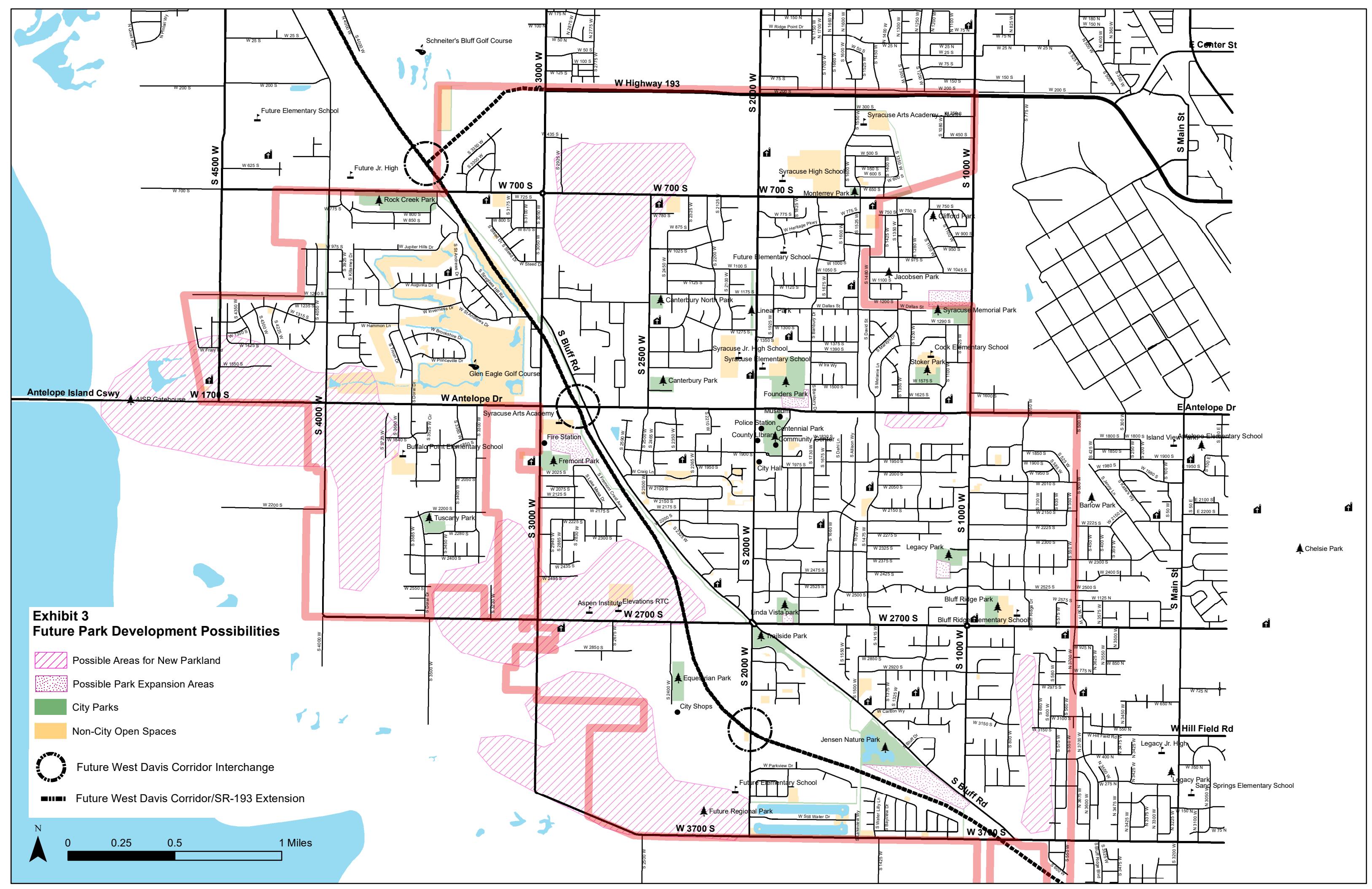
List parks with associated amenities here

## Appendix B – Park and Trail Maps

Insert Map of park locations here.



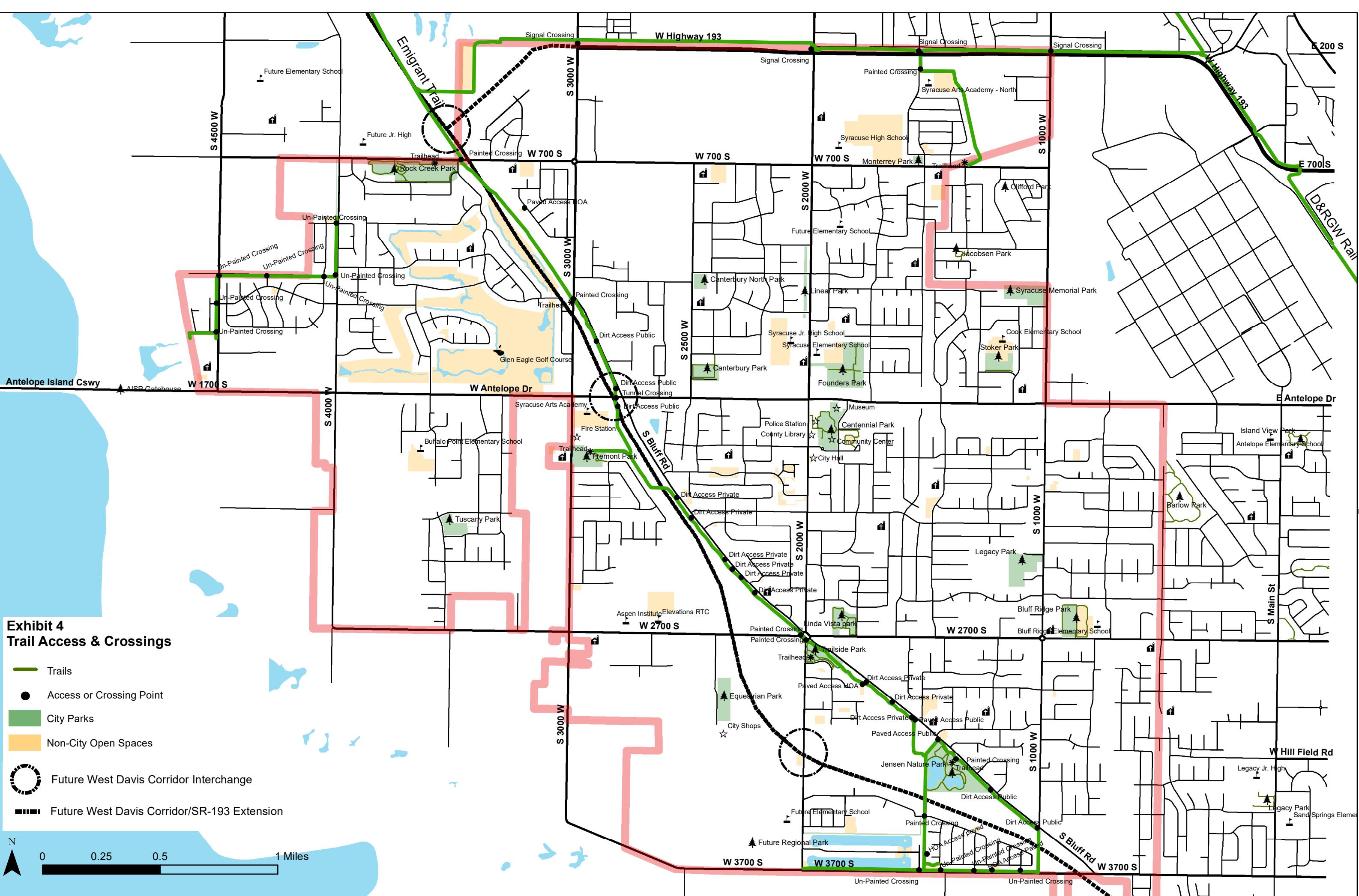




## Exhibit 4

### Trail Access & Crossings

- Trails
- Access or Crossing Point
- City Parks
- Non-City Open Spaces
- Future West Davis Corridor Interchange
- Future West Davis Corridor/SR-193 Extension





# COUNCIL AGENDA

## June 25, 2019

Agenda Item “h”

Continued FY2020 Budget Discussion

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Admin. Services Director, Stephen Marshall or City Manager, Brody Bovero.
- Please see attached the benchmark information for the Mayor and City Council as requested. Also, please see the TNT ad that will run in the newspaper one week prior to the public hearing on August 13<sup>th</sup>.

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. h.1 – 30 Minute discussion on review of operating budget approved in June 11 council meeting. Below are discussion points sent via email by the council:
  - *One thing I would like to see is on the pay assessment for city council and Mayor, can we throw out the lowest and the highest?* I have put in the packet the benchmark information for Mayor and City Council. I also put a second set of benchmarks with the lowest and highest removed. The City Council wage did not change, and the Mayor wage decreased slightly.
  - *Salaries make up a major part of the city budget. Jordan has asked that we discuss the city council members stipend, which is almost the lowest among all listed city councils. A very valid discussion. To move to the 60% we would be nearly doubling the stipend of the council members. If that is our standard, why will we be hesitant to make that change (yet I for one am). The reason above all is sustainability. We fight an ever difficult challenge of maintaining the 60% of market standard, and not facing reduced service level to our citizens. My number one discussion I think the council needs to have is how do we sustain our level of service, NOT just to get through the coming year, but as a sustainable 5, 10, 20 year plan. I have consistently watched us pinch ever tighter like squeezing the last drop of water from a caucus (it feels that uncomfortable). I don't promote this discussion because I am concerned with paying any member of the staff at the 60% but because I don't know how we deliver to our citizens with this ever pinching tighter and tighter mentality. I want to avoid what happened 3 years ago in Kaysville (learn from our neighbors) and raised taxes nearly double to meet citizen expectations. I feel like we have paved over this conversation*

*with a band aid year after year without a real plan to raise the level of service rather than just get by. I think our citizens don't want to pay more, but they clearly think the buck stretches much farther.*

*Discussion: How do we pay for the level of service expected going forward? (I am uncomfortable continuing to kick this can down the road one year at a time. We need a long term sustainable business plan, that goes beyond asking staff to propose penny pinching measures alone. Over three years, I am getting concerned that we are running out of pennies.)*

*Possible solutions: New revenue streams and where they may come from. Alternatives to taxes and fees. Tax management and control plan. Diminish expectations. Growth services plan. Other?*

- *Every year I ask for an IT evergreen plan. With the speed of technological development successful businesses have a 5 year capital plan for IT so that they never face a huge unexpected impact. We have done this for many other areas of the city, but this is one that we have yet to provide to the city council. Without planning this is going to hit one year with a huge impact that could be very difficult to manage.*
- *I would like to propose this question to all departments "Are there optional services that your department could provide for an extra cost?" I am just wondering if there are extra services that could be revenue generating, for the purpose of offsetting department expenses. We have traditionally been a value add mindset adding some things at no additional cost. While I applaud that, my question is are there any services that don't apply to all citizens (if it became a cost only to those using it) that could offset the cost of other services expenses? I propose this is a quick report at this meeting gathered and presented by the city manager, and if anything is appealing we could discuss possible implementation at the July work session. Again, related to providing more, but keeping individual citizen cost down.*
- *Road renewal discussion. I see a lot of overlay projects designed to extend the life of roads, and I agree that is important. I am concerned that we take an equal or greater portion of funding for road rehabilitation. Older roads can't be repaired forever, and the cost is much greater once they reach that stage. I am particularly concerned that roads bordering new development takes a beating that accelerates the deterioration of the road due to heavy trucks traveling subdivision roads during the time of construction. I have mentioned this, but I don't see the budget preparation to make sure address roads where 3-5 years of expected life may have been lost to major construction in an adjacent neighborhood. We owe it to our citizens not to let it get out of hand. We still have places in the city that are not acceptable and should be given priority.*

JOB TITLE **City Council**

## BENCHMARK COMPARISON

60th Percentile \$ 8,400.00

JOB TITLE **City Council**

## BENCHMARK COMPARISON

60th Percentile \$ 8,400.00

**JOB TITLE** **Mayor**

| <b>BENCHMARK<br/>COMPARISON</b> |  | Annual Salary | Extra Pay | Extra Pay Desc    | FT | Health | Ret | Dental | Life | 401K | 457 | Comments                                                                   | # Inc |
|---------------------------------|--|---------------|-----------|-------------------|----|--------|-----|--------|------|------|-----|----------------------------------------------------------------------------|-------|
| BOUNTIFUL, UT                   |  | 15,600.00     | 500.00    | Vehicle Allwance  | N  | Y      | Y   | Y      | Y    | N    | N   |                                                                            | 0     |
| CENTERVILLE, UT                 |  | 14,500.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| CLEARFIELD, UT                  |  | 21,600.00     | 0.00      |                   | N  | Y      | Y   | Y      | N    | Y    | N   |                                                                            | 1     |
| CLINTON, UT                     |  | 13,200.00     | 0.00      |                   | N  | N      | N   | N      | N    | Y    | N   |                                                                            | 1     |
| FARMINGTON, UT                  |  | 16,800.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| HERRIMAN, UT                    |  | 24,000.00     | 0.00      |                   | N  | Y      | Y   | Y      | Y    | Y    | Y   |                                                                            | 1     |
| KAYSVILLE, UT                   |  | 12,550.00     | 0.00      |                   | N  | N      | Y   | N      | N    | N    | N   |                                                                            | 1     |
| LAYTON, UT                      |  | 25,899.90     | 0.00      |                   | N  | Y      | Y   | Y      | N    | Y    | Y   |                                                                            | 1     |
| NORTH OGDEN, UT                 |  | 10,250.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| NORTH SALT LAKE, UT             |  | 15,600.00     | 0.00      |                   | N  | Y      | N   | Y      | N    | Y    | Y   |                                                                            | 1     |
| PLEASANT VIEW, UT               |  | 11,076.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| RIVERDALE, UT                   |  | 21,048.00     | 0.00      |                   | N  | N      | N   | N      | Y    | Y    | Y   | May participate in defined contribution retirement with match up to 17.4%. | 1     |
| ROY, UT                         |  | 10,721.24     | 0.00      |                   | N  | N      | N   | N      | Y    | Y    | Y   |                                                                            | 1     |
| SARATOGA SPRINGS, UT            |  | 18,750.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| SOUTH OGDEN, UT                 |  | 14,370.00     | 0.00      |                   | N  | N      | Y   | N      | N    | N    | N   |                                                                            | 1     |
| SOUTH WEBER CITY, UT            |  | 9,600.00      | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WASHINGTON TERRACE, UT          |  | 9,600.00      | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 0     |
| WEST BOUNTIFUL, UT              |  | 9,520.00      | 150.00    | Vehicle Allowance | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WEST POINT CITY, UT             |  | 12,600.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WOODS CROSS, UT                 |  | 12,000.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 0     |
| SYRACUSE, UT                    |  | 10,044.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |

60th Percentile

\$ 14,940.00

**JOB TITLE** Mayor

| BENCHMARK<br>COMPARISON |  | Annual Salary | Extra Pay | Extra Pay Desc    | FT | Health | Ret | Dental | Life | 401K | 457 | Comments                                                                   | # Inc |
|-------------------------|--|---------------|-----------|-------------------|----|--------|-----|--------|------|------|-----|----------------------------------------------------------------------------|-------|
| BOUNTIFUL, UT           |  | 15,600.00     | 500.00    | Vehicle Allwance  | N  | Y      | Y   | Y      | Y    | N    | N   |                                                                            | 0     |
| CENTERVILLE, UT         |  | 14,500.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| CLEARFIELD, UT          |  | 21,600.00     | 0.00      |                   | N  | Y      | Y   | Y      | N    | Y    | N   |                                                                            | 1     |
| CLINTON, UT             |  | 13,200.00     | 0.00      |                   | N  | N      | N   | N      | N    | Y    | N   |                                                                            | 1     |
| FARMINGTON, UT          |  | 16,800.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| HERRIMAN, UT            |  | 24,000.00     | 0.00      |                   | N  | Y      | Y   | Y      | Y    | Y    | Y   |                                                                            | 1     |
| KAYSVILLE, UT           |  | 12,550.00     | 0.00      |                   | N  | N      | Y   | N      | N    | N    | N   |                                                                            | 1     |
| LAYTON, UT              |  |               |           |                   | N  | Y      | Y   | Y      | N    | Y    | Y   |                                                                            | 1     |
| NORTH OGDEN, UT         |  | 10,250.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| NORTH SALT LAKE, UT     |  | 15,600.00     | 0.00      |                   | N  | Y      | N   | Y      | N    | Y    | Y   |                                                                            | 1     |
| PLEASANT VIEW, UT       |  | 11,076.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| RIVERDALE, UT           |  | 21,048.00     | 0.00      |                   | N  | N      | N   | N      | Y    | Y    | Y   | May participate in defined contribution retirement with match up to 17.4%. | 1     |
| ROY, UT                 |  | 10,721.24     | 0.00      |                   | N  | N      | N   | N      | Y    | Y    | Y   |                                                                            | 1     |
| SARATOGA SPRINGS, UT    |  | 18,750.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| SOUTH OGDEN, UT         |  | 14,370.00     | 0.00      |                   | N  | N      | Y   | N      | N    | N    | N   |                                                                            | 1     |
| SOUTH WEBER CITY, UT    |  | 9,600.00      | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WASHINGTON TERRACE, UT  |  |               |           |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 0     |
| WEST BOUNTIFUL, UT      |  | 9,520.00      | 150.00    | Vehicle Allowance | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WEST POINT CITY, UT     |  | 12,600.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |
| WOODS CROSS, UT         |  | 12,000.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 0     |
| SYRACUSE, UT            |  | 10,044.00     | 0.00      |                   | N  | N      | N   | N      | N    | N    | N   |                                                                            | 1     |

60th Percentile

\$ 14,720.00

## **NOTICE OF PROPOSED TAX INCREASE Syracuse City**

The Syracuse City is proposing to increase its property tax revenue.

- The Syracuse City tax on a \$331,000 residence would increase from \$257.05 to \$275.26, which is \$18.21 per year.
- The Syracuse City tax on a \$331,000 business would increase from \$467.37 to \$500.47, which is \$33.10 per year.
- If the proposed budget is approved, Syracuse City would increase its property tax budgeted revenue by 7.06% above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

### **PUBLIC HEARING**

Date/Time: 8/13/2019 6:00 PM  
Location: City Hall  
1979 West 1900 South  
Syracuse

To obtain more information regarding the tax increase, citizens may contact Syracuse City at 801-614-9621.

# Tax Rate Increase Advertisement Requirements

## Instructions for newspaper publication:

- The advertisement shall be no less than 1/4 page in size
- The type used shall be no less than 18 point
- A 1/4 inch border shall surround the advertisement
- The advertisement may not be placed in that portion of the newspaper where legal notices and classified advertisements appear

## Instructions for the taxing entity:

- The advertisement shall be published in:
  - 1) a newspaper or combination of newspapers of general circulation in the taxing entity
  - 2) Electronically in accordance with Section 41-1-101: on a website established by the collective efforts of Utah newspapers [www.utahlegals.com](http://www.utahlegals.com)
  - 3) On the Utah Public Notice Website created in Section 63F-1-701 [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)
- It is the legislative intent that whenever possible the advertisement should appear in a newspaper that is published at least one day per week
- The newspaper or combination of newspapers selected shall be of general interest and readership in the taxing entity and not of limited subject matter
- The advertisement shall run once each week for two weeks preceding the hearing.
- If the taxing entity is in a county that is required to publish a list (59-2-919.2), the taxing entity is only required to published one advertisement, one week before the public hearing
- The advertisement shall state that the taxing entity will meet on a certain day, time, and place fixed in the advertisement. The exact wording for the advertisement can be found in 59-2-919
- The scheduled hearing shall not be held less than ten (10) days after the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor
- The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget
- The scheduled meeting shall begin at or after 6:00 P.M.



## SYRACUSE CITY

### Syracuse City Council Special Meeting Agenda

**June 25, 2019 – immediately following the work session meeting,  
which begins at 6:00 p.m.**

City Council Conference Room  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order.
2. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (if necessary).
3. Adjourn.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 20th day of June, 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 June 20, 2019.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER