SYRACUSE CITY

Syracuse City Council Regular Meeting Agenda
September 10, 2019 – 6:00 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
   Invocation or thought
   Pledge of Allegiance
   Adopt agenda
2. Joint Proclamation 19-01 declaring October 1 to be Breast Cancer Awareness Day in Syracuse City. (5 min.)
3. Recognition items: (10 min.)
   a. Recognizing the Syracuse Arts Council for their contribution to the community.
   b. Recognizing Black Island Farms for their generous support of Syracuse City special events.
4. Common consent: (5 min.)
   a. Proposed Resolution R19-37 appointing Nicholas Weber to the Syracuse City Planning Commission.
   b. Proposed Resolution R19-38 appointing Taylor Adams and Brandt Shaw as Advisors to the Youth Court.
   c. Proposed Resolution R19-39 appointing Sheila Worley to the Syracuse City Arts Council.
5. Administer Oath of Office to Youth Court Members and Advisors. (5 min.)
6. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
7. Approval of Minutes: (5 min.)
   a. Truth in Taxation meeting of August 13, 2019.
   b. Special City Council Meeting of August 13, 2019.
8. Final Plat Approval, The Fields Subdivision, phases one and two, located at approximately 2700 W. Gentile Street. (10 min.) *Council discussion, if necessary, will commence with* ***Councilmember Maughan.***
9. Proposed Ordinance 19-12 amending the Syracuse City Zoning Map from R-1 to RPC, for property located at 2600 West 3200 South, approving the submitted preliminary plat, and approving the execution of a development agreement to govern the property. *Council discussion, if necessary, will commence with* ***Councilmember Peterson.***
10. Proposed Ordinance 2019-13 amending Section 10.35.040 of the Syracuse City Municipal Code pertaining to home occupation parking standards. *Council discussion, if necessary, will commence with* ***Councilmember Savage.***
11. Proposed Ordinance 19-15 adopting the proposed General Plan and General Plan Map for Syracuse City, Utah. *Council discussion, if necessary, will commence with* ***Councilmember Bingham.***
12. Authorize Administration to enter into interlocal agreement with Utopia for Internet Services for Syracuse City municipal operations. *Council discussion, if necessary, will commence with* ***Councilmember Bolduc.***
13. Public hearing: Proposed Ordinance 2019-14 amending culinary water disconnection procedures. (10 min.) *Council discussion, if necessary, will commence with* ***Councilmember Maughan.***
14. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
15. Mayor/Council announcements.
16. 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).
17. 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 5th day of September, 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 September 5, 2019.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER

Out of courtesy for those in attendance at the meeting, please silence or power-off your cell phone.
Public WiFi connectivity – Network: Public-wireless. Password: iamaguest
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COUNCIL AGENDA
September 10, 2019

Agenda Item **#2** **Proposed Joint Proclamation** 19-01 declaring October 1 as Breast Cancer Awareness Day in Syracuse City.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.

- Mayor Gailey was contacted by a resident who proposed that Syracuse City declare a day in October as Breast Cancer Awareness Day; the entire month of October has been declared Breast Cancer Awareness Month and a campaign to bring awareness to the disease is managed by the American Cancer Society. Mayor Gailey felt it appropriate to designate October 1 as Breast Cancer Awareness Day in the City and asks for Council support of the Joint Proclamation.

Action Item for Agenda

- **Consider adoption of proposed Joint Proclamation.**

JOINT PROCLAMATION 19-01

A PROCLAMATION FROM THE MAYOR AND CITY COUNCIL DECLARING OCTOBER 1 TO BE BREAST CANCER AWARENESS DAY IN SYRACUSE CITY.

WHEREAS, October is National Breast Cancer Awareness Month, which is an annual campaign to increase awareness of this disease and to raise funds for research into its cause, prevention, diagnosis, treatment and cure; and

WHEREAS, breast cancer is more commonly found in women than men, but transcends racial and ethnic backgrounds, sex, age, socio-economic status, or familial status. Breast cancer can develop in anyone, and affects citizens both directly or indirectly through loved ones; and

WHEREAS, the City recognizes the importance of early detection of breast cancer via mammograms and other diagnoses; and

WHEREAS, many women, including those in our community, do not utilize mammography at regular intervals, even though research indicates that it is the best available method of detection to decrease death rates; and

WHEREAS, the American Cancer Society continues to advise women to get an annual mammogram screening beginning at age 40; and

WHEREAS, the Mayor and City Council are in agreement that October 1 should be declared to be Breast Cancer Awareness Day in Syracuse City, Utah,

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

Section 1. Designation. October 1 is designated as Breast Cancer Awareness Day in Syracuse City, Utah.

Section 2. Admonition. The City Council and Mayor encourage all citizens to learn about early detection practices and education resources provided to those who are affected by this disease in order to better maintain and assist our citizens in leading healthy, long lives.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ___th DAY OF _____, 2019.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, MMC
City Recorder

Mike Gailey
Mayor

COUNCIL AGENDA

September 10, 2019

Agenda Item # **3a** **Recognition of the Syracuse Arts Council for their contribution to the community.**

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey or Councilmember Maughan.

- Mayor Gailey and Councilmember Maughan, liaison to the Syracuse Arts Council, have requested an opportunity to recognize the Syracuse Arts Academy for their contributions to the community.

- The Arts Council's summer musical production of Beauty and the Beast concluded at the end of July and the group has already begun planning their 2019-2020 calendar of events, which includes the following:
    - October 11 - Dinner Dance fund raiser - October 11.
    - October 21 - Choir Concert "Music from the Movies" free of charge at city hall.
    - October 28 - Orchestra Concert "Folk Music from around the World" free of charge at Syracuse High School.
    - November 21-23 - The junior theatre program will be presenting Frozen Jr. at Syracuse Arts Academy Auditorium. The cost is $7 for adults, $5 for children under 16.
    - December 2 - Combined Syracuse Arts Christmas Concert featuring the Orchestra, Choir and Jazz band. FREE at Syracuse High School.
    - February 24 - Orchestra concert "Give my regards to Broadway" free at Syracuse High School.
    - March 23 - the choir and jazz band will combine for their spring fling concert at city hall. Free to the public.
    - Still finalizing the date and location, but the City Orchestra is planning a late-April or early-May concert with the theme "Back to the 80's".
    - June 8-27 - the Jr Theatre program will hold their annual summer camp. The registration for this camps fills very quickly and have been a great program for the youth of the city. They conclude with a performance at Syracuse Days on the 27th.
    - July 16-20 - annual summer musical. The announcement of the musical is pending contract.

COUNCIL AGENDA

September 10, 2019

Agenda Item # **3b** **Recognition of the Black Island Farms for their generous support of Syracuse City special events.**

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey
- Mayor Gailey, on behalf of the City of Syracuse, would like to recognize Black Island Farms for their generous support of Syracuse City special events.
- Black Island Farms has donated pumpkins for the past several years for the City's pumpkin walk. Additionally, they made a generous donation to the Syracuse Police Department's 2018 Make a Wish fundraiser event.
- Brandon Law of Black Island Farms has been invited to the meeting to be formally recognized.

COUNCIL AGENDA
September 10, 2019

Agenda Item **#4a** **Proposed Resolution** R19-37 appointing Nicholas Weber as an alternate member of the Syracuse City Planning Commission.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.

- There is currently a vacant alternate position on the City's Planning Commission; the City has advertised the vacancies and solicited letters of interest from residents who meet the requirements of the positions. Mayor Gailey has vetted and interviewed the applicants and presented his recommended appointee to the City Council via email. The Mayor's recommended appointee Nicholas Weber; if appointed, he will finish the four-year term for the position, which was previously held by Gretchen Ruelan.

Action Item for Agenda

- **Consider adoption of proposed resolution formalizing the appointment of Nicholas Weber as an alternate member of the Planning Commission.**

RESOLUTION R19-37

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING NICHOLAS WEBER TO THE SYRACUSE CITY PLANNING COMMISSION.

WHEREAS title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 3.10.010 of the Syracuse City Code calls for the Mayor to appoint members to the Planning Commission with the advice and consent of the City Council; and

WHEREAS Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed.

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

Section 1. Appointment.

- Nicholas Weber is hereby appointed to serve as an alternate-member of the Syracuse City Planning Commission with his term expiring June 30, 2023.

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

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

VCBO
ARCHITECTURE

PRINCIPALS
Niels E. Valentiner, AIA
Brent R. Tippets, AIA
Jeanne Jackson, FAIA
Derek T. Payne, AIA
Vern Latham, AIA
Jeffery L. Pinegar, AIA
David S. Cox, AIA
Celestia R. Carson, AIA
Alex Booth, AIA
Nathan H. Leavitt, AIA

ASSOCIATE PRINCIPALS
Whitney M. Ward, AIA
Philip M. Haderlie, AIA
Julia Oderda, AIA
Marilee Smith, NCIDQ
Larry Orton, Jr., AIA

ASSOCIATES
Karen M. Ferguson
Dan Hagerman, AIA, CCS
Breanna Bonsavage, AIA
Todd Braun
Brian Peterson
Joseph Voitehovich
Michael Rail, AIA
Coreen Crouch, NCIDQ
Carlos Liñan
Michael Ririe

DIR. OF OPERATIONS
Melissa Wood

CONTROLLER
Elizabeth Stincelli, DM

PRINCIPAL EMERITUS
Steve Crane, FAIA
Peter R. Brunjes, AIA
Sean Onyon, AIA
Boyd McAllister, AIA

August 02, 2018

Nicholas Weber
[redacted]
Syracuse UT 84075

To whom it may concern,

I am very interested in serving on the Planning Commission for Syracuse Utah. My family and I have been residents of Syracuse now for a little over nine years; we are in our second and hopefully final home located in Syracuse. We initially moved to Syracuse in 2010 without any ties to the area because it had the most affordable housing available, now we consider it our home.

I have studied at several different Universities throughout Utah, Idaho and North Dakota. I received my Bachelor of Science in Environmental Design and my Masters degree in Architecture from NDSU in 2009 and 2010 respectively. I have been working in the field of architecture here in Utah since graduation. I was licensed in the state of Utah as an Architect in 2016.

In July of 2013 the opportunity came up to serve on the Architectural Review Committee for our wonderful city of Syracuse I have been a member of it now for a little over six years and I have enjoyed having a small part in shaping our city but would love now to have the opportunity to play an even larger role by becoming a member of the Planning Commission.

As an architect who works with cities to plan and develop projects to not only improve the client's wants and desires but to improve the lives of the residents surrounding the projects I have a good understanding of the balance required between the two, which at times are at odds with each other. A few of my latest projects as project manager while at VCBO Architecture include a recreation center for Springville Utah a remodel of the Peaks Ice Arena for Provo City and a Fire Station for Provo City. I also aided in the rezoning of some land located in Lindon Utah on behalf of doTerra so they could expand their operations. I believe my experience and knowledge would be very appreciated within our community.

A little more about my family, I have been married to my wife Ashlee now for 17 years and we have four children, 3 boys and a girl ranging from 15 to 9, one in High School one in Jr High and 2 in the elementary school. My wife's father Wayne Schwerin also lives with us. We love our city and do our part to keep it a great place to live.

Again, I would love to have the opportunity to serve on the Planning Commission for Syracuse. Thanks for your consideration.

Best,

Nicholas Weber

524 South 600 East | Salt Lake City, Utah 84102 | T 801.575.8800 | F 801.531.9850 | www.vcbo.com

COUNCIL AGENDA
September 10, 2019

Agenda Item **#4b** **Proposed Resolution** R19-38 appointing Taylor Adams and Brandt Shaw as Advisors to the Youth Court.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.

- There is a need to enlist the help of volunteers to support the Youth Court in an advisory role. The City has advertised the position and solicited letters of interest from residents who meet the requirements of the position. Mayor Gailey has vetted and interviewed the applicants and presented his recommended appointees to the City Council via email.

Action Item for Agenda

- **Consider adoption of proposed resolution formalizing the appointments of Taylor Adams and Brandt Shaw as Advisors to the Youth Court.**

RESOLUTION R19-38

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING TAYLOR ADAMS AND BRANDT SHAW AS ADVISORS TO THE YOUTH COURT.

WHEREAS the Syracuse City Youth Court is a volunteer board providing alternative disposition for juvenile offenders; and

WHEREAS the Board is made of youth participants under the supervision of adult advisors who serve in various capacities within the courtroom, such as acting in the role of bailiff, clerk, and judge; and

WHEREAS the current Youth Court Advisor has asked for additional adult volunteer support. Mayor Gailey solicited applications from persons interested in the positions has selected two individuals to serve.

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

Section 1. Appointment.

- Taylor Adams is hereby appointed to serve as an Advisor to the Syracuse Youth Court.
- Brandt Shaw is hereby appointed to serve as an Advisor to the Syracuse Youth Court.

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

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

8/21/19 @ 4:30PM

Taylor Adams

[redacted] Syracuse, Utah [redacted]

Relevant Skills and Experience

-Youth & Adult Counseling
-Working with Diverse Individuals
-Communication & People Skills
-Organizational Development & Management
-Proficient in Negotiations & Diplomacy
-Job Development
-Analytical
-Excellent Written & Oral Expression
-Working with Staff at Many Levels
-Interviewing & Interrogating

Relevant Work Chronology

~ **Associated Food Stores, Utah** - Risk Management Specialist -August, 2009 - May, 2013. Assessing risk of over a dozen stores. Implementing health and safety measures. Conducting policy and compliance audits, which included internal and external theft. Working with local law enforcement in regards to criminal issues.
Also worked with Associated Foods corporate training team. Instructing management teams in various fields such as; self-discovery training, HR, NEHA food safety training, maximizing profits and leadership in management.

~ **Albertsons, Utah** – Loss Prevention – February, 2009 – August, 2009.
Monitor and implement processes to reduce property or financial losses. Investigate known or suspected internal and external theft as well as vendor fraud. Use of PTZ and other soft wear needed to monitor stores interior and exterior assets.

~ **Albertsons, Utah** - Fifth Key - July, 2004 - April, 2007.
Oversee daily operations of store. Recruiting, training and supervising staff. Oversee pricing and stock control. Maximizing profitability. Motivating staff. Dealing with coustomer queries and complaints. Promote company culture between staff members.

~ **Chevron, Goleta, CA** – Cashier Supervisor - 2002 - 2004.
Provide costumer service. Responsible for collecting payments for stores merchandise. Counting and balancing cash register. Train new employees on workplace duties and company policies. Small vehicle repairs.

Certification

-The RRID technique of interviewing and interrogations Basic and Advanced Certificates.
-Franklin Covey: The 7 Habits for Management Course Certificate.

Education

~ **Weber State University-Studying Criminal Justice & Sociology**
~Goleta High School-Goleta, CA-2004

Volunteer Efforts

~ **Bluffridge Elementary School**-2018-Present-Community Council and PTA.
~The Church of Jesus Christ of Latter-Day Saints- Volunteering for over 20 years.
~Bridges to Life Utah-2009-2012-Faith-based restorative justice program for incarcerated men, women and youth that provides a platform for life-changing transformation.

0120

SYRACUSE CITY

Syracuse Youth Court
1979 West 1900 South
Syracuse, UT 84075

Court Director
Lori Smith
Phone: [redacted]
E-mail: youthcourt@syracuseut.com

Application for Adult Volunteers

Syracuse Youth Court is looking for dynamic, committed and self-motivated individuals with a passion for helping and working with youth to serve in a volunteer position as an adult advisor overseeing the administration of the Youth Court. The Youth Court provides an alternative disposition for juvenile offenders in which youth participants, under the supervision of the adult advisor, serve in various capacities within the courtroom, such as acting in the role of bailiffs, clerks and judges.

Volunteers must be responsible, dependable, a resident of Syracuse City and successfully complete a background check. Advisors will be responsible to oversee Youth Court proceedings Thursday nights from 5 pm to 8 pm. **No court experience is necessary.** Advisors will be provided with all necessary training and mentors who are currently serving in the Youth Court.

Youth Court is a community-based intervention/prevention program designed to provide an alternative response for the juvenile justice system for first-time, nonviolent, misdemeanor juvenile offenders where community youth determine the appropriate sanctions for the offender. The youth court system follows the restorative model of justice which emphasizes the beliefs of repairing harm done to victims as well as providing youth with the resources to make better decisions in the future.

Name: Taylor Adams Cell Phone: [redacted]

Address, City, State, Zip [redacted] Syracuse, UT., 84075

Email: [redacted]

Describe why you would like to participate in Youth Court, including qualities you have that would make you a dynamic Youth Court advisor.

I have a passion for helping people overcome hardships & find success on a pathway of growth. I have personally seen the positive affect programs like this have had on my own family.

List any experience you have with restorative justice or administration of courts. (Please note, however, that no experience is necessary)

Aside from my college studys I have had the privilege of co-directing & eventually directing a restorative justice program here in Utah. We were able to work with a program called Bridges to Life & our efforts were able to serve both adults & youth.

List activities you participate in within our community (leadership, clubs, sports, church, etc).

I am a member of the PTA & community council at Bluff Ridge elementary school. I have had the opportunity to serve within church leadership positions working with youth in varying capacities for The Church of Jesus Christ of Latter Day Saints.

Youth Court meets Thursday evenings at 5pm until 8pm. Please list any other commitments (family activities, sports, church, work) that may limit you from consistently attending.

My husband occasionally works out of town, this would be the only issue that may arise preventing me from this obligation.

Have you ever been arrested or had problems with the law? ☒ No ☐ Yes

If, yes, please detail below:

Have you ever been the victim of a crime? ☒ No ☐ Yes

If yes, please explain:

Use the space below to include any other information we should know about you and why you want to work with youth in our Youth Court.

I love the fact that youth court uses a restorative justice model. Programs like this promote teaching & learning for all involved. We all grow as a community as we help those who have made difficult choices see the impact of their decisions. As they do so they will see the ability they have to make a positive influence in the community no matter their background, chosen or placed upon them by lifes circumstances.

I hereby certify that the facts set forth in the above application are true and complete to the best of my knowledge. I also understand that if selected as an adult advisor, I must successfully pass a background check.

Signature of applicant [signature] Date 08/06/2019

Please return this application and a resume to:

Syracuse Youth Court
Syracuse City Hall Building
1979 South 1900 West, Syracuse, UT 84075
or by August 6, 2019.

Syracuse Youth Court
1979 West 1900 South
Syracuse, UT 84075

Court Director
Lori Smith
Phone: [redacted]
E-mail: youthcourt@syracuseut.com

Application for Adult Volunteers

Syracuse Youth Court is looking for dynamic, committed and self-motivated individuals with a passion for helping and working with youth to serve in a volunteer position as an adult advisor overseeing the administration of the Youth Court. The Youth Court provides an alternative disposition for juvenile offenders in which youth participants, under the supervision of the adult advisor, serve in various capacities within the courtroom, such as acting in the role of bailiffs, clerks and judges.

Volunteers must be responsible, dependable, a resident of Syracuse City and successfully complete a background check. Advisors will be responsible to oversee Youth Court proceedings Thursday nights from 5 pm to 8 pm. **No court experience is necessary.** Advisors will be provided with all necessary training and mentors who are currently serving in the Youth Court.

Youth Court is a community-based intervention/prevention program designed to provide an alternative response for the juvenile justice system for first-time, nonviolent, misdemeanor juvenile offenders where community youth determine the appropriate sanctions for the offender. The youth court system follows the restorative model of justice which emphasizes the beliefs of repairing harm done to victims as well as providing youth with the resources to make better decisions in the future.

Applications are due Wednesday, August 6, 2019 by 5pm.

Name: Brandt Evan Shaw Cell Phone: [redacted]

Address, City, State, Zip [redacted], Syracuse Utah, 84075
Email: Brandtshaw@gmail.com

Describe why you would like to participate in Youth Court, including qualities you have that would make you a dynamic Youth Court advisor.

I have spent the last ten years of my career as a teacher and a basketball coach in junior highs. This year I have taken an administrative role, and I will not have the interaction with the youth at the rate that I have enjoyed throughout my career. Volunteering in the youth court system will allow me to continue to have a connection with a demographic that I have worked with for a decade. As a classroom teacher I was always one of the more sought-after teachers in the building. My fun personality made me a favorite of the students. I build trusting relationships with my students that allowed us to do great things together.

List any experience you have with restorative justice or administration of courts. (Please note, however, that no experience is necessary)

I have not been involved with the youth courts directly. I have been an administrative intern in the Davis School District in the past. In that role we have focused on restorative justice, and helping students learn self-improvement from mistakes that they have made. Punishment is not a deterrent to misbehavior. Education and training are ways that helps people how to avoid mistakes.

List activities you participate in within our community (leadership, clubs, sports, church, etc).

I have been a young Mens President in for the Church of Jesus Christ of Latter-Day Saints for three years.

Coached basketball, boys and girls, in the Davis School District for the last four years.

Coached youth football and soccer for Syracuse City.

Youth Court meets Thursday evenings at 5pm until 8pm. Please list any other commitments (family activities, sports, church, work) that may limit you from consistently attending.

I have the ability to clear my schedule the majority of these days in my schedule.

Have you ever been arrested or had problems with the law? ☐No ☐ Yes

If, yes, please detail below:

No

Have you ever been the victim of a crime? ☐No ☐ Yes

If yes, please explain:

No

Use the space below to include any other information we should know about you and why you want to work with youth in our Youth Court.

Recently there has been a negative reaction to the youth of our community. Many people are quick to compline and judge the youth based off poor decisions that a few of them have made. Few are willing to stand up and help that that have made mistakes better themselves. As a teacher, coach, ecclesiastical youth leader, and a father I believe that I have the skills and responsibility to help as many youth as I can repair the mistakes that they have made, and improve themselves. Working in the youth court will give me the opportunity to do so.

I hereby certify that the facts set forth in the above application are true and complete to the best of my knowledge. I also understand that if selected as an adult advisor, I must successfully pass a background check.

Signature of applicant BS Date 8/7/2019

Please return this application **and a resume** to:
Syracuse Youth Court
Syracuse City Hall Building
1979 South 1900 West, Syracuse, UT 84075
or Syracuseyc@gmail.com by **August 6, 2019**.

COUNCIL AGENDA
September 10, 2019

Agenda Item **#4c** Arts Council Appointment

Factual Summation

Arts Council leadership has requested that Sheila Worley be appointed to the Arts Council Board. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

3.09.020(B) Terms of Office. The terms of office for the five (5) Board members, who are not a member of the Recreation Department, shall be for five (5) years. These members' terms shall be staggered so that no more than one (1) member's term expires at the same time. The terms of office for at-large and ex-officio members shall be five (5) years from the date of appointment. The term of office for the Recreation Department staff designated as a member of the Board shall be as determined by the Department Director. Appointments to the Board shall be made no later than the first City Council meeting in July of each year. In circumstances where appointments are not made prior to the first City Council meeting in July of each year, said appointments shall be made as soon as reasonably possible thereafter.

Proposal

Adopt Proposed Resolution R19-39 appointing Sheila Worley to the Syracuse Arts Council with her term ending June 30, 2024.

RESOLUTION R19-39

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING SHEILA WORLEY TO THE SYRACUSE CITY ARTS COUNCIL.

WHEREAS Title III of the Syracuse City Code provides for the establishment of a Syracuse City Arts Council; and

WHEREAS Section 3.09.020 of the Syracuse City Code dictates that no less than six (6) members of the community shall be appointed and serve on the Syracuse City Arts Council; and

WHEREAS Arts Council leadership has requested the appointment of Sheila Worley to the Arts Council.

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

Section 1. Appointment.

- Sheila Worley is hereby appointed to serve on the Syracuse City Arts Council with her term expiring June 30, 2024.

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

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

COUNCIL AGENDA

September 10, 2019

Agenda Item **#5** Administer Oath of Office to new Youth Court members and advisors.

Factual Summation

- Youth Court Advisor, Lori Smith, requested an item on the September 10, 2019 agenda to allow for the Oath of Office to be administered to the newest members and advisors of the Youth Court. Ms. Smith will be present and will introduce the new members, after which the City Recorder will administer the Oath of Office.

CITY COUNCIL AGENDA

September 10, 2019

Agenda Item #7 Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
    a. Truth in Taxation Hearing of August 13, 2019.
    b. Special Meeting of August 13, 2019.

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Truth in Taxation Meeting, August 13, 2019

Minutes of the Truth in Taxation meeting of the Syracuse City Council held on August 13, 2019 at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

DRAFT

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

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

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Fire Chief Aaron Byington
Heath Rodgers
Community and Economic Development Director Noah Steele

1. Meeting Called to Order.

Mayor Gailey called the meeting to order at 6:00 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Maughan provided an invocation and Councilmember Bolduc led the audience in the Pledge of Allegiance.

COUNCILMEMBER PETERSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Consideration of Final Budget for Fiscal Year 2019-2020. Truth in Taxation Public Hearing and consideration of Proposed Resolution R19-31 setting the certified tax rate and adopting the final budget for the Fiscal Year (FY) ending June 30, 2020.

A staff memo from the Administrative Services Director explained that as required by Utah Code Annotated 10-6-118, "before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter." A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption."

The memo further explained the City Council is considering a truth in taxation process to hold the certified tax rate at 0.001512. This would provide an additional $162,000 of ongoing revenue in the budget. The Council has discussed using these funds for hiring a new full-time park maintenance worker at $45,000 and allocating the remaining funds of $117,000 to upgrading our emergency operation center at our police department. Since the Council is considering increasing the tax rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in taxation process. The council just completed a truth in taxation public hearing to discuss increasing the tax rate. The council will now need to decide to accept the proposed tax rate, accept a portion of the rate increase, or reject the rate increase and accept the certified tax rate from the county.

The memo summarized additional items updated in the FY2019 – 2020 budget the Council will need to consider in approving the budget.

- Reduced election expenses from $45,000 to $25,000.
- Increased wages of City Council based upon the City's current compensation policy. City Administration performed a market analysis of the Council wages compared to surrounding cities. The total adjustment needed would be $3,810 per City Council member and $4,896 for the Mayor for a total of $23,946. The Council has indicated their desire for this increase to be effective January 1, 2020. The total net increase for FY2020 would be approximately $12,000.
- Proposal to convert the part-time Passport Agent/Deputy City Recorder position to full-time based upon growth of the passport program. Total cost would be approximately $40,000. This would be covered by $20,000 in increase revenues from the program, $8,000 from remaining savings from election expenses, and an additional $12,000 from savings from not hiring the Fire Marshal until September 1, 2019.
- Add to budget the emergency operation center as follows:
  - EOC phase 1 = $90,000 for generator
  - EOC phase 2 = $55,000 for physical improvements (electrical, etc.)
  - EOC phase 3 - $50,000 for IT upgrades (push to FY2021 budget)
  - Total cost of phase 1 and 2 $145,000. This was added to the capital projects budget with a transfer from the general fund of the $117,000 (from holding the tax rate). The remainder of $28,000 was funded from surplus money in the capital projects fund.

Mr. Bovero reviewed his staff memo and used the aid of a PowerPoint presentation to provide additional information regarding the matter before the Council this evening. He noted the City's General Fund is made up of various revenue sources, including sales tax (which is the largest), investment earnings, grants and contributions, property taxes, franchise taxes, charges for services, and other miscellaneous revenues. He provided an illustration to communicate the manner in which the property tax changes from year to year; regardless of a change in values, the tax rate is adjusted to ensure the tax income for the City remains the same. Inflation impacts the City by making it difficult to provide the same level of service from year to year; the value of a dollar in 2019 is much less than in 2009, but new growth requires the City to provide additional services. The property tax formula is not intended to offset inflation. He then provided a pie chart illustrating the manner in which a resident's total property tax paid is divided among the various taxing entities; the portion that comes to Syracuse City is 11.9 percent, or $275.26 per year based on the average home value of $311,000. The City Council has discussed considering an action to maintain the current tax rate; this would generate an additional $162,000 in tax revenue. The impact for the average residence would be $18.52 per year or $1.52 per month. The additional revenue would be allocated to concert a part time maintenance position to full time ($45,000), and concert the Police Station training room to the City's Emergency Operations Center ($117,000). The total cost is actually $195,000 for the second item, but the remaining $78,000 will come from an existing capital fund in the City. Ongoing considerations for the tax revenue include a Parks Maintenance Facility, West Davis Corridor betterments, offsetting sales tax stagnation, Police Officers, improving Fire/EMS response times, park improvements, park development, and street repaving. He concluded his presentation by providing a chart comparing the City's tax rate with tax rates in surrounding communities; Bountiful, Kaysville, and West Point cities as well as the North Davis Fire District and the Mosquito Abatement District are holding truth in taxation hearings to consider a tax increase.

Mayor Gailey then opened the question and answer portion of the meeting.

Fred Parry asked if the property tax allocation determined by the State is set to automatically adjust from year to year based upon the number of homes in the City. For example, if the State were to give the City $100,000 for 100 homes, would that amount increase if the number of homes increased to 150. Mr. Bovero stated that the property tax rate is independent of the number of homes located in the City; when new homes are constructed, the owners of those homes pay additional tax money. Growth in the number of homes does equate to growth in tax revenue. Mr. Parry inquired as to the growth in the number of homes in the City over the past year. Mr. Bovero stated that the growth rate in the City over the past year has been approximately one new residence each day. Mr. Parry inquired as to the manner in which that growth increased the City's tax

revenue. Mr. Bovero stated that would be approximately 360 homes multiplied by the average annual property tax paid of $275 per home. Mr. Parry stated he is questioning why the City needs additional tax revenue that would be generated by an action to maintain or increase the rate when it has already realized increased revenue as a result of growth. He then referenced Mr. Bovero's discussion of emergency preparedness and the need to relocate and upgrade the City's Emergency Operations Center (EOC); he asked if the City's current EOC is adequate to respond to an emergency in Syracuse in its current condition without the West Davis Corridor in place. Mr. Bovero stated it depends upon the level of the emergency. Mr. Parry asked if the infrastructure in place is sufficient to respond to an earthquake scenario; he noted he does not agree that the limitations in east/west traffic circulation in the City will have such a heavy impact on the City's ability to respond to an emergency situation. Mr. Bovero stated that it is not possible for any agency to be 100 percent prepared for an emergency scenario because there will always be some circumstances of an emergency that were unforeseen; however, the City does know that the Police Station is closer to the Community Center, which is designated as the City's temporary emergency shelter during an emergency. It is also closer in proximity to City Hall, which is the location from which administrative matters will be handled. Without the presence of the West Davis Corridor, City Administration feels the Police Station is a better location from a strategic planning perspective, but when the highway is constructed, the Police Station will be an even better location. Councilmember Savage added that the Community Center will also serve as the volunteer coordination organization center during an emergency and coordinating between volunteers and the EOC can be done more efficiently from the Police Station.

Brent Bourgeous asked if it is the City's desire to increase housing density to respond to the difficulty in generating additional income. Mr. Bovero stated that an increase in density would raise property taxes as more residences are constructed over time; however, it would also create a greater demand on City resources. The City has been working on updates to the General Plan, which should be acted upon by the Council soon; this document will set the stage for housing density in the City in the future. Mayor Gailey noted that discussions about housing density are not pertinent to the discussion before the Council, which is the appropriate certified tax rate for the City and adoption of the budget. Mr. Bourgeous asked when the citizens who are concerned about housing density will have the opportunity to address the Council. Mr. Bovero stated that there will be time for public comment in the special City Council meeting immediately following this truth in taxation hearing.

Mayor Gailey opened the public hearing at 6:44 p.m.

Bonnie Bourgeous stated the most recent City newsletter included information about fee adjustments and she asked how those fees impact the budget. She inquired as to breakdown between the revenue generated by the fee increases and the

potential to increase property taxes. She wondered why it is necessary to increase fees when one of the explanations that was given for the proposed tax increase was to generate additional funding for maintenance purposes. Mr. Bovero stated that the revenues generated by utility fees are deposited into dedicated funds; for example, water fees are deposited into the City's water utility account and those monies cannot be used for general City expenditures, such as purchasing new Police vehicles or equipment. Water utility fee revenues can only be used for water infrastructure. One of the reasons for the recent increase to the water fee was to provide additional funding to purchase additional culinary water from the Weber Basin Water Conservancy District. Weber Basin recently increased their rates for water and in order to cover those costs, the City was forced to pass those increases along to the consumers. The other reason for the fee increase was to hire an additional maintenance worker to maintain the culinary water lines in the City. There was also an increase in secondary water fees for the same reasons. The garbage fee increase was also a pass-through to residents; the Wasatch Front Integrated Waste Management District issued a bond to construct a recycling facility and the costs for debt service on that bond will be paid via an additional $2 fee for each receptacle in Syracuse. He concluded the parks maintenance fee increased to provide additional revenue to maintain the new park spaces developed in the City. Ms. Bourgeous inquired as to the relationship between fees and taxes; she considers fees to be the same as taxes, but the action to increase fees was not transparent. Mr. Bovero noted that the City has followed State-law requirements to advertise the times during which fees and taxes are to be discussed. He then noted that the difference between taxes and fees is that they are accounted for independent of one another and they have dedicated purposes; tax revenues are dedicated to defined items and utility revenues can only be used for utility related activities. Ms. Bourgeous asked if the utility rate increases were disclosed to the public in advance of the Council acting upon them, to which Mr. Bovero answered yes; a public hearing was advertised and held in a public meeting.

The public hearing was closed at 6:53 p.m.

Council discussion of the certified tax rate and final budget commenced with Councilmember Bolduc. She noted shew as initially opposed to considering the action to maintain the tax rate to generate additional tax revenue; however, since she initially took that position, the City has opened its newest amenity – The Island splash pad – which has brought to light the need for additional staffing resources in the Parks and Recreation Department for maintenance purposes. She is supportive of maintaining the tax rate for that purpose, but she is very concerned about the action to increase wages for elected officials.

Councilmember Maughan stated he would love if the City never had to make the difficult decision to increase taxes, but the only way to do that would be for the City to operate more like a business, which is not allowed by the Utah Legislature.

If the City's property tax rate were to automatically adjust for inflation, the action of increasing taxes would not be necessary. Instead, the opposite is true and when inflation occurs, the certified tax rate decreases. During his time in office he has participated in adjusting the annual budget by eliminating unnecessary expenses; however, there are not other items that can be cut without the public responding negatively. He recently visited with State Legislators about the problematic laws relating to taxation in municipalities and they acknowledged that difficulty that cities face relative to the manner in which tax rates are calculated, but they have no plans to adjust their formula. When considering the budget, the City's needs are great, and he firmly believes that the additional tax revenue is needed to fund improvements to the City's emergency preparedness programs and infrastructure. If those needs are deferred until future years, they will become more dire and costly. He does not see any other option besides holding the current tax rate as illustrated in Mr. Bovero's presentation.

Councilmember Bingham agreed with Councilmember Bolduc and Maughan; there are crucial services that the City is unable to provide for currently and moving the EOC to the center of the City is wise. She agreed that it is inappropriate to defer this action until future years and the problems the City is facing will only compound and it will be more difficult to address them in the future without a staggering tax increase. She concluded it is wise to maintain the City's current tax rate.

Councilmember Savage agreed with Councilmember Maughan that the State of Utah taxation laws are fundamentally flawed in that they do not allow for adjustments to recognize inflation. The Council is not considering an action to maintain the rate because they want to implement a dramatic increase; rather, the action is to allow the City to stop 'losing ground'. He added that the EOC expenses are necessary; while he hopes that the generator at the EOC is never needed, it is wise to be prepared. If an emergency does occur in the City, he will be extremely grateful that funding was spent to provide an adequate EOC that can meet the needs of the City. The generator will power the City's water well and water is so greatly needed in emergency situations.

Councilmember Peterson also agreed that the State's taxation laws are flawed and there is a part of him that thinks it would be appropriate for the Council to automatically consider maintaining the rate each year to prevent the City from lagging behind when it comes to providing the needed revenue to fund the City's essential services. But, this year specifically he feels that the tax increase is warranted in order to fund the increase in staffing for the City's Parks and Recreation Department to provide adequate monitoring and maintenance of the City's Island water feature. Relative to funding for EOC improvements, that is not his top priority, but it is important for the future of the City. He stated that he understands Mr. Parry's questions about whether the existing EOC at the Fire Station is adequate and he has often wondered the same; that EOC has actually been

activated in a past emergency situation in the City when the water supply was contaminated, and it operated adequately at that time. He noted, however, that he will support the use of funds for EOC improvements and he will support maintaining the rate or a mid-point between the current rate and the recommended certified rate for the purpose of increasing funding to pay for the additional Parks and Recreation employee.

Councilmember Maughan referenced questions regarding whether the current EOC may be adequate; the location of the current EOC provides a generator for the Fire Department, but the generator that currently provides backup power for the Police Station is inadequate. In a state of emergency, the City will need both generators and for one of them to power the City's water system; if the City is without water, an emergency situation will be much worse.

Councilmember Bolduc stated she feels the entire Council can support a tax increase and she is hopeful that any vote on the action relating to the certified tax rate will be unanimous. Councilmember Peterson asked if there is an appetite among the Council to consider an action to set a certified tax rate at a level that would only provide adequate funding for the additional Parks and Recreation employee. Councilmember Maughan stated he feels the funding for the EOC improvements is needed now and he does not want to defer those improvements to a future year. Councilmember Peterson stated that the Council has the option of reallocating $78,000 of funding from the Capital Improvement Plan (CIP) fund to facilitate the improvements to the EOC; if that allocation is augmented with $12,000 from other areas of the budget, there will be sufficient funding for the generator at the Police Station. Councilmember Maughan stated that he would prefer to maintain the rate in whole to provide the City with traction is holding its current financial position.

COUNCILMEMBER SAVAGE MOTIONED TO CALL THE ISSUE TO QUESTION. COUNCILMEMBER BINGHAM SECONDED THE MOTION, ALL VOTED IN FAVOR.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R19-31 SETTING THE CERTIFIED TAX RATE OF 0.001512 AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR (FY) ENDING JUNE 30, 2020. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 7:06 P.M. MAYOR GAILEY DECLARED THE MEETING TO BE ADJOURNED.

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Mike Gailey Cassie Z. Brown, MMC

Mayor City Recorder

Date approved: _____

DRAFT

Minutes of the special meeting of the Syracuse City Council held on August 13, 2019 at 7:14 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

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

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 7:14 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER BOLDUC MOVED TO ADOPT THE AGENDA. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment.

Larry Shingleton stated that he wished to provide clarification for a couple of items that were discussed in the previous meeting relating to the City's certified tax rate and budget. He declared that fees are taxes regardless of any other explanation that has been provided to the public. He then noted that much has been said about the need to increase resources to maintain the City's parks and open spaces; several yeas ago, Lifetime Corporation offered a volunteer project using 1,200 employees to perform service in City parks. This would have saved the City thousands of dollars in man hours and resources, but it was rejected. He has visited Jensen Park and found that it is not in the condition it was in when it was first built; many amenities are now missing and there are several signs, benches, and bushes that 'look like crap'; he is disappointed in its condition and the fact that the City did not seize opportunities to have service done. There are ways to get things done in the City with costing a lot of money.

Brent Bourgeous stated that he is here tonight on behalf of his neighborhood; in a recent meeting they attended with the Planning Commission they did not feel their needs were adequately addressed regarding a subdivision that is being proposed in their neighborhood. A developer is proposing to build over 500 homes near his home. A number of residents spoke against the project, but three emails that were provided in favor of the project were read for the record, though the senders of those emails were not in attendance. Several hundred people have signed a petition and many of them submitted comments with their signatures, but their comments were not read during the meeting. He stated he wants the City Council to be aware that the motion from the Planning Commission to forward a positive recommendation to the City Council passed on a three to two vote; the residents feel they are being pushed into something for which there has been insufficient dialogue. The residents feel the property could be developed in a very nice way, but it is moving in the direction of a high-density project and some feel that may be viewed favorably by the City Council because the project would increase revenue quickly. Building lots are very small and this will allow the developer to build four to five houses per acre; this will increase the City's property tax revenue. He is hopeful that before the Council proceeds in acting on this project, they will consider those neighbors who will be most impacted by traffic and other issues caused by the project. He wants their concerns adequately addressed so that this project doesn't result in dividing the City.

Amy Epps stated she has loved living in Syracuse, though their start in this City was difficult; they had a home fire three years ago and it took the Fire Department 40 minutes to get to their home. The first city to respond was Clearfield. Since she has lived here, she has learned of the residents' love for this community and its history; there is a great country feel and the neighbors love one another and that is why she loves living here. She believes rapid growth in a short period of time will result in unintended consequences, such as greater response times from public safety, reduced water pressure, vandalism, and environmental impacts. She stated the water table is very high on the property that has been proposed for high density development and when she previously asked if that property was developable, she was told it wasn't because the homes would flood as would those on surrounding properties. She added that the schools in the City are already overcrowded and this project will make that problem worse. A City Planner at the most recent Planning Commission commented that the proposed growth is too great in such a short period of time. She and other residents are very concerned about these issues.

Bill West applauded the Mayor and Council for their decision tonight to maintain the tax rate to generate increased funding for the City's emergency preparedness programs; this is an issue he has been concerned about for some time. He asked that the Council not kick the can too far down the road relative to emergency response systems; the City should explore funding options for EMS, fire, and police programs to increase response times for residents in the City.

Brent Parry also addressed emergency preparedness; it seems that the construction of the Fire Station in its current location was the result of a short-sided decision on the part of City Administration and the City Council. That location was not appropriate if the City is now in the position of being forced to relocate the Emergency Operations Center (EOC) to the Police Station based on transportation difficulties for east/west movement. If all emergency response resources are located in one general area and communication to that area is limited during an emergency, that will negatively impact the entire City. He stated it will be good to locate a generator at the Police Station and it is wise to make sure that generator will power the City's water system, but he wondered how the Fire Station will be impacted as a result of losing their generator. He stated that communication technology is sufficient to provide avenues for emergency responders to communicate with one another even if they are not located in the same facility. He stated the impact of the tax increase will not be difficult for him to absorb, but he does not support beautification of the intersection with City roads and the West Davis Corridor; this type of improvement will not bring more people to the City.

McKay Winward stated he lives directly north of the proposed Shoreline development project; he understands that the Mayor and Councilmember Bolduc have both expressed how much they love Syracuse and how they want to make it possible for future generations to live here and that is why they are in support of the Shoreline project. He argued that the project will actually lower the quality of live for those living near the subject property and for future residents as well. The higher number of residents per acre will create problems for existing residents relating to flooding associated with the water table. The community will push the ground water towards existing homes, and he is not sure the project will include adequate infrastructure to address this problem. He also asked if the Council has taken the time to consider why this particular development is needed in the City. He loves Syracuse and is happy to welcome more residents, but he wondered why the property must be rezoned for a residential planned community (RPC) project rather than simple R-1 zoning. He stated he sees

more cons with the current proposal than he sees pros; the City's infrastructure cannot support the project and schools are already overcrowded. These are issues that have not been sufficiently addressed at this time.

Kathryn Bourgeous Dove stated that she has several concerns; first, she has a young child and she would like to take him to the park, but it is hard to walk to and from the park with sticker weeds and trash on the ground. It is great that the City is considering building another park and will increase staffing to take care of park space, but she does not think it is a good idea to get rid of the parks maintenance facility. She then noted she has lived in Syracuse her whole life and she has enjoyed the ability to run to her friends' homes and to leave her bike unlocked without fear that it will get stolen. However, with recent changes, she is worried about more crime and as more people come to the City, these problems will become worse. She thinks growth is appropriate, but the home lots should be larger.

Bonnie Bourgeous addressed the Shoreline project; the contractor and developer have discussed the amount of money they have invested in this project, but they are not considering the lifetime investment that existing residents have made in their property. Residents in this area have dedicated their lives to developing a certain lifestyle on their property, but the density that is being proposed will negatively impact these residents while increasing costs for all residents in the City. The City has a goal relating to growth and it is "to not adversely affect current citizens' lifestyle", but this project will directly impact everyone in the City and, more specifically, those living in close proximity of the project. The project is truly high density with 0.08 acre lots that equates to 12 units per acre. She acknowledged that this does not include roads and other infrastructure, but the overall density of the project is 12 units per acre. Around Ms. Epp's property, there are 17 homes surrounding her 1.3 acres, which is extremely high density. She added that she does not believe that any future development should be allowed to buy-in to existing parks and open space. One requirement of developing in the City is to preserve or provide a certain amount of open space and allowing a buy-in to existing space falsifies data and misleads residents by communicating that the density of a project is lower. Developers should be required to put the money into water storage towers to provide improved culinary water storage opportunities. In January the City Council held a meeting that provided pre-approval for the plan, but the minutes of that meeting indicate there was no public comment about the project and that indicates that the residents were no informed; more transparency is needed, and information must be provided to citizens. Some have talked about the sense of community in

Syracuse and that is what so many people love about the City, but if this high-density project is allowed in a rural area, the result will be contention among the residents. This will be similar to what happened with the development around the Hamblin Dairy property; new residents were complaining about the impacts of the Dairy, even though the Dairy was there first. She asked that the Council respect the current residents' lifetime investment in the City; if she were to propose to build a chemical waste facility and it were her right to request that as a property owner, the City would not be obligated to approve it. The City is not required to approve any project proposed by a developer. If a property owner proposes something toxic for a property, it can be denied. Bringing high density housing into the community will be toxic for this area.

Ms. Dove re-approached and stated that she also wants the community to address issues in schools; the schools are overcrowded, and many children are being bullied. Children in overcrowded classes have a hard time learning and that should be considered.

3. Approval of minutes.

The following minutes were reviewed by the City Council: Special Meeting and Work Session of July 23, 2019.

Councilmember Maughan asked that the minutes of the July 23 work session meeting be adjusted to correct a statement he made about the waterline project on Melanie Lane; he was quoted as saying that he 'assumed' an issue was taken care of. The way the minutes are written communicate to the reader that he was jumping to a conclusion when, in fact, his understanding was based upon reporting the Council had received regarding the project.

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

4a. Common consent: Proposed Resolution R19-33 amending City Council Rules of Order and Procedure.

An Administrative staff memo explained that given the practice over the last several months of scheduling work sessions on the second Tuesday of the month and holding special meetings following an extended work session meeting on the

fourth Tuesday of the month, staff has wondered if it may be appropriate to amend the City Council Rules of Order and Procedure document to reflect this practice. This issue was discussed at the July 23 work session meeting and the Council reached consensus to amend the rules document to reflect the practice that has been occurring over the last several months.

COUNCILMEMBER BINGHAM MOVED TO ADOPT RESOLUTION R19-33 AMENDING CITY COUNCIL RULES OF ORDER AND PROCEDURE. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4b. Common consent: Proposed Resolution R19-34 amending the Planning Commission bylaws.

A staff memo from the City Attorney explained the Planning Commission bylaws had not addressed the addition of an Alternate in its bylaws, so the amendment chiefly deals with the Alternate's participation in the meeting and voting. Revisions related to the Alternate are in red underlined text, on pages six, seven, and nine of the draft bylaws. The other amendment clarifies a provision related to the Chair and Vice-Chair. It indicates that a replacement Chair due to resignation or removal results in a new chair being selected by the Commission to fill the remainder of the old chair's term – rather than starting a one-year term mid-year. It also solidifies the notion that a Vice Chair must be selected from among Planning Commissioners, rather than non-Commissioners.

Councilmember Maughan asked that this item be removed from the consent agenda to allow for discussion. He stated that he is still concerned about allowing for alternate positions on the Planning Commission for the reasons he has stated; he believes that this practice may incentivize absences among other Commissioners. Councilmember Bolduc stated that the practice of having alternate positions on the Commission has actually been successful and something she is supportive of continuing. She noted that the availability of alternate members provides for the Commission to always have a quorum. Councilmember Bingham added that alternate members attend all meetings whether they are needed for a vote and she feels this is a valuable practice that provides for effective meetings and actions. Also, when there is a vacancy on the Commission, an alternate can be appointed to a full-position with no lag time as they are brought up to speed. Councilmember Maughan

stated he understands those viewpoints and agrees with them, but his greatest concern is that the practice of having alternate members may promote absenteeism.

Councilmember Savage stated he is torn on this issue, but he has concluded that maintaining alternate members provides for an effective process in which business can move forward. He wished that it was not necessary to have alternate members, but it has proven to be needed in the past.

Councilmember Peterson stated that he feels that the practice has been valuable, and he is supportive of continuing it.

COUNCILMEMBER BINGHAM MOVED TO ADOPT RESOLUTION R19-34 AMENDING THE PLANNING COMMISSION BYLAWS. COUNCILMEMBER PETERSON SECONDED THE MOTION.

Councilmember Maughan asked that the Council consider that they would not allow alternate members for the City Council and when alternates are allowed on the Planning Commission, this can promote reduced attendance among regular members. Councilmember Bingham stated that is not a fair comparison; the City Council is an elected body and the Planning Commission is an appointed body; alternates benefit progressive business.

Mayor Gailey stated there has been a motion and second and he called for a vote; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

5. Recognition: receipt of Government Finance Officers Association (GFOA) Excellence in Financial Reporting Certification of Achievement.

A staff memo from the City Manager explained Syracuse City was awarded the *Certificate of Achievement for Excellence in Financial Reporting* by the Government Finance Officers Association of the United States and Canada. This Certificate of Achievement, awarded to Syracuse City Finance Director Stephen Marshall, "is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management." This award is specific to the fiscal year ending June 30, 2018 comprehensive annual financial report (CAFR). The CAFR was judged by an impartial panel, whose goal was to determine if it met the high standards of the program. Included in these high standards is the demonstration of a "spirit of full disclosure" to clearly communicate

the Syracuse financial story. The memo concluded this is the ninth consecutive year that Syracuse City has been awarded this honor.

Mr. Bovero reviewed the staff memo and read the press release, after which he presented Administrative Services Director Marshall with the Certificate of Achievement.

6. Public hearing – Proposed Resolution R19-35 approving the use of eminent domain to acquire parcel 12-108-0042 from the Nathan George Clark, Jr. Family Living Trust.

A staff memo from the City Attorney explained the widening project of Bluff Road requires the acquisition of approximately .242 acres of land abutting the road, in fee. A map of the proposed acquisition is attached. The City will also require a perpetual easement of .481 acres in order to construct and maintain the slopes and other right-of-way infrastructure. Negotiations with the land-owner were ongoing, but broke down during the last month. Our most recent communication indicates that they are now refusing to discuss voluntary acquisition with the City. In the absence of a voluntary arrangement, the City will be forced to either undertake an action in eminent domain or abandon the project. The next step will be to file suit in district court, unless the property owner decides to resume negotiations.

City Attorney Roberts reviewed his staff memo and indicated that he would like to recommend that this action be continued in light of recent discussions among the City and the property owner; he asked that the Council act to continue the public hearing.

Mayor Gailey opened the public hearing at 7:45 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER MAUGHAN MOVED TO CONTINUE THE PUBLIC HEARING. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Public hearing – authorize Administration to dispose of surplus property.

An Administrative staff memo explained the Police Department has vehicles they would like to surplus. The Department provided the following information about the vehicles:

- 2009 Dodge Charger with approximately 82,000 Miles (DARE Vehicle). Front end is going out and needs to be replaced. Can't it to start even after charging it.
- 2012 Ford Escape with approximately 70,000 (Extra Black Unmarked). Front seat won't adjust. Air conditioning issues. Battery issues.

City Manager Bovero reviewed the staff memo.

Mayor Gailey opened the public hearing at 7:47 p.m. There were no persons appearing to be heard and the public hearing was closed.

All Councilmembers indicated their support for the request to dispose of the Police Department vehicles.

COUNCILMEMBER MGUAHAN MOVED TO AUTHORIZE ADMINISTRATION TO DISPOSE OF PUBLIC PROPERTY. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Resolution R19-36 authorizing the execution of the Interlocal Cooperation Agreement CDBG contract participation with Davis County relating to the conduct of Community Development Block Grant (CDBG) Program for federal fiscal years 2020, 2021, and 2022.

A staff memo from the City Attorney explained the County administers the Community Development and Block Grant program for our area as an urban county; the City has been under that umbrella for some time. This Agreement signals the City's continued participation in the program, as administered by the County. It will prohibit the City from requesting a formula allocation by itself or from any other group of entities, for Federal fiscal years 2020, 2021, and 2022. The federal government is requiring that the Council pass a resolution approving the agreement. One reason to decline to sign the agreement would be if we were planning on administering a CDBG program of our own. We currently do not have the resources to do so, and we have not discussed this as a priority in any of our prior meetings. Participation in the program allows the City to apply for use

of the funds allocated to the County for projects that would directly benefit low- and moderate- income families, and which are in line with the requirements of the CDBG program. Administration has been informed that any delays in providing authorization for the Agreement will stall the County's program. The City is therefore asked to take action on this during the business session.

City Attorney Roberts reviewed his staff memo.

Councilmember Savage asked if the City has been the benefactor of CDBG funding in the past. City Manager Bovero answered yes and indicated that most CDBG funded projects are managed by the City's Public Works Department. This has included utility projects in established areas of the City.

Councilmember Peterson asked if a three-year term for this type of contract is common, to which Mr. Bovero answered yes.

COUNCILMEMBER PETERSON MOVED TO ADOPT RESOLUTION R19-36 AUTHORIZING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT(CDBG) PROGRAM FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Consideration/Action on Criddle Farms Subdivision Development Agreement amendments.

A staff memo from the Community and Economic Development (CED) Department explained in June 2017, the City entered into an annexation and development agreement for the Criddle Farms Subdivision, located approximately 4000 West and 2000 South. The agreement anticipated the creation of a small, approximately one-acre, park to be developed with the subdivision. The agreement states that the developer will build the park, and the City will own and maintain it. The concept plan includes a playground, grassy area, and a well-water drinking fountain. The developer has built the parking lot and is currently working on finalizing the design for the rest of the park. While looking at the design, the developer felt that the addition of a private Homeowners Association (HOA) swimming pool would be desirable to the residents of his community.

However, having the City maintaining and owning a private swimming pool with public tax dollars presents a dilemma. This presents the City with some options for the park development. Option one is to 'stick with the plan' which is for the developer to build the park and for the City to own and maintain it. Option two is for the developer to build the park, including the private pool, and the HOA would own and maintain it all. Regardless of which option is chosen, the developer is committed to building a park on the parcel. In the former scenario the City owns and maintains it; in the latter, the HOA does.

CED Director Steele reviewed his staff memo. He noted that Public Works Director Whiteley has voiced some concerns regarding the artesian well component of the project and it may be appropriate to hear from him this evening. He added the applicant is also present and would like to address the Council.

Councilmember Peterson asked what will happen to the artesian well if the Council decides against the two development agreement amendments the developer is requesting. Con Wilcox, Manager of William Criddle Farms, LLC, provided a brief history of the subject property that has been owned by his family for four generations; the artesian well was first documented in 1895 and over the years the water produced by the well has been referred to by residents as sweet water. The water does not have a Sulphur base, which has been proven by source samples and in-depth testing. There have been questions about the origin of the well; it is artesian in nature, but other wells that have been drilled into the same aquifer have reduced the pressure in the well and it now runs with the assistance of a small pump. The cost of the pump was $2,200 and maintaining the pump does not require any expertise. The pump will generate 24 to 32 gallons per minute, which is adequate for the intended use as a water fountain. The testing requirements are a concern; he spoke to a Public Works employee in North Ogden about their artesian well, which has been a boon to the City and many residents consider it a social meeting place. This type of facility can be designated as a non-community water system, which means it is not considered part of the City's system and it would be assigned its own identification number and be tested differently than the rest of the City's water. The Wilcox family has paid for the new-source sample, which is quite costly, but can provide the City with data regarding the condition of the water. In the future, only monthly bacteria tests would be required, but those tests are not as costly. He noted that in North Ogden, they perform these tests twice a month and they have posted a sign indicating the water coming from the well is not treated and should not be considered the same as municipal water. He stated that he considers this well to be part of the City's

heritage and it makes sense to provide it as an amenity along the City's trail system. The depth of the well is 618 feet, with concrete casing down 118 feet; it is in a protected aquifer and can be a great amenity for the City. He would hate for the City to not proceed with using the well, but if that decision is made, the well will remain in the Wilcox family name and the water right will be transferred to other property elsewhere in the City. Councilmember Peterson asked who will have access to the well if ownership is retained by the Wilcox family. Mr. Wilcox stated the development agreement dated May of 2017 indicates that the Wilcox family was responsible to improve the well to the point that it has been improved. The well may no longer be defined as artesian, but it does generate water. It would be a public well if the City upholds its commitments indicated in the agreement. Mr. Steele added that the development agreement states that the developer will be required to install a drinking fountain on the trail if the well is no longer accessible. Mr. Wilcox stated that it does not make sense for the Wilcox family to make the well accessible if the City does not intend to make it available to the public.

Councilmember Savage inquired as to the City's responsibility for maintenance of the well or liability for any negative result of public use of the well. Mr. Whiteley discussed responsibility; there would be operations and maintenance costs for the pump and the City would be required to perform monthly bacteria tests and twice-annual nitrate tests. The results would be submitted to the health department for review and then passed along to the State of Utah. There would be power costs to power the pump and eventually the pump will need to be replaced. There is also source protection that must be renewed every six years at the cost of approximately $6,000. He stated the annual overall costs would be approximately $4,700. Councilmember Savage asked if Syracuse could do what North Ogden has done to label the water source as untreated to reduce liability. City Attorney Roberts indicated that if the City is going to advertise the water as drinking water, there are very strict guidelines that must be followed. He would advise against simply installing a sign that people will ignore; instead, he would advise that the City should adhere to any regulatory system in place to ensure drinking water is safe. Councilmember Savage stated that given that advice, the Council must simply decide if assuming responsibility for the well is worth $5,000 per year for the City.

High level discussion among the Council and staff centered on the historical negotiations of the development agreement and the overall intent of that document. Mr. Roberts noted that any amendment of the document must be agreed upon by all parties and the Wilcox family has the ability to reject any change requested by the City. Councilmember Maughan

asked if the City has the ability to retain the ownership of the well, but allow ownership of the open space to revert to the developer for the uses described by Mr. Steele. Mr. Roberts stated that is what the applicant is asking for and now is the time for the City and the other parties to the agreement to negotiate regarding those matters. Councilmember Maughan asked if the City would become the owner of the water right associated with the well. Mr. Steele answered yes. Mr. Wilcox reiterated that he and his family want the City to take ownership of the well and the water right, but if it is not going to be utilized as previously intended, his family will retain ownership and redirect the water right.

Discussion then centered on the developer's plans for the open space that will be used as an amenity for the HOA, after which Mayor Gailey stated the main issue before the Council is whether to assume responsibility for the well at an estimated cost of $5,000 per year. He facilitated discussion among the Council regarding that issue; the Council indicated support for turning the open space over to the developer for the purpose of developing an HOA park and swimming pool. Councilmember Savage stated that his only stipulation is that the park outside of the swimming pool area will still be accessible to the users of the nearby trail system. Councilmember Maughan agreed, but noted that the City shall not have any maintenance responsibility for that park space.

Adam Loser, DR Horton, stated that he is party to the development agreement and has been working with the City and the Wilcox family on this project for the past few years. The whole reason this issue came about is because he wants to set this subdivision project apart from other similar projects in the area and he felt that could be accomplished by providing a pool for residents. The current proposal to amend the development agreement to allow the HOA to retain ownership of the open space for the purpose of building the pool was reached through negotiations among himself, Mr. Wilcox, and City staff; the only remaining issue is the ownership and use of the well, but if the City's concern is providing a drinking fountain along the trail corridor, his preference would be to stub a culinary line into the right-of-way and install an actual drinking fountain next to the trail. It is his desire for all park amenities and the pool to be maintained by the HOA, but to have an access easement for the general public on a privately maintained property is not something he is comfortable obligating the HOA homeowners to. That philosophy applies to the drinking water well; he is not comfortable with the HOA retaining ownership of the well and being responsible to maintain it if it is an amenity that the general public can use. If this is simply an issue of the ownership

and maintenance of the well, he is comfortable improving the well and the ground around it to defined standards and then dedicating it to the City; an access easement would be maintained for the general public through the parking lot and across the sidewalk to the City trail. If the City does not want to assume responsibility for the well, it will be capped, and a culinary drinking fountain can be installed in the right-of-way on 4000 West for those using the City trail. Councilmember Savage stated that is concerning to him; in past discussions, this was designated as a public resting spot for people using the trail, but Mr. Loser is indicating that the public will not have access to the park property.

Councilmember Bolduc stated there are differing opinions about the benefits and burdens associated with the drinking well; the development agreement refers to the well as being artesian in nature. An artesian well is self-pressurized and requires less testing because they are constantly flowing. Given that this well is no longer defined as artesian, she wonders if the City should assume responsibility for it and the costs associated with its ongoing maintenance. The matter before the Council is to determine whether the cost is worth the benefit that the City will receive from the well. Councilmember Maughan added that if the reason that the well is no longer artesian is because of other drilling that has taken place in the same aquifer, there is no guarantee that further drilling will not cause the well to dry up completely. Councilmember Bolduc agreed and stated that the Council must determine whether they want to assume responsibility for the well for as long as it is producing water. This led to continued high level philosophical discussion about the future of the well and the cost/benefit analysis associated with the concept of assuming responsibility for the well. Mr. Steele noted that there are many different things that could occur in the future that could impact the production of the well, but at present the well is deep and is producing a good amount of clean water.

Councilmember Peterson stated Councilmember Savage's concern about public access to the park amenity in the HOA is valid, but the developer did indicate an access easement will be preserved. He asked about the commitment to improve some property around the well and he asked for details about that project and who will maintain it. Mr. Steele referred to the packet materials for the project and identified a plan illustrating the improvements that would be made around the well and the easement that provides access through the development and to the trail and well.

Councilmember Maughan stated that he is leaning towards divesting the City of any responsibility for the property or the well. Councilmember Bolduc agreed. Councilmember Savage stated that most concerning to him relative to that proposal is the loss of the water right. Mr. Whiteley stated that the water right is culinary in nature and the value associated with that right is not too significant. Mr. Wilcox stated that if the size of the water right is a concern to the City, he can offer another well in the area to increase production. The priority date for the second well is the same as for the first well. He stated he did not want to offer that to the City until he was comfortable that negotiations of the development agreement amendment were going to proceed in a way that was favorable for all parties. He noted he has spent approximately $50,000 to this point to drill the well and make the improvements he has discussed. Councilmember Maughan stated he does not understand the nature of the additional well. Mr. Wilcox stated that is yet to be discussed depending on how negotiations proceed.

Councilmember Peterson stated that from a philosophical standpoint, he would love to own the well and be able to provide it as an amenity for the City; however, $4,700 per year in maintenance costs seems like a lot of money to spend and he wondered the source of the funding for that purpose. City Manager Bovero stated that the budget for water testing would likely come from the Public Works Department, with budgeting for maintenance likely occurring in the Parks and Recreation Department.

COUNCILMEMBER MAUGHAN MOVED TO TABLE PROPOSED AMENDMENTS TO THE CRIDDLE FARMS SUBDIVISION DEVELOPMENT AGREEMENT UNTIL MORE INFORMATION IS AVAILABLE. COUNCILMEMBER BOLDUC SECONDED THE MOTION. COUNCILMEMBERS MAUGHAN, PETERSON, AND BINGHAM VOTED IN FAVOR.

Prior to the conclusion of the vote, Mr. Bovero stated that for the productivity of the next discussion of this issue, it would be worthwhile for the Council to advise staff of the information they need to make a decision. Councilmember Maughan referenced Mr. Wilcox's statement regarding the availability of an additional well and stated he needs more information about that before making a decision. Mr. Wilcox stated the water right for the second well is identical to the right for the first well. It is located north of the first well on 4000 West. He stated that it is not necessarily a new water right, but will provide additional capacity. He then noted that action on this matter is crucial to himself and to D.R. Horton; they would like to proceed with their

plans for the development. Councilmember Maughan stated he would be concerned that double the capacity may double the ongoing maintenance costs for the City. Mr. Whiteley stated that would not be the case.

Mayor Gailey stated there has been a motion and second to table this agenda item and he called for a vote. Mr. Bovero noted that he and the City Recorder believe that three votes were case so the motion did carry; if the Council wants to take a different action tonight, that motion can be reconsidered.

COUNCILMEMBER BOLDUC MOVED TO RECONSIDER THE MOTION TO TABLE. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

Councilmember Bingham stated she understands the value of the well and the amount of money the Wilcox family has dedicated to that amenity, but the ongoing annual cost of $5,000 is concerning to her and she is uncomfortable increasing the burden on Public Works and Parks and Recreation staff. She stated she feels that it would be possible to do a service to the heritage of the area and the Wilcox family by installing the drinking fountain mentioned by Mr. Loser and placing a commemorative plaque at that location to communicate to visitors the history of the area. Mr. Wilcox stated he would be comfortable with that and he does not want for this matter to be delayed any longer. Mr. Whiteley asked who would own and maintain the drinking fountain. Councilmember Bingham stated that she assumes that would be the City's responsibility.

Mayor Gailey asked if D.R. Horton would be willing to participate in the placement of the plaque. Mr. Loser stated that D.R. Horton will install an entry monument and a large windmill as an entry feature to the HOA. He would suggest placing the drinking fountain, plaque, and bench in the park strip next to the trail; this would be owned and maintained by the City. He would be happy to work with the Public Works Department to facilitate that component of the project.

Councilmember Savage stated he would feel differently if the well were still artesian in nature, but he feels that Councilmember Bingham's suggestion is a good compromise. Councilmember Peterson agreed.

COUNCILMEMBER BINGHAM MOVED TO APPROVE PROPOSED AMENDMENTS TO THE CRIDDLE FARMS SUBDIVISION DEVELOPMENT AGREEMENT, ELIMINATE THE REQUIREMENT FOR AN ARTESIAN WELL NEAR THE CITY'S TRAIL SYSTEM, AND REQUIRE THE INSTALLATION OF A CULINARY WATER

DRINKING FOUNTAIN AND PLAQUE CALLING ATTENTION TO THE HISTORY OF THE AREA. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

Councilmember Maughan asked if the City will have any responsibility for the drinking fountain aside from the general testing of culinary water sources. Councilmember Savage stated that he feels the City would be responsible to repair the water fountain if damage occurs in the future. Mr. Bovero stated the Department of the City that would be responsible for that maintenance can be determined at a later date. Councilmember Maughan stated that if the drinking fountain is not located in a park that the Parks and Recreation Department already maintains, he does not feel they should be responsible to maintain it. Mr. Whiteley asked if the HOA may be interested in maintaining the water fountain. Mr. Loser stated that he would prefer to avoid a situation where the private HOA is maintaining an amenity located in a public space. He would prefer the City maintain the drinking fountain. This prompted philosophical debate regarding maintenance responsibilities for an amenity based solely upon the location of the amenity rather than its potential use. Councilmember Bingham stated that she is most concerned that the plaque is installed in order to communicate the history of the area.

Parks and Recreation Director Robinson stated that the City currently has problems with vandalism of existing drinking fountains in other public spaces in the City. If a drinking fountain is installed near this development along the trail, she is confident that it will also be vandalized at some point in the future. She simply wants the Council to understand that before making the decision to install the drinking fountain and assume responsibility for its ongoing maintenance. Councilmember Bolduc inquired as to the average cost of drinking fountain repairs. Ms. Robinson stated the cost to replace the drinking fountain at the skate park will be $500. Councilmember Bingham stated that she would like for the monument and plaque to be independent of the drinking fountain so that any damage to the drinking fountain does not also result in damage to that amenity.

Mayor Gailey stated there has been a motion and second regarding the proposed amendments to the development agreement and he called for a vote.

Councilmember Maughan stated he would first like to make a substitute motion.

COUNCILMEMBER MAUGHAN MOVED TO TURN ALL OPEN SPACE PROPRETY AND THE AREA IN WHICH THE WELL IS LOCATED BACK OVER TO THE PROPERTY OWNER AND DEVELOPER.

The motion died for lack of a second.

Councilmember Peterson suggested that Councilmember Bingham's motion be amended to include the particular amendments to the development agreement that are being approved.

COUNCILMEMBER BINGHAM AMENDED HER MOTION TO APPROVE THE PROPOSED AMENDMENTS TO THE DEVELOPMENT AGREEMENT BY REASSIGNING OWNERSHIP OF THE OPEN SPACE AND THE ARTESIAN WELL BACK TO THE PROPERTY OWNER/DEVELOPER FOR DEVELOMENT AS AN HOA PARK AND SWIMMING POOL; AND THAT THE CITY PROVIDE THE DEVELOPER WITH ACCESS TO CONNECT TO THE CITY'S CULINARY WATER SYSTEM TO INSTALL A DRINKING FOUNTAIN ALONG THE TRAIL RIGHT-OF-WAY WITH THE DRINKING FOUNTAIN TO BE MAINTAINED BY THE CITY; AND THAT A COMMEMORATIVE PLAQUE BE INSTALLED BY THE CITY TO COMMUNICATE THE HISTORICAL SIGNIFICANCE OF THE AREA TO VISITORS. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

Mr. Bovero stated that it would be helpful for Administration to know if the other parties to the development agreement will accept the terms that were included in Councilmember Bingham's motion. Mr. Loser stated that he and Mr. Wilcox can accept the terms so long as the water right for the well is transferred back to the Wilcox family and the open space is dedicated to the HOA through the warranty deed instrument that has been created for this project. Mr. Roberts stated that he will amend the agreement.

Mr. Whiteley asked for clarification relative to how the connection to the culinary line for the drinking fountain will be made given that it would likely be necessary to excavate under the asphalt that has already been placed in order to make the connection. There was some discussion about the implications of Councilmember Bingham's motion; Mr. Steele stated he believed Councilmember Bingham moved that the City will be responsible to make the connection.**

Councilmember Bingham stated that she is comfortable allowing the improvements to proceed in good faith; her intent was for the developer to pay the cost of making the connection and for the City to pay the ongoing maintenance costs. She stated the Wilcox family has spent $50,000 on the well that will no longer be used by the City. Councilmember Peterson agreed. Mr. Loser stated that the most cost-effective way to connect to the culinary water system is during the development of a sliver of property next to Doug Wilcox's home in the next phase of the project; he will agree to bear the costs of making that connection and installing the drinking fountain. He will also work with staff to create and install the commemorative plaque. The drinking fountain can be installed in the 12-foot wide park strip near a bench that will be facing the trail.

**In a later review of the audio recording, the City Recorder determined that Councilmember Bingham's motion was simply for the City to provide access to the culinary water line for the developer and the City would be responsible for ongoing maintenance of the water fountain.

10. Authorize Administration to execute Real Estate Purchase Contract for property located at 2200 S. 1660 W.

A staff memo from the Community and Economic Development (CED) Department explained the city owns 1.97 acres located approximately 2200 S 1660 W. The land was used as a detention basin but in the most recent stormwater plan completed by the Public Works Department, was determined to be un-needed. The LDS church owns approximately 1.9 acres of surplus land located adjacent to ours. Therefore, the City and church decided to concurrently list the properties for sale. The City has received multiple offers and has selected what is felt to be the best one based off of buyer qualifications and price. The Planning Commission in unanimously recommending to the council approval of this item.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE REAL ESTATE PURCHASE CONTRACT FOR PROPERTY LOCATED AT 2200 S. 1660 W. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

11. Proposed Ordinance 19-11 amending an Impact Fee Analysis for Transportation; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same, and other related matters.

A staff memo from the City Attorney explained Administration is recommending the Council consider the change and acceptance of a new "Pass-Thru" category in the City's Transportation Impact Fee Analysis (IFA) that reduces adjusted Institute of Transportation Engineers (ITE) trips. There has been a change to table two that calculates the ITE trips and adjusted trips. A new column has been added that is called "Pass-Thru". This is a newly accepted standard that allows for a further reduction of the ITE adjusted trips calculation. It considers that a vehicle may make one trip to multiple destinations (i.e. gas station, bank, grocery store) thereby further reducing the adjusted trips calculation. The Council is asked to Consider updating the ITE Trips counts with revised standards. The ITE trips column has revised numbers for some of the categories. The Council needs to consider updating these trip counts in the IFA to match the latest standards.

Administrative Services Director Marshall reviewed his staff memo.

COUNCILMEMBER BOLDUC MOVED TO ADOPT ORDINANCE 19-11 AMENDING AN IMPACT FEE ANALYSIS FOR TRANSPORTATION; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS. COUNCILMEMBER BINGHAM SECONDED THE MOTIN; ALL VOTED IN FAVOR.

12. Public hearing – Proposed Resolution R19-32 amending the Syracuse City Consolidated Fee Schedule by making adjustments to the Transportation Impact Fees.

A staff memo from the City Attorney explained this proposed adjustment relates to the previous agenda item dealing with adjustments to the Transportation Impact Fee Analysis (IFA) document. Administration recommends a reduction of the current fee and this reduction can be made effective immediately upon adoption.

Mayor Gailey opened the public hearing at 8:47 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER SAVAGE MOVED TO ADOPT RESOLUTION R19-32 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS TO THE TRANSPORTATION IMPACT FEES. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

13. Public comments.

There were no public comments.

14. Mayor/Council announcements and discussion of future agenda items.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. They also discussed requests for future agenda items. There was a brief discussion regarding training opportunities available to the City Council and the Council asked Mr. Bovero to review the policy regarding this matter and provide a report to them about the process a Councilmember must follow when interested in registering for a training session or conference.

Mayor Gailey also invited City Manager Bovero to make any necessary announcements.

Mayor Gailey then recessed the meeting at 8:57 p.m. to allow for the Council to move to the conference room. The meeting reconvened at 9:04 p.m.

15. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably

imminent litigation; or the purchase, exchange, or lease of real property.

COUNCILMEMBER MAUGHAN MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 9:04 p.m.

The meeting reconvened at 9:43 p.m.

At 9:43 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Mike Gailey	Cassie Z. Brown, MMC
Mayor	City Recorder

Date approved: _____

COUNCIL AGENDA

September 10, 2019

ADMINISTRATIVE ITEM

Agenda Item **#8** The Fields Final Plats One and Two

Factual Summation

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

Location:	Approximately 2700 West Gentile Street
General Plan:	R-1
Current Zoning:	R-1 (Cluster Conditional Use Permit)
Acreage:	7.68 in phase 1 and 10.10 in phase 2
Number of Lots:	33 in phase 1 and 45 in phase 2. 78 Total.

Summary

The applicant has requested approval of two final subdivision plats in the same development. These lots will accommodate single-family detached housing. The cluster zone requires 50% open space in exchange for 7,000 sf lots and more flexible lot dimensions. The project will be dedicating approximatly 20 acres of land to the city as agreed to in the development agreement approved with the preliminary plat. The Cluster subdivision was approved as a conditional use permit in the R-1 zone prior to the amendment that changed the Cluster to a stand along zone.

During their regular meeting on August 20, 2019 the Planning Commission unanimously recommended approval of both final plats with the following condition:

1. All staff comments must be met before the plats go before the City Council for consideration.

Please find attached the three staff reports from fire, engineering, and planning departments for details about any remaining staff comments.

Goals of Discussion

To decide which of the options below you would like to pursue:

1. Vote to approve the item as attached
2. Vote to approve with _____ changes to attached
3. Vote to table the item until _____ meeting.
4. Vote to deny the item
5. Vote to send item back to PC

The Fields

2465 West Gentile (3700 South)

S-3000-W

W Gentile St

Legend

Property Outline

Google Earth

©2018 Google

N

1000 ft

The Fields General Plan

2465 West Gentile (3700 South)

Legend

- A-1 Agriculture
- Institutional
- Open Space / Recreational
- Property Outline
- R-1 (2.90 dwellings per net acre)
- Residential Planned Community Zone

S 3000 W

W Gentile St

Google Earth

© 2018 Google

N

1000 ft

The Fields Zoning

2465 West Gentile (3700 South)

W-3600-S

W-Gentile-St

Legend

- A-1 Agriculture
- Institutional
- Property Outline
- R-1 (2.3 dwellings per acre)
- Residential Planned Community Zone

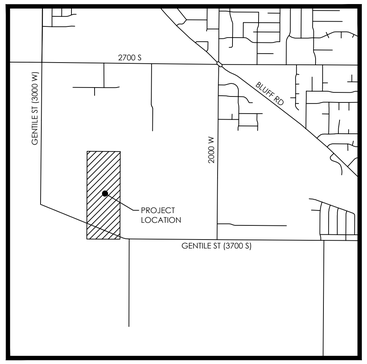
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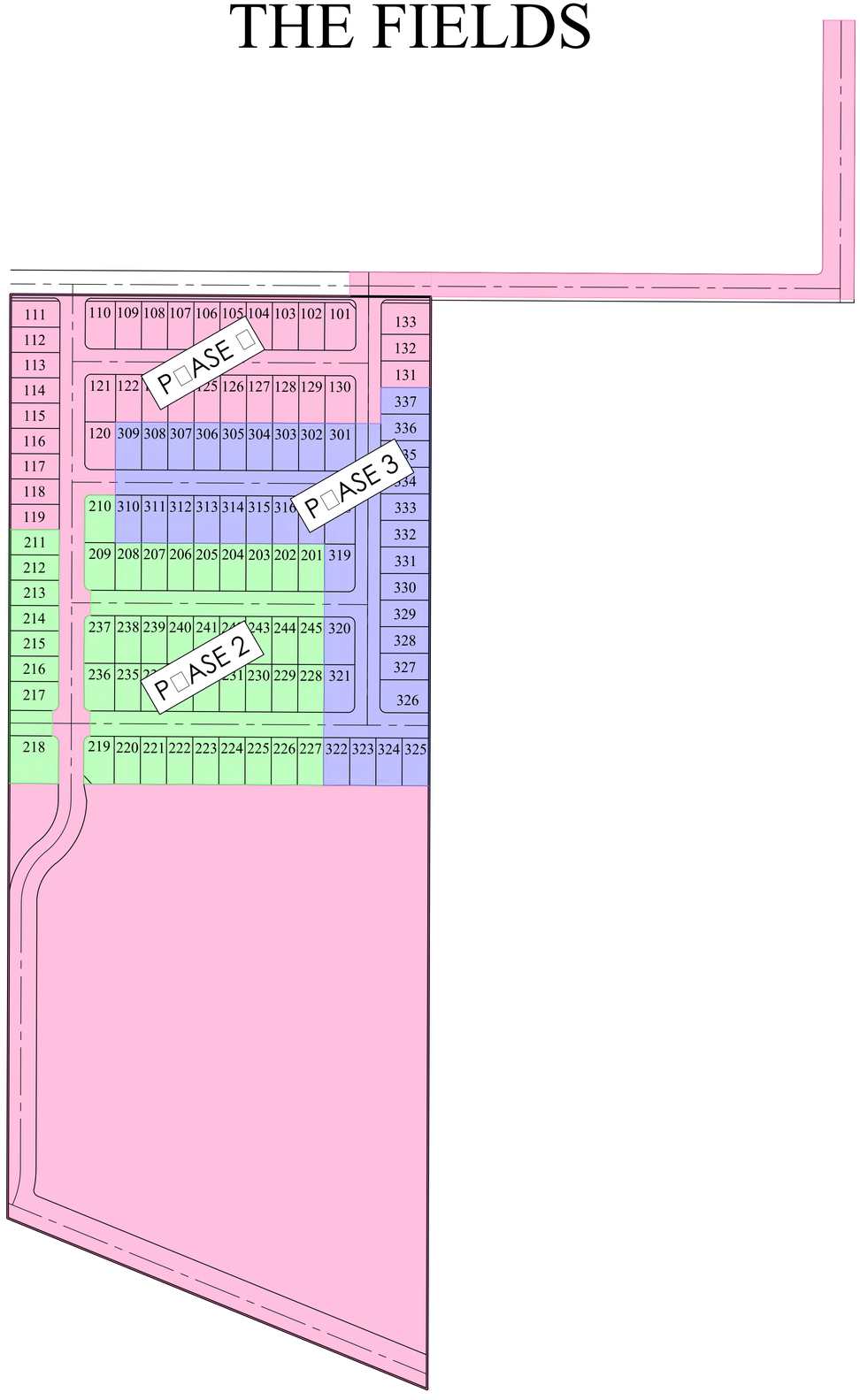
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THE FIELDS



VICINITY MAP

NTS



N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 150ft.

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STATE OF UTAH

THE FIELDS

SYRACUSE, UTAH

PHASING PLAN

REVISION BLOCK

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

PHASING PLAN

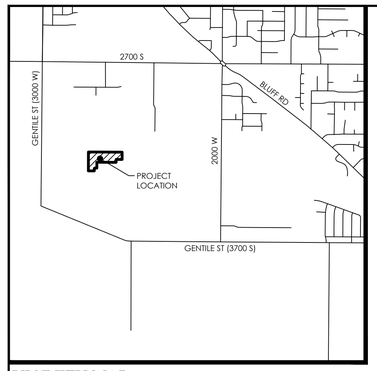
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Date:	8/16/2019	Job #:	17-317
Sheet:	C1.1		

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

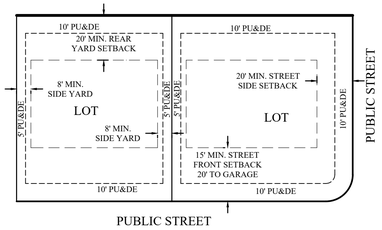
THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW 1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S



PUBLIC STREET

TYPICAL BUILDING SETBACKS
N.T.S.

GRAPHIC SCALE

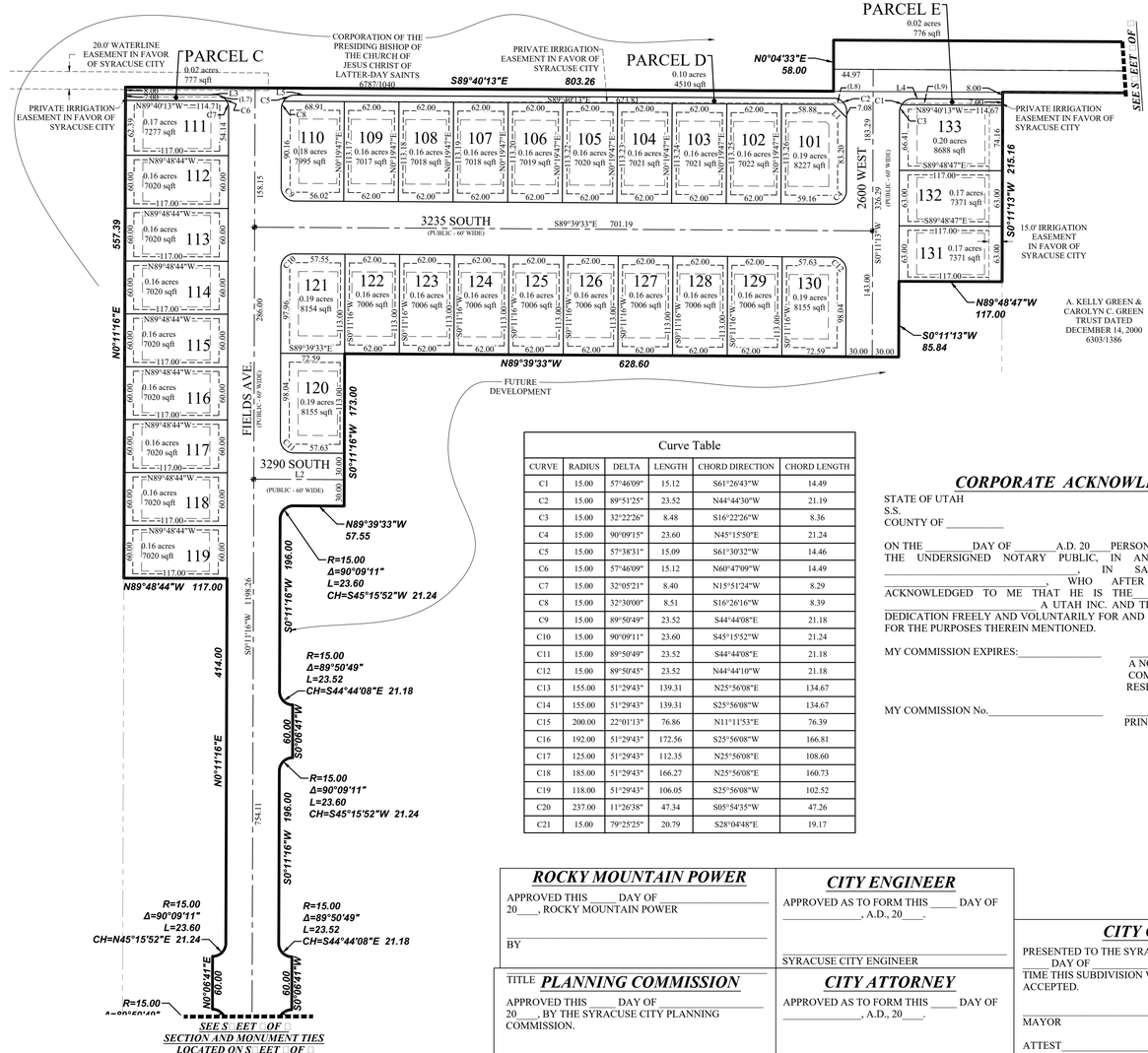
80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES:
1) #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.
3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

N
S



Line Table		
LINE	DIRECTION	LENGTH
L1	S44°44'30"E	21.30
L2	S89°39'33"E	102.51
L3	N89°40'13"W	102.04
L4	N89°40'13"W	101.96
L5	N89°40'13"W	611.18
L6	S09°58'49"E	39.65

Line Table		
LINE	DIRECTION	LENGTH
(L7)	N89°48'44"W	110.65
(L8)	N89°48'44"W	635.38
(L9)	N89°48'44"W	113.36

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	57°46'09"	15.12	S61°26'43"W	14.49
C2	15.00	89°51'25"	23.52	N44°44'30"W	21.19
C3	15.00	32°22'26"	8.48	S16°22'26"W	8.36
C4	15.00	90°09'15"	23.60	N45°15'50"E	21.24
C5	15.00	57°38'31"	15.09	S61°30'32"W	14.46
C6	15.00	57°46'09"	15.12	N60°47'09"W	14.49
C7	15.00	32°05'21"	8.40	N15°51'24"W	8.29
C8	15.00	32°30'00"	8.51	S16°26'16"W	8.39
C9	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C10	15.00	90°09'11"	23.60	S45°15'52"W	21.24
C11	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C12	15.00	89°50'45"	23.52	N44°44'10"W	21.18
C13	155.00	51°29'43"	139.31	N25°56'08"E	134.67
C14	155.00	51°29'43"	139.31	S25°56'08"W	134.67
C15	200.00	22°01'13"	76.86	N11°11'53"E	76.39
C16	192.00	51°29'43"	172.56	S25°56'08"W	166.81
C17	125.00	51°29'43"	112.35	N25°56'08"E	108.60
C18	185.00	51°29'43"	166.27	N25°56'08"E	160.73
C19	118.00	51°29'43"	106.05	S25°56'08"W	102.52
C20	237.00	11°26'38"	47.34	S05°54'35"W	47.26
C21	15.00	79°25'25"	20.79	S28°04'48"E	19.17

SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 331.77 feet and N00°11'13"E 43.63 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N67°47'31"W 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 Page 1079 of Official Records of Davis County; thence N00°11'16"E along said deed and along the east line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County and along the 1/16th (40 Acre) Section line 1,030.33 feet; thence S89°39'33"E 117.00 feet; thence N00°11'16"E 98.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°06'41"E 60.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°11'16"E 414.00 feet; thence N89°48'44"W 117.00 feet to a point on the East line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County; thence N00°11'16"E along said deed and along the 1/16th (40 Acre) Section line 557.39 feet to the 1/4 Section line; thence S89°40'13"E along the 1/4 Section line 803.26 feet; thence N00°04'33"E 58.00 feet; thence S89°40'13"E 1,105.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'03" Chord: N45°15'46"E 21.24 feet; thence N00°11'45"E 588.26 feet; thence S89°48'15"E 75.00 feet; thence S00°11'45"W 661.47 feet to the 1/4 Section line; thence N89°40'13"W along the 1/4 Section line 1,003.13 feet; thence S00°11'13"W 215.16 feet; thence N89°48'47"W 117.00 feet; thence S00°11'13"W 85.84 feet; thence N89°39'33"W 628.60 feet; thence S00°11'16"W 173.00 feet; thence N89°39'33"W 57.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 97.96 feet; thence S89°39'33"E 818.21 feet; thence S00°11'13"W 1,430.18 feet to the point of beginning.

Contains: 39.62 acres+/-

OWNER'S DEDICATION

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

THE FIELDS SUBDIVISION
PHASE 1

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

SIGNED THIS _____ DAY OF _____, 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____DAY OF _____A.D. 20____PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

PHASE INFORMATION		
ZONE	TOTAL AREA	PHASE 1 LOTS
R-1 CLUSTER	39.62 ACRES	33

ROCKY MOUNTAIN POWER

APPROVED THIS _____DAY OF _____ 20____, ROCKY MOUNTAIN POWER

BY _____

TITLE _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

SYRACUSE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

SYRACUSE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST_____
CITY RECORDER

SHEET 1 OF 3
DATE: 07/09/2019

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____
FEE

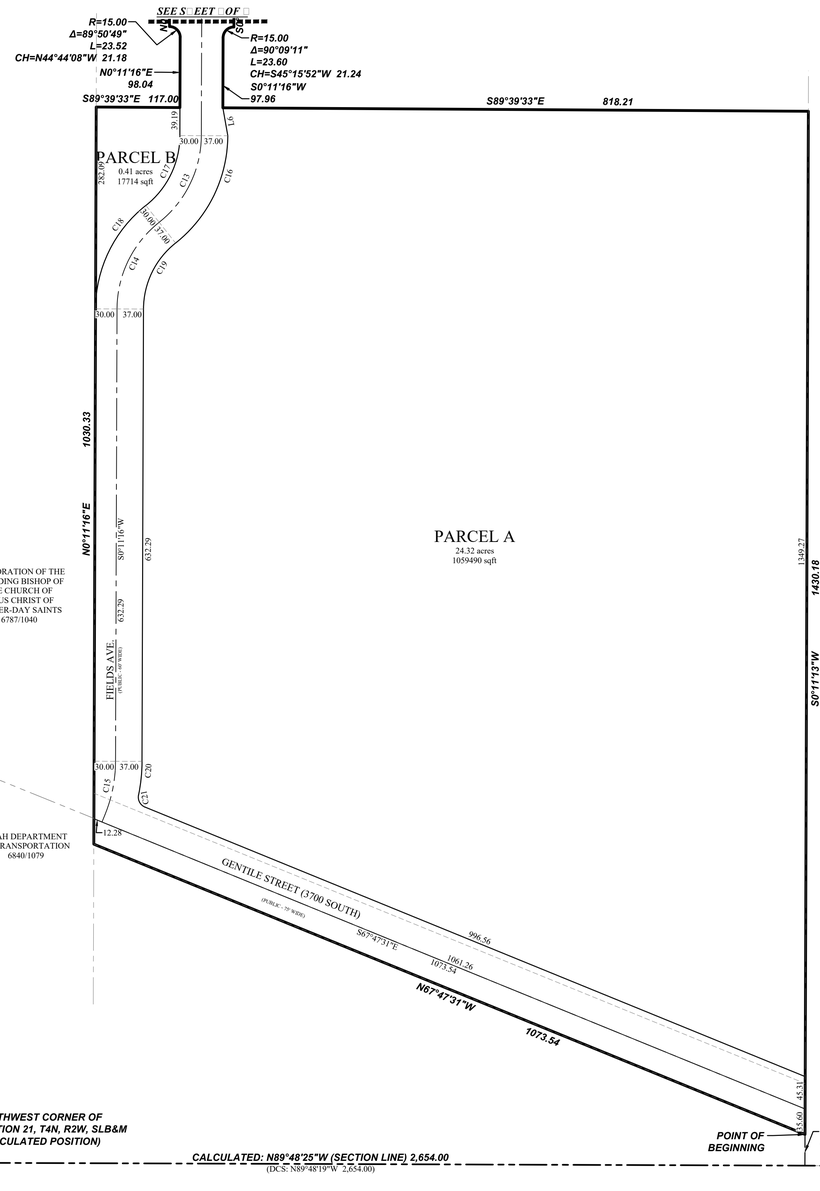
_____
COUNTY RECORDER

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW 1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

NOTES:
1) #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.
3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

FOCUS©
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____
FEE

_____
COUNTY RECORDER

THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW 1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

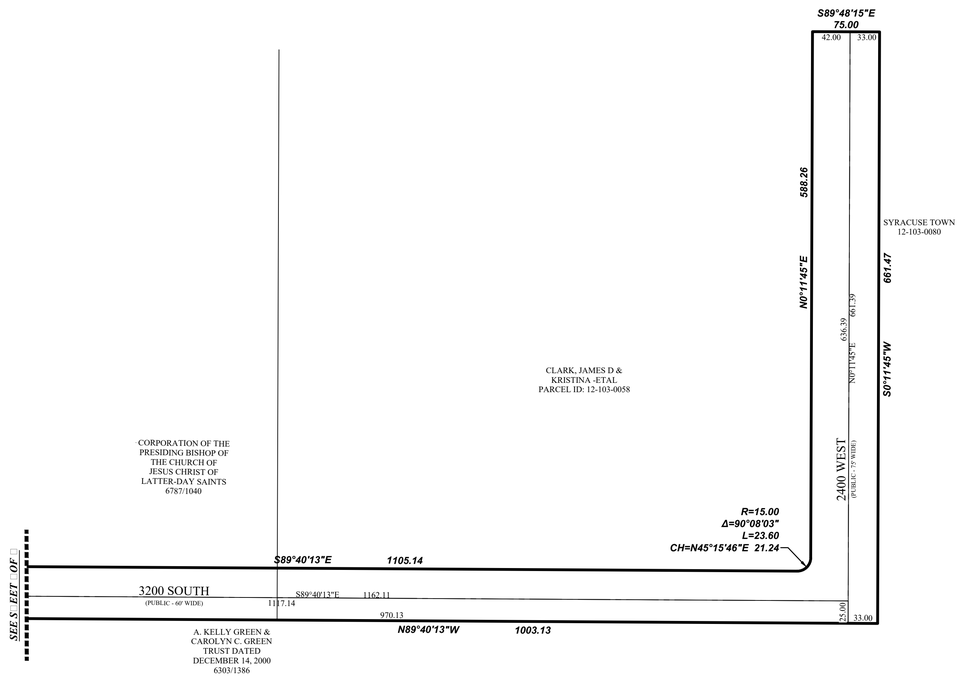
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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

N

S



SHEET 3 OF 3
DATE: 07/09/2019

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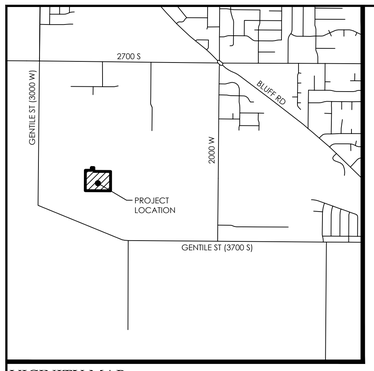
RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

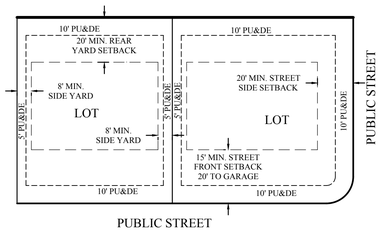
DATE_____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE COUNTY RECORDER

THE FIELDS SUBDIVISION
PHASE 2
A PORTION OF THE SW1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

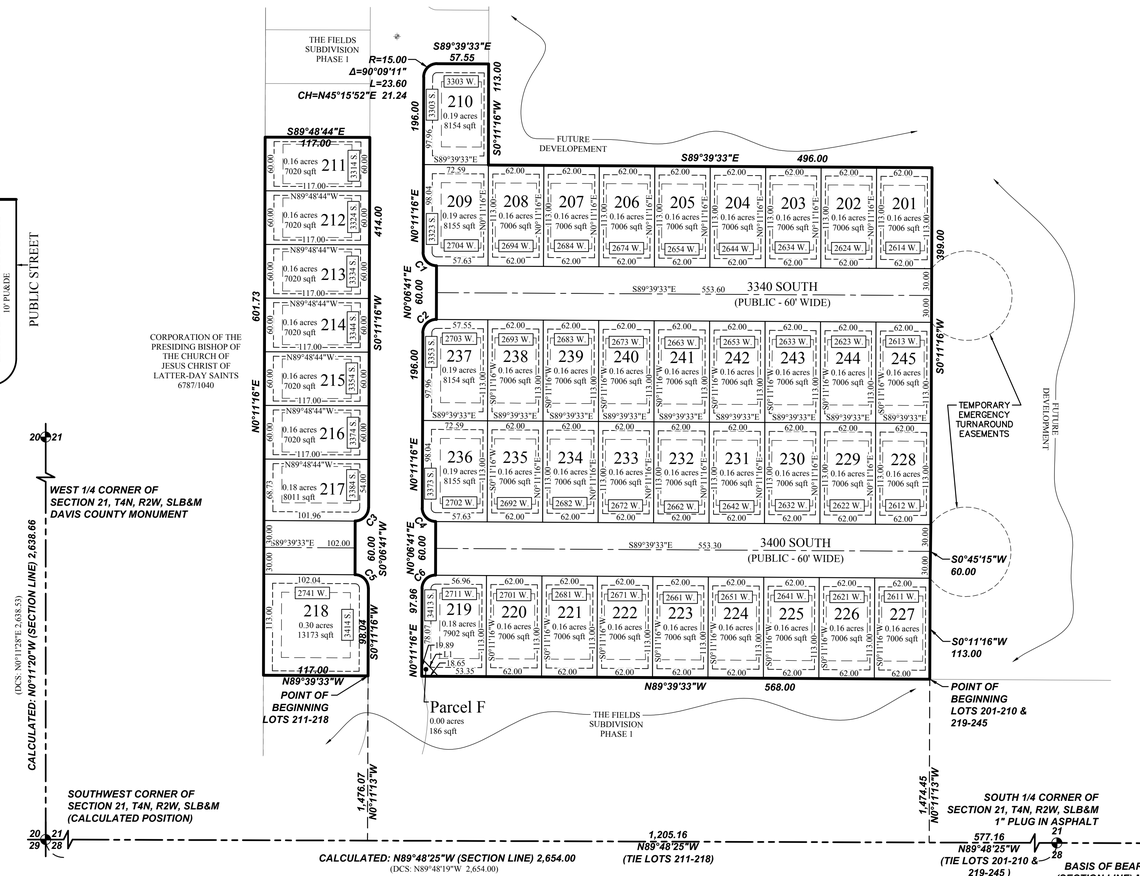


TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C2	15.00	90°09'11"	23.60	S45°15'52"W	21.24
C3	15.00	90°09'11"	23.60	N45°15'52"E	21.24
C4	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C5	15.00	89°50'49"	23.52	N44°44'08"W	21.18
C6	15.00	90°09'11"	23.60	S45°15'52"W	21.24

Line Table		
LINE	DIRECTION	LENGTH
L1	N42°54'11"W	27.31

GRAPHIC SCALE
80 0 40 80 160 360
(IN FEET)
1 inch = 80 ft.



LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

NOTES
1. **PARCEL F IS HEREBY DEDICATED TO THE FIELDS HOME OWNER'S ASSOCIATION.**

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PHASE INFORMATION		
ZONE	TOTAL AREA	PHASE 2 LOTS
R-1 CLUSTER	9.20 ACRES	45

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ 20____, ROCKY MOUNTAIN POWER

BY _____

TITLE _____

CITY ENGINEER
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

SYRACUSE CITY ENGINEER

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

SYRACUSE CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS _____ DAY OF _____, 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST _____
CITY RECORDER

DATE: 07/09/2019

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

_____ _____
Spencer W. Llewelyn Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
LOTS 201-210 & 219-245

A portion of the SW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 577.16 feet and N00°11'13"E 1,474.45 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N89°39'33"W 568.00 feet; thence N00°11'16"E 97.96 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°06'41"E 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°11'16"E 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°06'41"E 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°11'16"E 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence S89°39'33"E 57.55 feet; thence S00°11'16"W 113.00 feet; thence S89°39'33"E 496.00 feet; thence S00°11'16"W 399.00 feet; thence S00°45'15"W 60.00 feet; thence S00°11'16"W 113.00 feet to the point of beginning.

LOTS 211-218

A portion of the SW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 1,205.16 feet and N00°11'13"E 1,476.07 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N89°39'33"W 117.00 feet to the Easterly line of that Real Property described in Deed Book 6787 Page 1040 of the Official Records of Davis County; thence N00°11'16"E along said deed 601.73 feet; thence S89°48'44"E 117.00 feet; thence S00°11'16"W 414.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°06'41"W 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°11'16"W 98.04 feet to the point of beginning.

Contains: 9.20 'net' acres+/-

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

THE FIELDS SUBDIVISION
PHASE 2

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

SIGNED THIS _____ DAY OF _____, 20____

_____ _____

_____ _____

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____DAY OF _____A.D. 20____PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE_____OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE COUNTY RECORDER

Noah Steele

From: Jo Hamblin
Sent: Wednesday, September 4, 2019 5:01 PM
To: Royce Davies; Noah Steele; Brian Bloemen
Cc: Bryan Bayles
Subject: Re: The fields Final 1 & 2

Royce,
All my comments have been addressed.
Thanks,
Jo Hamblin

Get Outlook for Android

Noah Steele

From: Brian Bloemen
Sent: Thursday, September 5, 2019 6:19 AM
To: Noah Steele; Royce Davies; Jo Hamblin
Cc: Bryan Bayles
Subject: RE: The fields Final 1 & 2

All my comments have been addressed.

Mayor
Mike Gailey

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

City Manager
Brody Bovero

Final Subdivision Plan Review

9/5/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of The Fields Final Plats 1 and 2 for compliance with the city's adopted land use ordinance. Please address the following comments:

Phase 1
All comments have been addressed.

Phase 2
All comments have been addressed.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

COUNCIL AGENDA

September 10, 2019

LEGISLATIVE

ITEM Agenda Item **#9** Shoreline Subdivision Rezone and Preliminary Plat

Factual Summation

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

Location:	Approx. 2400 West Gordon Avenue (2700 South)
Current Zoning:	R-1
Requested Zoning:	RPC
General Plan:	RPC
Date General Plan amended to RPC:	1/8/19
Total Number of Lots:	549
Total Subdivision Area:	~115 Acres
Total Units per Acre:	4.8
Smallest Lot Size:	3,500 sf
Largest Lot Size:	16,267 sf
# lots in 3500-5599 sf:	274
# lots in 5600-6999 sf:	193
# lots in > 7000 sf:	82
Acres Open Space On Site:	19.5
Acres Open Space 'Off-Site':	9.25
Apartments proposed?:	No
Townhomes Proposed?:	No

Summary

The applicant is requesting approval of a rezone request to change approximately 115 acres from R-1 Residential to the Residential Planned Community Zone (RPC). They are also requesting approval of a 549-lot preliminary subdivision plat called Shoreline on the same property. The RPC Zone requires all rezone requests to be simultaneously with a preliminary plat with several detailed deliverables which are attached to this report.

As a master planned community, several different lot sizes are included in this plan intermingled with HOA open space amenities. The northeastern corner of this development is just over 600 feet from the planned West Davis Corridor alignment, and is where the majority of the smaller lot sizes are located, providing a feathered residential density from the corridor.

New trails are proposed to be built along with this development. There will be a network of interior HOA walking paths, as well as an asphalt walking trail along 2400 West that will eventually extended south to the future regional park and larger city trail system.The bridal paths that border the Syracuse Meadows subdivision will be widened and extended to 3000 West and to the Equestrian Arena.

Proposed amenities including a pool, horseshoe pits, tot lots, benches, trails, workout stations, pickle ball courts and turf areas will be included for the use of the residents. Per the RPC Code, if a development's on-site open space falls below the required percentage, a voluntary in-lieu fee can be provided for the development of adjacent parkland to mitigate for the missing on-site open space. This development is proposing to utilize the in-lieu fee option towards the planned regional park. The planned 2400 W extention south to Gentile will provide access from this development to the park.

Proposed architecture is similar to craftsman style and will feature cultured stone, and fiber-cement board. Muted greens, reds, blues, and browns will be used with a variety of exterior textures from shake to wainscot to cultured stone. The architectural theme plan states in which lot size designations each home will be located through the plan number. Plans beginning with 35 will be built on SFD 3,500-5,599 lots, plans beginning with 56 will be built on SFD 5,600-6,999 lots and plans beginning with 70 will be built on SDF >7,000 lots. Some of the 56 and 70 plans can be interchanged between the two larger lot size designations.

Please find attached herein the latest staff reports for a list of outstanding comments that the developer is working to resolve.

During their regular meeting on August 6, 2019 the Planning Commission made the following recommendations concerning this item:

Four in favor and one against with the conditions that lots abutting existing residential development be made larger and that the drainage plan submitted by the developer be included in the approval documentation.

In response the developer amended the plan so that all lots adjacent to existing homes are at least 7,000 sqft. The drainage plan is included.

Goals of Discussion
To decide which of the options below you would like to pursue:

1. Vote to approve the item as attached
2. Vote to approve with _____ changes to attached
3. Vote to table the item until _____ meeting.
4. Vote to deny the item
5. Vote to send item back to PC

Shoreline Preliminary Plat and Rezone

Approx. 2400 West 2700 South

Legend

Shoreline Outline

W-2700-S

W-2675-S

W-2850-S

S-2400-W

S-3000-W

Google Earth

©2018 Google

N

1000 ft

Shoreline Preliminary Plat and Rezone General Plan

Approx. 2400 West 2700 South

Legend

- A-1 Agriculture
- Institutional
- Open Space / Recreational
- R-1
- R-2
- Residential Planned Community

W 2700 S

S 2675 W

W 2850 S

S-2400-W

S-3000-W

N

1000 ft

Google Earth
©2018 Google

Shoreline Preliminary Plat and Rezone Current Zoning

Approx. 2400 West 2700 South

Legend

- A-1
- R-1
- R-2
- Residential Planned Community

W 2700 S

W 2675 S

W 2850 S

S 2400 W

S 3000 W

Google Earth

©2018 Google

N

1000 ft

Shoreline Preliminary Plat and Rezone Proposed Zoning

Approx. 2400 West 2700 South

Legend

- A-1
- R-1
- R-2
- Residential Planned Community

W 2700 S

S 2675 W

W 2850 S

S 2400 W

S 3000 W

Google Earth

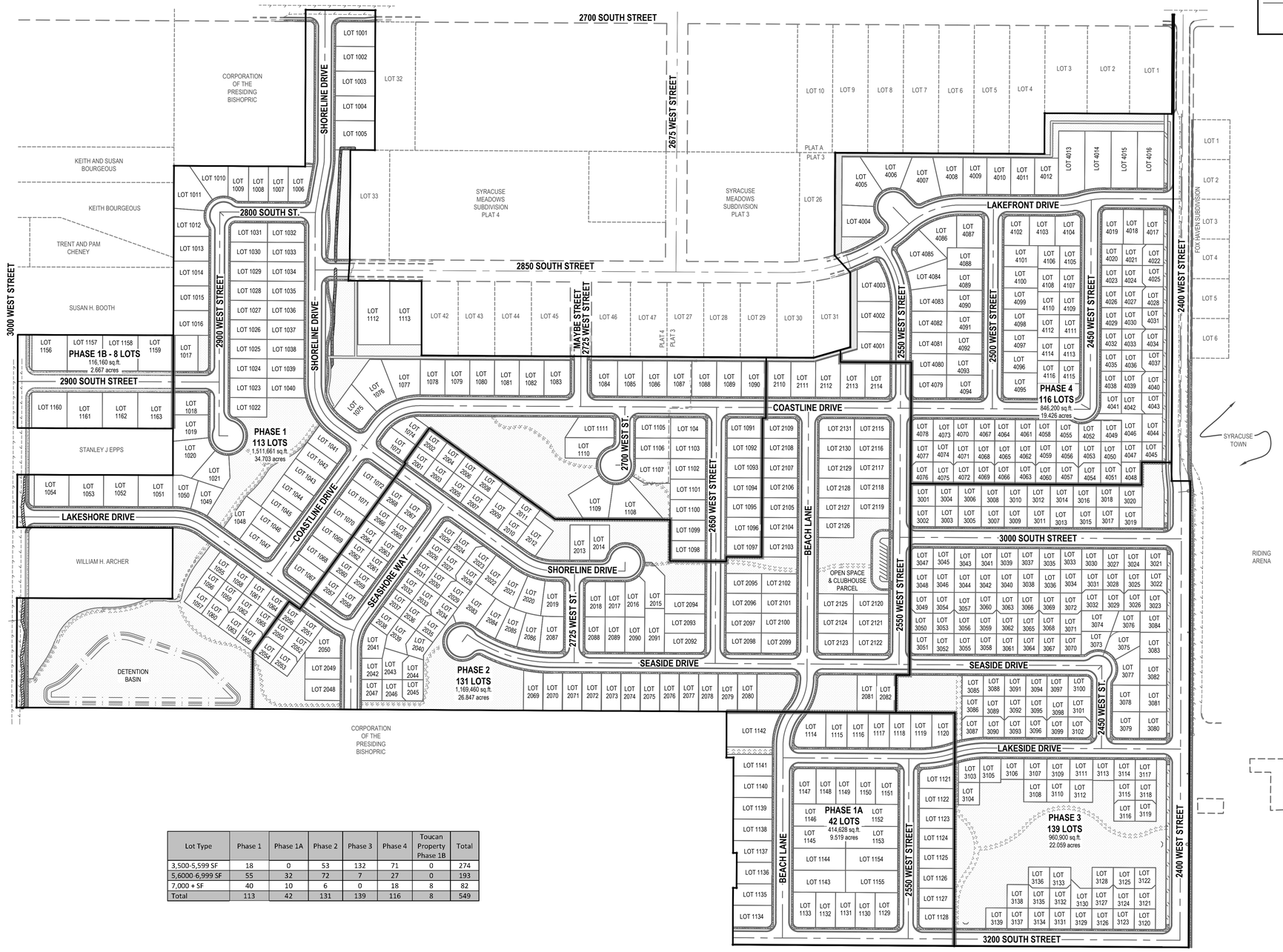
©2018 Google

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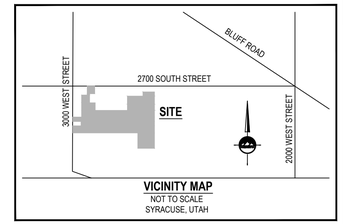
1000 ft

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

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



Lot Type	Phase 1	Phase 1A	Phase 2	Phase 3	Phase 4	Toucan Property Phase 1B	Total
3,500-5,599 SF	18	0	53	132	71	0	274
5,6000-6,999 SF	55	32	72	7	27	0	193
7,000 + SF	40	10	6	0	18	8	82
Total	113	42	131	139	116	8	549



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD, #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
8-22-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1	5-1-19	FOR REVIEW	JM
2	6-25-19	FOR APPROVAL	CHP
3	7-9-19	FOR APPROVAL	CHP
4	7-19-19	FOR APPROVAL	MCE
5	7-31-19	FOR APPROVAL	MCE
6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8			

PHASING EXHIBIT

PROJECT NUMBER 8508A
PRINT DATE 9/1/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

1 OF 1

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

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

SITE DATA TABLE		
DESCRIPTION	AREA (sq.ft.)	PERCENTAGE
LOT AREA	2,878,346	57.4%
PUBLIC RIGHT-OF-WAY	1,287,249	25.6%
COMMON SPACE	848,054	16.9%
OPEN SPACE	5,358	0.1%
TOTAL	5,019,007	100%

OPEN SPACE AREA ABOVE IS THE AREA OUTSIDE THE LOT AREA AND PUBLIC RIGHT-OF-WAY THAT IS NOT COMMON AREA. THE OPEN SPACE AREA LISTED DOES NOT INCLUDE THE OPEN SPACE ON THE LOTS OR PARK STRIP WITHIN THE RIGHT-OF-WAY

LOT SIZE TABLE		
LOT SIZE	QUANTITY	PERCENTAGE
3,500 - 5,599 SQ.FT.	274	49.9%
5,600 - 6,999 SQ.FT.	193	35.2%
> 7,000 SQ.FT.	82	14.9%
TOTAL	549	100%

NOTES

1. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
2. OPEN SPACE AND COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
3. ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED. SEE LANDSCAPE PLANS.
4. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC EXCEPT THE CLUBHOUSES, POOLS, OR OTHER PRIVATE AMENITIES AS DETERMINED BY THE DEVELOPMENT AGREEMENT.
5. NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
6. TRAILS ALONG 2400 WEST ARE TO BE PUBLICLY DEDICATED. ALL OTHER TRAILS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. THE LAYTON CANAL COMPANY SHALL BE CONTACTED FOR APPROVALS FOR PIPING THE EXISTING DITCH ALONG THE EAST SIDE OF 3000 WEST STREET.
8. NORTH DAVIS SEWER DISTRICT SHALL BE CONTACTED FOR APPROVALS AND CONNECTION STANDARDS FOR CONNECTIONS TO THEIR MAIN IN 3000 WEST STREET.
9. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
10. ALL 6-PACK AND 4-PACK 20' PRIVATE DRIVES ARE REQUIRED TO HAVE "NO PARKING" SIGNS PER FIGURE D103.6 OF 2018 IFC. SEE SHEET C-105 FOR TYPICAL LOCATIONS.
11. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED. A NOTE AND CONSERVATION EASEMENT WILL BE ADDED ON THE FINAL PLAT TO PRESERVE THESE AREAS.

LEGEND

LOW VOLUME LOCAL

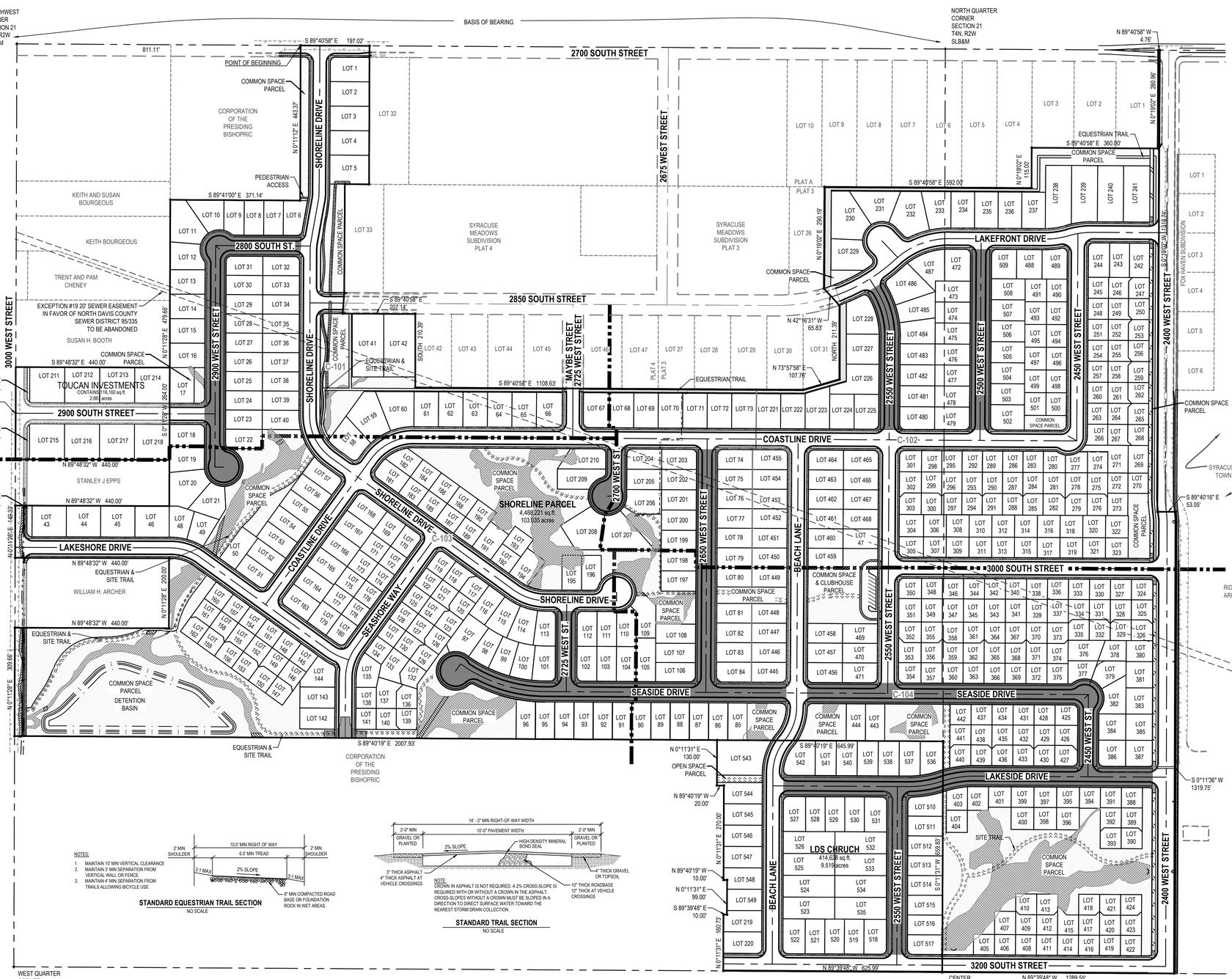
HOA TRAIL LOCATION

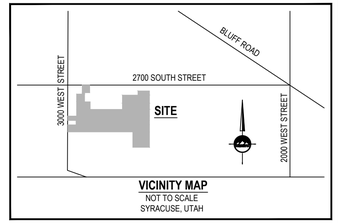
HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.





VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

Shoreline Overall Description

A portion of the NW1/4 and the NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located S89°40'58"E along the Section line 811.11 feet from the Northwest Corner of Section 21, T4N, R2W, SLB&M;
thence S89°40'58"E along the Section line 197.02 feet to the extension of the Westerly line of SYRACUSE MEADOWS Subdivision, Plat 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat 4, and the extension thereof the following six (6) courses and distances: S00°11'28"W 396.00 feet;
thence N89°40'58"W 69.25 feet;
thence S00°19'02"W 309.99 feet;
thence S04°02'03"W 60.13 feet;
thence S89°40'58"E 207.14 feet;
thence South 210.39 feet;
thence S89°40'58"E along said SYRACUSE MEADOWS Subdivision, Plat 4, and along the Southerly line of SYRACUSE MEADOWS Subdivision, Plat 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder, 1,108.63 feet;
thence along said SYRACUSE MEADOWS Subdivision, Plat 3, the following four (4) courses and distances: N73°57'58"E 107.76 feet;
thence North 211.39 feet;
thence N42°16'31"W 65.83 feet;
thence N00°19'02"E 290.19 feet to a point on the Southerly line of SYRACUSE MEADOWS Subdivision, Plat A, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat A, the following four (4) courses and distances: S89°40'58"E 592.00 feet;
thence N00°19'02"E 115.00 feet;
thence S89°40'58"E 360.00 feet;
thence N00°19'02"E 280.96 feet to the Section line; thence S89°40'44"E along the Section line 4.76 feet;
thence S00°19'02"W 1,319.74 feet to the South line of the NW1/4 of the NE1/4of said Section;
thence S89°40'16"E along the 1/16 Section (40 acre) line 53.05 feet to the Northeast Corner of the NW1/4 of the SW1/4 of the NE1/4 of said Section;
thence S00°11'36"W along the 1/64 Section (10 acre) line 1,319.75 feet to the Southeast Corner of the SW1/4 of the SW1/4 of the NE1/4 of said Section;
thence N89°39'48"W along the 1/4 Section line 663.40 feet to the Center 1/4 Corner of said Section;
thence N00°11'31"E along the 1/4 Section line 659.83 feet to the Southeast Corner of the NE1/4 of the SE1/4 of the NW1/4 of said Section;
thence N89°40'19"W along the 1/64 Section (10 acre) line 2,653.93 feet to the Southwest Corner of the NW1/4 of the SW1/4 of the NW1/4 of said Section;
thence N00°11'28"E along the Section line 309.66 feet to the Southwest corner of that Real Property as described in Deed Book 2902 Page 207 of Official Records of Davis County;
thence along said deed the following three (3) courses and distances: S89°48'32"E 440.00 feet;
thence N00°11'28"E 200.00 feet;
thence N89°48'32"W 440.00 feet to the Section line;
thence N00°11'28"E along the Section line 149.33 feet to the Southwest corner of that Real Property as described in Deed Book 6068 Page 463 of Official Records of Davis County;
thence S89°48'32"E along said deed 440.00 feet;
thence N00°11'28"E along said deed and along the Easterly lines of that Real Property as described in Deed Book 4189 Page 88 of Official Records of Davis County and that Real Property as described in Deed Book 3618 Page 233 of Official Records of Davis County and that Real Property as described in Deed Book 4652 Page 420 of Official Records of Davis County and that Real Property as described in Deed Book 1740 Page 1683 of Official Records of Davis County and that Real Property as described in Deed Book 1105 Page 46 of Official Records of Davis County 875.66 feet to the Southwest corner of that Real Property as described in Deed Book 3888 Page 2453 of Official Records of Davis County;
thence along said deed the following two (2) courses and distances: S89°41'00"E 371.14 feet;
thence N00°11'11"E 443.36 feet to the point of beginning.
Contains: 103.04 acres+/-

SYRACUSE LDS CHURCH PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERICIAN, AND RUNNING;
THENCE NORTH 89°40'06" WEST ALONG THE QUARTER SECTION LINE 625.68 FEET;
THENCE NORTH 00°11'13" EAST 160.02 FEET;
THENCE SOUTH 89°48'47" EAST 10.00 FEET;
THENCE NORTH 00°11'13" EAST 100.00 FEET;
THENCE NORTH 89°40'13" WEST 10.10 FEET;
THENCE NORTH 00°19'47" EAST 39.75 FEET;
THENCE NORTH 00°11'13" EAST 230.05 FEET;
THENCE NORTH 89°48'47" WEST 18.24 FEET;
THENCE NORTH 00°13'13" EAST 130.00 FEET TO THE 1/64TH SECTION LINE;
THENCE SOUTH 89°40'19" EAST ALONG THE 1/64TH SECTION LINE 643.90 FEET TO THE QUARTER SECTION LINE;
THENCE SOUTH 00°11'31" WEST ALONG THE QUARTER SECTION LINE 659.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.51 ACRES

TOUCAN INVESTMENTS LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 0°11'28" WEST 924.00 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE SOUTH 89°40'58" EAST 440.00 FEET;
THENCE SOUTH 011'28" WEST 264.00 FEET;
THENCE NORTH 8940'58" WEST 440.00 FEET TO THE SECTION LINE;
THENCE NORTH 011'28" EAST 264.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

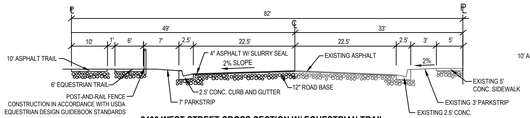
CONTAINS 116,160 SQUARE FEET, 2.667 ACRES.

NOTES:
1. MAINTAIN 10' MIN VERTICAL CLEARANCE
2. MAINTAIN 2' MIN SEPARATION FROM VERTICAL WALL OR FENCE.
3. MAINTAIN 4' MIN SEPARATION FROM TRAILS ALLOWING BICYCLE USE

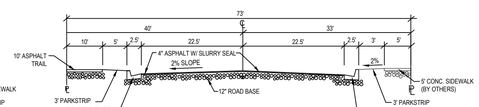
STANDARD EQUESTRIAN TRAIL SECTION
NO SCALE

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

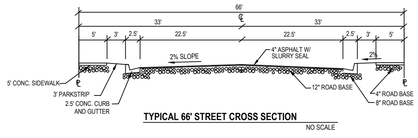
STANDARD TRAIL SECTION
NO SCALE



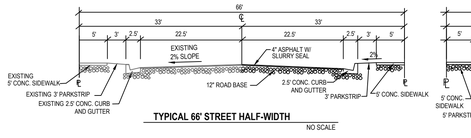
2400 WEST STREET CROSS SECTION W/ EQUESTRIAN TRAIL (NORTH OF 3000 SOUTH STREET)
NO SCALE



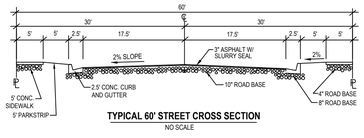
2400 WEST STREET CROSS SECTION (SOUTH OF 3000 SOUTH STREET)
NO SCALE



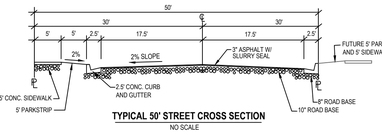
TYPICAL 66' STREET CROSS SECTION
NO SCALE



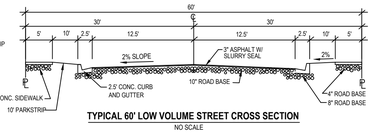
TYPICAL 66' STREET HALF-WIDTH
NO SCALE



TYPICAL 60' STREET CROSS SECTION
NO SCALE



TYPICAL 50' STREET CROSS SECTION
NO SCALE



TYPICAL 60' LOW VOLUME STREET CROSS SECTION
NO SCALE



NOTE:
CROSS-SLOPE MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

STANDARD 5' TRAIL SECTION
NO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD, #6
CENTERVILLE, UTAH 84014

CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

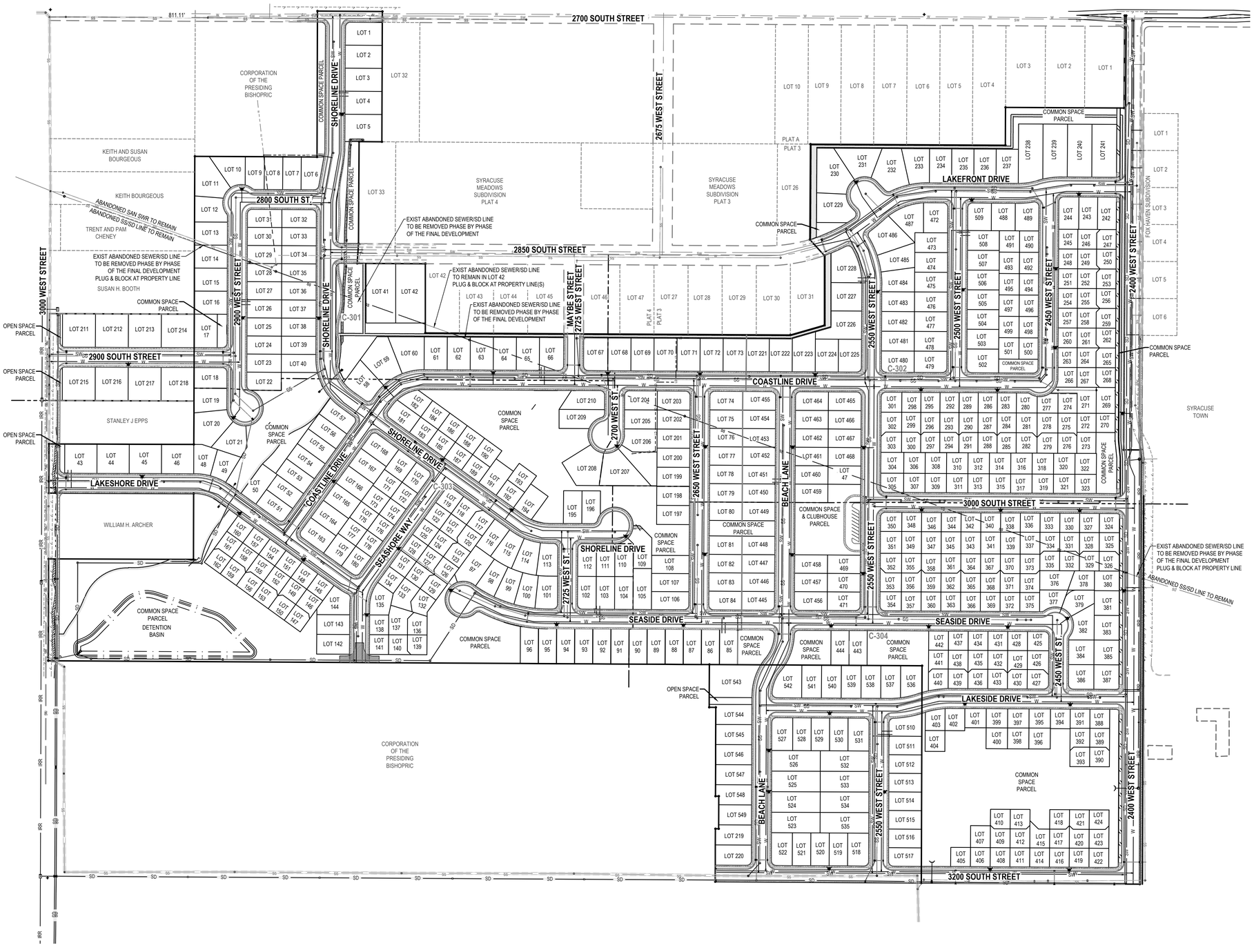
PROFESSIONAL ENGINEER No. 5049039 9-5-19 STATE OF UTAH CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1	5-1-19	FOR REVIEW	JM
2	6-25-19	FOR APPROVAL	CHP
3	7-9-19	FOR APPROVAL	CHP
4	7-19-19	FOR APPROVAL	MCE
5	7-31-19	FOR APPROVAL	MCE
6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8	9-5-19	FOR APPROVAL	CHP

OVERALL SITE PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/5/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-100



HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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1222 WEST LEGACY CROSSING BLVD, #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

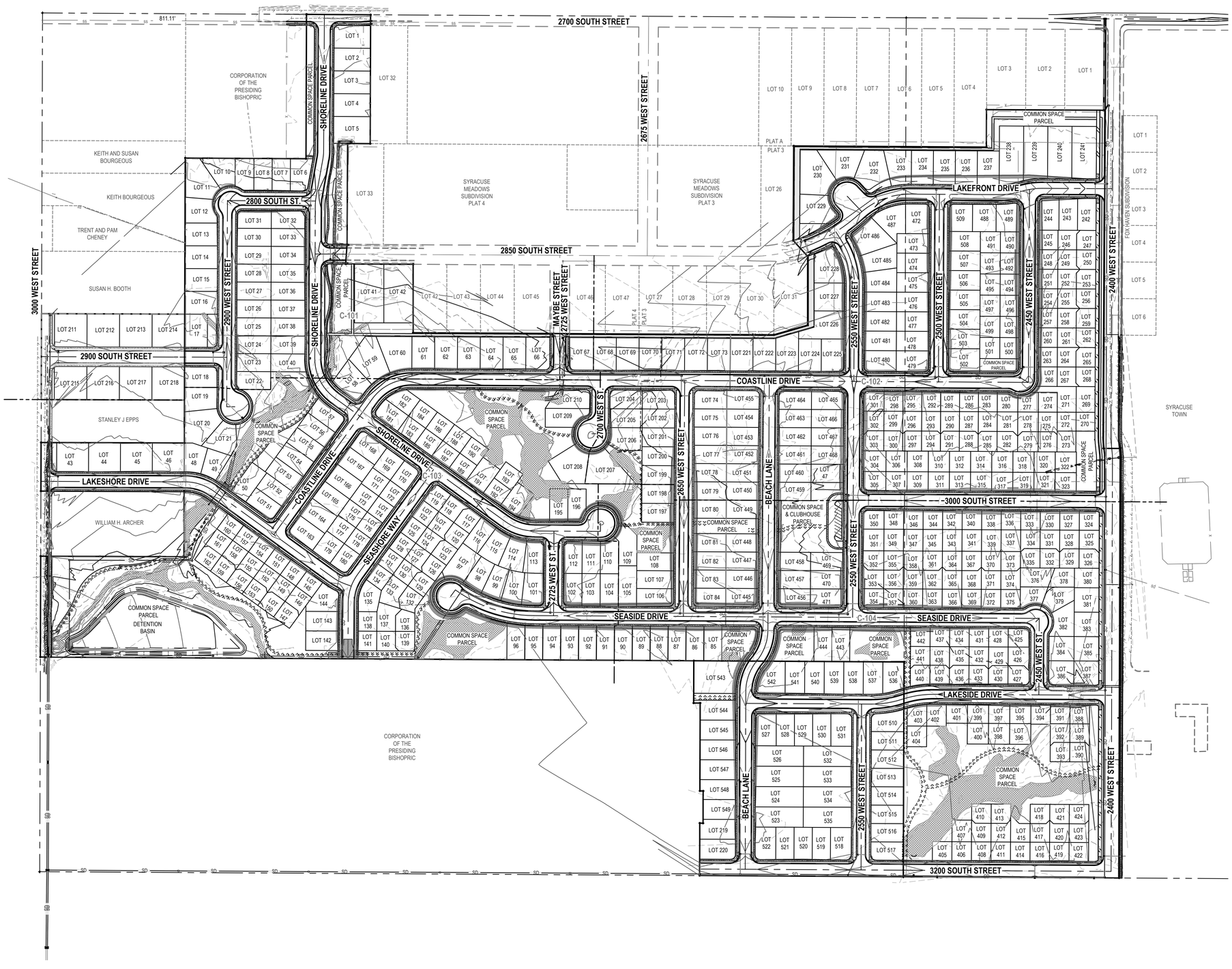
PROFESSIONAL ENGINEER
No. 5049039
1-5-19
STATE OF UTAH
CAMERON HESS PRESTON

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4	7-19-19	FOR APPROVAL	MCE
5	7-31-19	FOR APPROVAL	MCE
6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8	9-5-19	FOR APPROVAL	CHP

OVERALL PRELIMINARY UTILITY PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/5/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300



HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD, #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

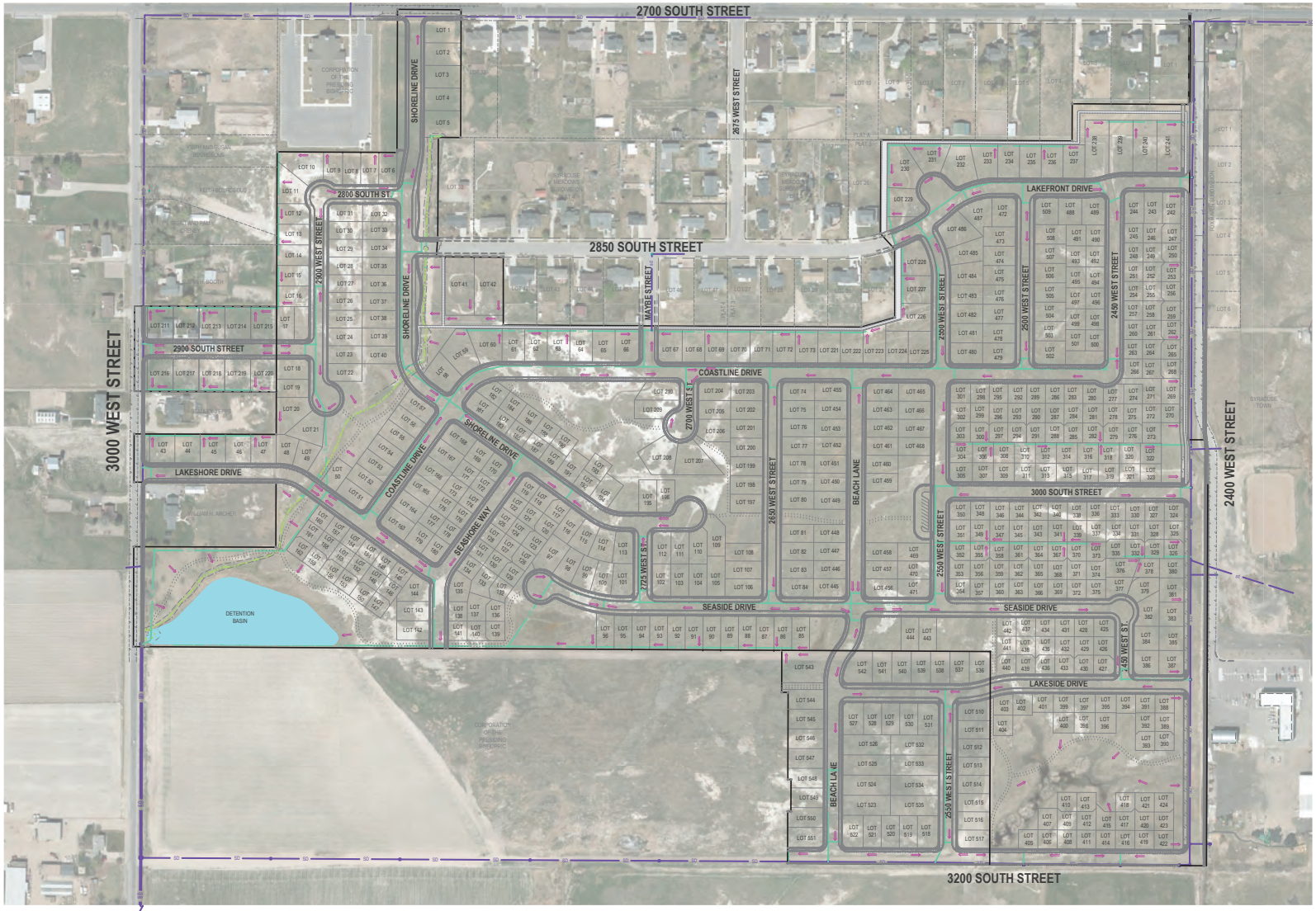
PROFESSIONAL ENGINEER
No. 5049039
1-5-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1	5-1-19	FOR REVIEW	JM
2	5-25-19	FOR APPROVAL	CHP
3	7-9-19	FOR APPROVAL	CHP
4	7-19-19	FOR APPROVAL	MCE
5	7-31-19	FOR APPROVAL	MCE
6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8	9-5-19	FOR APPROVAL	CHP

OVERALL PRELIMINARY GRADING/DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8508A	9/5/19
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-200





LEGEND

- SD — OFFSITE STORM DRAIN & IRRIGATION
- SD — ONSITE STORM DRAIN
- NATURAL DRAINAGE CHANNEL
- SURFACE DRAINAGE DIRECTION

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.

ENSIGN
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CONTACT:
GREG DAY, PE
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SHORELINE SUBDIVISION

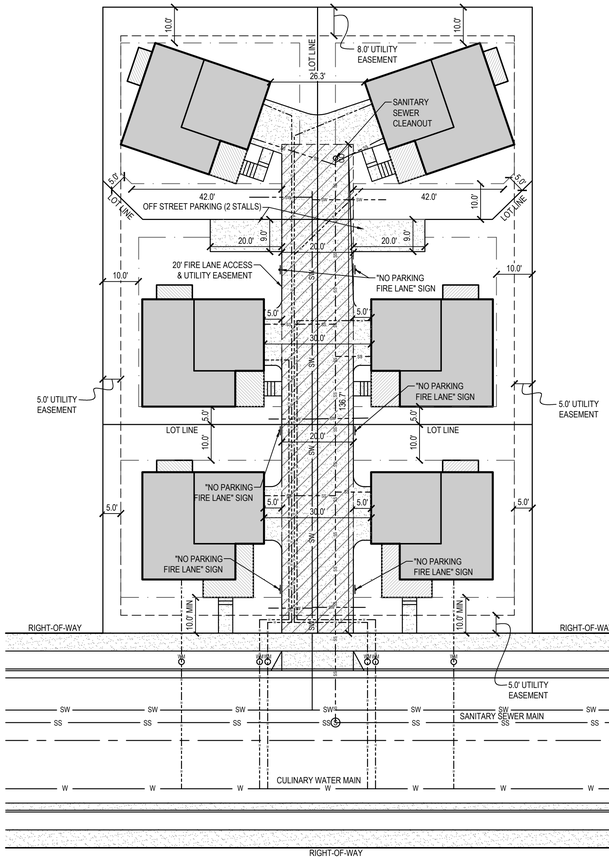
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

DRAINAGE EXHIBIT

PROJECT NUMBER	PRINT DATE
8938A	8/6/19
DRAWN BY	CHECKED BY
MJELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

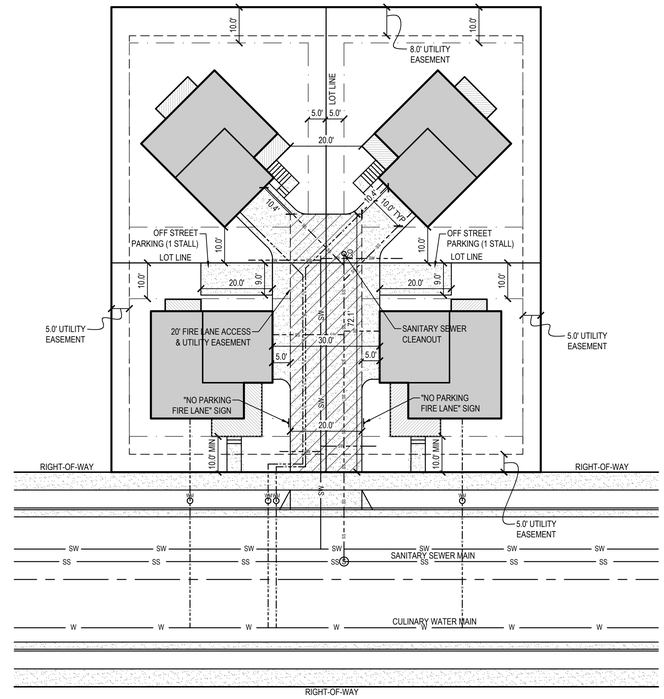
811 Know what's below. Call before you dig.

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



TYPICAL 6-PACK EASEMENT & UTILITY LAYOUT

NOTE: 2 OFF-STREET PARKING STALLS PER 6 PACK



TYPICAL 4-PACK EASEMENT & UTILITY LAYOUT

NOTE: 2 OFF-STREET PARKING STALLS PER 4 PACK

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
9-5-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
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3	7-9-19	FOR APPROVAL	CHP
4	7-19-19	FOR APPROVAL	MCE
5	7-31-19	FOR APPROVAL	MCE
6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8	9-5-19	FOR APPROVAL	CHP

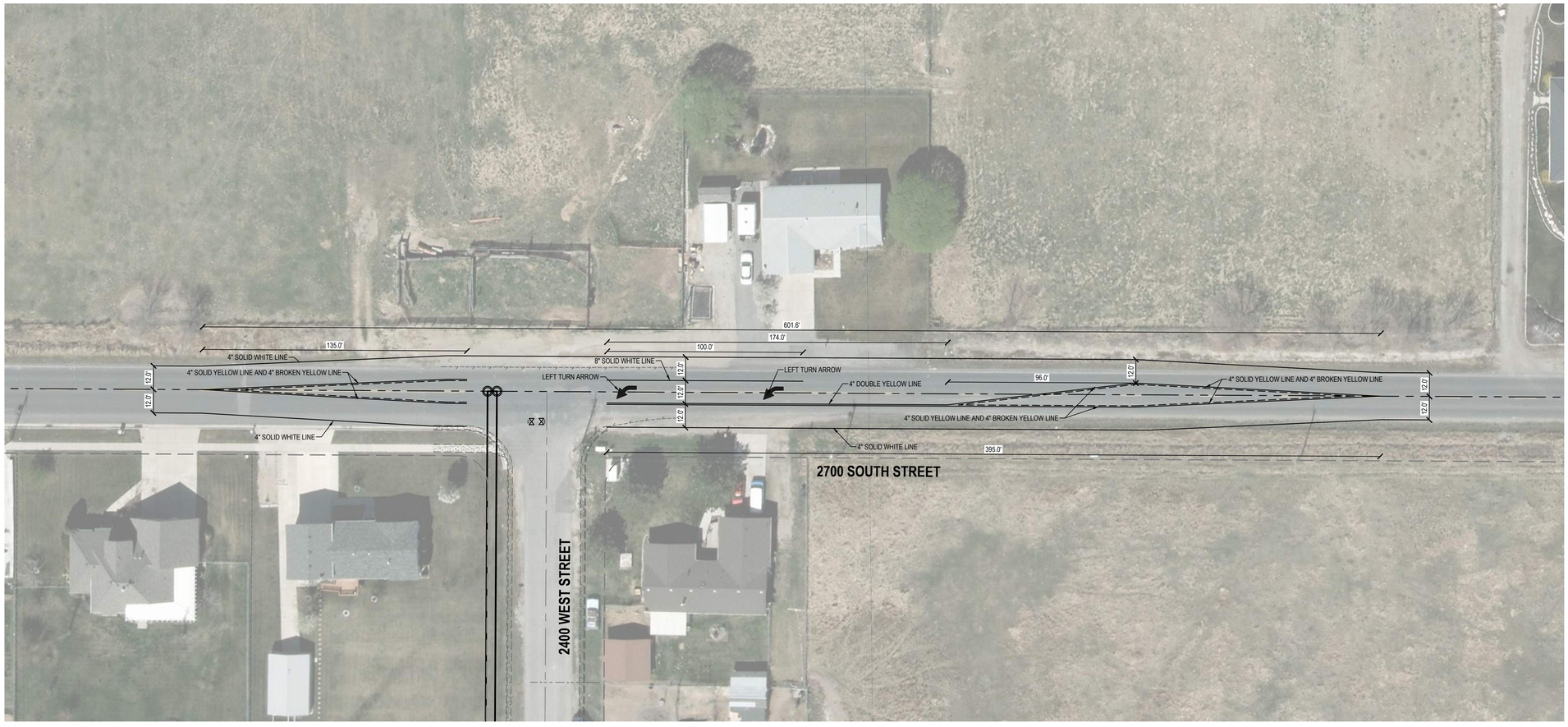
TYPICAL EASEMENT AND UTILITY LAYOUT

PROJECT NUMBER: 8508A
PRINT DATE: 9/5/19
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-105

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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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THE STANDARD IN ENGINEERING

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Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

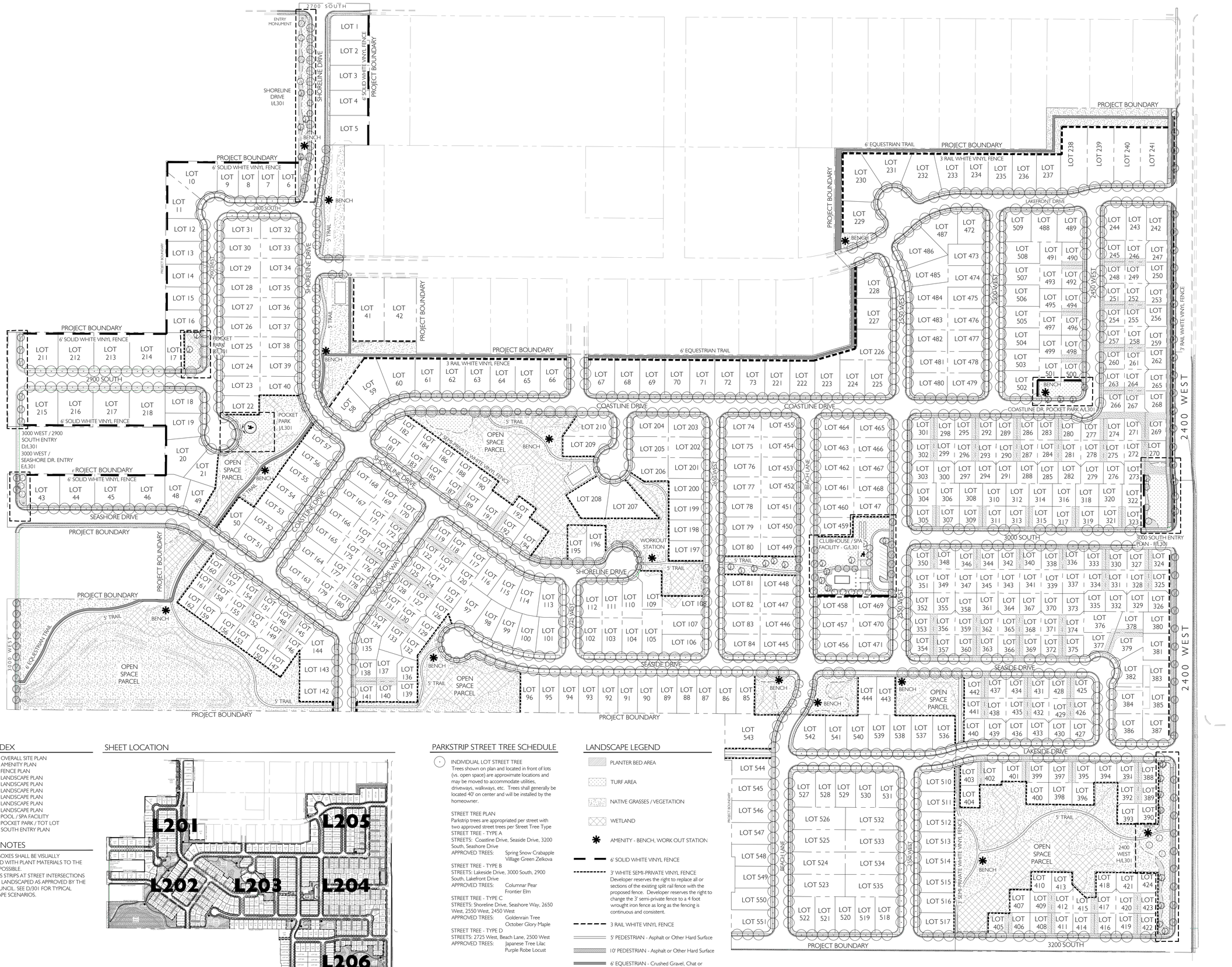
PROFESSIONAL ENGINEER
No. 5049039
9-5-19
STATE OF UTAH
CAMERON HESS PRESTON

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1	5-1-19	FOR REVIEW	JM
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6	8-6-19	FOR APPROVAL	MCE
7	8-22-19	FOR APPROVAL	MCE
8	9-5-19	FOR APPROVAL	CHP

2700 SOUTH STREET STRIPING PLAN

PROJECT NUMBER: 8508A
PRINT DATE: 9/5/19
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-106



SHEET INDEX

L101	OVERALL SITE PLAN
	AMENITY PLAN
	FENCE PLAN
L201	LANDSCAPE PLAN
L202	LANDSCAPE PLAN
L203	LANDSCAPE PLAN
L204	LANDSCAPE PLAN
L205	LANDSCAPE PLAN
L206	LANDSCAPE PLAN
L301	POOL / SPA FACILITY
	POCKET PARK / TOT LOT
	SOUTH ENTRY PLAN

PROJECT NOTES

1. UTILITY BOXES SHALL BE VISUALLY SCREENED WITH PLANT MATERIALS TO THE EXTENT POSSIBLE.
2. ALL PARKS STRIPS AT STREET INTERSECTIONS SHALL BE LANDSCAPED AS APPROVED BY THE CITY COUNCIL. SEE D/301 FOR TYPICAL LANDSCAPE SCENARIOS.

SHEET LOCATION

PARKSTRIP STREET TREE SCHEDULE

INDIVIDUAL LOT STREET TREE
Trees shown on plan and located in front of lots (vs. open space) are approximate locations and may be moved to accommodate utilities, driveways, walkways, etc. Trees shall generally be located 40' on center and will be installed by the homeowner.

STREET TREE PLAN
Parkstrip trees are appropriated per street with two approved street trees per Street Tree Type

STREET TREE - TYPE A
STREETS: Coastline Drive, Seaside Drive, 3200 South, Seashore Drive
APPROVED TREES: Spring Snow Crabapple
Village Green Zelkova

STREET TREE - TYPE B
STREETS: Lakeside Drive, 3000 South, 2900 South, Lakefront Drive
APPROVED TREES: Columnar Pear
Frontier Elm

STREET TREE - TYPE C
STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
APPROVED TREES: Goldenrain Tree
October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac
Purple Robe Locust

LANDSCAPE LEGEND

- PLANTER BED AREA
- TURF AREA
- NATIVE GRASSES / VEGETATION
- WETLAND
- AMENITY - BENCH, WORK OUT STATION
- 6' SOLID WHITE VINYL FENCE
- 3' WHITE SEMI-PRIVATE VINYL FENCE
  Developer reserves the right to replace all or sections of the existing split rail fence with the proposed fence. Developer reserves the right to change the 3' semi-private fence to a 4 foot wrought iron fence as long as the fencing is continuous and consistent.
- 3 RAIL WHITE VINYL FENCE
- 5' PEDESTRIAN - Asphalt or Other Hard Surface
- 10' PEDESTRIAN - Asphalt or Other Hard Surface
- 6' EQUESTRIAN - Crushed Gravel, Chat or Other Similar Material

A OVERALL SITE PLAN
SCALE: 1"= 100'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
POTOMAC BUSINESS CENTER
699 EAST SOUTH TEMPLE, 2D1D
SALT LAKE CITY, UTAH 84102
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 11002 · REGISTERED LANDSCAPE ARCHITECT

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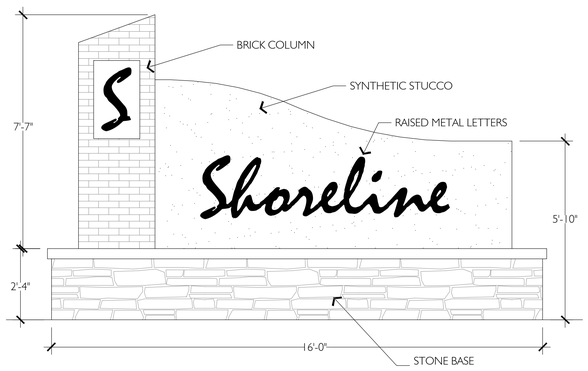
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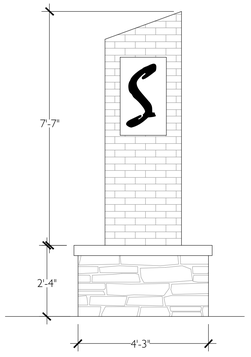
SHORELINE
SYRACUSE, UTAH

OVERALL SITE PLAN

L101



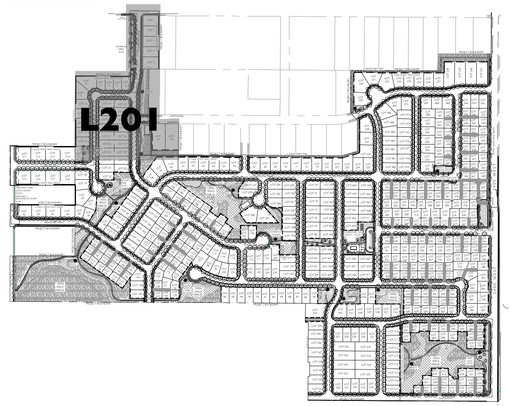
A ENTRY MONUMENT - WALL



B ENTRY MONUMENT - COLUMN

C LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



PARKSTRIP STREET TREE SCHEDULE

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APPROVED TREES: Columnar Pear
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STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
APPROVED TREES: Goldenrain Tree
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- 10' PEDESTRIAN - Asphalt or Other Hard Surface
- 6' EQUESTRIAN - Crushed Gravel, Chat or Other Similar Material

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
45	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
49	Koelruteria paniculata	Golden Rain Tree	2" Cal.
35	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
16	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
31	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.
79	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
POTOMAC BUSINESS CENTER
699 EAST SOUTH TEMPLE, 2010
SALT LAKE CITY, UTAH 84102
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT T. BLAKE · No. 10088 · REGISTERED LANDSCAPE ARCHITECT

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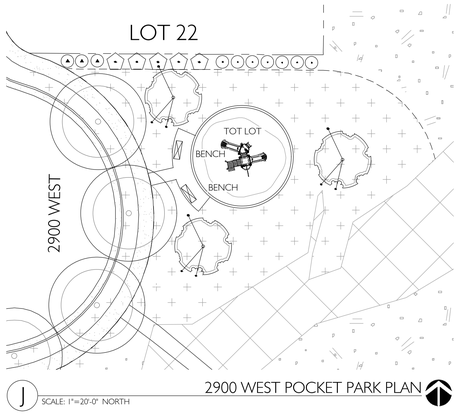
SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

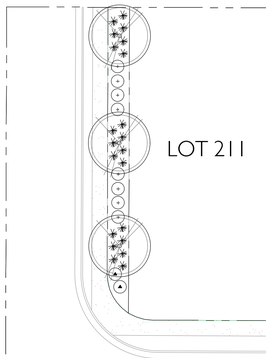
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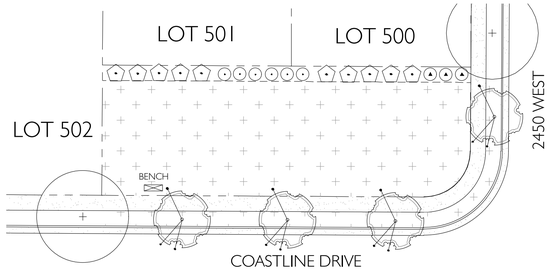
LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
45	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
49	Gleditsia triacnthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.
35	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
16	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
31	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.
79	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
	SHRUBS / ORNAMENTAL GRASSES		
	Syringa vulgaris	Common Lilac	2 Gal.
	Ribes alpinum	Alpine Currant	2 Gal.
	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	Rosa meidiland 'White'	White Meidiland Rose	2 Gal.
	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.
	TURF AREA		
	NATIVE GRASSES / VEGETATION		
	WETLAND		

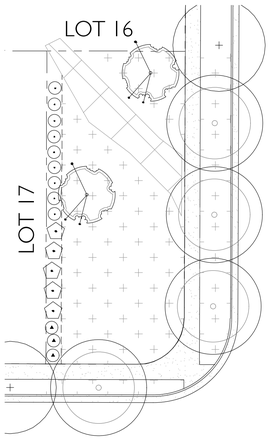


J 2900 WEST POCKET PARK PLAN
SCALE: 1"=20'-0" NORTH

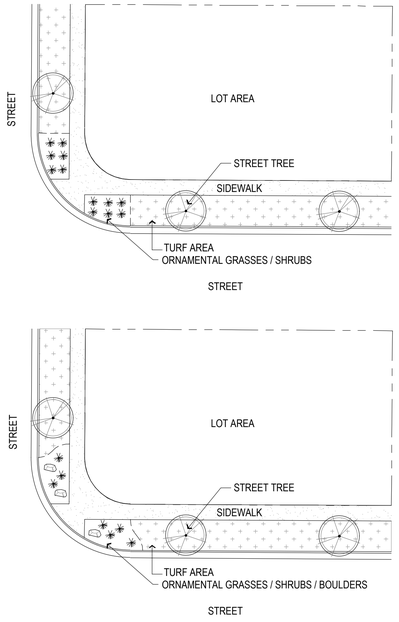




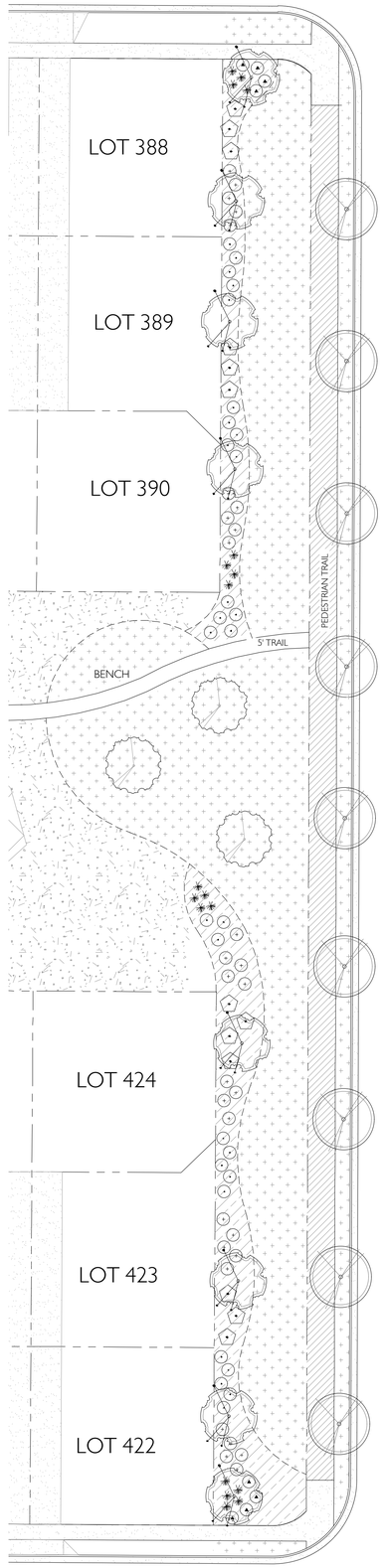
A COASTLINE DRIVE POCKET PARK
SCALE: 1"=20'-0" NORTH



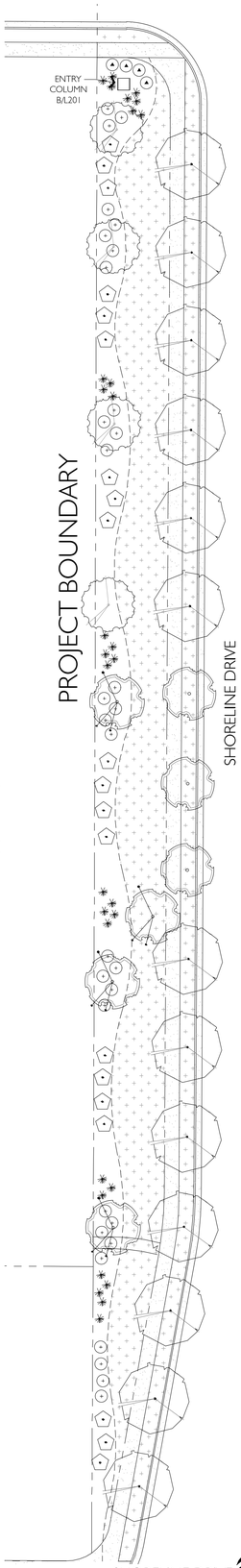
B PARK PLAN
SCALE: 1"=20'-0" NORTH



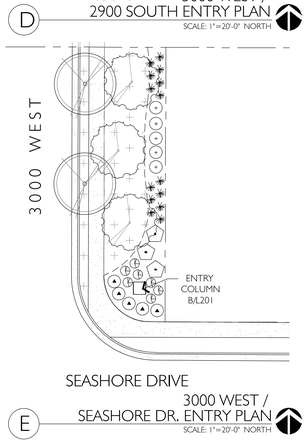
C TYPICAL STREET INTERSECTION
SCALE: 1"=20'-0" NORTH



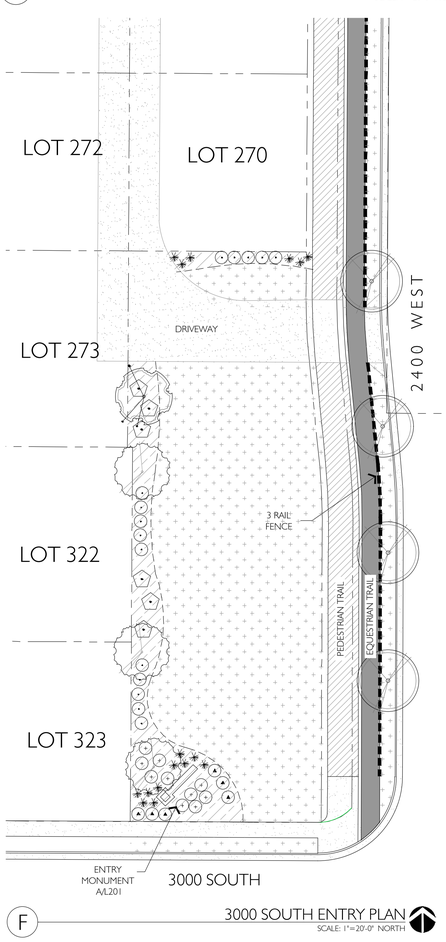
H 2400 WEST LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



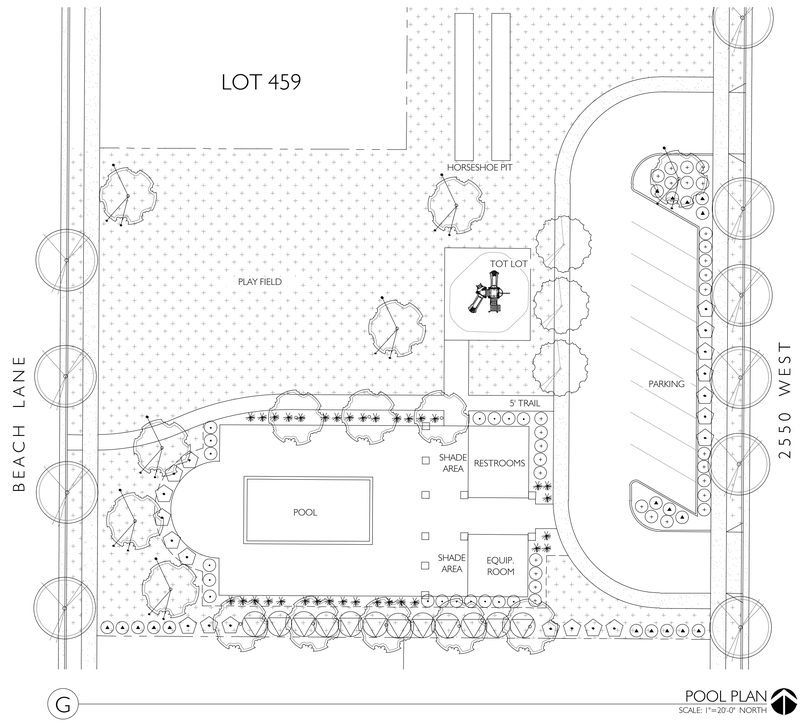
I SHORELINE DRIVE LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



E 3000 WEST / SEASHORE DR. ENTRY PLAN
SCALE: 1"=20'-0" NORTH



F 3000 SOUTH ENTRY PLAN
SCALE: 1"=20'-0" NORTH



G POOL PLAN
SCALE: 1"=20'-0" NORTH

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LANDSCAPE ARCHITECTURE & LAND PLANNING
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SALT LAKE CITY, UTAH 84102
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

L301

March 8, 2019

Mr. Greg Day
CW Land. Co.
1222 West Legacy Crossing Boulevard, #6
Centerville, Utah 84014

Subject: Geotechnical Engineering Study
Proposed Clark Property Development
About 2600 West 2700 South
Syracuse, Utah
CMT Project Number: 10855

Mr. Day:

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On February 5 and 6, 2018, a CMT Engineering Laboratories (CMT) engineer was on-site and supervised the excavation of 20 test pits extending to a depth of about 12 to 13 feet below the existing ground surface. Soil samples were obtained during the field operations and subsequently transported to our laboratory for further testing and observation. Static groundwater was measured on March 7, 2019 within available PVC pipes installed during the initial field work during February 2018.

Conventional spread and/or continuous footings may be utilized to support the proposed structures, provided the recommendations in this report are followed. Static groundwater was measured on February 25 and 27 within installed pipes at the test pit locations between depths of 1.0 to 4.9 feet below the ground surface. About one year later (March 7, 2019) static groundwater was measured within available PVC pipes at depths between 0.1 to 3.0 feet below the existing ground surface. A detailed discussion related to the earthwork design and construction criteria is presented in this report.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With 8 offices throughout Utah and Arizona, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 870-6730.

Sincerely,
CMT Engineering Laboratories

Bryan N. Roberts, P.E.
Senior Geotechnical Engineer



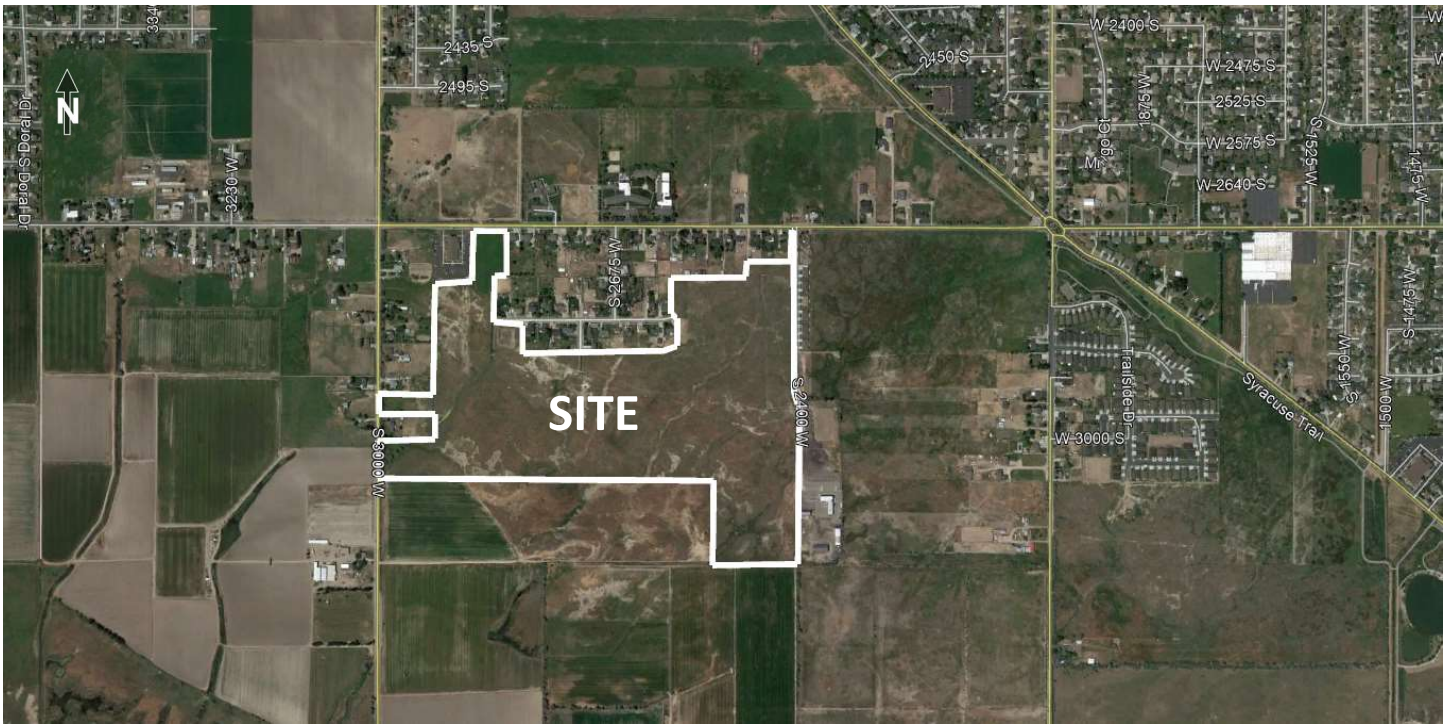
Reviewed by:

Andrew M. Harris, P.E.
Geotechnical Division Manager

1.0 INTRODUCTION

1.1 General

CMT Engineering Laboratories (CMT) was retained to conduct a geotechnical subsurface study for the proposed Clark Property Development of approximately 100 acres as a residential subdivision. The parcel is situated at about 2600 West 2700 South in Syracuse, Utah, as shown in the **Vicinity Map** below.



Vicinity Map

1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Bryan Bayles and Mr. Greg Day of C.W. Land Co., and Mr. Andrew Harris of CMT Engineering Laboratories (CMT). In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work has included performing field exploration, which consisted of the excavating/logging/sampling of 20 test pits, performing laboratory testing on representative samples, and conducting an office program, which consisted of correlating available data, performing engineering analyses, and preparing this summary report. Additional follow up scope of services included returning to the site during March 2019 (about one year later) and measuring static groundwater.

1.3 Description of Proposed Construction

We understand that the development of a residential subdivision is planned for the approximately 100-acre parcel. Proposed structures will be single-family residences which we project will have one to two levels of wood frame construction above grade supported on concrete spread foundations. Due to shallow groundwater encountered across the site, basement levels will not be practical and therefore will not be incorporated.
We project that maximum loads for the residences will be on the order of 1,000 to 3,000 pounds per lineal foot for walls and 10,000 to 30,000 pounds for columns. Floor slab loads are anticipated to be relatively light, with an average uniform loading not exceeding 150 pounds per square foot. If the loading conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

We project that asphalt-paved residential streets will be constructed as part of the development. Long term traffic is projected to consist of a light to moderate volume of automobiles and pickup trucks, a few medium-weight delivery trucks, a weekly garbage truck, multiple school busses, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report. We recommend that site grading cuts be minimized to that required to remove vegetation, topsoil, disturbed soils, non-engineered fill, and other unsuitable soils due to shallow groundwater. Site grading fills to achieve design grades may be on the order of 2 to 3 feet. Larger cuts and fills may be required in isolated areas. Fills larger than about 6 feet must be identified and CMT informed to review settlements.

1.4 Executive Summary

Our evaluation indicates that proposed structures can be supported upon conventional spread and continuous wall foundations established upon suitable, undisturbed, uniform natural soils and/or upon structural fill extending to suitable natural soils. The most significant geotechnical aspects regarding site development include the following:

1. Shallow groundwater encountered at the test pit locations.
2. Topsoil/Disturbed and loose soils from past agricultural activities.

Static groundwater was measured across the site between 1.0 to 4.9 feet below the existing ground surface following the field work. Follow up groundwater level measurements were completed about one year later on March 7, 2019 measuring as shallow as 0.1 to 3.0 feet below the existing ground surface. On March 6 and 7, 2019 the area had received some rainfall. This shallow groundwater encountered at the site will likely affect the installation of utilities, foundations and any sublevel construction. It is recommended that the top of the lowest habitable slab be kept a minimum of 3.0 feet above the measured groundwater level. With shallow groundwater, subgrade stabilization must be anticipated in some areas following initial stripping and grading.
The upper 6 to 8 inches in general were loose/disturbed with the top about 4 inches containing major roots/topsoil.

CMT must verify that all topsoil, deleterious material, disturbed soil, non-engineered fills, or other unsuitable soils have been removed and/or properly prepared and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

The on-site sand soils, may be re-utilized as structural site grading fills if they meet the requirements for such, and can be adequately re-compacted as stated herein. However, it must be noted that where the groundwater is shallow, the natural soils near or within the groundwater depths may be saturated and must be dried out to near optimum in order to adequately recompact. From a handling and compaction standpoint, drying and recompacting of these soils will be time consuming and very difficult, if not impossible to rework, during wet and cold periods of the year.

In the following sections, detailed discussions pertaining to the site and subsurface descriptions, geologic/seismic setting, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements are provided.

2.0 FIELD EXPLORATION

2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions at the site, 20 test pits were excavated with a rubber-tired backhoe across the site to depths of approximately 12.0 to 13.0 feet below the existing ground surface. Locations of the test pits are presented on **Figure 1, Site Map**. The field exploration was performed under the supervision of an experienced member of our geotechnical staff.

Representative soil samples were collected by obtaining disturbed "grab" samples and utilizing a 2.5-inch outside diameter thin-wall drive sampler from within the test pits. The samples were placed in sealed plastic bags and containers prior to transport to the laboratory.

The subsurface soils encountered in the test pits were logged and described in general accordance with ASTM[1] D-2488. Soil samples were collected as described above, and were classified in the field based upon visual and textural examination. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, **Figures 2 through 21**, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as **Figure 22** in the Appendix.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in each test pit to allow subsequent water level measurements. The test pits were backfilled with excavated soils. The backfill was not placed in uniform lifts and compacted to a specific density and therefore must be considered as non-engineered backfill. Settlement of the backfill with time is likely to occur.

[1]American Society for Testing and Materials

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

August 15, 2019

Regulatory Division (SPK-2018-00796)

CW Land
Attn: Mr. Greg Day
1222 Legacy Crossing Blvd, Suite 600
Centerville, Utah 84014
greg@cw.land

Dear Mr. Day:

We are responding to your July 11, 2019 request for a preliminary jurisdictional determination (JD) for the Oakwood Homes Clark Property site. The approximately 5.4-acre project site is located west of South 2400 West, Latitude 41.0694°, Longitude -112.0720°, Syracuse, Davis County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed August, 2019 *Map A-1 Revised Aquatic Resources, Cook Property Road* drawing prepared by Natural Resources Consulting (enclosure 2). The approximately 0.2 acre of filled palustrine emergent wetlands, 0.22 acre of unfilled emergent wetlands, and 0.01 acre/35 linear feet of ditch present within the survey area are potential jurisdictional aquatic resources ("waters of the United States)" regulated under Section 404 of the Clean Water Act.

At your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 3). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary jurisdictional determination.

You may request an approved JD for this site at any time prior to starting work within waters, including after a permit decision is made.

We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary jurisdictional determination has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean

Water Act and/or Section 9 and 10 of the Rivers and Harbors Act. A *Notification of Appeal Process and Request for Appeal Form* is enclosed to notify you of your options with this determination (enclosure 4).

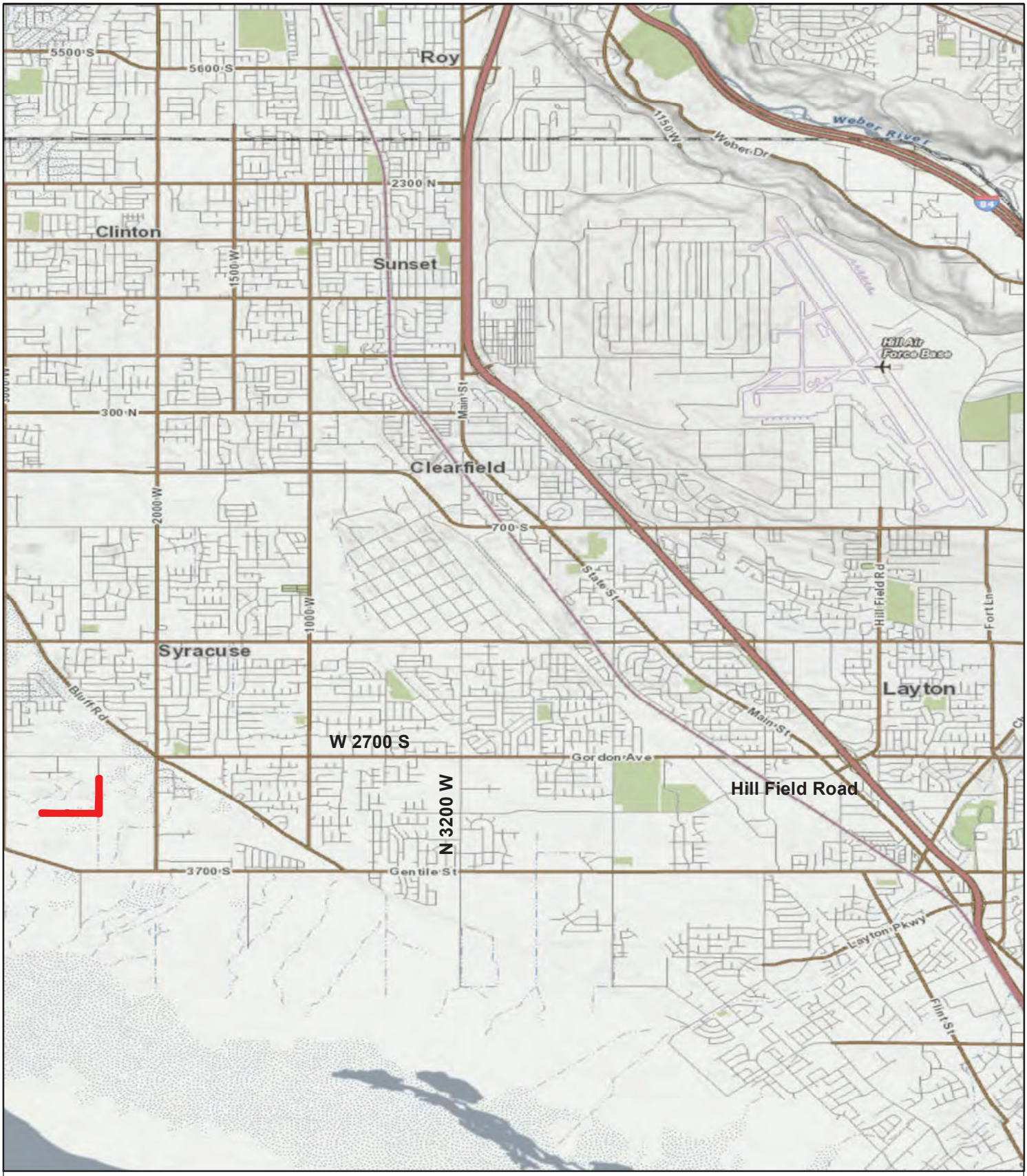
We appreciate feedback, especially about interactions with our staff and processes.

Please refer to identification number SPK-2018-00796 in any correspondence concerning this project. If you have any questions, please contact me at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010-7744, by email at *Matthew.S.Wilson@usace.army.mil*, or telephone at (801) 295-8380 ext. 8311. For program information or to complete our Customer Survey, visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

Matt Wilson
Senior Project Manager
Nevada-Utah Section

Enclosures



Map B-1. Location Map
Cook Property Road

N

0 0.5 1 Miles

1 inch = 1 miles

Project Area

Davis County, Utah
T4N R2W Section 21
USGS 7.5 Quadrangle: Clearfield

Map Prepared by Natural Resources Consulting. (June 2019)

SPK-2018-00796: Enclosure 1



N

Map A-1 Revised. Aquatic Resources, Cook Property Road

1 inch = 400 feet

0 205 410 820 Feet

Project Area (5.4 acres)

PEM Wetland (0.22 acre)

Filled PEM Wetland (0.2 acre)

R4 Ditch (35')

Fill Limits

Sample Points

Davis County, Utah T4N R2W Section 21
USGS 7.5 Quadrangle: Clearfield
Imagery Source: Digital Globe May 9, 2017 (0.5 m resolution)
Coordinate System: UTM12N NAD83

Map Prepared by Natural Resources Consulting. (August 2019)

SPK-2018-00796: Enclosure 2

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

August 16, 2019

Regulatory Division (SPK-2018-00796)

CW Land
Attn: Mr. Greg Day
1222 Legacy Crossing Blvd, Suite 600
Centerville, Utah 84014
greg@cw.land

Dear Mr. Day:

We are responding to your July 11, 2019 request for a preliminary jurisdictional determination (JD) for the Oakwood Homes Clark Property – Area 2, East Block site. The approximately 57.7-acre project site is located west of South 2400 West, Latitude 41.0705°, Longitude -112.0736°, Syracuse, Davis County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed June 26, 2019 (Updated August, 2019) *Figure 3. Wetland Delineation Map* drawing prepared by Frontier Corporation, USA (enclosure 2). The approximately 2.57 acres of palustrine emergent wetlands and 0.11 acre of filled wetland present within the survey area are potential jurisdictional aquatic resources ("waters of the United States)" regulated under Section 404 of the Clean Water Act.

At your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 3). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary jurisdictional determination.

You may request an approved JD for this site at any time prior to starting work within waters, including after a permit decision is made.

We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary jurisdictional determination has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act and/or Section 9 and 10 of the Rivers and Harbors Act. A *Notification of*

Appeal Process and Request for Appeal Form is enclosed to notify you of your options with this determination (enclosure 4).

We appreciate feedback, especially about interactions with our staff and processes.

Please refer to identification number SPK-2018-00796 in any correspondence concerning this project. If you have any questions, please contact me at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010-7744, by email at *Matthew.S.Wilson@usace.army.mil*, or telephone at (801) 295-8380 ext. 8311. For program information or to complete our Customer Survey, visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

Matt Wilson
Senior Project Manager
Nevada-Utah Section

Enclosures

cc:

Dennis Wenger – Frontier Corporation, USA (dwenger@frontiercorp.net)

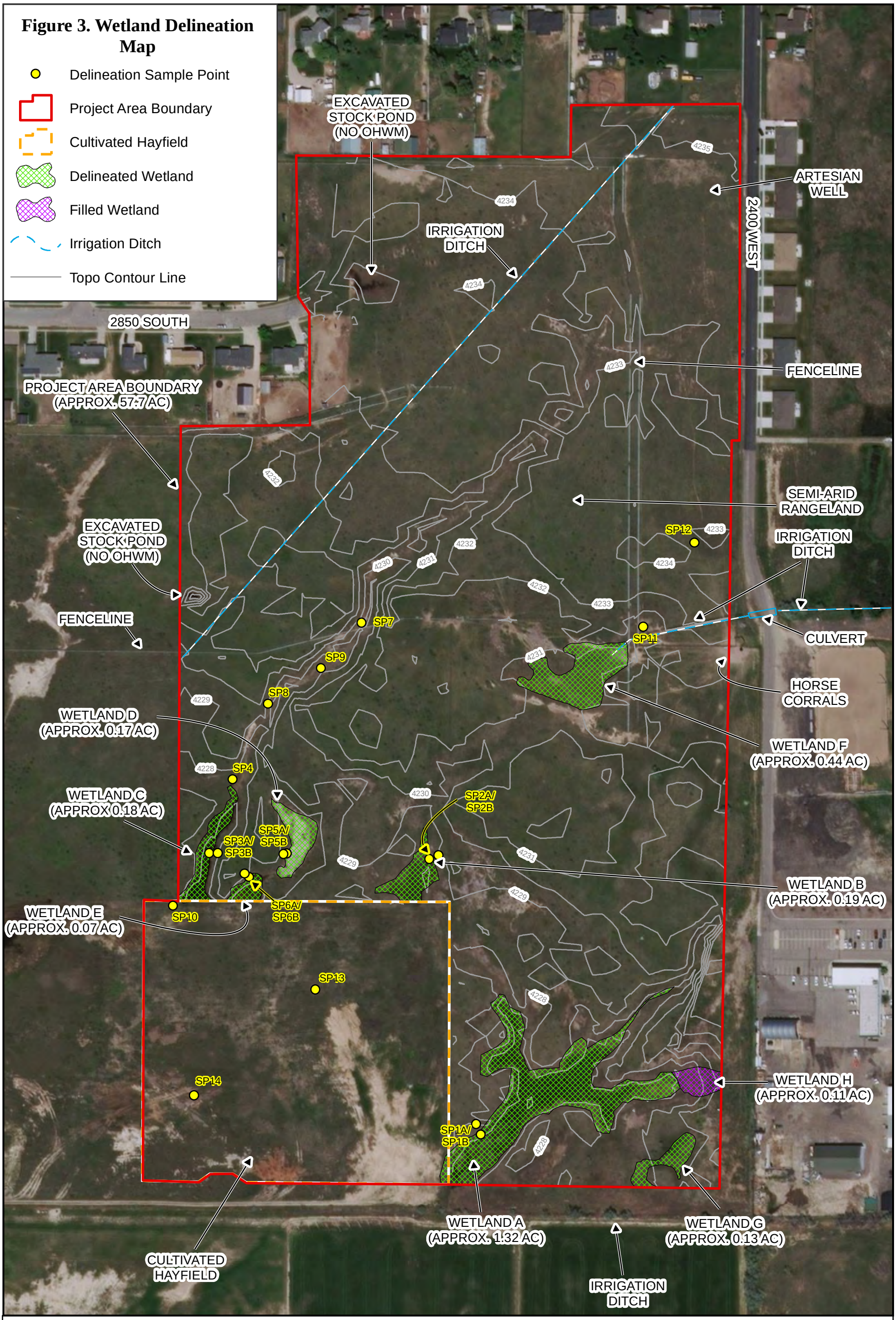


Figure 1. Site Vicinity Map
1:100,000 Scale Topographic Base.

FRONTIER CORPORATION USA
Environmental Consultants
221 N. Gateway Drive Suite B
Providence UT, 84332
(435) 753-9502

SPK-2018-00796 (East Block): Enclosure 1

Figure 3. Wetland Delineation Map



Water Body	Type	Area (acres)
Wetland A	Emergent Marsh/Saline Wet Meadow Wetland	1.39
Wetland B	Saline Wet Meadow Wetland	0.19
Wetland C	Saline Wet Meadow Wetland	0.18
Wetland D	Saline Wet Meadow Wetland	0.17
Wetland E	Saline Wet Meadow Wetland	0.07
Wetland F	Saline Wet Meadow Wetland	0.44
Wetland G	Saline Wet Meadow Wetland	0.13
Wetland H	Filled Wetland	0.11
	Total	**2.68**

Map Date: June 26, 2019
Map Preparer: J. Hemmis
Aerial Imagery Date: May 9, 2017
Aerial Image Source: DigitalGlobe

N W E S

0 100 200 400 Feet

1 inch = 200 feet

FRONTIER CORPORATION USA
Environmental Consultants
221 N. Gateway Drive Suite B
Providence UT, 84332
(435) 753-9502

SPK-2018-00796 (East Block): Enclosure 2


WELCOME TO
SHORELINE
C.W.
LAND
CO.

DESIGN PRINCIPLES

Shoreline consists of a single zoning district, Residential Planned Community (RPC). Residential Planned Community Zone explanation: this is a flexible zoning allowing the developer to establish community design standards specific to the development.

LOT STANDARDS	SFD- >7,000	SFD-5,600-6,999	SFD-3,500-5,599
MINIMUM LOT AREA (SF)	7,000	5,600	3,500
MINIMUM LOT WIDTH (LF)	70	55	42
MINIMUM FRONT YARD TO LIVING SPACE OR OPEN PORCH (LF)	15	15	10
MINIMUM INTERIOR SIDE YARD (LF)	8	8	5
MINIMUM STREET SIDE YARD (LF)	15	15	10
MINIMUM REAR YARD (LF)	15	15	10
ALLEY REAR YARD SETBACK TO GARAGE OR LIVING SPACE (LF)	0	0	0
MAXIMUM BUILDING HEIGHT	35	35	35
OFF-STREET PARKING	2	2	2

DESIGN PRINCIPLES

10.30.020 REGULATIONS FOR BUILDINGS AND STRUCTURES.

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(B) Regulations for New Residential Construction Must Meet One of These Two Options.

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

DESIGN PRINCIPLES

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone and the remainder covered in hardy board or hardy plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

10.30.020 REGULATIONS FOR BUILDINGS AND STRUCTURES. (CONTINUED)

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

DESIGN PRINCIPLES

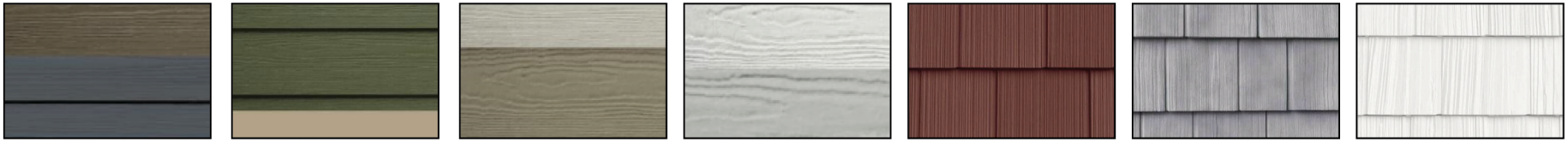
(3) Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

(a) All garages on detached single-family residential dwellings shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(b) On attached dwellings, a minimum of 50 percent of the garages on each building shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

DEVELOPMENT THEME

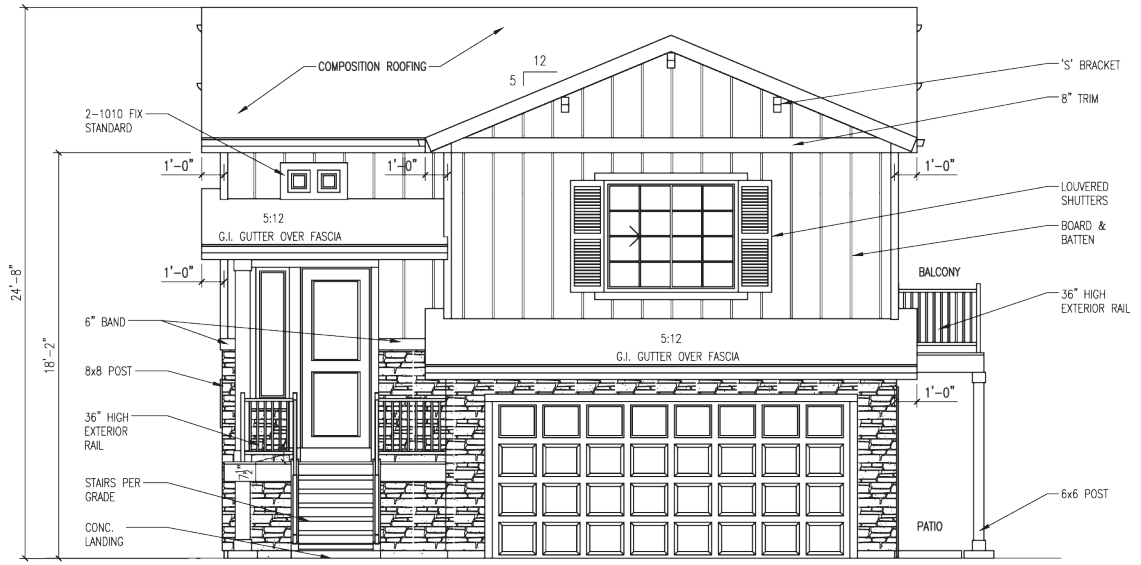
EXTERIOR ELEMENTS



STONE ELEMENTS

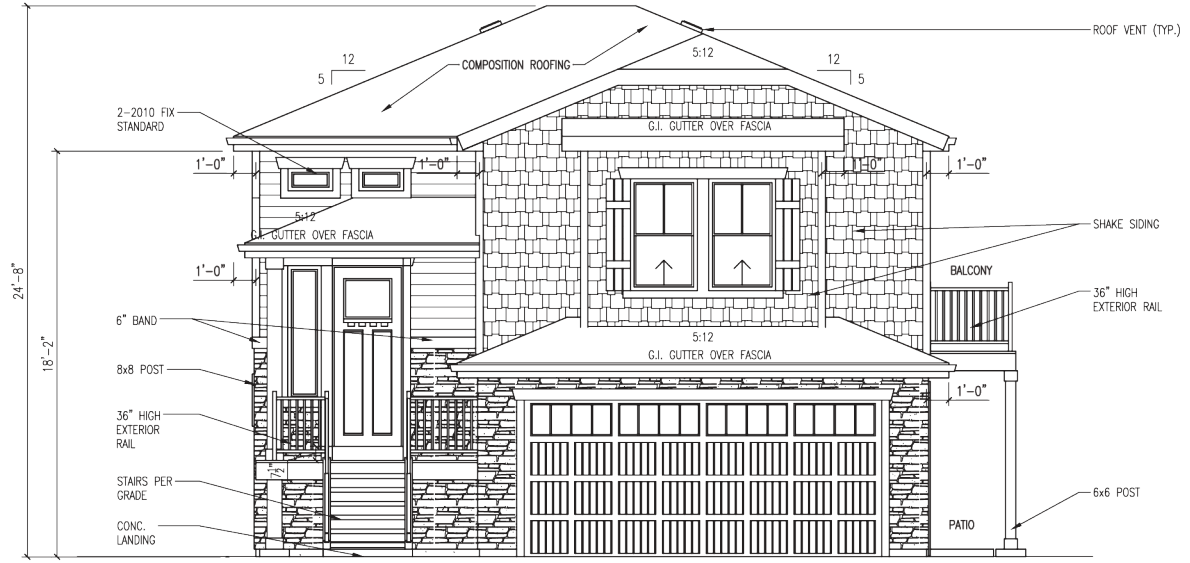


Plan 3501 Classic		
Masonry	253	46.94%
Siding	286	53.06
Total:	539	

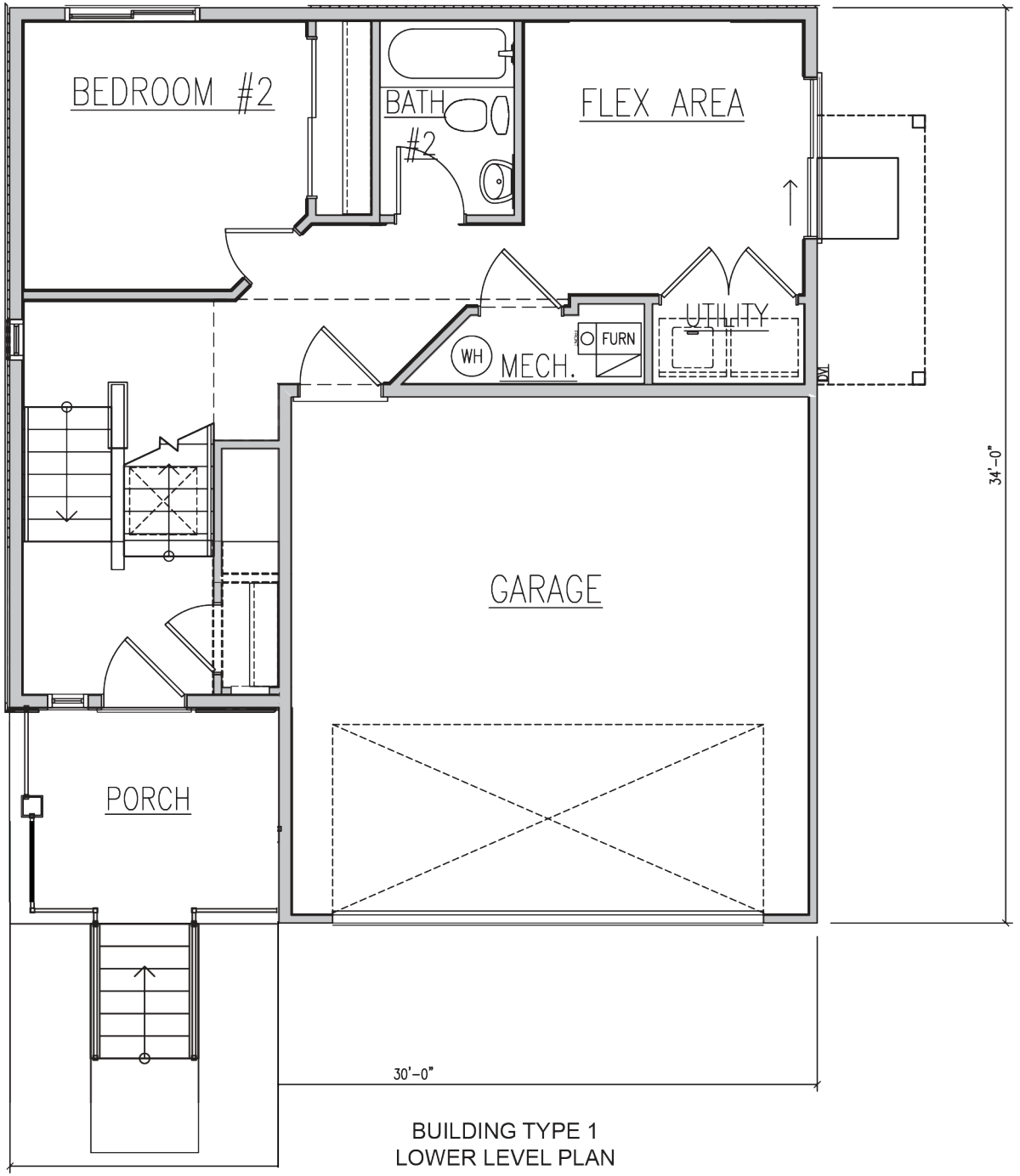


BUILDING TYPE 1
FRONT ELEVATION - CLASSIC

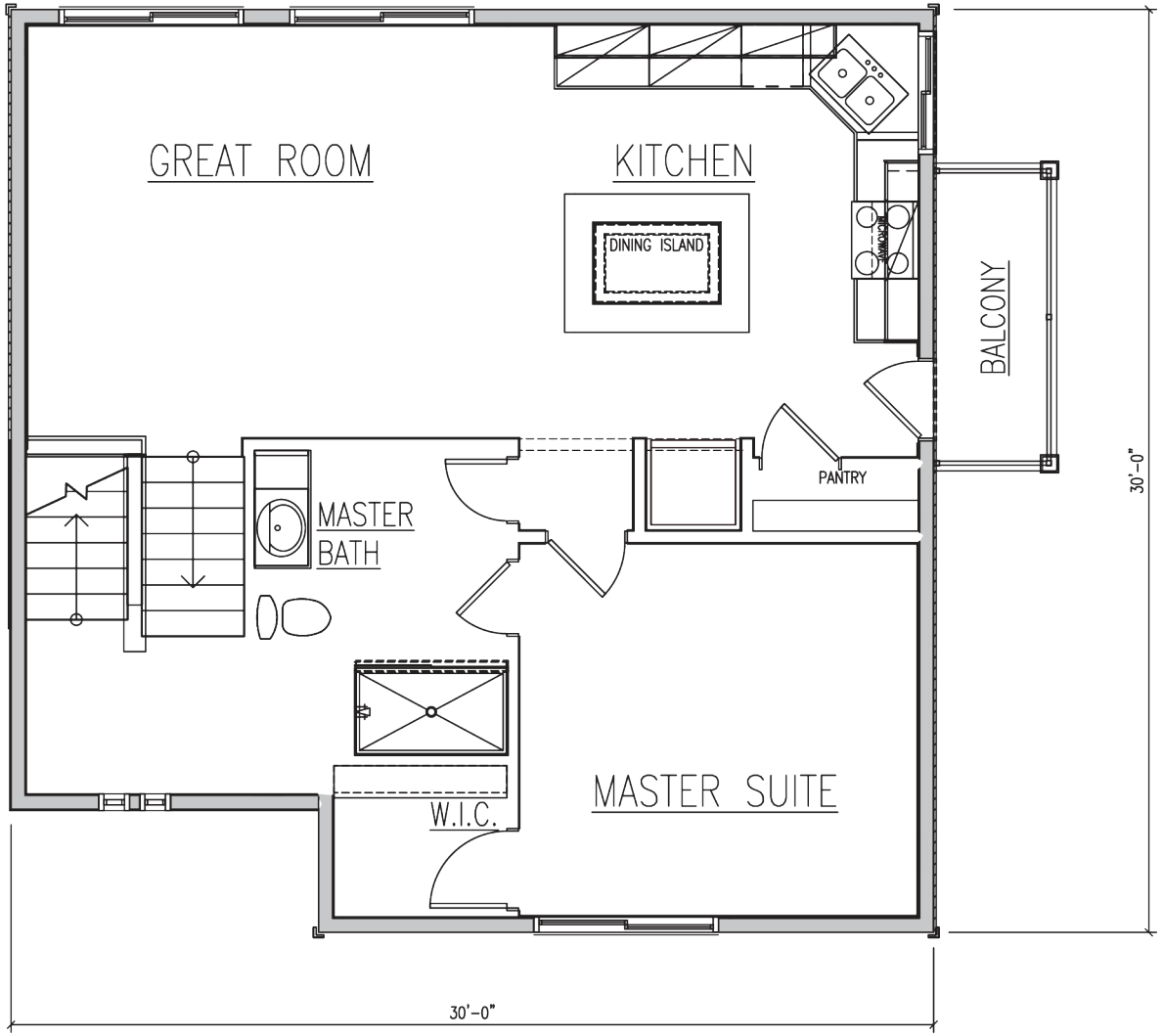
Plan 3501 Craftsman		
Masonry	253	46.51%
Siding	291	53.49%
Total:	544	



BUILDING TYPE 1
FRONT ELEVATION - CRAFTSMAN

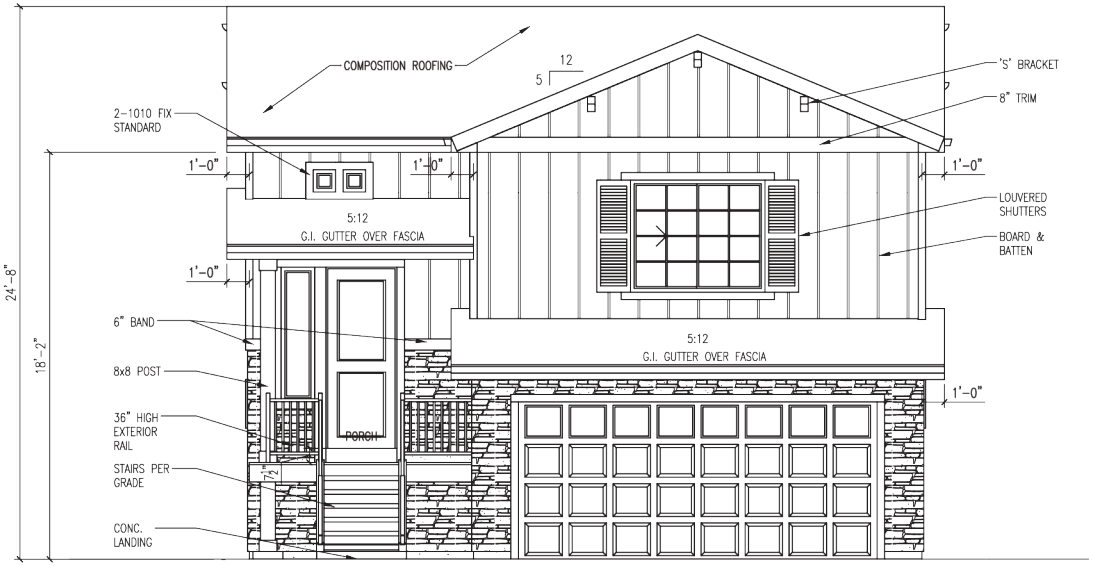


BUILDING TYPE 1
LOWER LEVEL PLAN



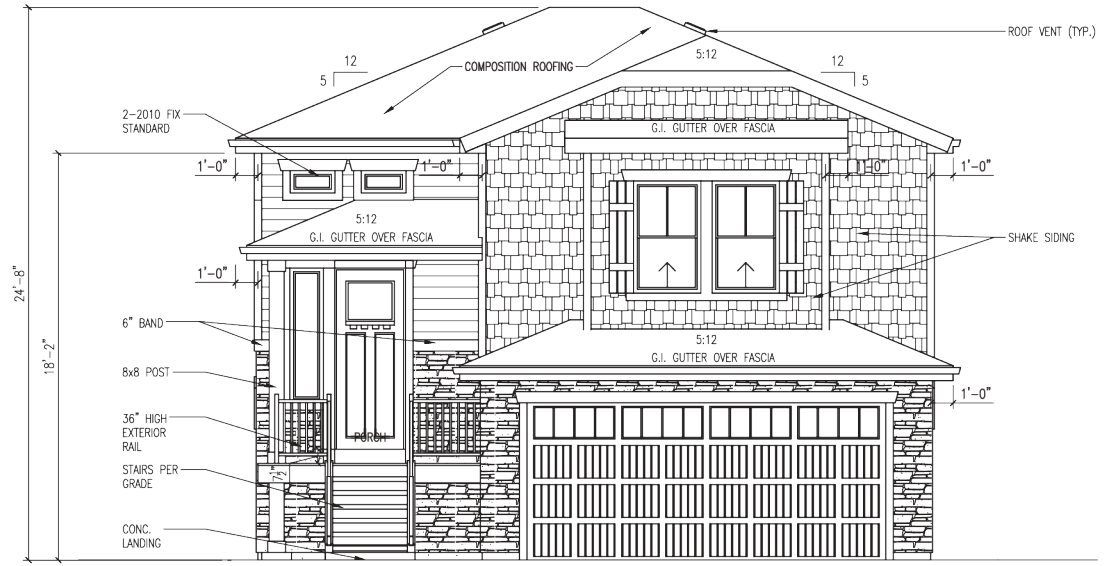
BUILDING TYPE 1
MAIN LEVEL PLAN

Plan 3502 Classic		
Masonry	264	49.35%
Siding	271	50.65%
Total:	535	



BUILDING TYPE 3
FRONT ELEVATION - CLASSIC

Plan 3502 Craftsman		
Masonry	264	52.59%
Siding	238	47.41%
Total:	502	



BUILDING TYPE 3
FRONT ELEVATION - CRAFTSMAN

Plan 3502 Classic		
Masonry	166	31.1%
Siding	368	68.9%
Total:	534	

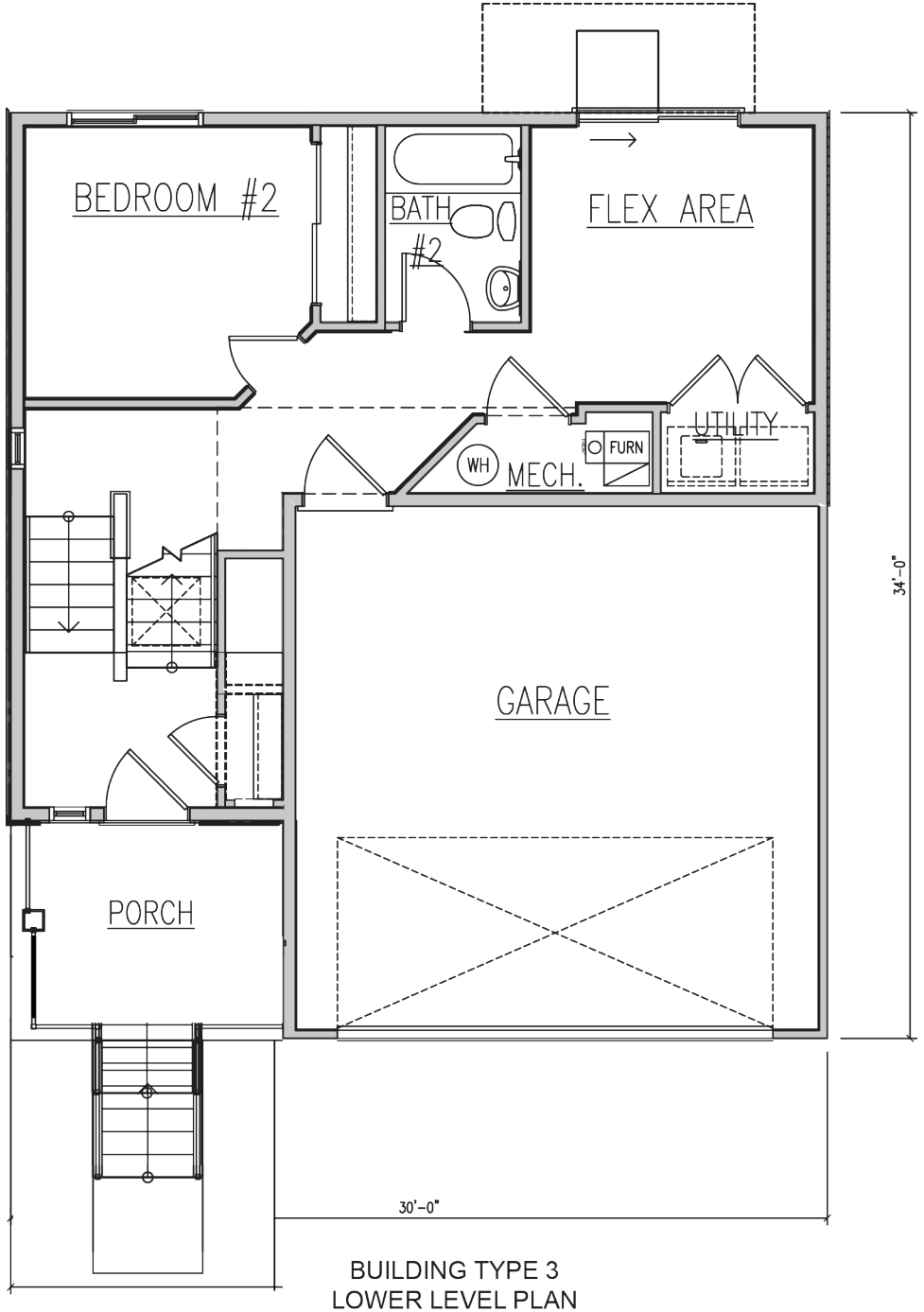


CLASSIC REAR ENTRANCE
OPTION APPLICATIONS

Plan 3502 Craftsman		
Masonry	166	31.1%
Siding	368	68.9%
Total:	534	

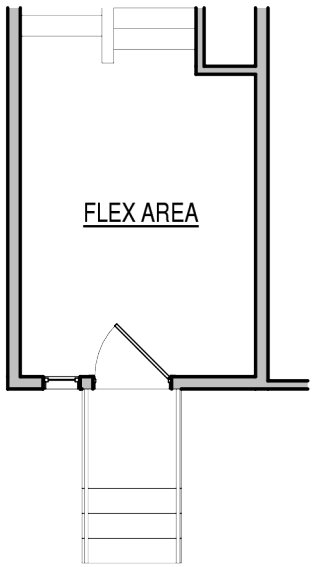


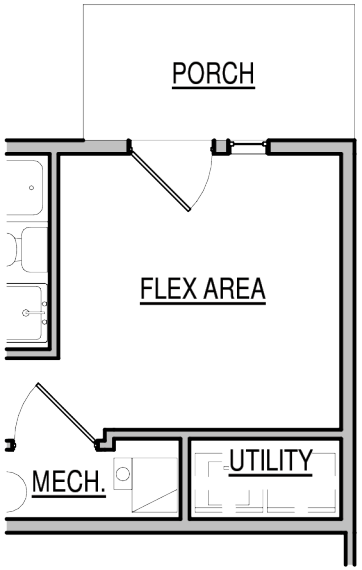
CRAFTSMAN REAR ENTRANCE
OPTION APPLICATIONS



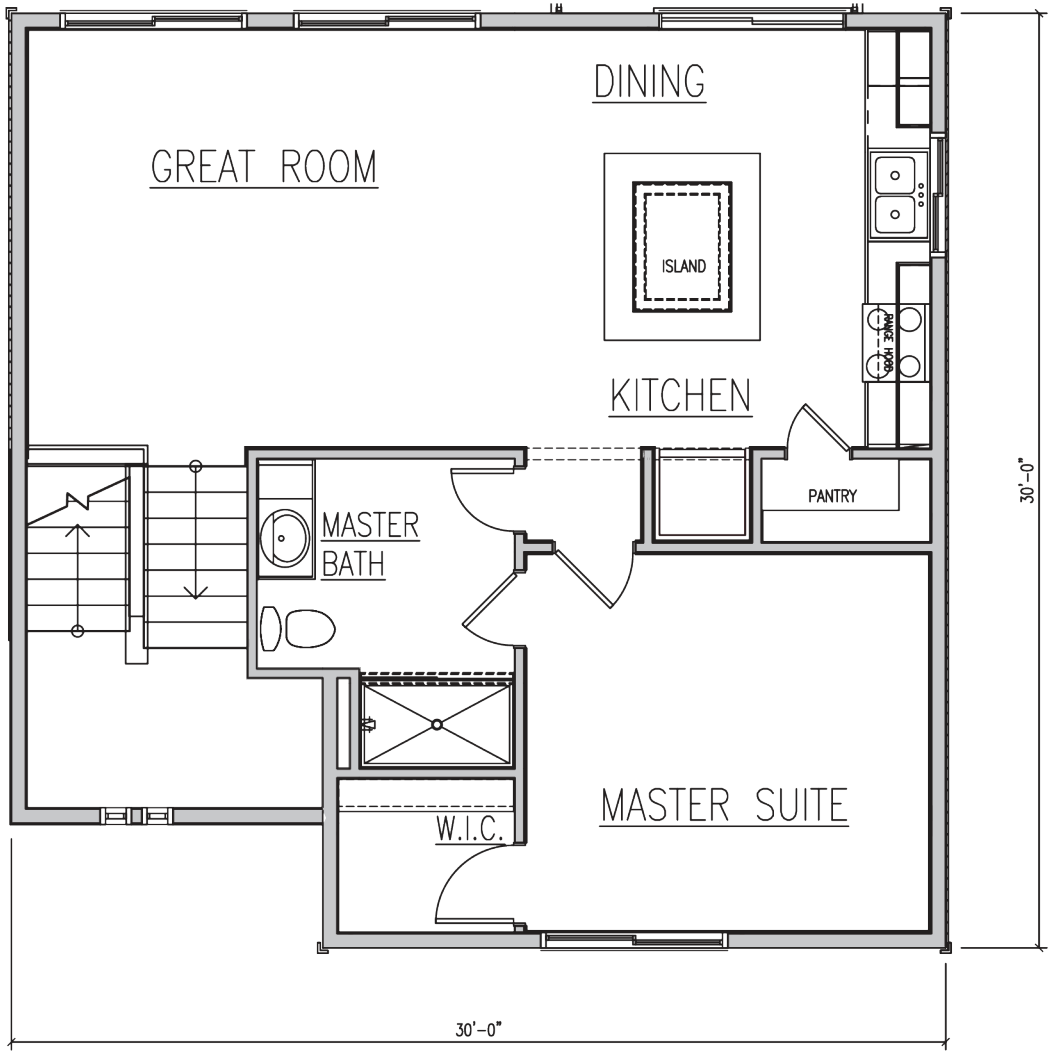
BUILDING TYPE 3
LOWER LEVEL PLAN

Front Option



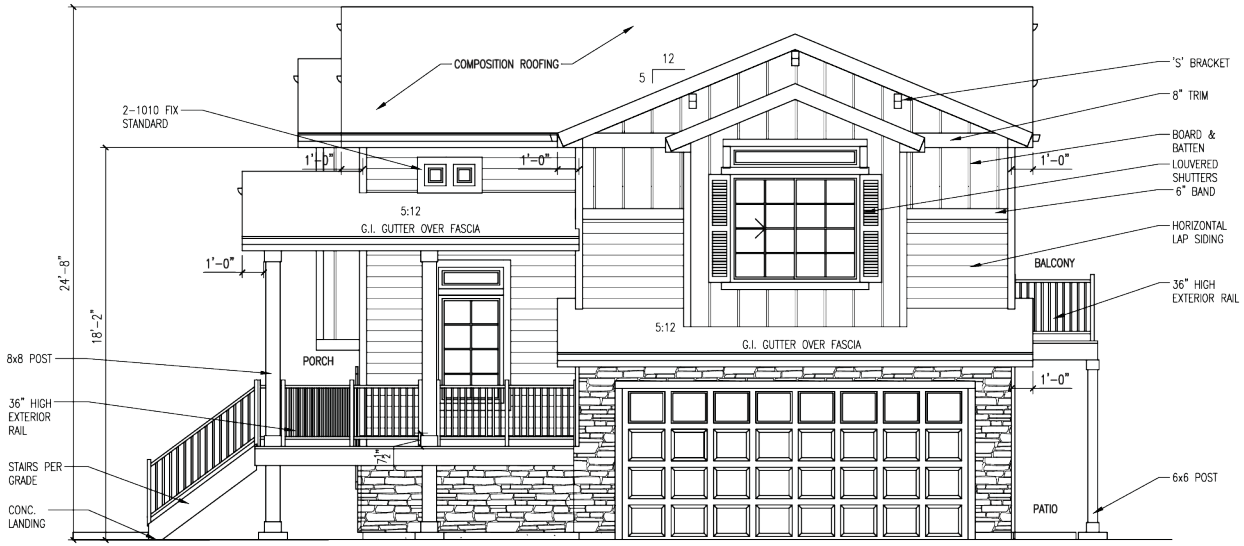


Rear Option



BUILDING TYPE 3
MAIN LEVEL PLAN

Plan 3503 Drive		
Masonry	196	34.81%
Siding	367	65.19%
Total:	563	

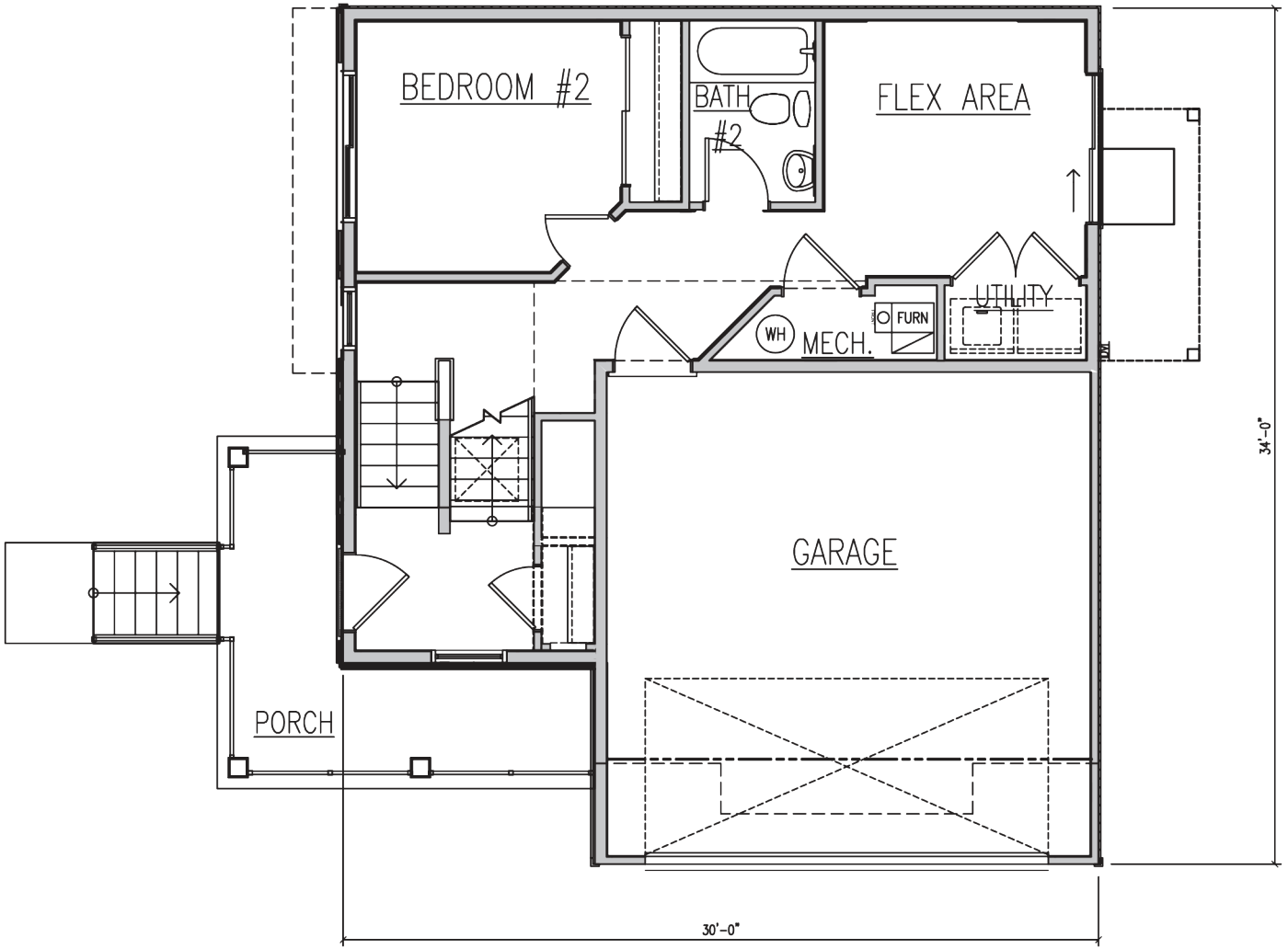


BUILDING TYPE 5
DRIVE ELEVATION

Plan 3503 Front		
Masonry	138	48.54%
Siding	534	52.46%
Total:	672	

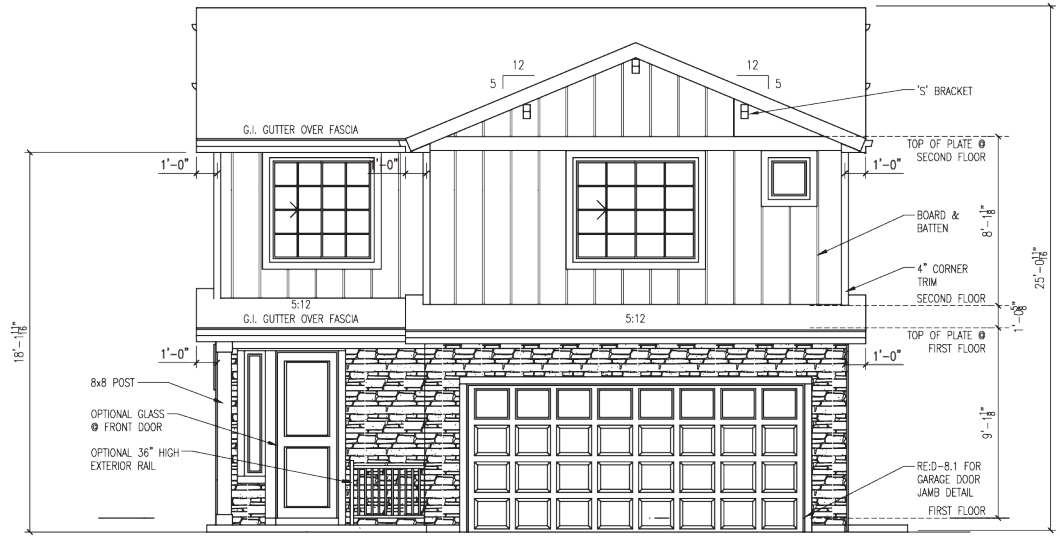


BUILDING TYPE 5
FRONT ELEVATION



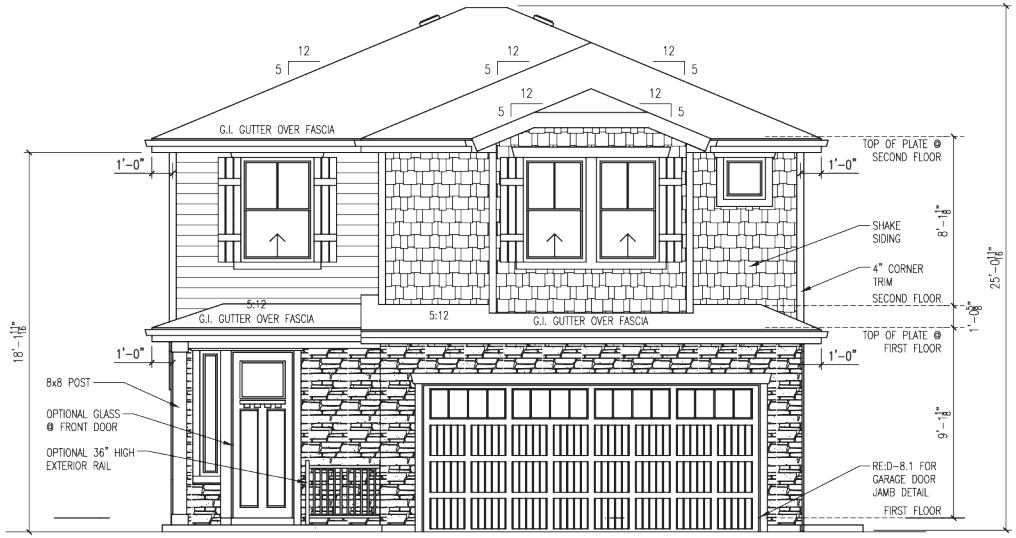
BUILDING TYPE 5
LOWER LEVEL PLAN

Plan 3504 Classic		
Masonry	259	46.25%
Siding	301	53.75%
Total:	560	

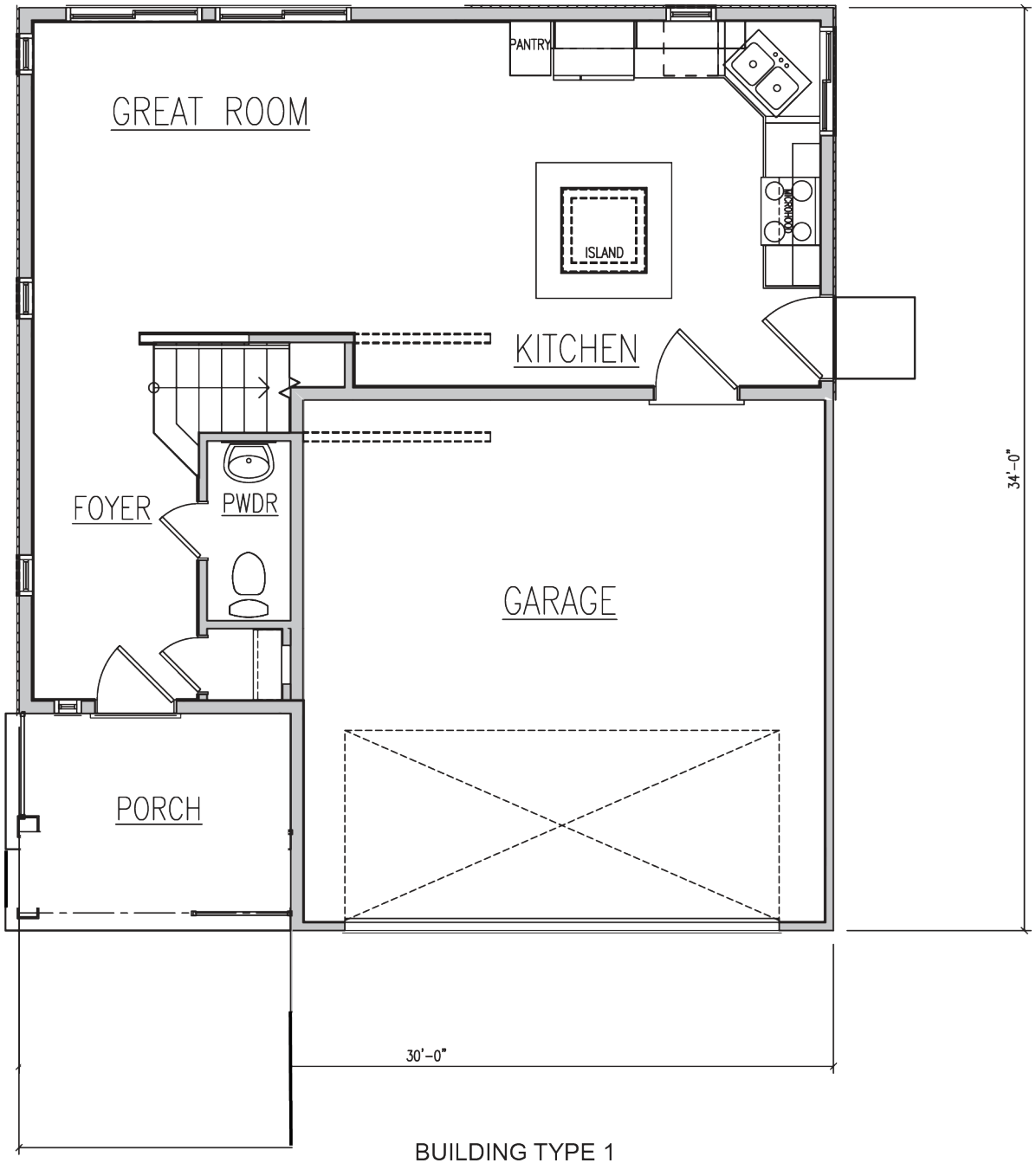


BUILDING TYPE 1
FRONT ELEVATION - CLASSIC

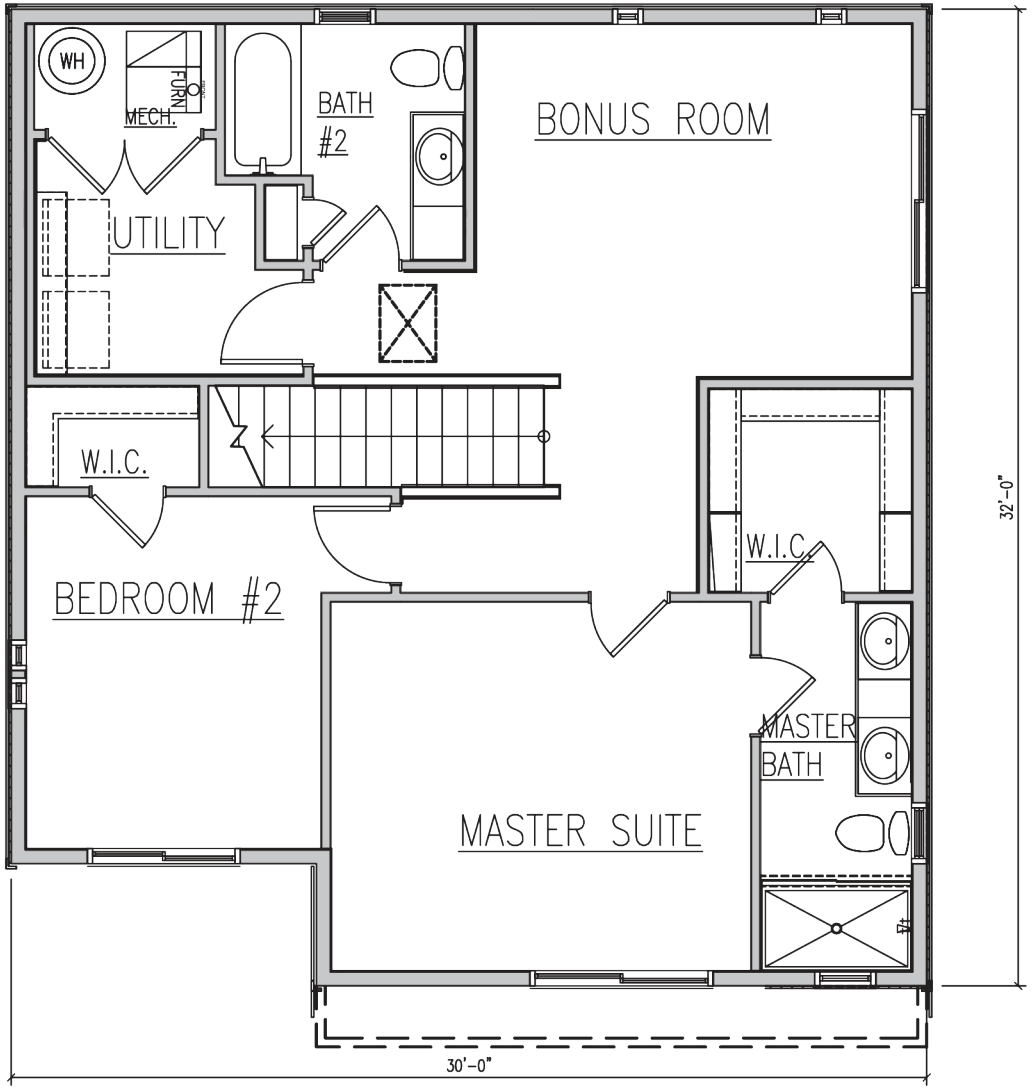
Plan 3504 Craftsman		
Masonry	260	53.83%
Siding	223	26.17%
Total:	483	



BUILDING TYPE 1
FRONT ELEVATION - CRAFTSMAN

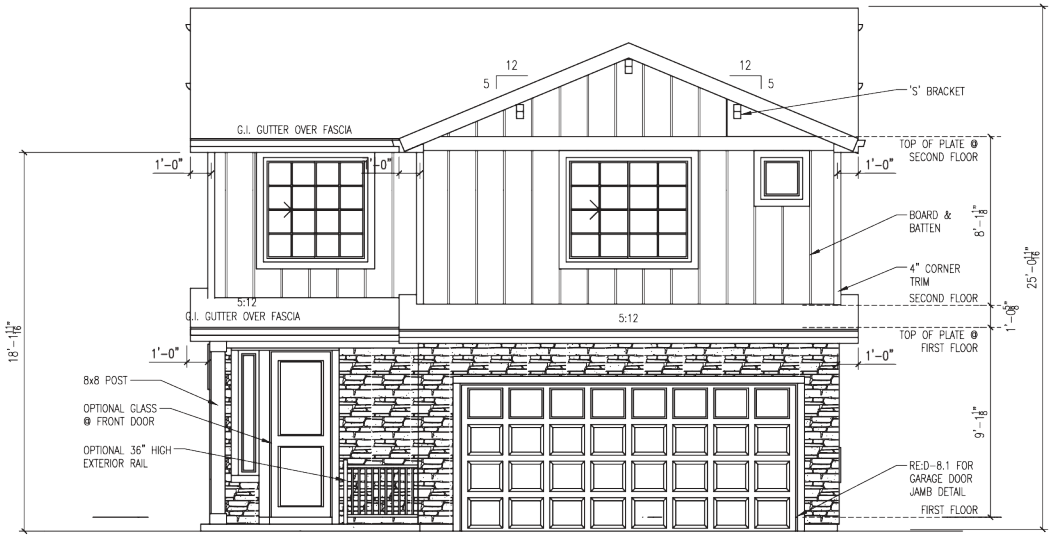


BUILDING TYPE 1
FIRST FLOOR PLAN



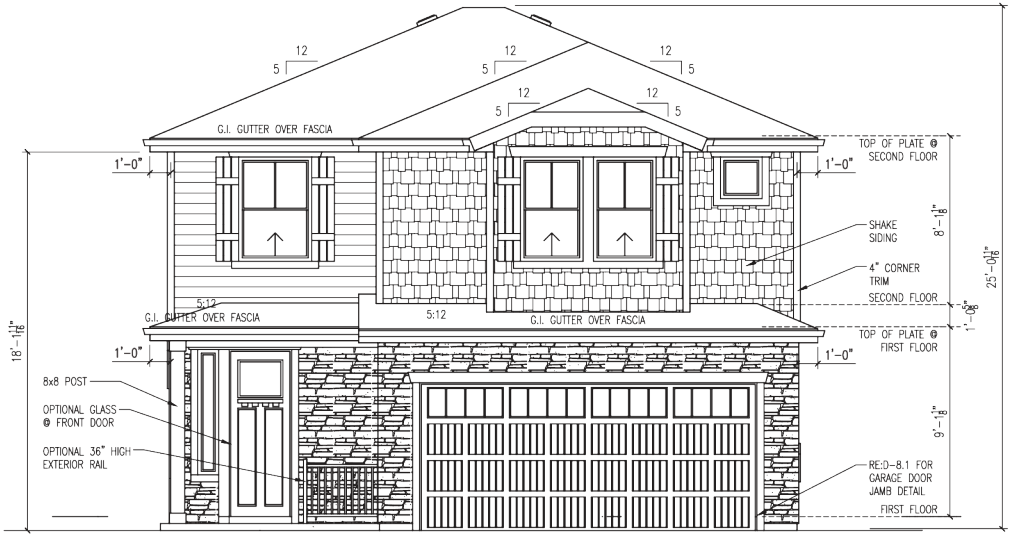
BUILDING TYPE 1
SECOND FLOOR PLAN

Plan 3505 Classic		
Masonry	264	49.35%
Siding	271	50.65%
Total:	535	

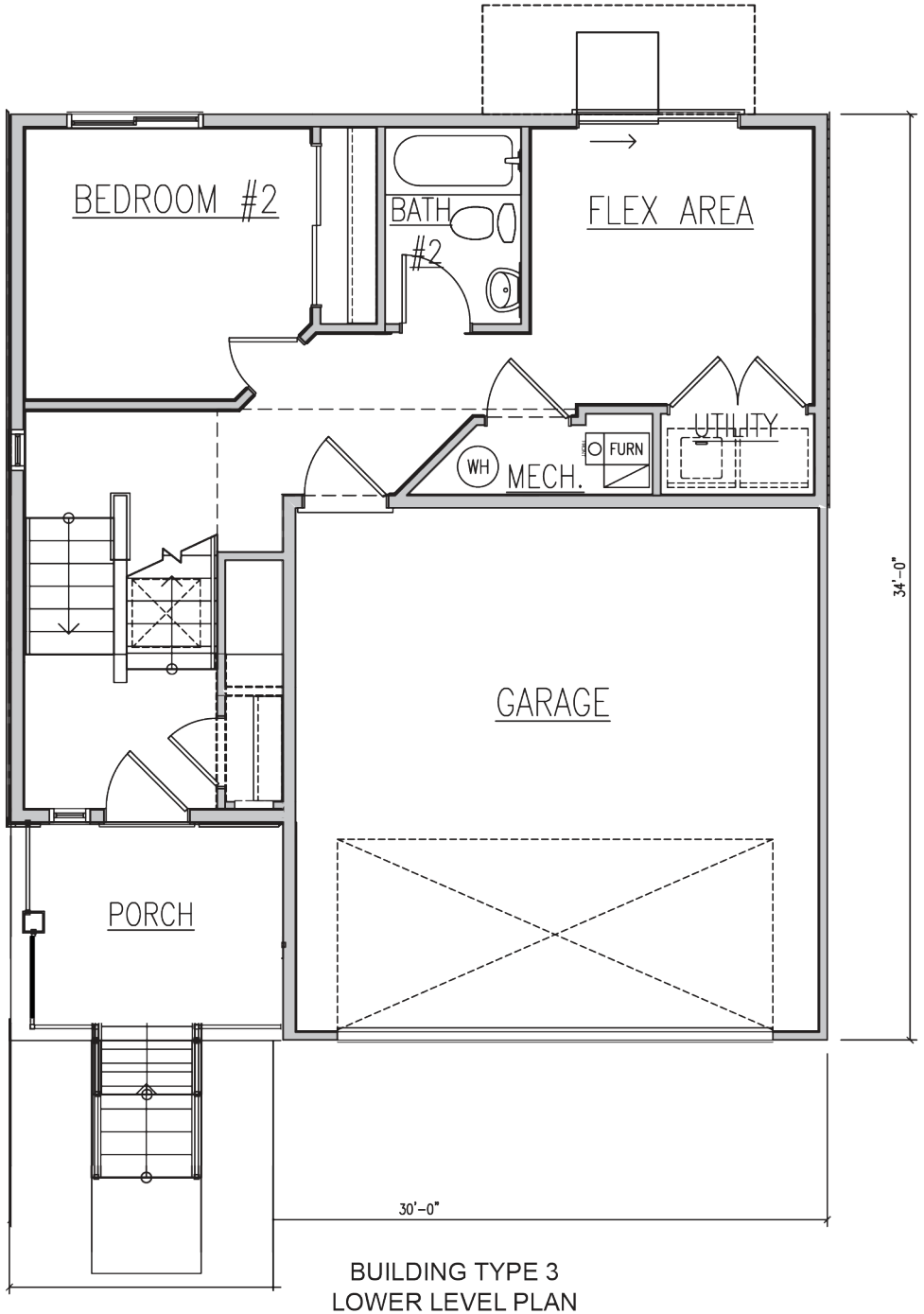


BUILDING TYPE 3
FRONT ELEVATION - CLASSIC

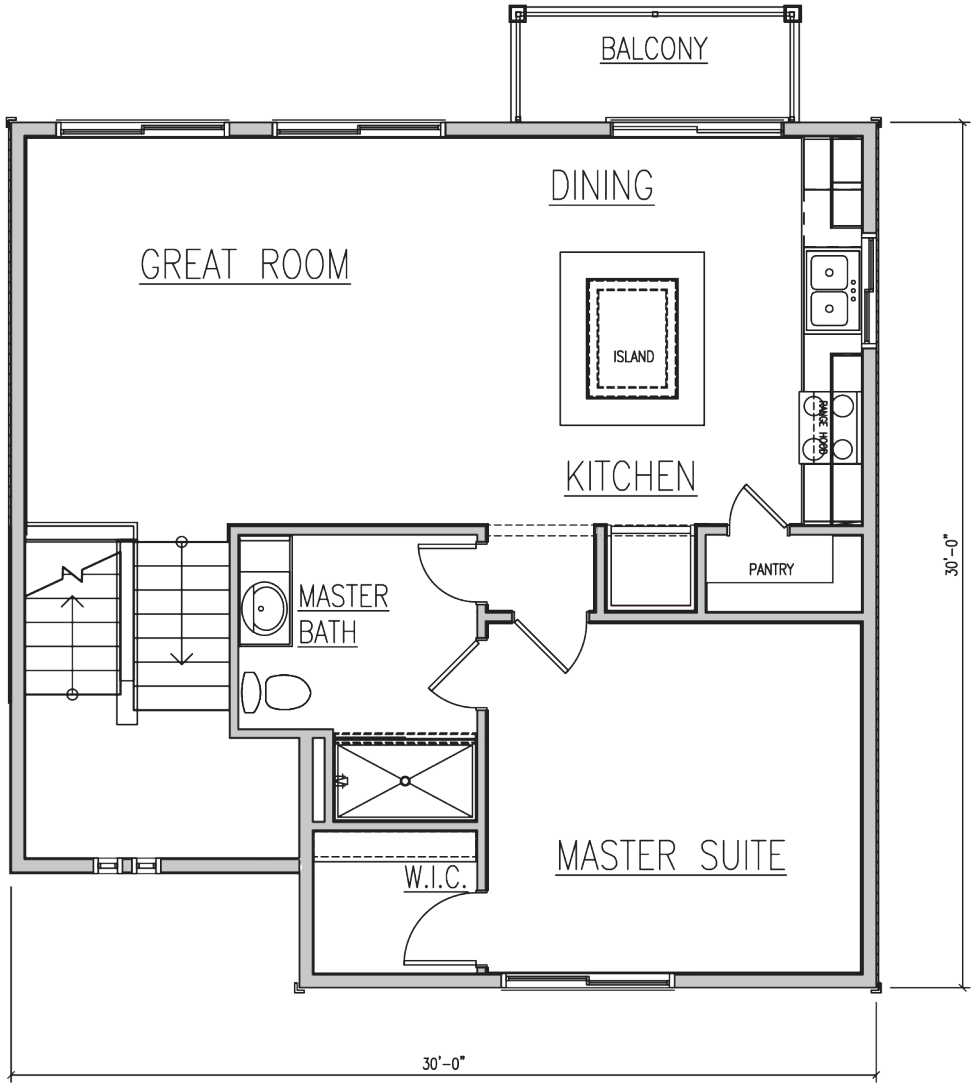
Plan 3505 Craftsman		
Masonry	264	52.59%
Siding	238	47.41%
Total:	502	



BUILDING TYPE 3
FRONT ELEVATION - CRAFTSMAN

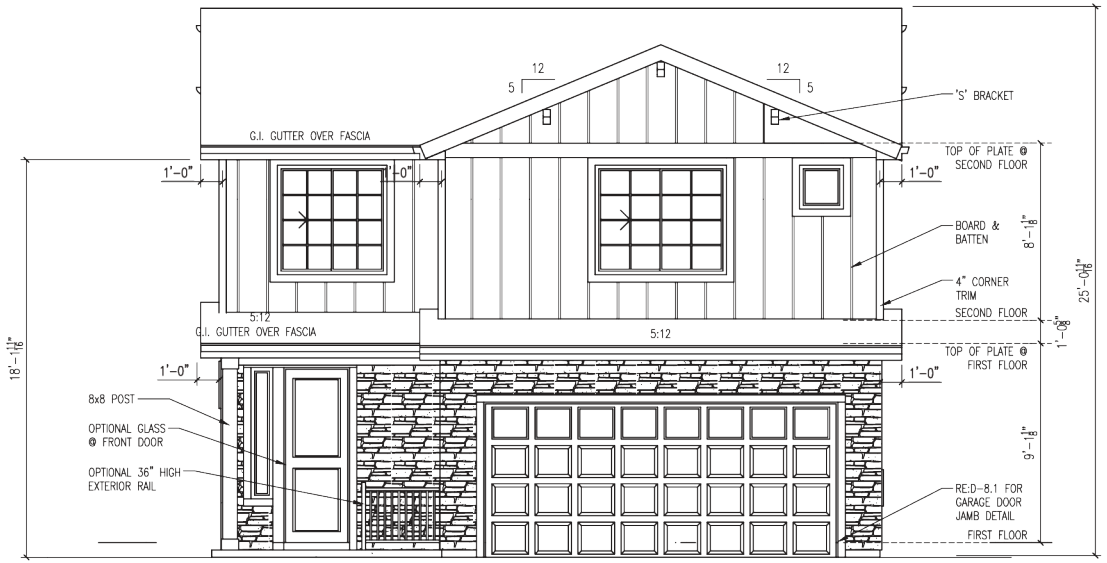


BUILDING TYPE 3
LOWER LEVEL PLAN



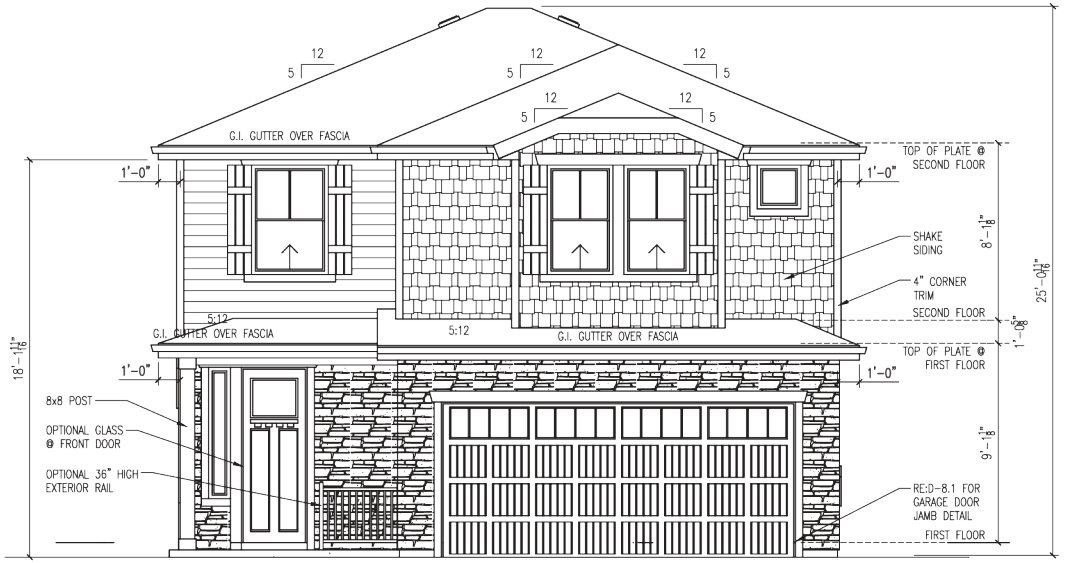
BUILDING TYPE 3
MAIN LEVEL PLAN

Plan 3506 Classic		
Masonry	259	46.25%
Siding	301	53.75%
Total:	560	

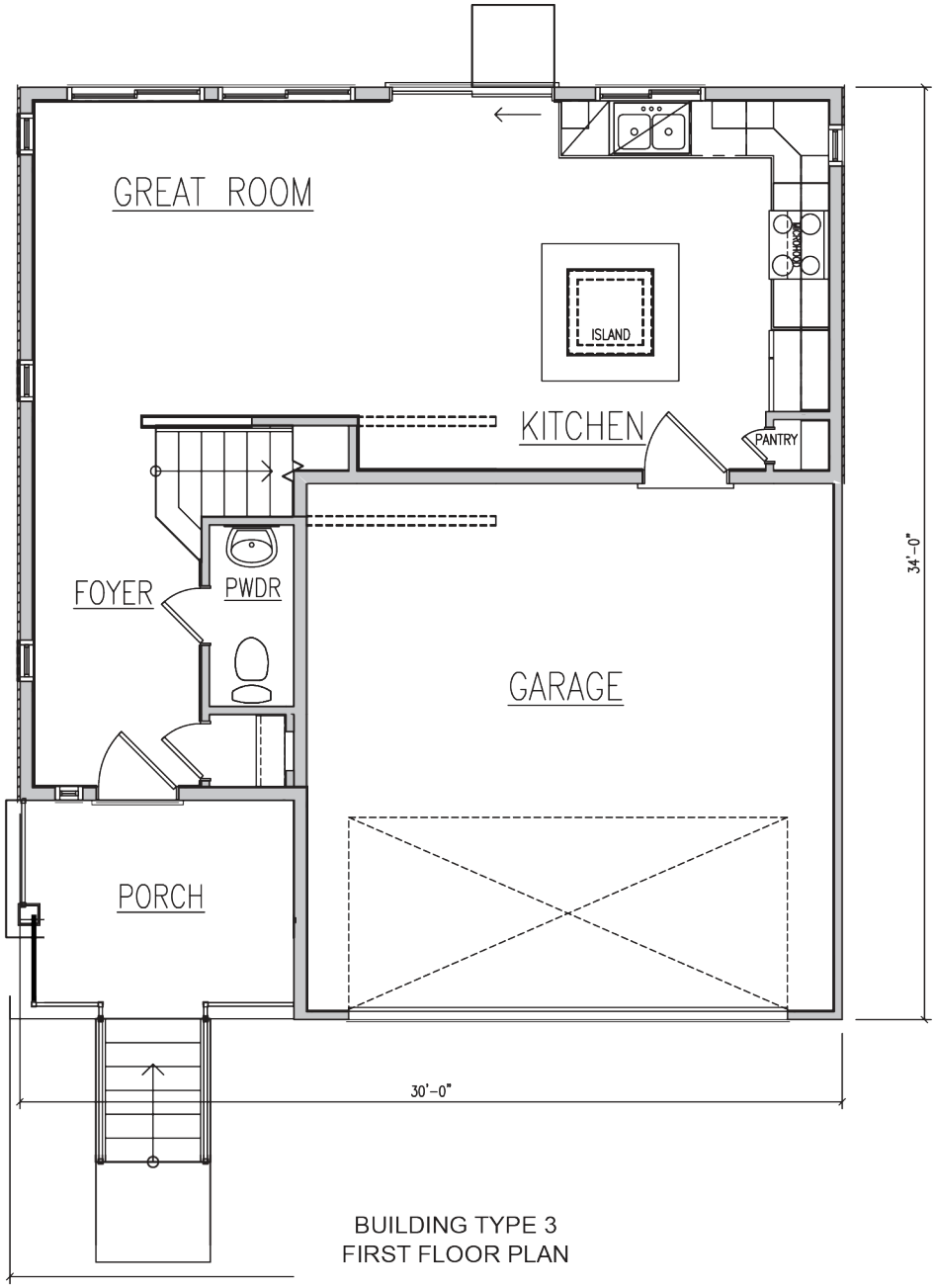


BUILDING TYPE 3
FRONT ELEVATION - CLASSIC

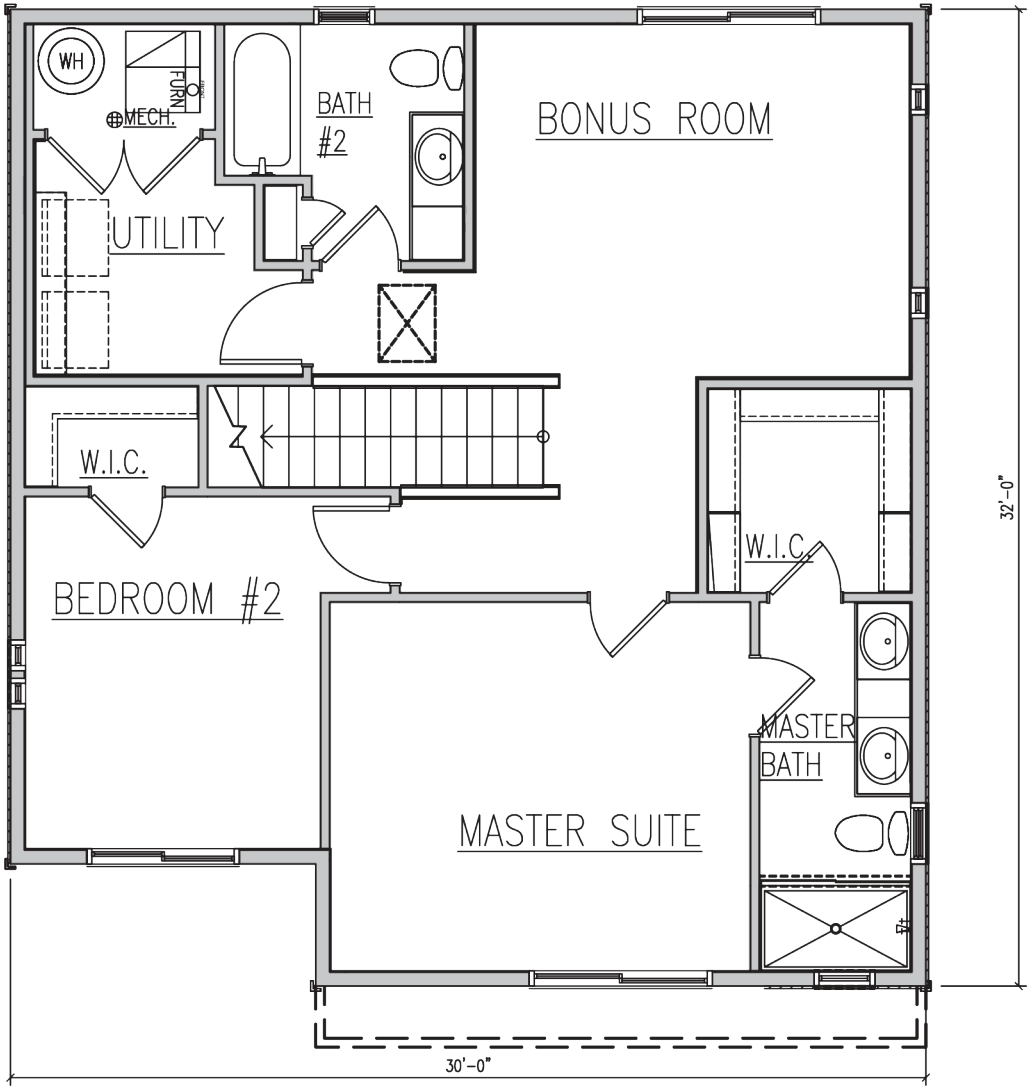
Plan 3506 Craftsman		
Masonry	260	53.83%
Siding	223	46.17%
Total:	483	



BUILDING TYPE 3
FRONT ELEVATION - CRAFTSMAN

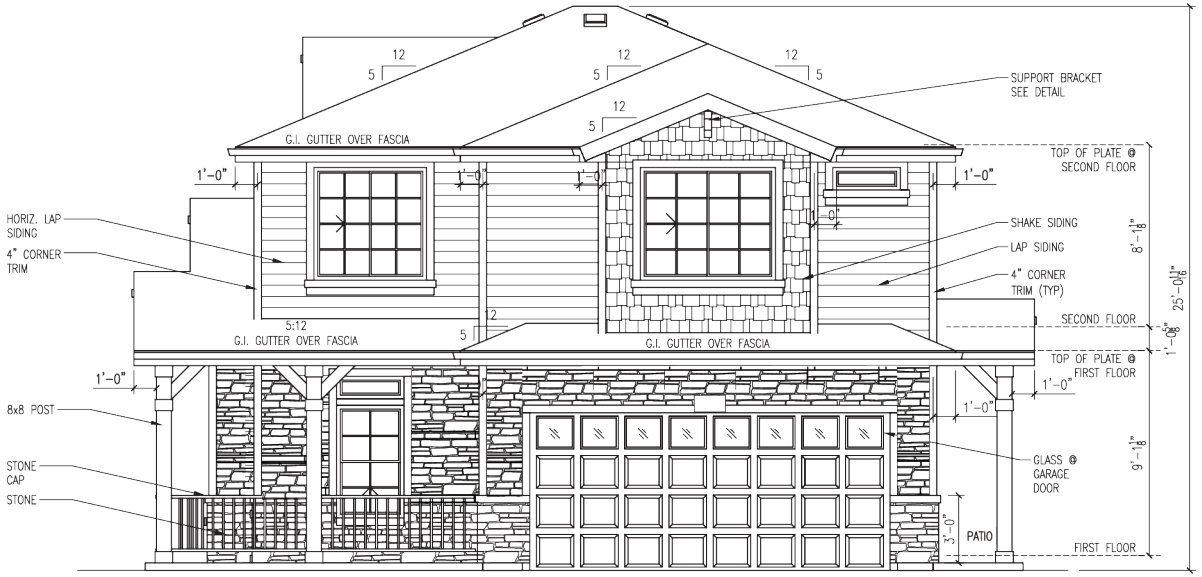


BUILDING TYPE 3
FIRST FLOOR PLAN



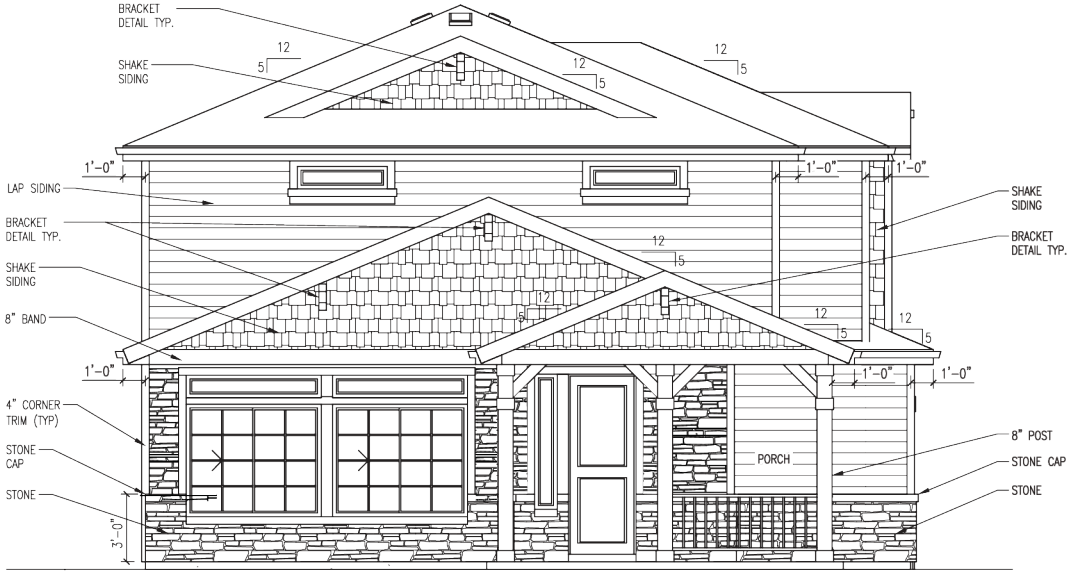
BUILDING TYPE 3
SECOND FLOOR PLAN

Plan 3507 Drive		
Masonry	99	31.22%
Siding	476	69.78%
Total:	575	

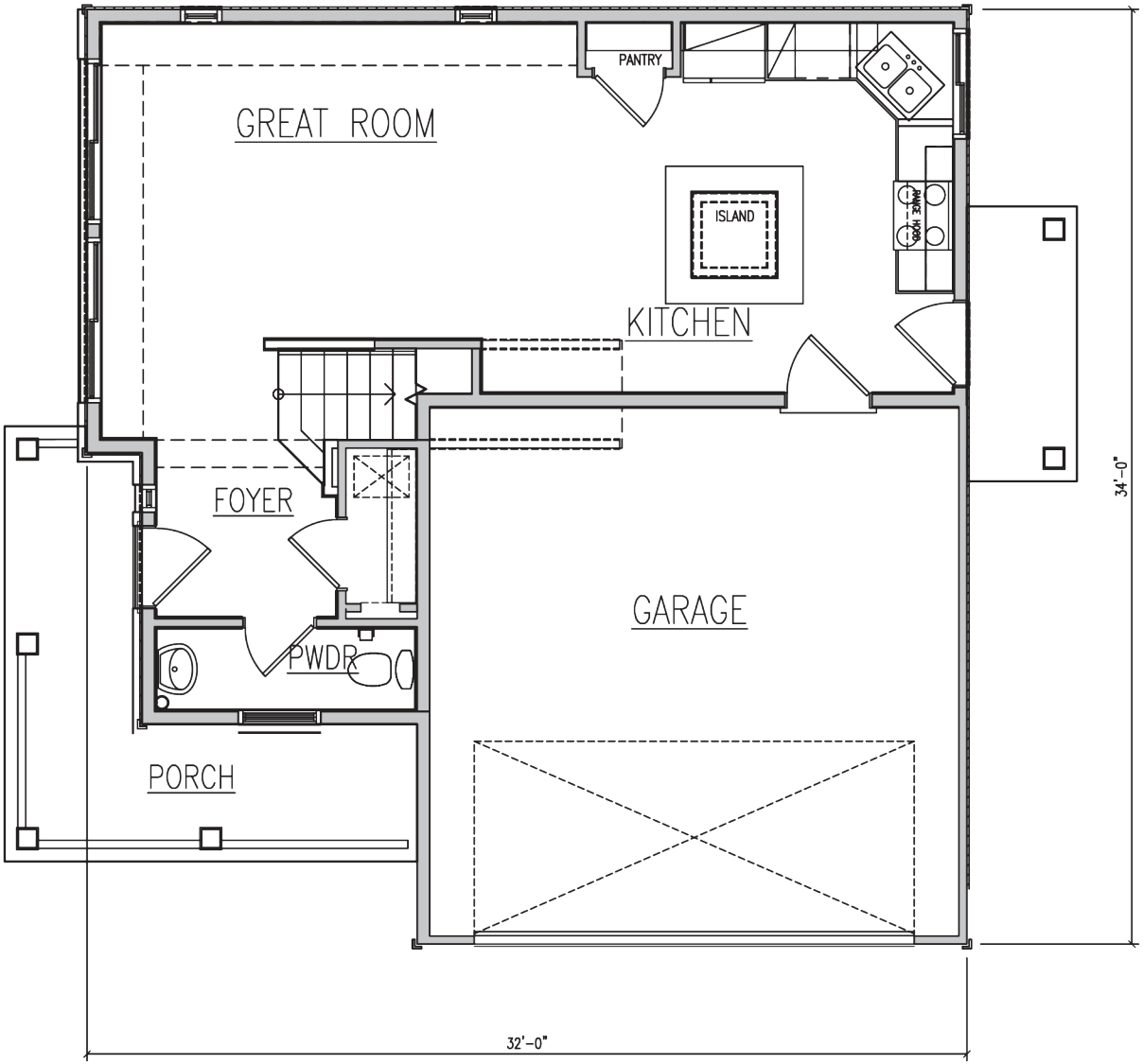


BUILDING TYPE 5
DRIVE ELEVATION

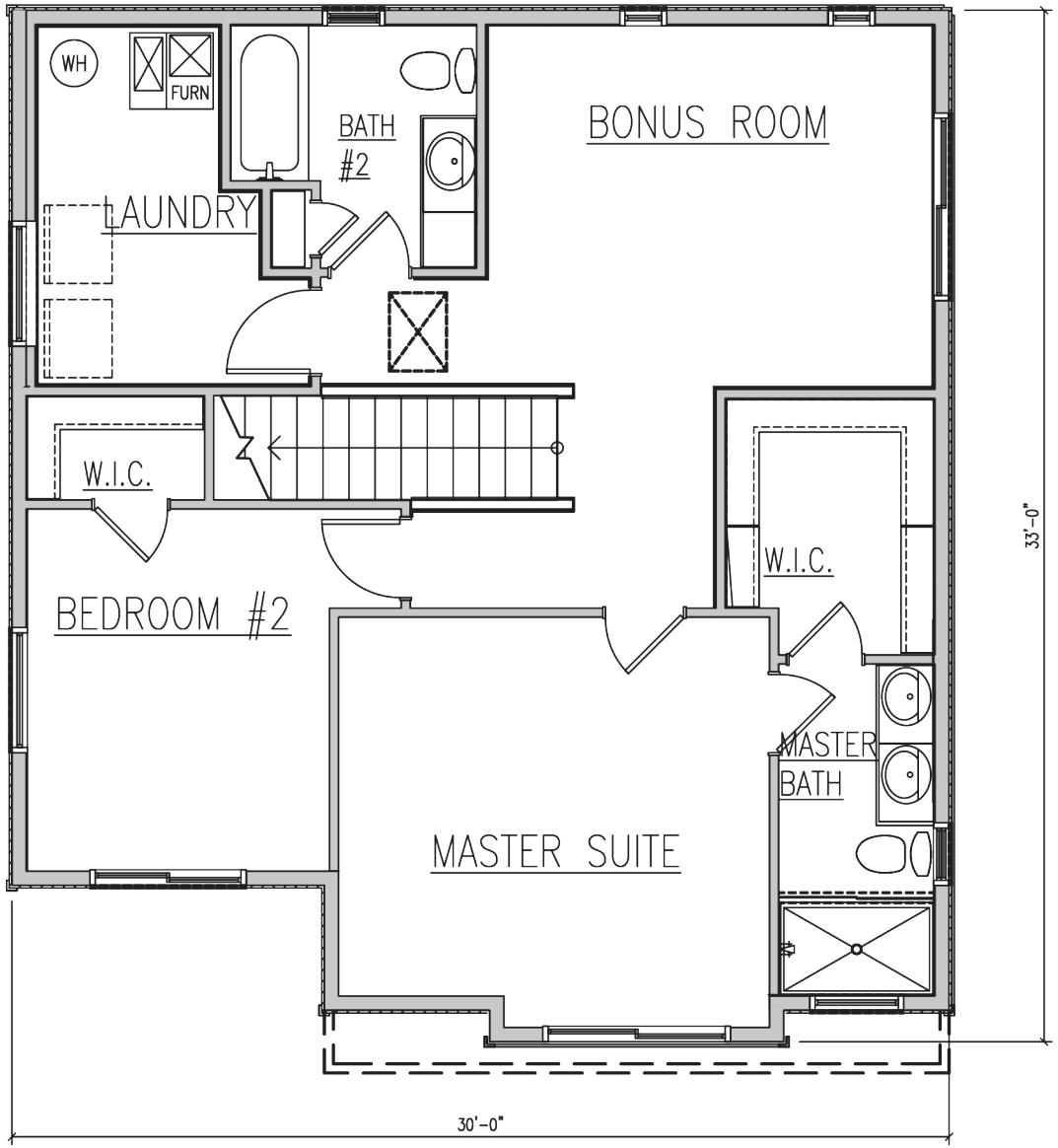
Plan 3507 Front		
Masonry	103	39.69%
Siding	514	61.31%
Total:	617	



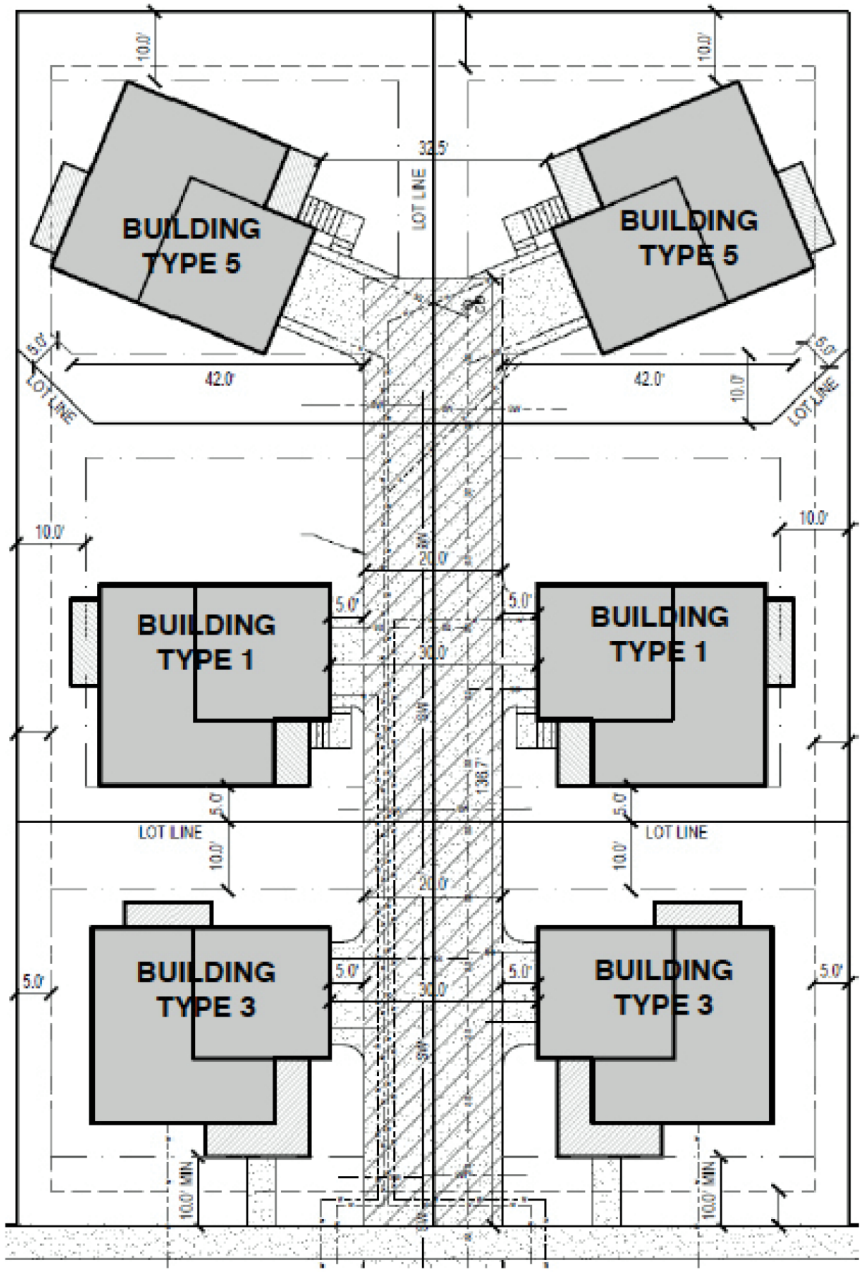
BUILDING TYPE 5
FRONT ELEVATION



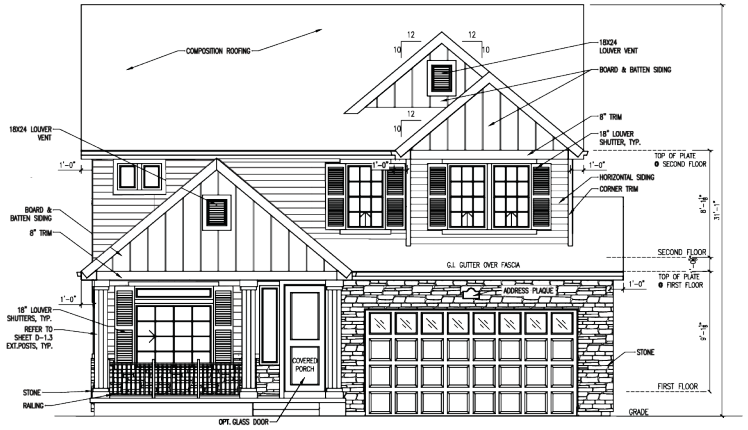
BUILDING TYPE 5
FIRST FLOOR PLAN



BUILDING TYPE 5
SECOND FLOOR PLAN

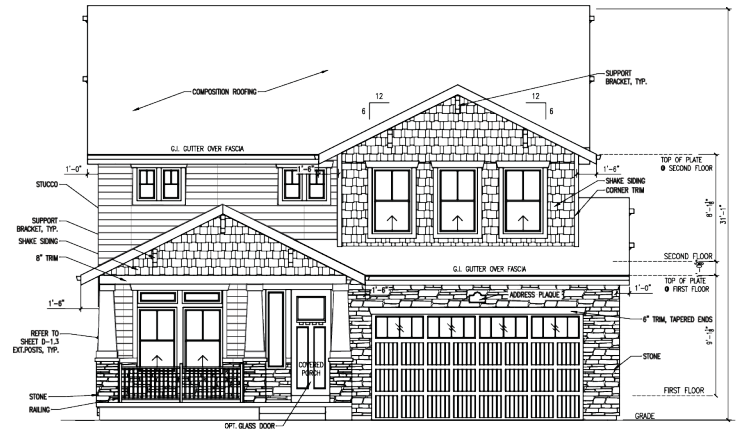

BUILDING TYPE 5
BUILDING TYPE 5
BUILDING TYPE 1
BUILDING TYPE 1
BUILDING TYPE 3
BUILDING TYPE 3
LOT LINE
LOT LINE
LOT LINE
LOT LINE
10.0'
10.0'
10.0'
10.0'
5.0'
5.0'
5.0'
5.0'
42.0'
42.0'
10.0'
10.0'
10.0'
10.0'
10.0'
10.0'
10.0' MIN.
10.0' MIN.

Plan 7001 Classic		
Masonry	288	47.06%
Siding	224	49.94%
Total:	612	



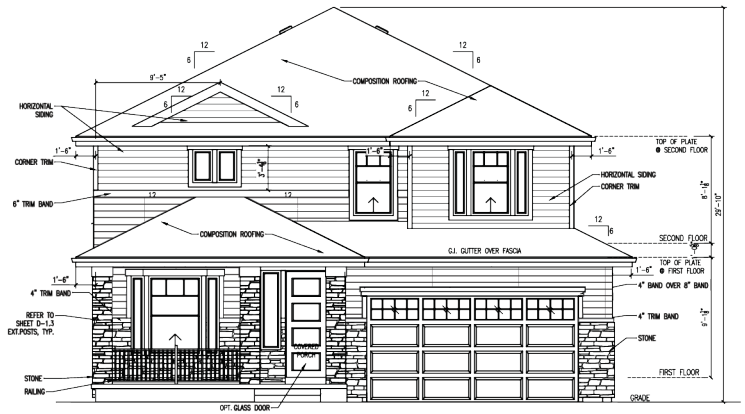
FRONT ELEVATION - CLASSIC

Plan 7001 Craftsman		
Masonry	288	35.25%
Siding	270	61.76%
Total:	753	

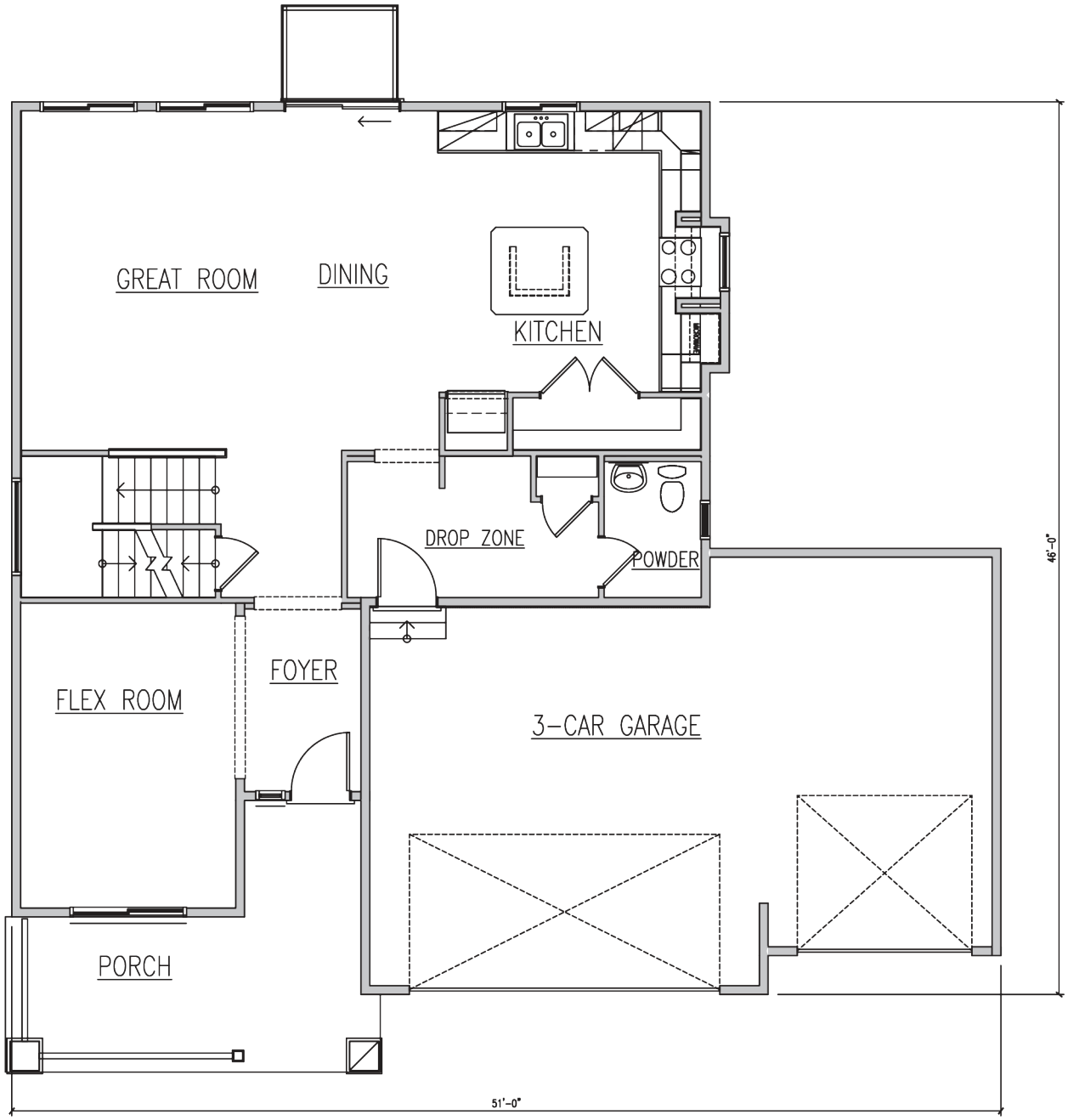


FRONT ELEVATION - CRAFTSMAN

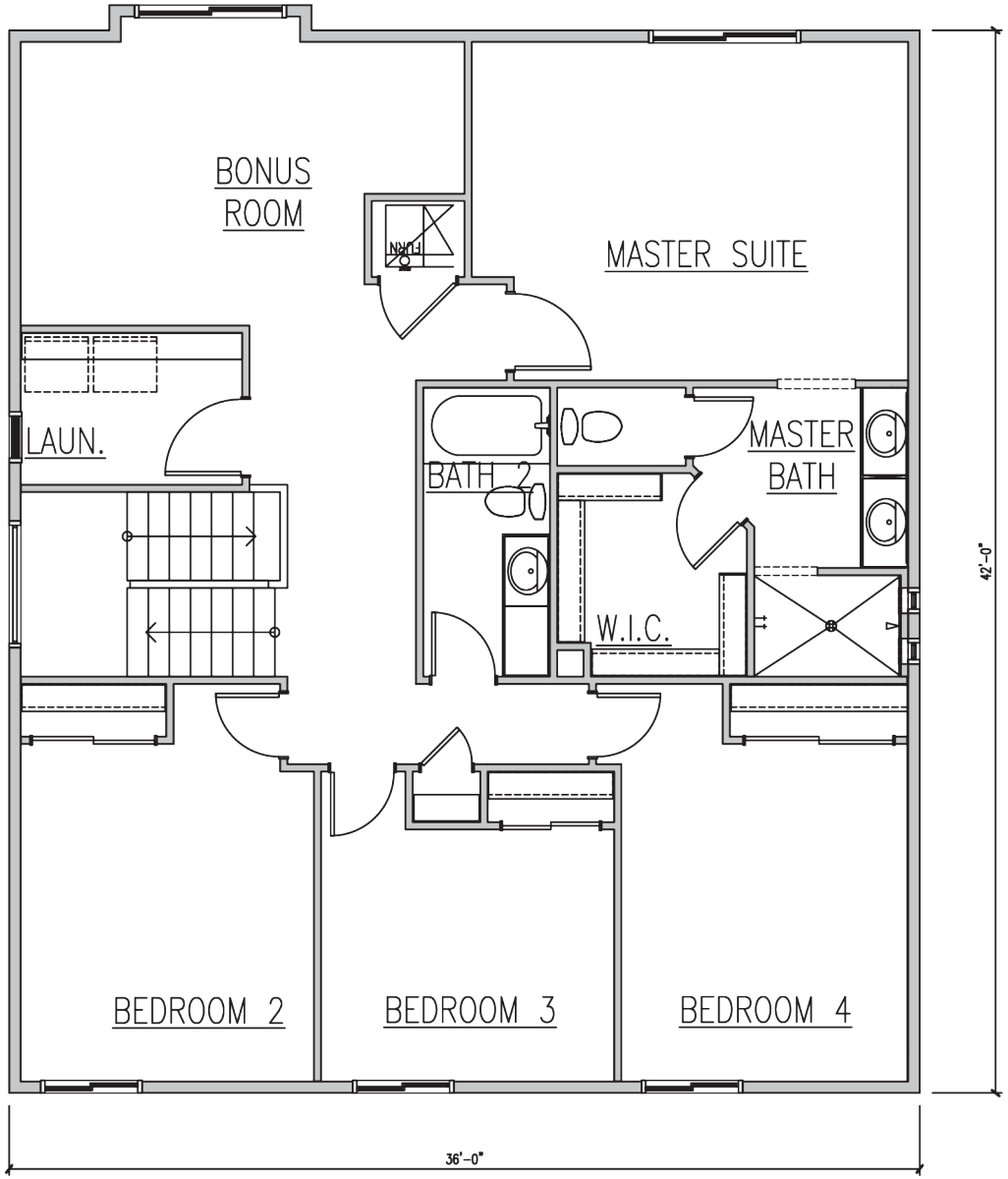
Plan 7001 Prairie		
Masonry	275	53.50%
Siding	158	46.5%
Total:	514	



FRONT ELEVATION - PRAIRIE

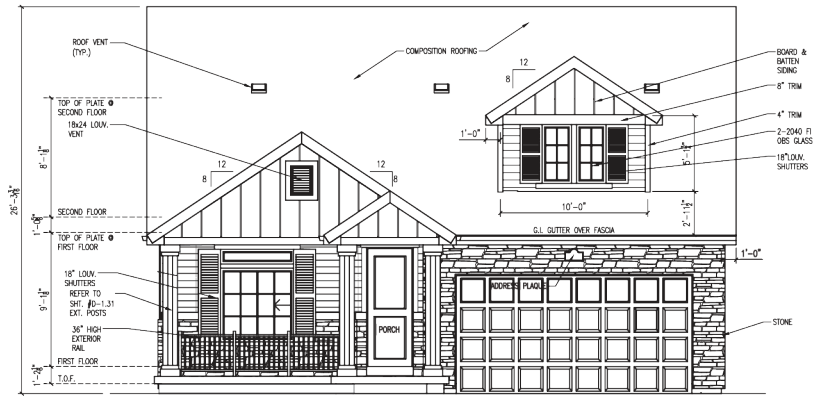


MAIN FLOOR PLAN



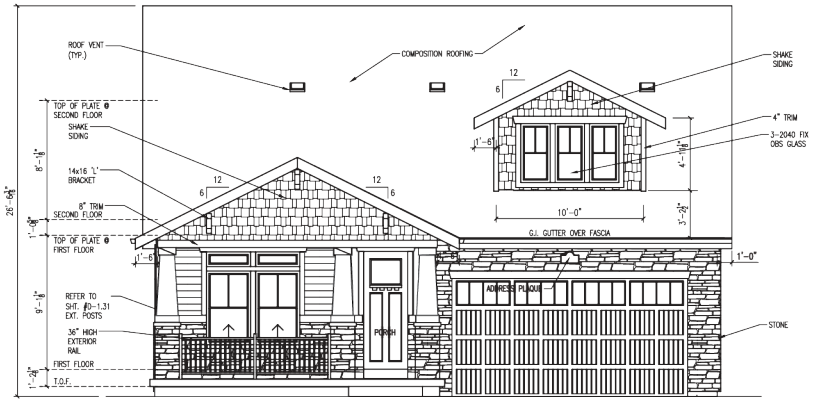
SECOND FLOOR PLAN

Plan 7002 Classic		
Masonry	275	53.50%
Siding	158	62.26%
Total:	514	



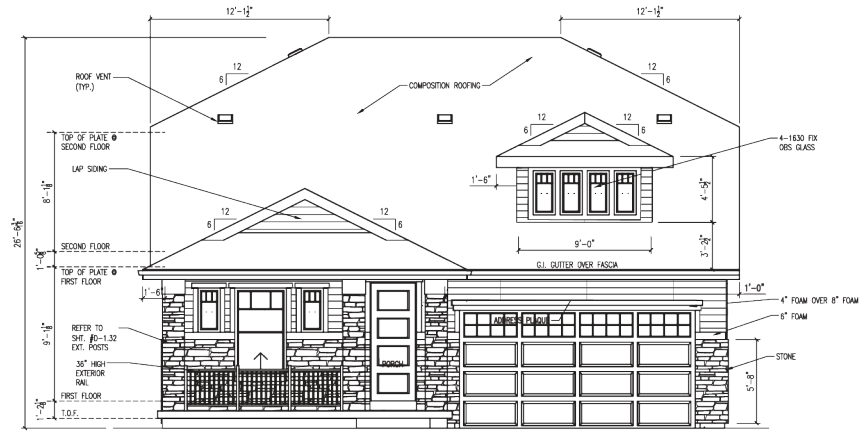
FRONT ELEVATION - CLASSIC

Plan 7002 Craftsman		
Masonry	275	57.65%
Siding	121	42.35%
Total:	477	

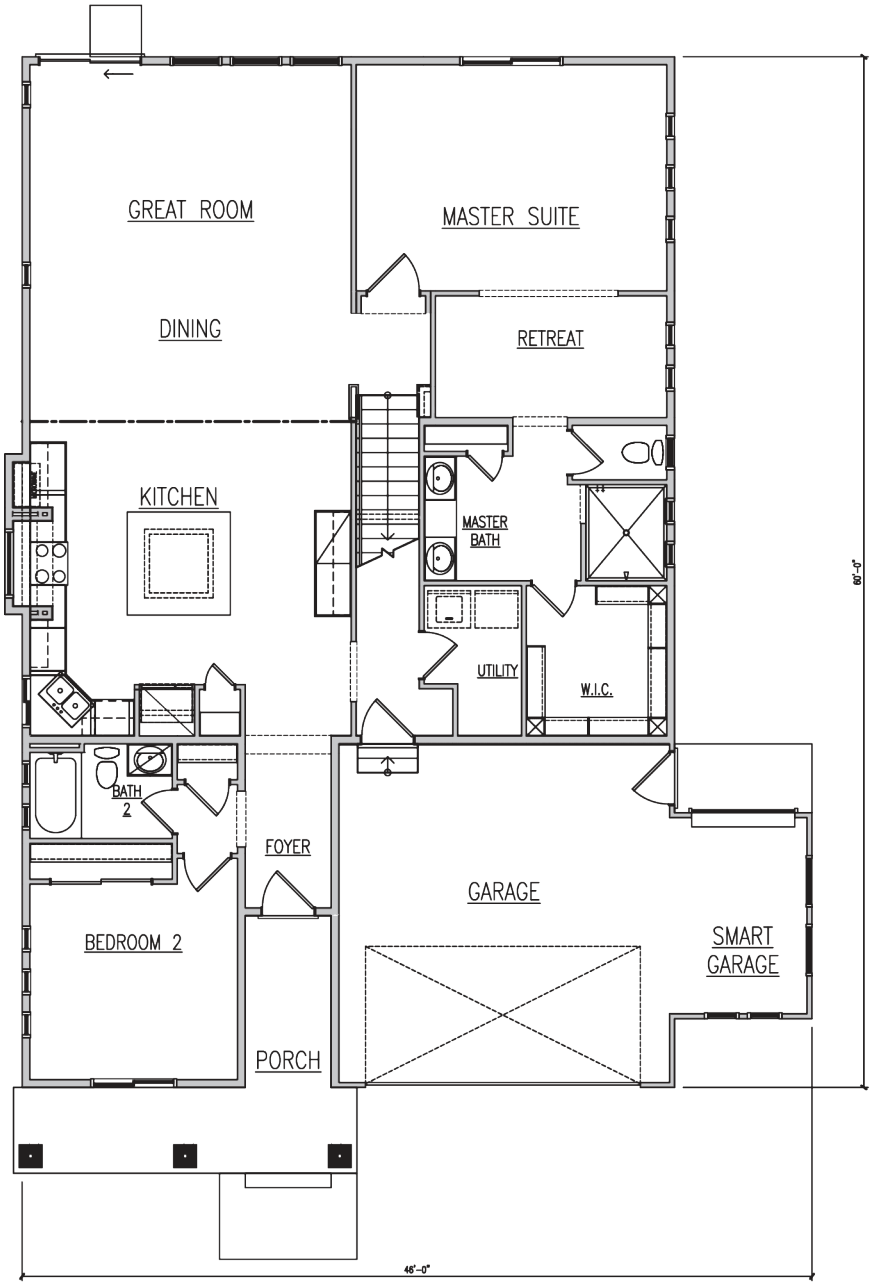


FRONT ELEVATION - CRAFTSMAN

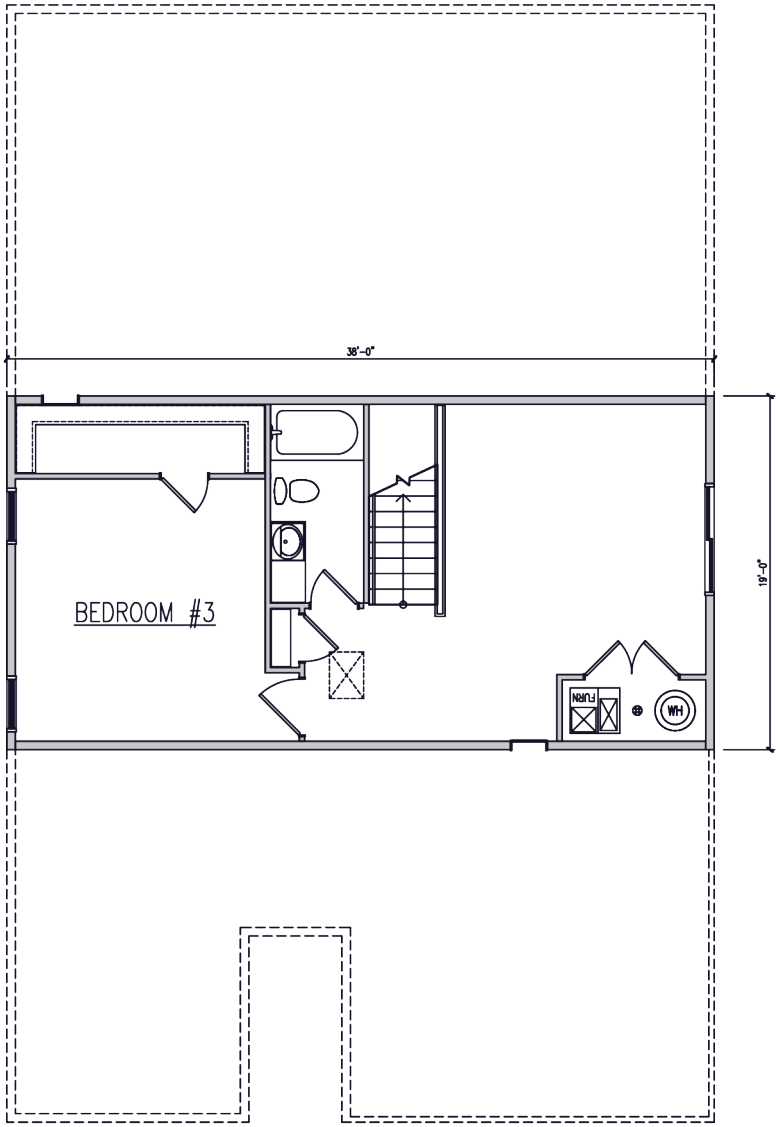
Plan 7002 Prairie		
Masonry	229	58.72%
Siding	13	41.28%
Total:	390	



FRONT ELEVATION - PRAIRIE

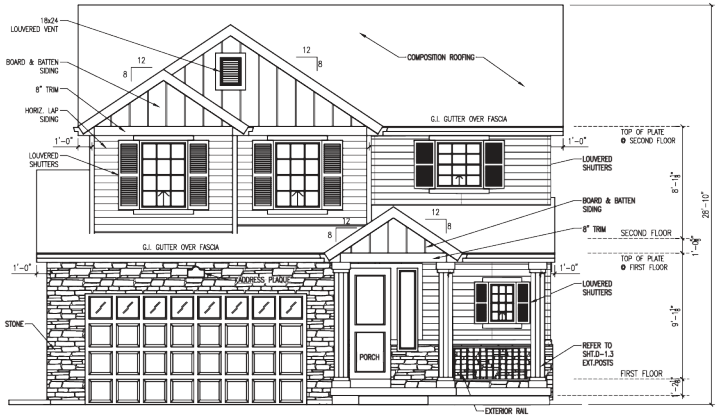


MAIN FLOOR PLAN



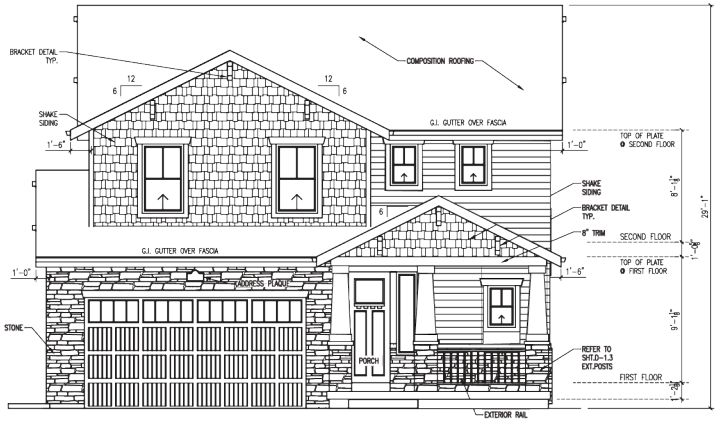
SECOND FLOOR PLAN

Plan 5601 Classic		
Masonry	269	49.45%
Siding	211	50.55%
Total:	544	



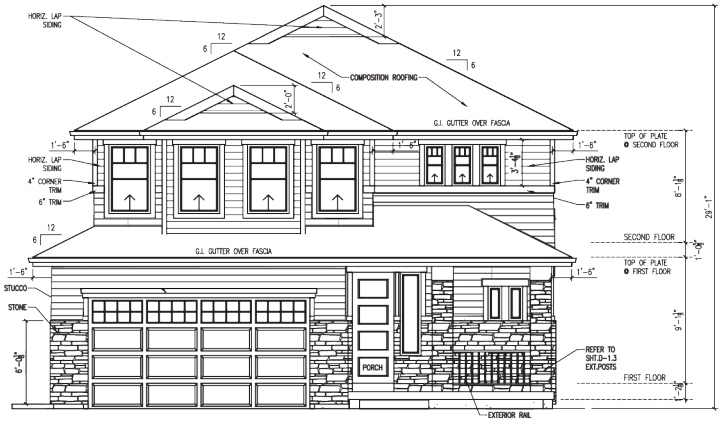
FRONT ELEVATION - CLASSIC

Plan 5601 Craftsman		
Masonry	289	48.91%
Siding	217	51.09%
Total:	550	

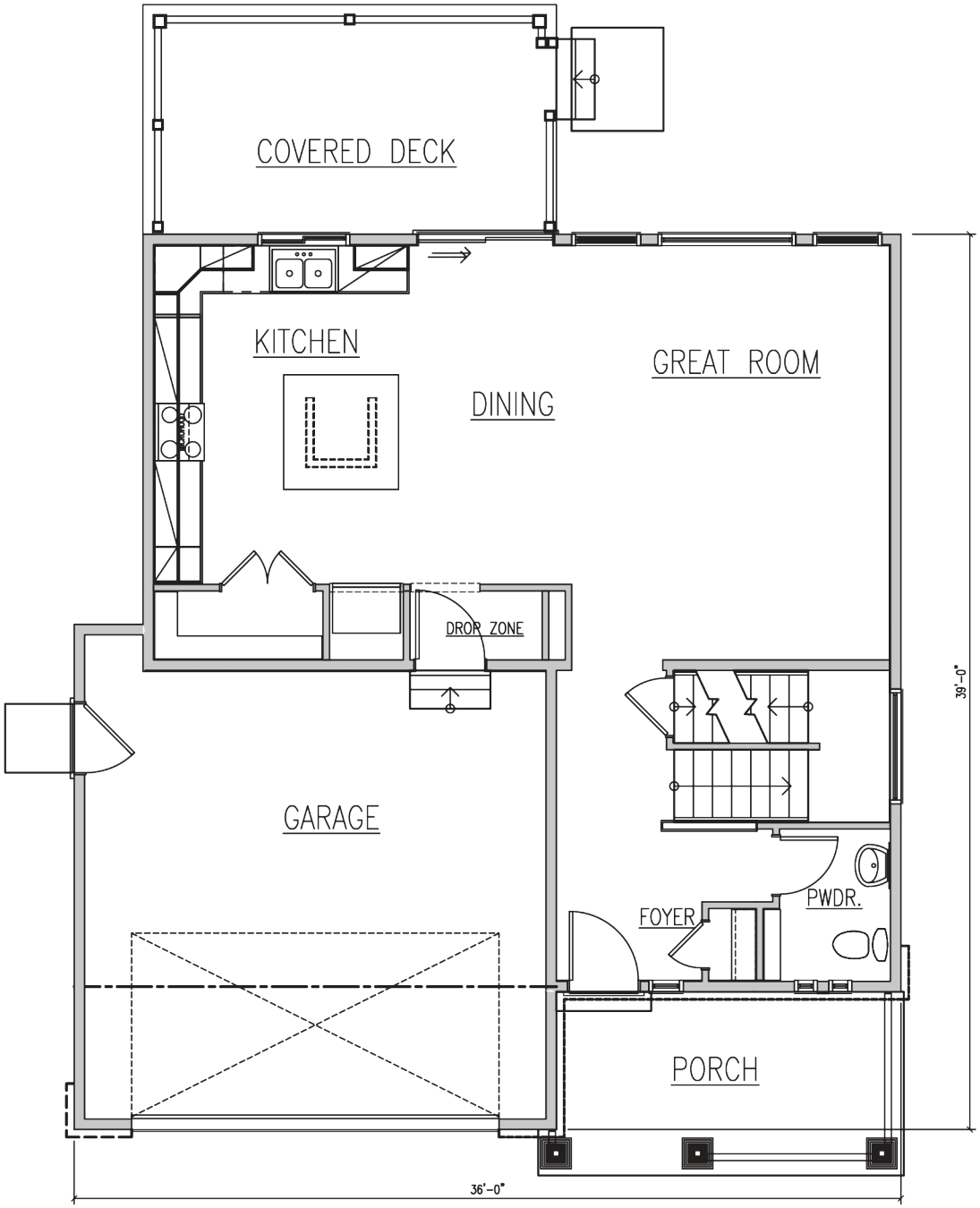


FRONT ELEVATION - CRAFTSMAN

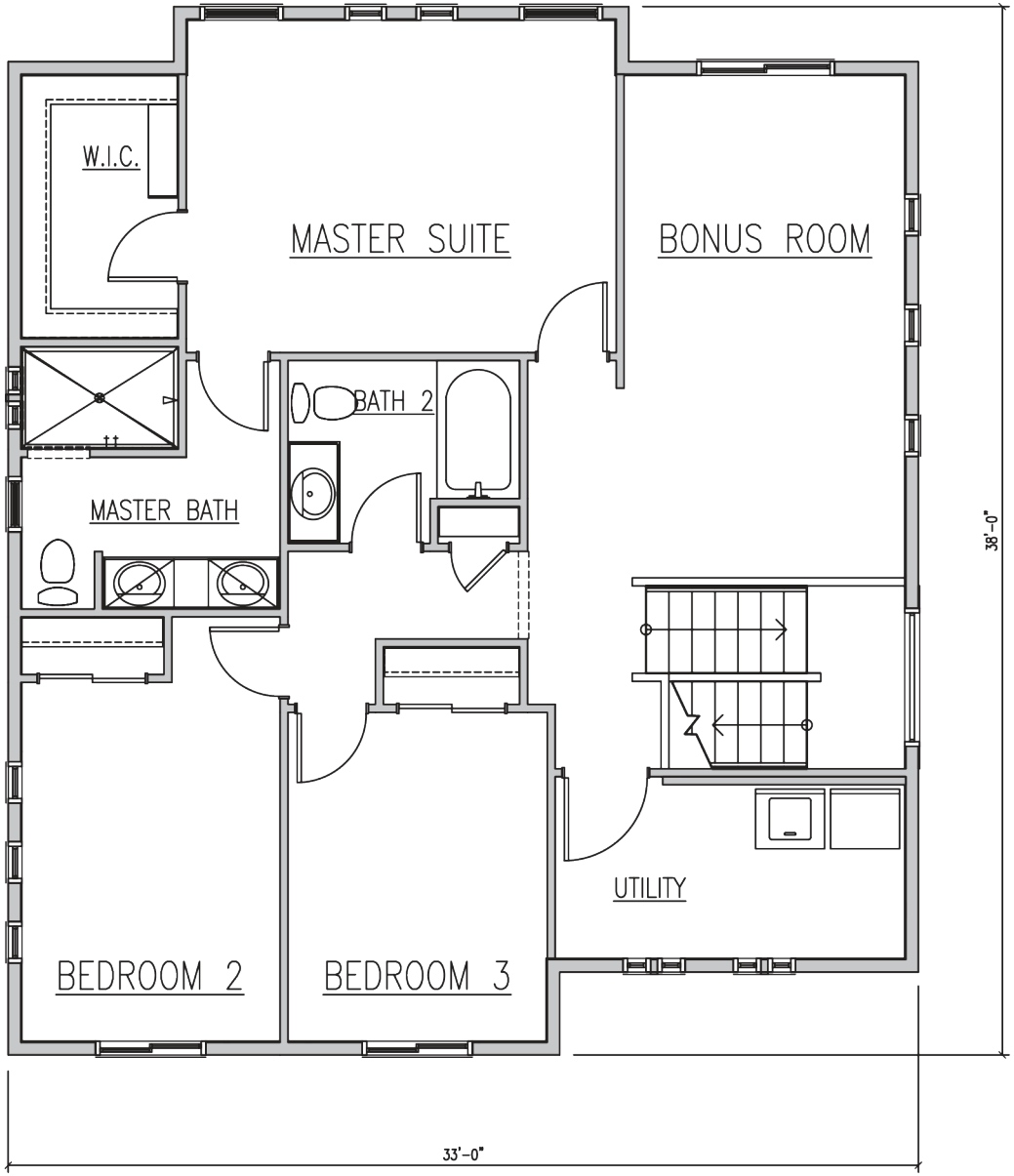
Plan 5601 Prairie		
Masonry	228	41.01%
Siding	144	58.18%
Total:	556	



FRONT ELEVATION - PRAIRIE

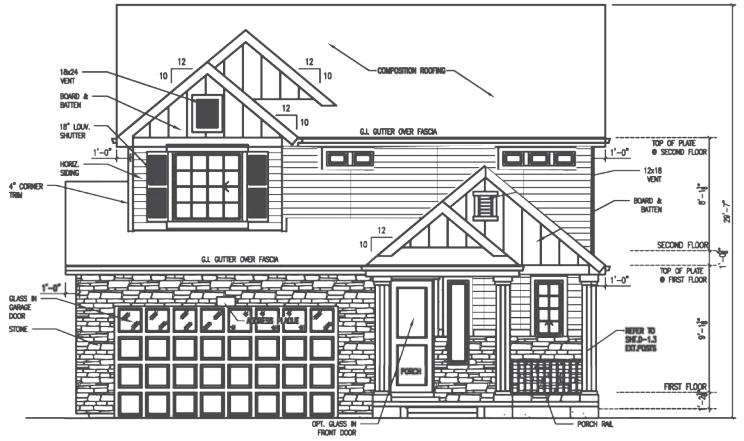


MAIN FLOOR PLAN



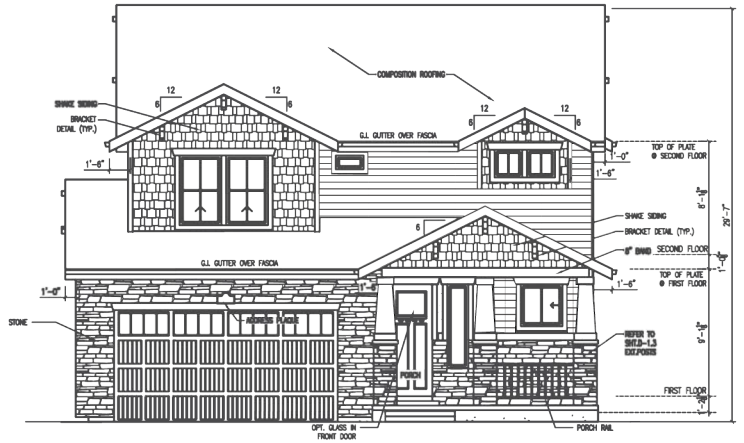
SECOND FLOOR PLAN

Plan 5602 Classic		
Masonry	304	49.03%
Siding	151	51.36%
Total:	625	



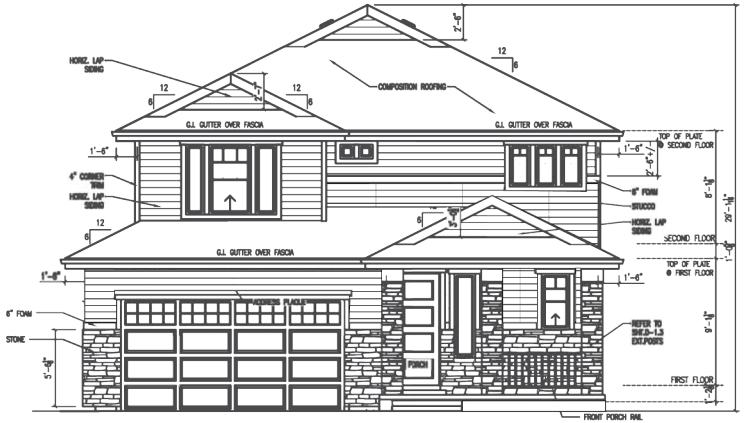
FRONT ELEVATION - CLASSIC

Plan 5602 Craftsman		
Masonry	304	49.03%
Siding	167	50.97%
Total:	620	

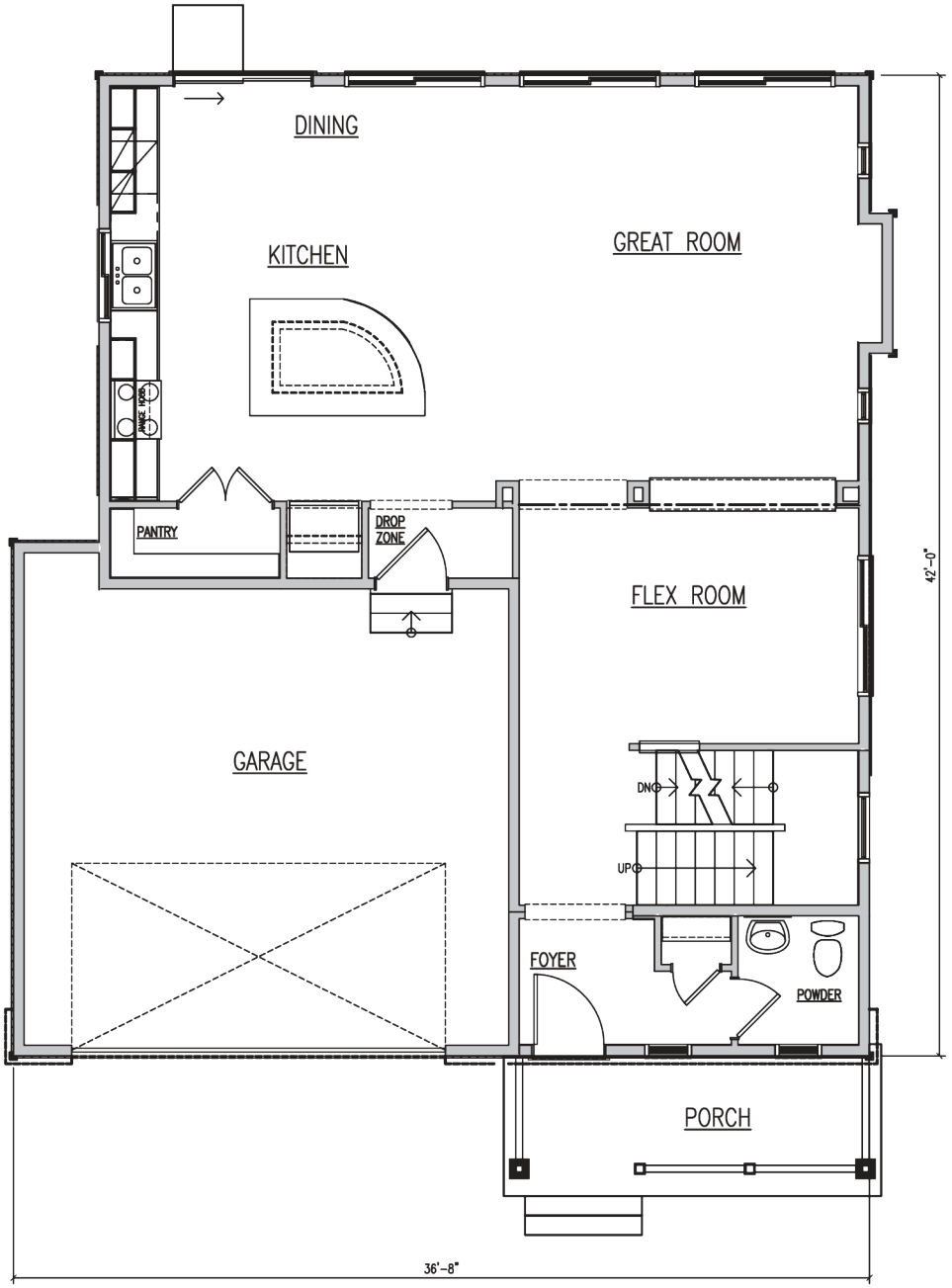


FRONT ELEVATION - CRAFTSMAN

Plan 5602 Prairie		
Masonry	219	39.39%
Siding	133	60.61%
Total:	556	

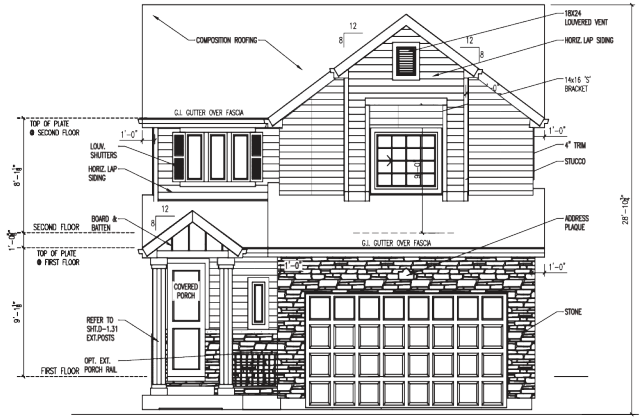


FRONT ELEVATION - PRAIRIE



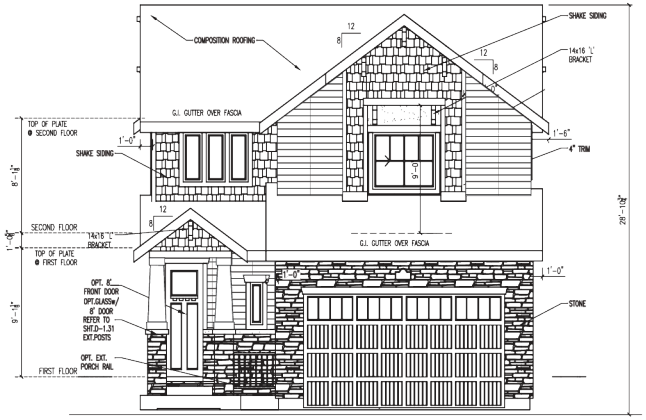
MAIN FLOOR PLAN

Plan 5603 Classic		
Masonry	261	47.80%
Siding	158	52.2%
Total:	546	



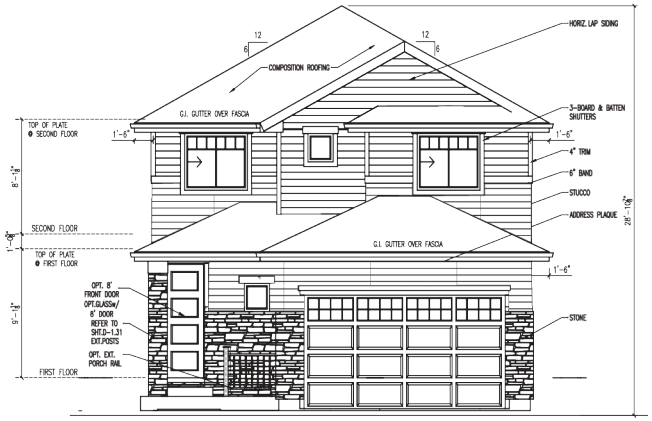
FRONT ELEVATION - CLASSIC

Plan 5603 Craftsman		
Masonry	261	47.80%
Siding	158	52.2%
Total:	546	

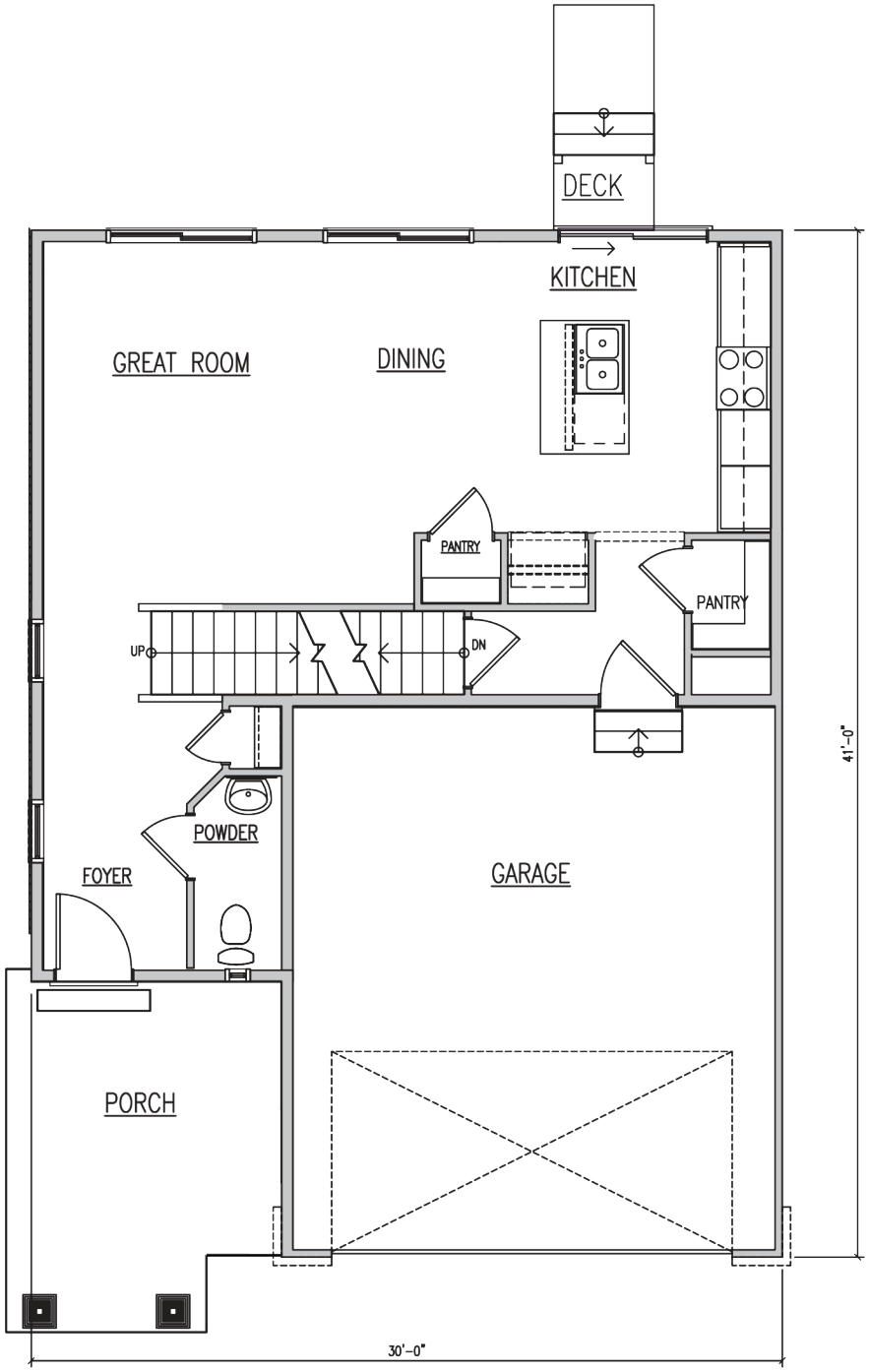


FRONT ELEVATION - CRAFTSMAN

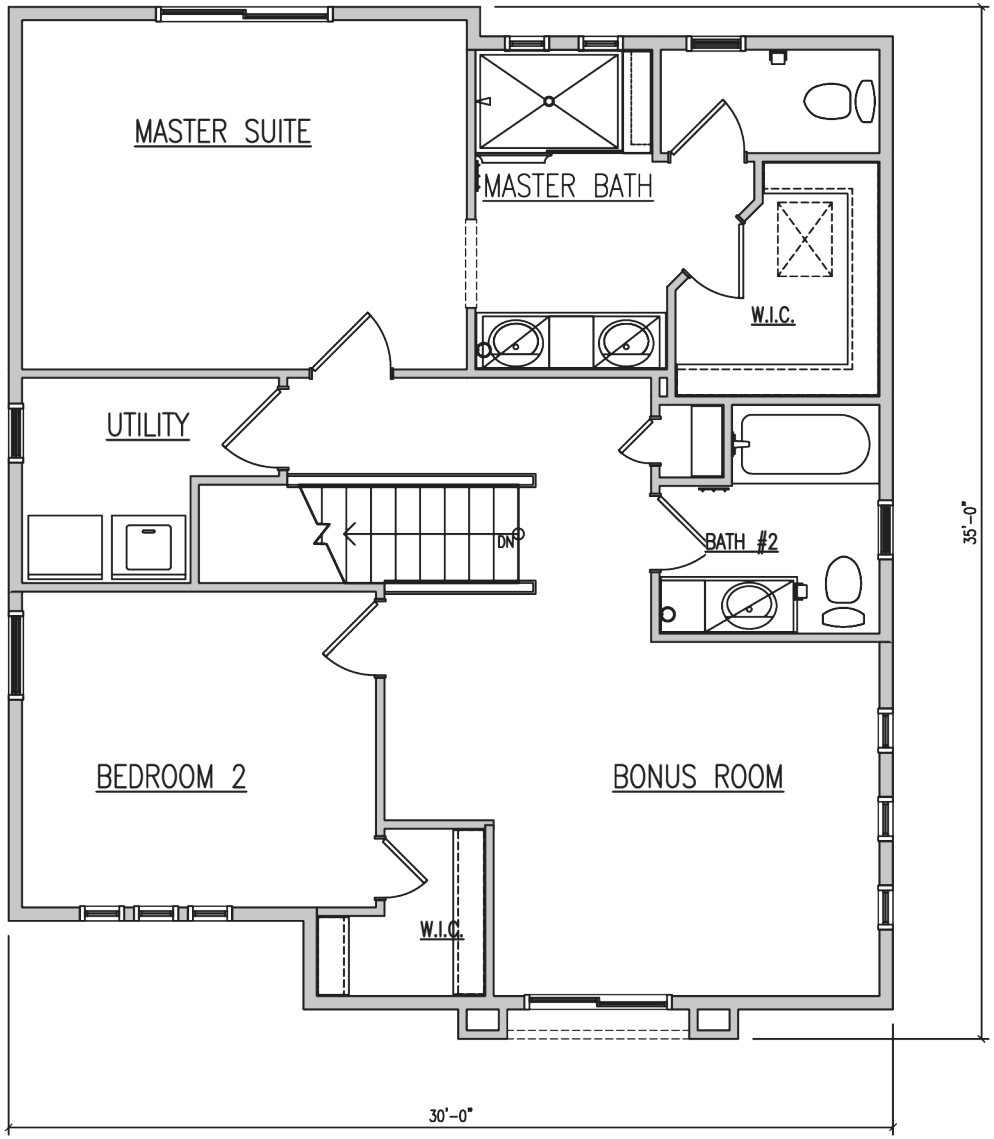
Plan 5603 Prairie		
Masonry	184	36.95%
Siding	162	63.05%
Total:	498	



FRONT ELEVATION - PRAIRIE

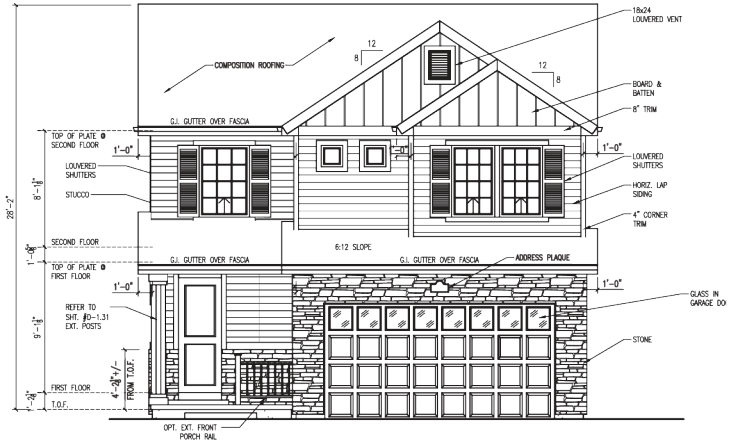


MAIN FLOOR PLAN



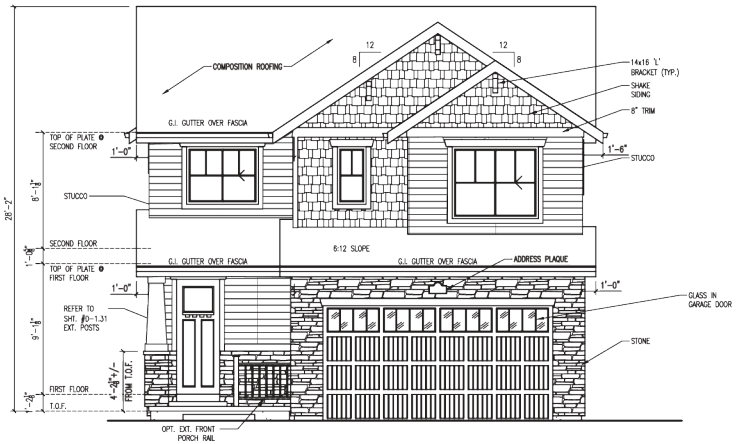
SECOND FLOOR PLAN

Plan 5604 Classic		
Masonry	242	42.76%
Siding	214	37.81%
Stucco	110	19.43%
Total:	566	



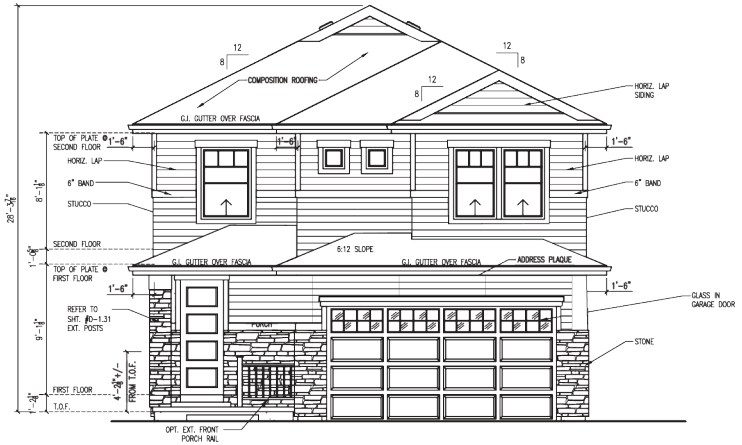
FRONT ELEVATION - CLASSIC

Plan 5604 Craftsman		
Masonry	242	43.21%
Siding	127	22.68%
Stucco	191	34.11%
Total:	560	

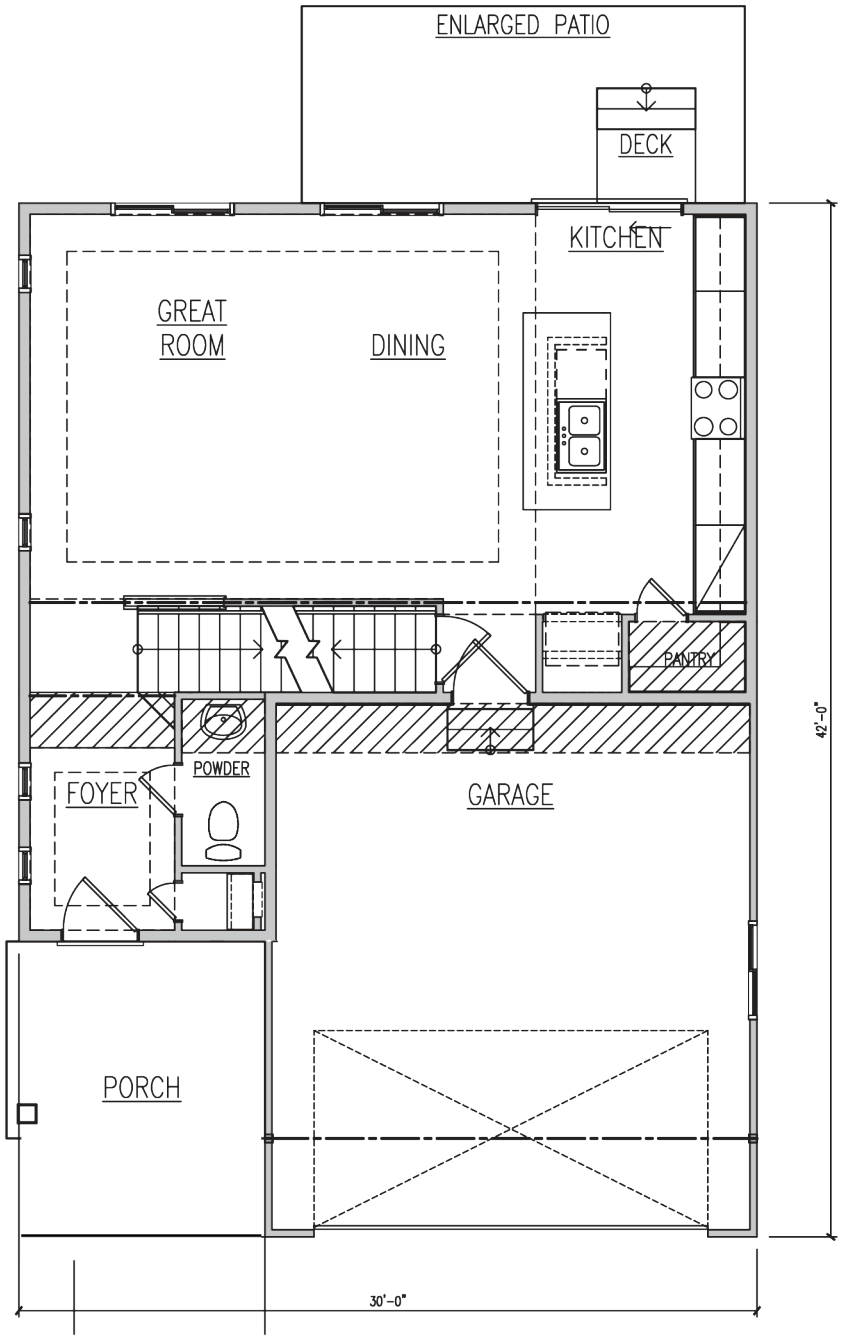


FRONT ELEVATION - CRAFTSMAN

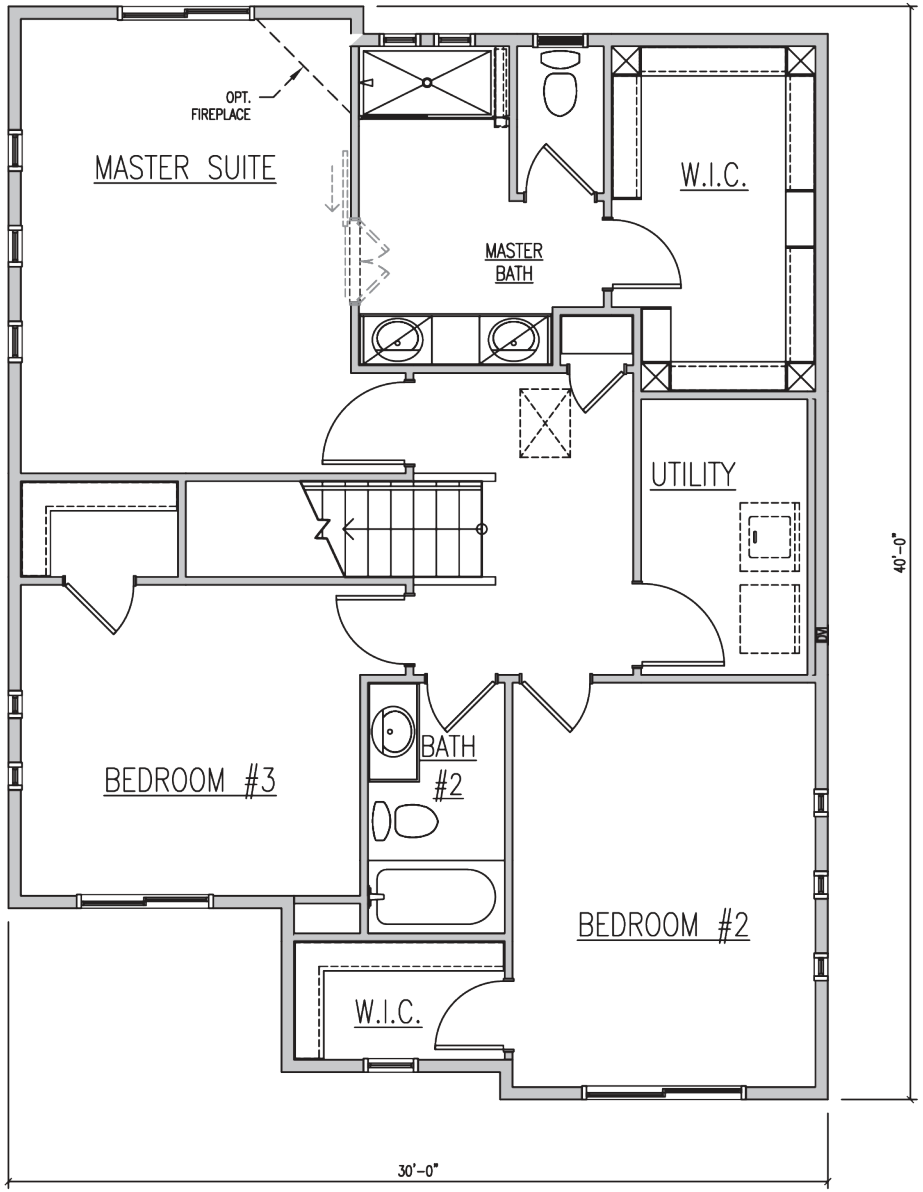
Plan 5604 Prairie		
Masonry	179	34.89%
Siding	129	22.75%
Stucco	199	38.79%
Total:	567	



FRONT ELEVATION - PRAIRIE

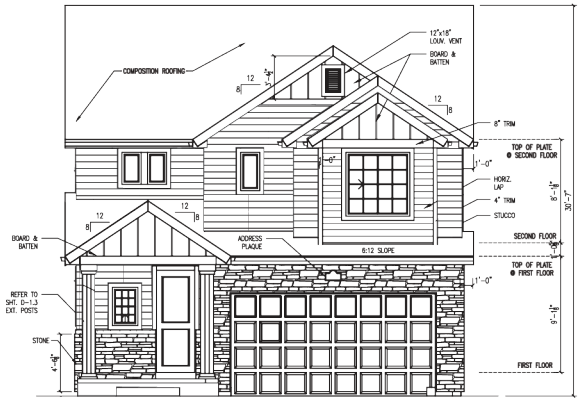


MAIN FLOOR PLAN



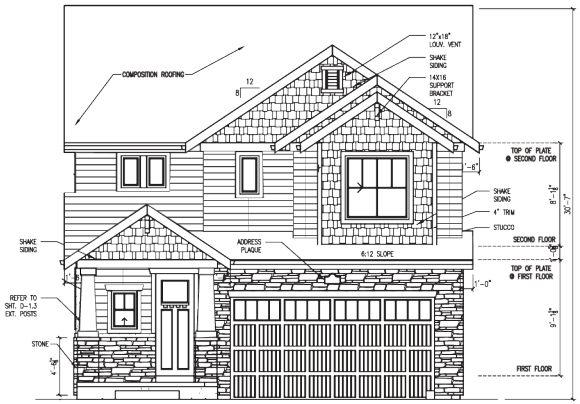
SECOND FLOOR PLAN

Plan 5605 Classic		
Masonry	252	44.44%
Siding	129	55.55%
Total:	567	



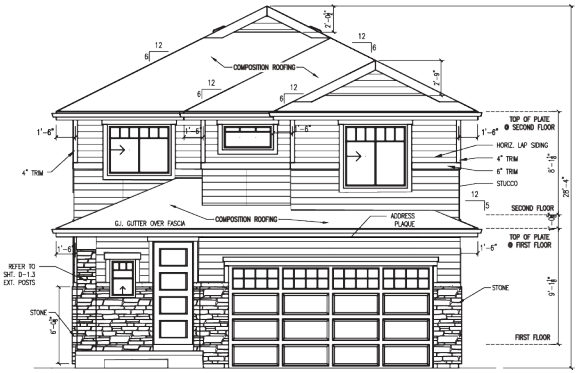
FRONT ELEVATION - CLASSIC

Plan 5605 Craftsman		
Masonry	252	43.22%
Siding	175	56.78%
Total:	583	

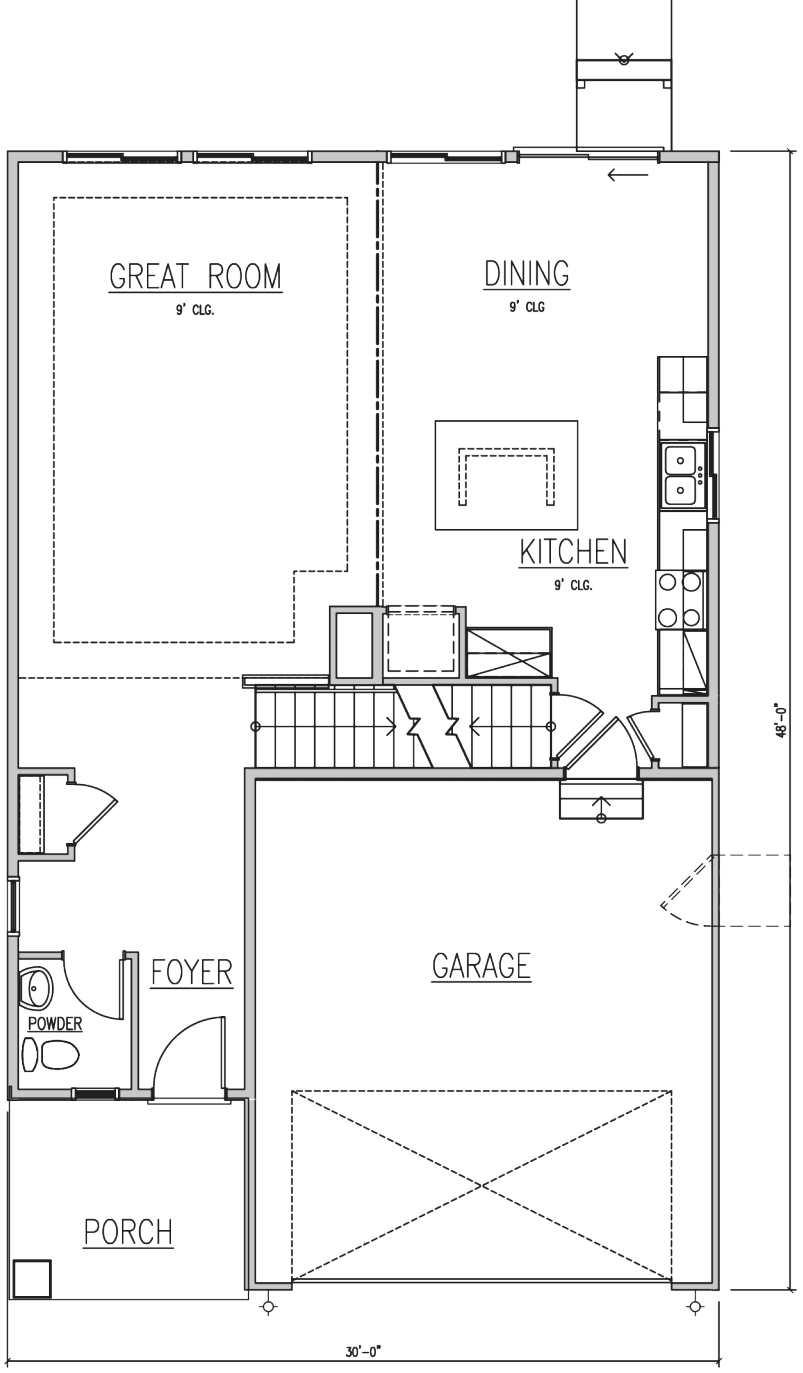


FRONT ELEVATION - CRAFTSMAN

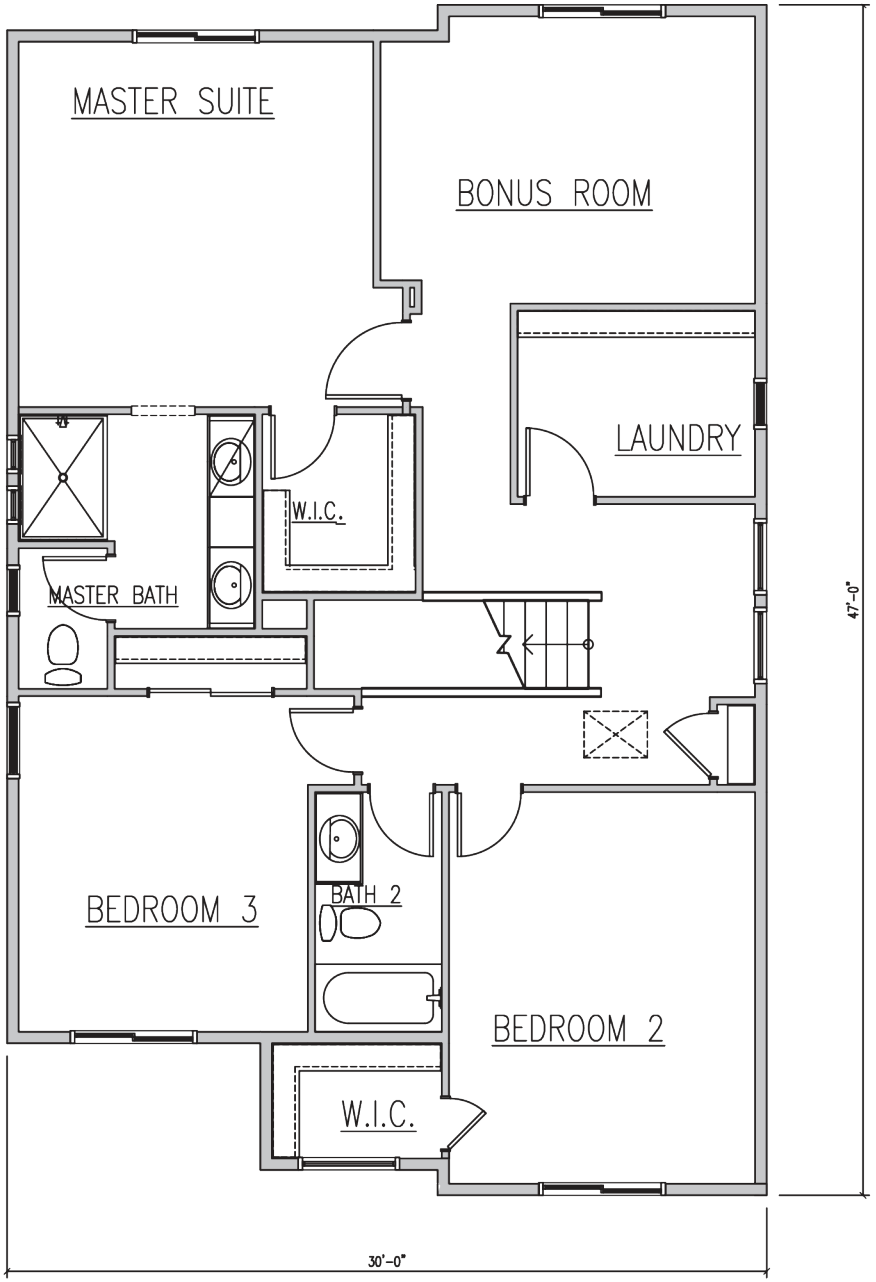
Plan 5605 Prairie		
Masonry	178	36.03%
Siding	125	63.96%
Total:	494	



FRONT ELEVATION - PRAIRIE



MAIN FLOOR PLAN



SECOND FLOOR PLAN

DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT
2600 WEST GENTILE STREET
SYRACUSE CITY, DAVIS COUNTY, UTAH

This Development Agreement ("Agreement") is made and entered into as of this _____ day of _____, 2019, by and between **CW LAND CO., LLC**, a Utah limited liability company (the "Developer"), and **SYRACUSE CITY**, a municipality and political subdivision of the State of Utah (the "City").

Commented [MOU1]: To insert project specific SPE once we get to execution stage.

RECITALS:

A. The Developer has acquired or may in the future acquire the approximately one hundred fifteen and 22252/1000 (115.2252) acres of land located at approximately 2600 West Gentile Street, Syracuse, Davis County, Utah (the "**Parcel**"), which Parcel comprises the following identification numbers: 12-103-0053; 12-103-0055; 12-103-0058; 12-103-0075; 12-28-0040; and 12-280-0041. A map identifying the parcels is attached hereto as "**Exhibit A**" and incorporated by this reference.

B. The Parcel is currently included within and subject to the City in the "R-1 Residential" zone.

C. On _____, 201__ January 8, 2019, the City Council approved a General Plan Map future zoning designation for the Development from R-1 Residential to Residential Planned Community ("RPC") zone and provided feedback to the Developer as part of a design concept review.

D. The Developer is seeking rezoning and preliminary plat approval by the City for the Development. Pursuant to the terms of the RPC zone, a development agreement is necessary in order to move forward with development.

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

ARTICLE I
DEFINITIONS

The following terms are defined as follows:

1.1 "City" means Syracuse City, a body corporate and politic of the State of Utah, with a principal office located at 1979 West 1900 South, Syracuse, UT 84075.

1.2 "City Standards and Specifications" means the local minimum standards and specifications required by Syracuse Municipal Code § 8.15.020.

1.3 "Concept Plan" means the concept plan prepared for the Developer and previously ~~approved~~ reviewed by the City Council on ~~_____~~, January 8, 2019~~201_~~, which Concept Plan is attached hereto as "**Exhibit H"**.

1.4 "Developer" means CW Land Co., LLC, a Utah limited liability company, with a principal mailing address of 1222 W. Legacy Crossing Blvd., Suite 6, Centerville, UT 84014, or any successor-in-interest of Developer.

1.5 "Development" or "Residential Development" means the Parcel, which shall be developed in phases and in coordination with each other in order to form a cohesive neighborhood.

1.6 "Development Gross Acreage" means the total gross acreage for the Development, which is 115.22~~5~~2 acres.

1.7 "Preliminary Plat" means the Preliminary Plat prepared for the Developer, a copy of which is attached hereto as "**Exhibit D**", which is ultimately approved by the City Council, concurrent with the approval of this Agreement. It also includes all documents required by the RPC zone, including a subdivision master plan, circulation plan, architectural theme plan, and landscaping theme plans. Once approved by the Council, the subdivision plat and the submitted plans are building zoning documents that may not be modified without City Council approval.

ARTICLE II
CONDITIONS PRECEDENT

2.1 Council Approval Required. This Agreement shall not take effect until the Syracuse City Council has approved this Agreement ~~pursuant to a resolution of the City Council~~and the zoning and preliminary plat petition.

2.2 Restrictions of Use. The Developer and the City agree to: (i) restrict the uses of the Development as provided in this Agreement and the applicable zoning restrictions, including approved submissions from the Developer, and (ii) provide such amenities as are set forth in this Agreement, City code, and submitted documents in connection to land use applications.

ARTICLE III
PRELIMINARY PROVISIONS

3.1 Property Affected by this Agreement. The legal description of the Parcel, to which this Agreement applies, is attached as "**Exhibit B**," and incorporated by reference.

3.2 Termination of this Agreement. This Agreement may be terminated by the Parties by mutual, written consent. Such termination shall require the approval of the City Council.

3.3 Development Rights. The approval of this Agreement, with the accompanying approval of RPC zoning and Preliminary Plat applications, shall entitle the Developer to develop the Development in conformance with the ~~previously approved Concept Plan and the~~ Preliminary Plat. As provided in the RPC zoning text, the Preliminary Plat and all documents attached to it

shall become zoning documents which govern the land use and development of the Development. The Developer shall ensure all development is in conformance with the Concept Plan which has been reviewed by the Planning Commission and City Council and approved by the City Council. Such development plan shall be in conformance with Chapter 10.80 of the Syracuse Municipal Code. Once approved, the Developer may not substantially deviate from the Development Plan without prior approval from the City Council as land use authority. Any other variations to the Development Plan, such as exact building locations, exaction locations of open space and parking, and changes to the size, architecture, and/or elevations of the buildings, that do not materially affect the architectural quality of the Development and that are consistent with the provisions below, may be varied by the Developer without official City Council or Planning Commission approval. Such variations, however, shall not change the maximum density, use, and intensity of the Development, and may not vary from applicable City ordinances or the Preliminary Plat. ~~Furthermore, Developer may use any of the density in the planning and development of any portion of the Development, and may at its reasonable discretion determine lot configurations, sizes and types, provided that such determination shall be in compliance with applicable zoning ordinances. Although the currently contemplated densities for portions of the Development are more fully identified in the exhibits attached hereto, the City acknowledges and agrees that Developer shall have the right, in its reasonable business judgment, to transfer density between residential areas, provided that the aggregate density for the Development shall not exceed the maximum density approved pursuant to Article IV below.~~

ARTICLE IV
CITY'S UNDERTAKINGS

4.1 Approval of Preliminary Plat and Zoning Application. Concurrent with the approval of this Agreement, the City shall consider the ~~provide~~ RPC zoning and Preliminary Plat approval for the Development. As provided in the ~~Concept Plan~~Preliminary Plat application, the overall density for this Development shall not exceed 5.0 dwelling units per gross acre (calculated based on the entire Development area), and accordingly, shall not exceed 577 dwelling units (i.e., the Development Gross Acreage equal to 115.225~~5~~2 acres multiplied by 5.0 dwelling units per gross acre). Developer and City acknowledge and agree that any additional floor plan and elevation approvals may be reviewed and approved by the City Council by resolution.

4.2 Findings. The RPC zoning approval shall occur upon a finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of the City to make such a change at this time.

4.3 In Lieu Fee Related to Common Space. In connection with Syracuse Municipal Code § 10.82.070(G), as amended, the Developer petitioned the City Council to pay a fee in-lieu of required common space (an "In Lieu Fee") that is associated with the RPC zone. The Developer is under no obligation to make such a petition and would be free to seek zoning approval with the required common space in the zone, or to develop under existing zoning. The RPC zone otherwise requires the development of at least twenty-five percent (25%) of the development gross acreage to be established as common space. ~~unless Developer pays an "in lieu fee" to the City (an "**In Lieu Fee**"), a minimum of twenty-five percent (25.0%) of the Development Gross Acreage would be~~

~~required to be established as common space~~, or for this Development~~in other words,~~ a total of 28.8~~8~~ acres (i.e., 25.0% multiplied by 115.225~~2~~ acres). The following provisions shall apply:

(A) **Approval of In Lieu Fee**. The total fee is based upon the value saved from the non-development of common space, which would have included amenities for resident recreation, that the Developer would otherwise be required to construct. The in-lieu fee shall also take into account the cost to develop the nearby, planned park of approximately 50 acres located at 2000 West Gentile Road, which will serve as a primary recreational amenity for residents of the Development. The Developer has tendered and the City hereby agrees to accept an In Lieu Fee for the Development in an amount equal to $3.00 per square foot, and by executing this Agreement, the City confirms that Developer or the Development, as applicable, satisfies the applicable requirements of Syracuse Municipal Code § 10.82.070(G)(8). The City's execution of this Agreement shall constitute approval of the City Council under Syracuse Municipal Code § 10.82.070(G)(8)(e). As set forth in the approved Concept Plan, the Development currently contemplates established common space equal to 20.93~~14.54~~ acres (18.16~~2.59~~% of the Development Gross Acreage), which results in a common space deficit equal to 7.78~~14.34~~ acres (6.75~~12.41~~% of the Development Gross Acreage) (the "**Common Space Deficit**"). The City shall reserve the in lieu fee provided by the Developer for the use of development of the planned park identified in this section.

Commented [PR2]: To be discussed.

(B) **Calculation of In Lieu Fee**. The In Lieu Fee applicable to the entire Development is equal to $~~1,873,951.20~~1,029,000.00, which is calculated as follows: (a) the product of the Common Space Deficit (7.78~~14.34~~ acres) and 43,560 square feet an acre, multiplied by (b) $3.00 per square foot. ~~Consistent with Syracuse Municipal Code § 10.82.070(G)(8)(i), the In Lieu Fee shall be paid incrementally at the time each final plat for the Development is recorded. The portion of the In Lieu Fee payable with any given final plat shall be calculated as follows: (a) the quotient of the In Lieu Fee and the Development Gross Acreage, multiplied by (b) the total gross acreage subject to the applicable final plat. For illustrational purposes only, assume the Developer intends to record a final plat with 10 total gross acres. The Developer would be required to pay concurrent with recordation of such final plat a portion of the In Lieu Fee equal to $162,218.77~~89,305.86~~ (the quotient of $1,873,951.20~~29,000.00~~ and 115.22.52 ($16,221.88~~8,930.59~~), multiplied by 10 acres).~~

4.4 Easement Abandonment. The City shall abandon and hereby agrees to vacate that certain sewer and storm drain easement, dated _____ and recorded as entry number _____ in the official records of the Davis County Recorder's Office (the "**Easement**"). In connection with the Development, Developer shall remove (or cause to be removed), at no expense to the City, the abandoned pipe on a phase-by-phase basis in the ordinary course of Developer's construction activities.

ARTICLE V
DEVELOPER'S UNDERTAKINGS

5.1 Developer Obligations. Conditioned upon City's performance of its undertakings set forth in Article IV, and provided Developer has not terminated this Agreement pursuant to Section 7.1, Developer agrees to complete the following in general accordance with Developer's phasing plan attached hereto as "**Exhibit I**" and incorporated by this reference (the "Phasing Plan"):

(C) Maximum dwelling units. The Developer agrees to a maximum of five hundred seventy-seven (577) dwelling units in the Development, with an overall density of no more than 5.0 units per gross acre (calculated based on the entire Development area).

(D) Dedication of Water Shares. The Developer shall dedicate ~~three (3) acre feet of water per gross acre at the time Developer records a final plat attributable to such acreage; provided, however, in connection with Syracuse Municipal Code § 8.10.090, Developer shall not be required to dedicate water for the gross acreage attributable to any wetland open space~~water rights to the City in compliance with Syracuse Municipal Code § 8.10.090, at the time of final plat recordation.

Commented [MOU3]: To be discussed.

(E) Areas Open to General Public. Areas open to the general public shall be identified on a map attached to this Agreement as Exhibit J, which is incorporated into this Agreement by this reference. ~~[Exhibit to be provided]~~.

(F) Fencing, Amenities, Signs, Trees. The Landscaping Plan includes amenities, trees, fencing, signs and monuments, vegetation, and other aesthetic features. The Developer shall install all such items in conformance with the "Landscaping Plan", which is attached as "**Exhibit C**" to this Agreement, and incorporated by this reference. The fencing shall be installed in accordance with the fencing depicted in the Landscaping Plan. The maintenance of all of the items discussed in this subparagraph shall be provided by the Developer or the homeowner's association for the Development (the "Homeowner's Association"), unless those items are located within the City's right-of-way and not excepted in this Agreement.

~~(A)~~(G) Offsite Provisions. Developer agrees to the following offsite requirements:

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(1) 2400 West Street Improvements. The Developer shall improve 2400 West to the City's collector road standard with a sixty-six feet (66') right-of-way. This shall extend through the two existing properties (2418 West 2700 South and 2383 West 2700 South) to 2700 South Street. No private driveways shall directly access 2400 West Street unless shown on the final subdivision plans. The existing culinary and secondary mains in 2400 West Street are not of adequate capacity to serve this development and need to be increased ~~from~~to 10-inch mains from 2700 South Street to the south boundary of the subdivision (The cost is estimated at $xx.xx). Developer shall be responsible to construct the ~~portion of the half width of~~full width of 2400 West that abuts the Development to applicable City Standards and Specifications (The cost is estimated at $xx.xx). The City shall promptly reimburse Developer for any upsizing of the east half of the road and utilities beyond what is required for the Development. Reimbursement shall be provided within ~~sixty~~30

days of the invoice being received by the City. The City shall be given the expected costs of all upsizing work prior to beginning construction. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

~~(1)~~(2) 2700 South Road Improvements. The Developer shall fully improve the southerly thirty-three feet (33') half width of 2700 South to the City's collector road standard between the existing improvements at 2831 West 2700 South to the existing improvements for the church at 2887 West 2700 South. The developer shall also install improvements required by the traffic study at ~~their~~ the developer's expense.

~~(2)~~(3) 3000 West Street Improvements. The Developer shall fully improve the easterly thirty-three feet (33') width of 3000 West abutting the subdivision boundary to the city's collector road standard. Provided the City can acquire the necessary right-of-way, the City reserves the right to have the developer install the thirty-three feet (33') half-width improvements through 2997 South 3000 West and 2933 South 3000 West at the City's expense. If the City exercises its option, the Developer shall provide the cost of improvements to the City prior to starting work and the City shall reimburse the contractor within 30 days after satisfactory completion of the work. ~~Developer shall be responsible to construct the portion of the half width of 3000 West that abuts the Development to applicable City Standards and Specifications. The City shall promptly reimburse Developer for any upsizing of the road and utilities beyond what is required for the Development.~~ The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

(4) Syracuse City Public Works Facility. A notice to purchasers shall be added to the subdivision plat for all lots in the vicinity of Syracuse City Public Works facility stating: "The City operates a Public Works facility to the East of this subdivision, which operates at all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur."

~~(3) Gordon Avenue. Developer shall be responsible to construct the portion of the half width of Gordon Avenue that abuts the Development to applicable City Standards and Specifications. The City shall promptly reimburse Developer for any upsizing of the road and utilities beyond what is required for the Development. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.~~

(H) Culinary Waterline Looping. At no point during development may more than 35 culinary services be served off a single culinary water feed.

(I) Existing Utilities Running Through Property. The City currently owns a 36-inch reinforced concrete storm drain pipe through the property. Given the location of the pipe, it could prove difficult to efficiently develop the property. If the developer chooses to abandon the

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existing line with the development of the property, the existing main shall be removed and disposed of properly in accordance with applicable laws and regulations. The existing main east of the development shall be reconnected into the new storm drain for the development. The City also owns a 12-inch sewer main which outfalls west of 2850 South Street to 3000 West Street. This sewer main shall be tied into the new sewer within the development. The City owns an 8-inch sewer main along the south side of the development. This sewer main shall be located in a roadway or relocated into a roadway. North Davis Sewer District may have additional requirements for their mains.

(J) High Water Table. Under no circumstances may a basement be constructed below the water table as defined in the geotechnical report. Basement shall be defined as having the lowest floor elevation below the top back of curb. The City Engineer shall approve any land drain outfall connections to the storm drain if applicable. Any homes constructed with basements are required to have footing drains installed and discharging by gravity flow into a land drain collection system.

(K) Wetlands. The Development is located in a sensitive overlay zone, indicating that there may be wetlands on the Parcel. The determination of wetland delineation, mitigation and remediation is the responsibility of the United States Army Corps of Engineers. The Developer shall be solely responsible to work through wetland issues with the Army Corps. The City shall not take ownership or assume maintenance responsibility for any land delineated as wetlands.

~~(G)~~(L) Trail System. This Development shall incorporate trails in accordance with the trails master plan, including shared use paths and equestrian trails. Trails shall make ~~connections~~connections to existing trails, sidewalks and the Syracuse Equestrian Park. Trails shall be constructed to city standards and shall have safe road crossings with signs, lights, and pavement markings. ~~[To be determined, and to incorporate **Exhibit E**]~~ The trail map is attached as Exhibit E, and is incorporated into this Agreement by reference. Trails that do not appear on the master plan shall be owned and maintained by the Homeowner's Association.

~~(H)~~(M) Architectural Theme Plan. Developer shall construct homes in the Development generally consistent with the "Architectural Theme Plan" attached to this Agreement as "**Exhibit F**" and incorporated by this reference, and building elevations included in the approved plans. The City staff may approve new or modified plans to be built within the Development without further City Council consent so long as such plans are generally consistent with the attached Architectural Theme Plan.

~~(I)~~(N) Sewer, Culinary Water and Secondary Water Laterals. The Developer intends to install sewer, culinary and secondary lines underneath privately-owned driveways in order to service homes on small lots. These laterals shall be the responsibility of the Homeowner's Association or the property owners being served by those lines. The City's responsibility for maintenance or blockage removal of lines shall be limited to the main

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lines, and shall not extend beyond the point that the lateral connects to the mains, in the case of culinary and secondary water laterals (which shall be connected using a gate-valve on the T-Connection to the main), and at the manhole, in the case of the sewer line. Every home must have its own culinary meter and secondary service.

~~(J)~~(O) Storm Drain System. The Developer shall design and install a system of positive drainage sufficient to keep rainwater from flooding neighboring properties, whether within or without the Development. The Developer or Homeowner's Association shall be responsible to install and maintain all drainage facilities within the Development that are outside the City right-of-way, as well as those that are not constructed to City standards for storm drain infrastructure. The City's responsibility for maintenance shall end where any private drain connects to a manhole in the public right-of-way. The City's storm drain masterplan shows a need to install a 36" and 42" storm drain main in 2400 West Street and a 48" storm drain main from 2400 West Street to 3000 West Street. These mains shall be installed throughout the Development and the City shall reimburse the Developer for any upsizing beyond what is required for development. The reimbursement shall be calculated as follows: (x) the total cost to complete the upsized storm drains, less (y) the total cost Developer would have incurred to complete the water lines absent the upsizing. The cost is estimated at $xx.xx

~~(K)~~(P) Maintenance of Items Outside of Public Right-of-Way. ~~Unless located on City property, t~~The City shall not be responsible for the maintenance of parking lots, landscaping, walkways, light fixtures, entry monuments or any other improvement or amenity located outside of the City's right-of-way. Public streets and city-maintained asphalt paved trails shall be snow-plowed by the City in accordance with City policy, but the City has no responsibility for clearing snow from sidewalks, equestrian trails, private driveways, parking lots, or walkways.

~~(L)~~(Q) Covenants, Conditions & Restrictions. The Developer shall record Covenants, Conditions and Restrictions for all homes located within the Residential Development (the "CC&Rs"). The CC&Rs shall generally conform to those attached to this Agreement as "**Exhibit G**."

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

~~(N)~~(S) No Pre-Approval. The enumerations in this Agreement are not to be construed as approvals thereof except as specifically provided herein, as any required land use approval process must be pursued independent hereof.

~~(O)~~(T) Conflicts. Any conflict between the provisions of this Agreement and the City's codified requirements shall be resolved in favor of this Agreement.

(U) Bonding. City and Developer acknowledge and agree that Developer's bonding for the Residential Development shall be in phases consistent with Developer's Phasing Plan and shall be in the form of a series of surety bonds, or other forms of assurances provided in City code.

5.2 **In Lieu Fees.** The Developer, having petitioned the City to allow payment of in lieu fees with an accompany reduction in the amount of required common space in the Development, agrees to the following:

(A) Consistent with Syracuse Municipal Code § 10.82.070(G)(8)(i), the In Lieu Fee shall be paid incrementally at the time each final plat for the Development is recorded. The portion of the In Lieu Fee payable with any given final plat shall be calculated as follows: (a) the quotient of the In Lieu Fee and the Development Gross Acreage, multiplied by (b) the total gross acreage subject to the applicable final plat. For illustrational purposes only, assume the Developer intends to record a final plat with 10 total gross acres. The Developer would be required to pay concurrent with recordation of such final plat a portion of the In Lieu Fee equal to $89,305.86 (the quotient of $1,029,000.00 and 115.222 ($8,930.59), multiplied by 10 acres).

(B) The City may withhold final plat recordation until the in lieu fee has been paid for that phase of development.

(C) The Developer or its successors in interests affirmatively waives the right to challenge the City's withholding of plat recordation for non-payment of the in-lieu fee. It, and its successors in interest, also waives and disclaims any argument or position that the in lieu fee is an impact fee. The fee is voluntarily paid in exchange for the mutual benefit of developed, nearby parks for the benefit of the Development's future residents. The in lieu fee is considered a fee for a project improvement.

(D) True Up Final Payment. At the time of plat recordation for the final plat, the Developer shall provide payment of whatever remains of the balance of the total in-lieu fee for the Development, taking into consideration the payments already tendered in prior phases.

~~(P)~~(E) This Section shall survive termination or expiration under Section 8.4 of this Agreement.

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ARTICLE VI
GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

6.1 Zoning Contingent upon Agreement Compliance. As provided in section 10.82.080 of the RPC zone, continued zoning entitlement is contingent upon the Developer's material compliance with the provisions of this Agreement and the Preliminary Plat. Failure to materially comply with this Agreement, upon appropriate notice from the City and an opportunity to cure the defect, authorizes the City to revert zoning on the Development to R-1 but only as to any portions of the Development for which final plat approval has not yet been granted, at the time of such material non-compliance by Developer. Procedures for notice and curing of defaults are addressed in Section 7.1 of this Agreement.

6.2 Issuance of Permits. Developer, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Developer's undertakings and shall make application for such permits directly to the Syracuse City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Developer's undertakings. City, including its departments and agencies, shall not unreasonably withhold or delay the issuance of its permits.

6.3 Completion. The Developer shall, in good faith, reasonably pursue completion of the Development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

6.4 Access to the Development. For purposes of assuring compliance with this Agreement, so long as they comply with all safety rules of Developer and its contractor, representatives of City shall have the right of access to the Development without charges or fees during the period of performance of Developer's undertakings under this Agreement. City shall indemnify, defend, and hold Developer harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Development arising from the negligence or omissions of the City, or its agents or employees, in connection with City's exercise of its right granted in this paragraph.

ARTICLE VII
REMEDIES

7.1 Remedies for Breach. Unless otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting party or any permitted successor to such party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within sixty (60) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said sixty (60) day period, the party receiving such notice shall, within such sixty (60) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to:

7.1.1 Cure or remedy such default or breach, such as proceedings for injunctive relief, to compel specific performance by the party in default or breach of its obligations, or declaring a material breach by the party. However, such relief shall exclude the award or recovery of any damages by either party.

7.1.2 In the case of a material uncured breach by Developer, the City may change zoning and general plan map designation for the Development to R-1 zoning but only as to any portions of the Development for which final plat approval has not been granted, at the

time of such material uncured breach by Developer. If the remedy of reversion is pursued, the defaulting Developer agrees not to contest the reversion of the zoning on undeveloped portions of the Development, by the City Council to R-1 zoning, and hereby holds the City harmless for such reversion.

7.2 Attorney Fees. Each party agrees that should it default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fee which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing a lawsuit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

ARTICLE VIII
GENERAL PROVISIONS

8.1 Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police powers by contract and the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as set forth in Utah Code Ann. § 10-9a-509. Any such proposed change affecting the vested rights of the Developer or the Development shall be of general application to all development activity within the City; and unless in good faith the City declares an emergency, the Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Developer or the Development under the compelling, countervailing public interest exception to the vested rights doctrine.

8.2 No Joint Venture, Partnership, Third-Party Rights or Agency. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by any party or by the Developer to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, contractors or servants of the other party. The parties shall each be solely and entirely responsible for their respective acts and for the acts of their respective employees, agents, contractors and servants throughout the term of this Agreement.

8.3 Agreement to Run with the Land. This Agreement shall be recorded against the Development, ~~and~~ shall ~~be deemed to~~ run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Development.

8.4 Term. This Agreement shall expire upon the earliest of the following:
(a) The start of the land warranty period for the final phase of Development;

(b) Expiration of the preliminary plat for the Development due to lack of work or subsequent action, as provided in Syracuse Municipal Code; or
(c) Upon written agreement of the parties.

8.5 Assignment. Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the other party, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld. Notwithstanding the foregoing, the City hereby pre-approves an assignment and assumption of this Agreement from Developer to _____ which the City acknowledges is a financially capable and suitable Developer, provided that, concurrent with or prior to the execution of such an assignment and assumption, Developer has sold and conveyed fee title ownership in and to the Development to such entity.

8.6 Integration. This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

8.7 Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

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

To Developer:

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

To the City:

SYRACUSE CITY
1979 West 1900 South
Syracuse, Utah 84075
Attn: City Manager

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

8.9 Amendment. The parties or their successors in interest may mutually, by written agreement, choose to amend this Agreement at any time. Any material amendment of this Agreement shall require the prior approval of the City Council; otherwise, minor modifications shall not require prior approval of the City Council but rather shall only require the approval or consent of applicable City staff.

8.10 General Terms and Conditions.

8.10.1 Non-liability of Officers, Representatives, Agents, or Employees. No officer, representative, agent, or employee of either party shall be personally liable to the other party or any successor-in-interest or assignee of the other party, in the event of any default or breach by such party or for any amount which may become due such party or its successors or assignee, for any obligation arising out of the terms of this Agreement.

8.10.2 Referendum or Challenge. Both parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if a referendum or challenge is successful, so long as the referendum or challenge relates to the City council's approval of this Agreement or the zoning and preliminary plat application, and so long as, in cases of challenge, the City provides a good faith defense. In the case of a successful referendum or challenge that invalidates this Agreement or the land use approvals, this Agreement is void at inception.

8.10.3 Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State of Utah statute or City ordinances.

8.10.4 No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's

operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

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

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

(Signatures appear on next page)
- Remainder of page left intentionally blank -

CW LAND CO., LLC,
a Utah limited liability company

By: **CW GROUP, LLC,**
a Utah limited liability company

By: Colin H. Wright

Title: Manager

_____ _____
Signature Date

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2019, personally appeared before me Colin H. Wright, Manager of **CW GROUP, LLC**, a Utah limited liability company, Manager of **CW LAND CO., LLC,** a Utah limited liability company, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

SYRACUSE CITY

By _____
Michael Gailey, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

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

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT A

MAP OF DEVELOPMENT, IDENTIFYING PARCEL

EXHIBIT B

LEGAL DESCRIPTIONS

EXHIBIT C

LANDSCAPING PLAN

EXHIBIT D

PRELIMINARY PLAT

EXHIBIT E

LANDSCAPE MAINTENANCE MAP

EXHIBIT F

ARCHITECTURAL THEME PLAN

EXHIBIT G

COVENANTS, CONDITIONS, AND RESTRICTIONS

Home Owners' Association for Development

EXHIBIT H

CONCEPT PLAN

EXHIBIT I

PHASING PLAN

Noah Steele

From: Jo Hamblin
Sent: Tuesday, August 27, 2019 3:28 PM
To: Noah Steele
Subject: RE: shoreline review

Noah,
They have addressed my comments.
Thanks,

Jo Hamblin
Deputy Chief/ Fire Marshal
1869 South 3000 West
Syracuse, Utah 84075
Office (801) 614-9614
Fax (801) 776-1976

Noah Steele

From: Brian Bloemen
Sent: Thursday, September 5, 2019 6:20 AM
To: Noah Steele; Royce Davies; Jo Hamblin; Golden Barrett; Paul Roberts
Cc: Bryan Bayles; Cam Preston
Subject: RE: Shoreline Preliminary

All my comments have been addressed.

ENSIGN
THE STANDARD IN ENGINEERING

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

September 5, 2019

Syracuse City Staff
1979 West 1900 South
Syracuse, UT 84075

RE: Shoreline Subdivision, Response to Planning Comments dated 8-22-2019

We have revised the civil plans for the Shoreline Subdivision, according to Planning comments in Review Memos dated August 22, 2019.

The following pages are the list of responses that address the changes requested. The changes have been made to the plan set. Responses have been grouped and numbered to correspond with the comments. We hope you will find the changes satisfactory and complete.

Sincerely,

Timothy Shaffer, P.E.
Project Engineer

Cameron Preston, P.E.
Project Manager

Planning Responses:

Plat:

The lot numbers on the preliminary plat have not been updated with the reduction of lots adjacent to Stanley J Epps property for clarity and comment references to the previous lot numbers. The lot numbers that are now not sequential is lot 47 which is now shown next to the clubhouse and lots 219 & 220 which are shown on the south side of Beach Lane at 3200 South that eliminated lots 550 & 551 which were eliminated. The lot numbering that will be followed is shown on the phasing exhibit.

1. The lot width measurements have been added to all lots. At the 6-pack & 4-pack lots, some of the widths have been excluded where the lot lines are parallel so all lots are the same width. See updated sheets C-101 – C-104.
2. The site trails have been labeled with Key Note 5 and the equestrian trail has been labeled with Key Note 4. The paved pedestrian trail along 2400 West has been labeled accordingly. The equestrian trail and the pedestrian trail on sheet C-103 are adjacent to each other except to the west of Lot 162 where the pedestrian and equestrian trail are combined to limit the impacts to the wetlands. This combined section has been labeled on sheet C-103. See updated sheets C-101 – C-104 for all revisions.
3. See general note 11 on sheet C-100. A note will be added on the final plat along with a conservation easement for all wetland areas to be within private lots to limit the development of these areas. See updated sheet C-100.
4. See updated general note 9 on sheet C-100.
5. The hammerhead and secondary access on the driveways near 2400 West were a requirement of the Fire Department review.
6. See updated layout on sheet C-105 with the houses shown with the setback areas. See updated sheet C-105.
7. The pedestrian connection is noted, but we feel the connectivity shown he lot width measurements have been modified as noted for each of the lots identified. See updated sheets C-101 – C-104.
8. See the updated 2400 West Street Cross Section (South of 3000 South Street) has been updated with the 10’ asphalt trail moved to the right-of-way and the 2’ shoulder has been moved to the separation between the trail and the curb and gutter. See updated sheet C-100.

Landscape Plan/Trails/Open Space:

9. See Landscape Plans.
10. See Landscape Plans.
11. See Landscape Plans.
12. See Landscape Plans.

Architecture:

13. See Architectural.
14. See Architectural.
15. See Architectural.
16. See Architectural.
17. See updated sheet C-105 and response to comment 6 above

Other

18. See Landscape Plans.
19. Comment noted. A commercial site plan will be provided for the clubhouse before construction.
20. Comment noted. Detailed grading for each lot will be shown on the final plan set.
21. Comment noted. All SFD 3,500 lots with a front door facing the street shall have a dedicated walkway from the front door to the public walkway or public street, whichever is closest.

Mayor
Mike Gailey

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

City Manager
Brody Bovero

Preliminary Subdivision Plan Review

9/5/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline Preliminary Subdivision Plan for compliance with the city's adopted land use ordinance. Please address the following comments:

Plat

1. Show widths on all lots.
2. In discussion with the Army Corps of Engineers, a wetland easement would be preferable to a conservation easement. This was not known at the time of the previous comment, but please modify general note 11 on sheet C-100 to reflect this.
3. A pedestrian connection is recommended between lots 380 and 381 to access the 2400 West right-of-way.

Landscape Plan/Trails/Open Space

4. Add landscaping where turf and/or natural vegetation meets residential fencing.
5. Provide gaps in the fence along 2400 West drawing or a note indicating that gaps will be provided to allow access to the small lots fronting the street.
6. The property lines for lot 109 still differ between the landscape plan and the plat.

Architecture

7. Change labels for "siding" to "fiber-cement board siding."

Other

8. Provide a cut sheet to show any lighting that will be used in common areas or open space. All lighting should be dark sky compliant. (add a note to the landscape plan for monumentation lighting).
9. A commercial site plan approval will be required for the clubhouse before construction may begin.
10. Drainage is shown in the grading and drainage plan, however in the final plat, detailed grading for each lot will be required.
11. All SFD 3,500 lots with a front door facing the street shall have a dedicated walkway from the front door to the public walkway or public street, whichever is closest.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

ORDINANCE NO. 19-12

AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP FROM R-1 TO RPC, FOR PROPERTY LOCATED AT 2600 WEST 3200 SOUTH, APPROVING THE SUBMITTED PRELIMINARY PLAT, AND APPROVING THE EXECUTION OF A DEVELOPMENT AGREEMENT TO GOVERN THE PROPERTY.

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

WHEREAS, the owners and prospective owners of approximately 115 acres of property at 2600 West 3200 South, Davis County Parcel ID # 12-103-0053, 12-103-0055, 12-103-0058, 12-103-0075, 12-103-0078, and 12-208-0041, have requested that the City Council provide approval for a zoning designation change from R-1 to Residential Planned Community (RPC); and

WHEREAS, the general plan map for the property is designated as RPC; and

WHEREAS, the Council previously considered and gave input on the concept plan presented by the property owner on January 8, 2019, the date on which the general plan map amendment was considered, which was specifically found by the Council not to be an affirmative approval of the plan; and

WHEREAS, the Planning Commission conducted a public hearing on the issue on Tuesday, July 16, 2019, and on August 6, 2019 forwarded the application with a recommendation to the Council to approve the application, the minutes of which meetings are available to the Council; and

WHEREAS, the City Council has considered the prepared Preliminary Plat and approves it in conjunction with and contingent upon this zoning approval, as provided in SMC § 10.82.080(C); and

WHEREAS, the City Council has reviewed the Development Agreement prepared in association with this project, and in compliance with SMC § 10.82.080(G); and

WHEREAS, the Council finds that the location may be an appropriate use for RPC, in consideration of the location, development opportunities and concept plan presented; and

WHEREAS, the applicant has petitioned the City to permit the allowance of an in-lieu fee for otherwise required common space in the development, in the amount and manner provided in the development agreement; and

WHEREAS, the City finds that the applicant is eligible to make such an application under SMC § 10.82.070(G)(8), and also finds that the fees calculated are roughly equivalent to the value of foregone on-site common space improvements, and finds that the in-lieu fee will provide direct benefits to the development's future residents,

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

Section 1. **Zoning Map.** The zoning map designation for the property located at 2600 West 3200 South is changed from R-1 to RPC, as shown on a map attached in Exhibit A.

Section 2. Preliminary Plat. Contingent upon the zoning approval, the City Council approves the preliminary plat submitted for review, and attached as Exhibit B. Pursuant to City code, those plans are binding zoning documents with the same force of law as a zoning code.

Section 3. Development Agreement. The City Council authorizes the Mayor to sign the Development Agreement, attached as Exhibit C.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

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

Exhibit A
Amended Zoning Map

Exhibit B
Preliminary Plat

Exhibit C
Development Agreement

COUNCIL AGENDA

September 10, 2019

LEGESLATIVE ITEM

Agenda Item **#10** 10.35.040 (B) 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.

Summary
The City Council directed Planning Commission to review two separate requests to amend the parking standards in relation to home occupations. The first issue in question was to determine if the ordinance should be amended to allow additional truck parking associated with home businesses, specifically food trucks. The second was whether or not additional employees should be allowed to park at the residence where a home occupation resides. On the topic of food truck parking at home businesses, the Planning Commission was not in favor of loosening the rules, however the council decided to be more lenient by increasing the number of permitted trucks from 1 up to 3, so long as certain qualifiers are met. Concerning employees parking at home occupations, the Planning Commission voted to allow up to 2 employees to park on site so long as they don't park infront of or on the neighbors property. The attached draft ordinance language reflects the most recent input recieved by both bodies.

Goals of Discussion
To decide which of the options below you would like to pursue:

1. Vote to approve the ordinance amendment as attached
2. Vote to approve with _____ changes to attached
3. Vote to table the item until _____ meeting.
4. Vote to deny the item
5. Vote to send item back to PC

ORDINANCE NO. 19-13

AN ORDINANCE AMENDING SECTION 10.35.040 OF THE SYRACUSE CITY MUNICIPAL ZONING CODE PERTAINING TO HOME OCCUPATION PARKING STANDARDS.

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

WHEREAS, the Planning Commission and City Council have reviewed ordinances related to the parking and employee restrictions related to the lawful operation of certain businesses in residential dwellings and in accessory buildings in residential zones; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and provided a recommendation to the Council; and

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

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

Section 1. **Amendment.** Subsection 10.35.040(B) of Syracuse City Municipal Code is amended as attached in Exhibit A.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

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

Exhibit A

Chapter 10.35

HOME OCCUPATIONS AND TEMPORARY COMMERCIAL USES[1]

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 on is both over .5 acres 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, trucks, and trailers may be allowed on-site, provided they park said vehicles off the street, not within the front yard, ~~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~~ limit the number of employees parking on site to two, 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~~ One additional dedicated off-street parking space for each employee shall be provided. Employees shall not park on the street in front of adjacent private property or interfere with mail delivery.

(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 yardspace, 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.]

COUNCIL AGENDA
September 10, 2019

LEGESLATIVE ITEM

Agenda Item #11 **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 from April 2 to June 18.

- City Council reviewed this item on June 25, July 9, July 23, and Aug 27. Staff has implemented the comments recieved into a revised document that is attached.

- Please see attached …..

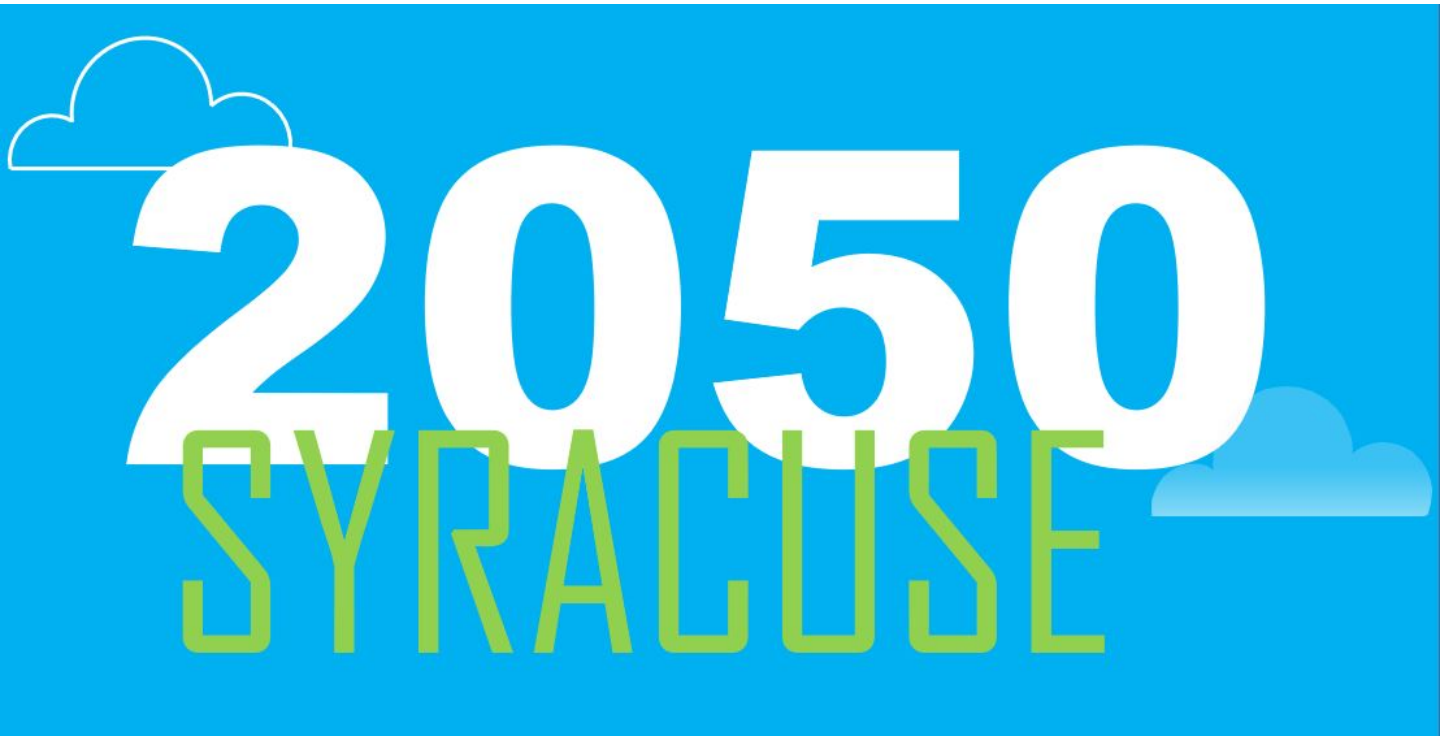
    - Draft Vision 2050 General Plan document

Goals of Discussion

To decide which of the options below you would like to pursue:

1. Vote to approve the item as attached
2. Vote to approve with _____ changes to attached
3. Vote to table the item until _____ meeting.
4. Vote to deny the item
5. Vote to send item back to PC

Visioning for the Year 2050



Syracuse City General Plan

Adopted xx/xx/2019



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 that met six separate times. 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.

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 meetings on June 25, 2019, July 9, 2019, July 23,2019, August 27, 2019 and adopted the Vision 2050 General Plan document and General Plan Map on xxxxxx, 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. Our average family size is above average at 3.69. 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. (See Chart 1) 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.

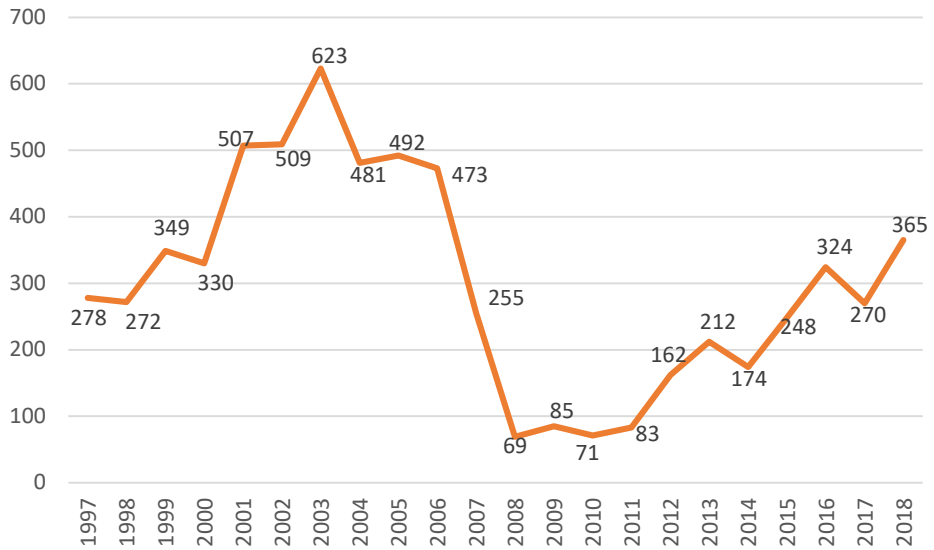


Chart 1 – Single Family Home Building Permits 1997-2018

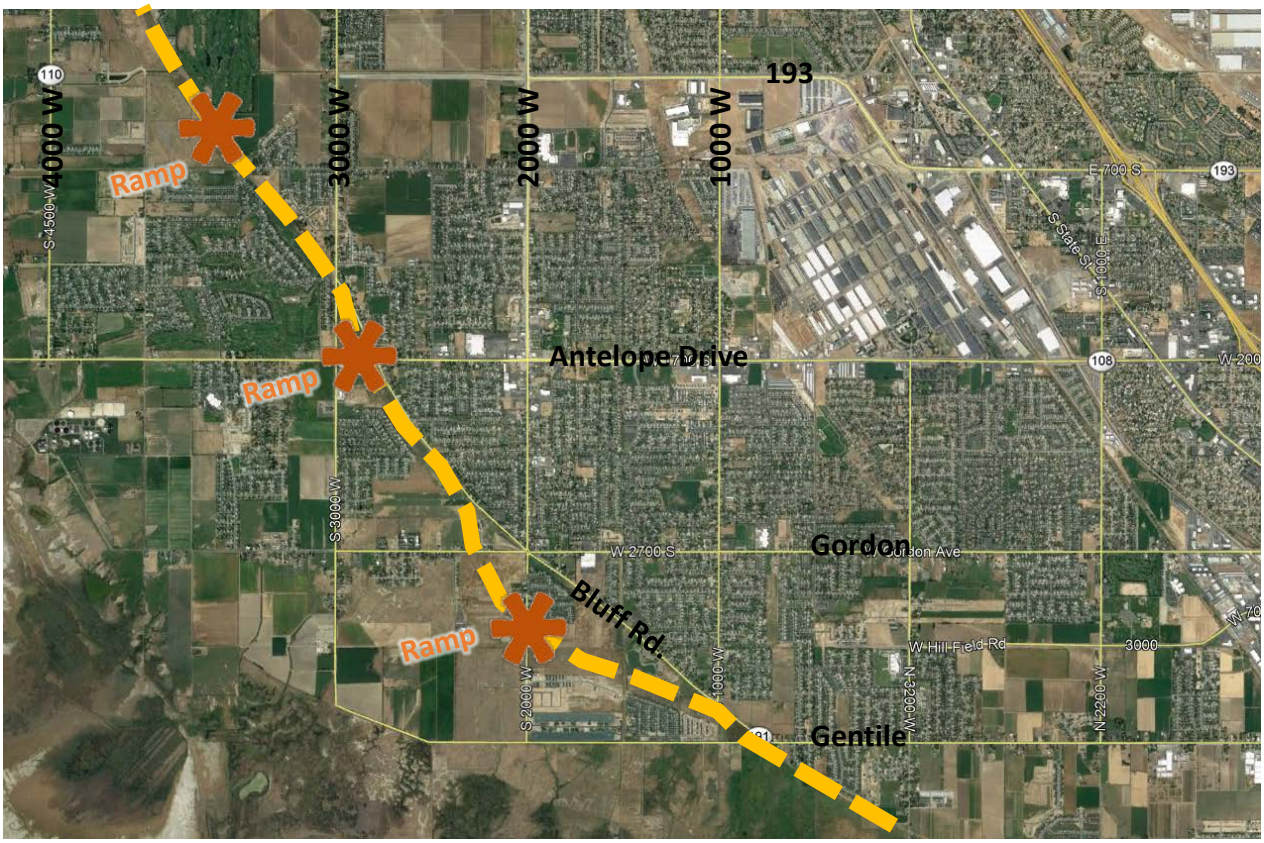
TRANSPORTATION

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 in *Map 1* below. The facility will be a controlled-access freeway.



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.



Roundabout landscaping at 700 S. and 3000 W.


Emigrant Trail

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, trails, bike lanes, lower automobile speeds, and pedestrian lighting are examples of items that make non-automobile travel safer and more attractive. The trails master plan is available on the city website at: https://www.syracuseut.gov/DocumentCenter/View/597/Trails-Master-Plan-PDF?bidId=

Syracuse is surrounded by natural beauty and our connection with these resources can be augmented 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 landowners to secure easements and budget for the Shoreline Trail.
- Take advantage of opportunities for trail/bike infrastructure between town center and the AISP Causeway.
- Encourage pedestrian safety items be installed with each commercial site plan.

ECONOMIC DEVELOPMENT

Syracuse is a suburban community with a limited selection of local jobs and shopping destinations. While some 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. This would increase the daytime population which benefits 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= When surveyed, the visioning committee identified agricultural, main street USA, and craftsman as preferred 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. These themes are not required on all structures but are an indication of the general preferences of the community.

Incentives

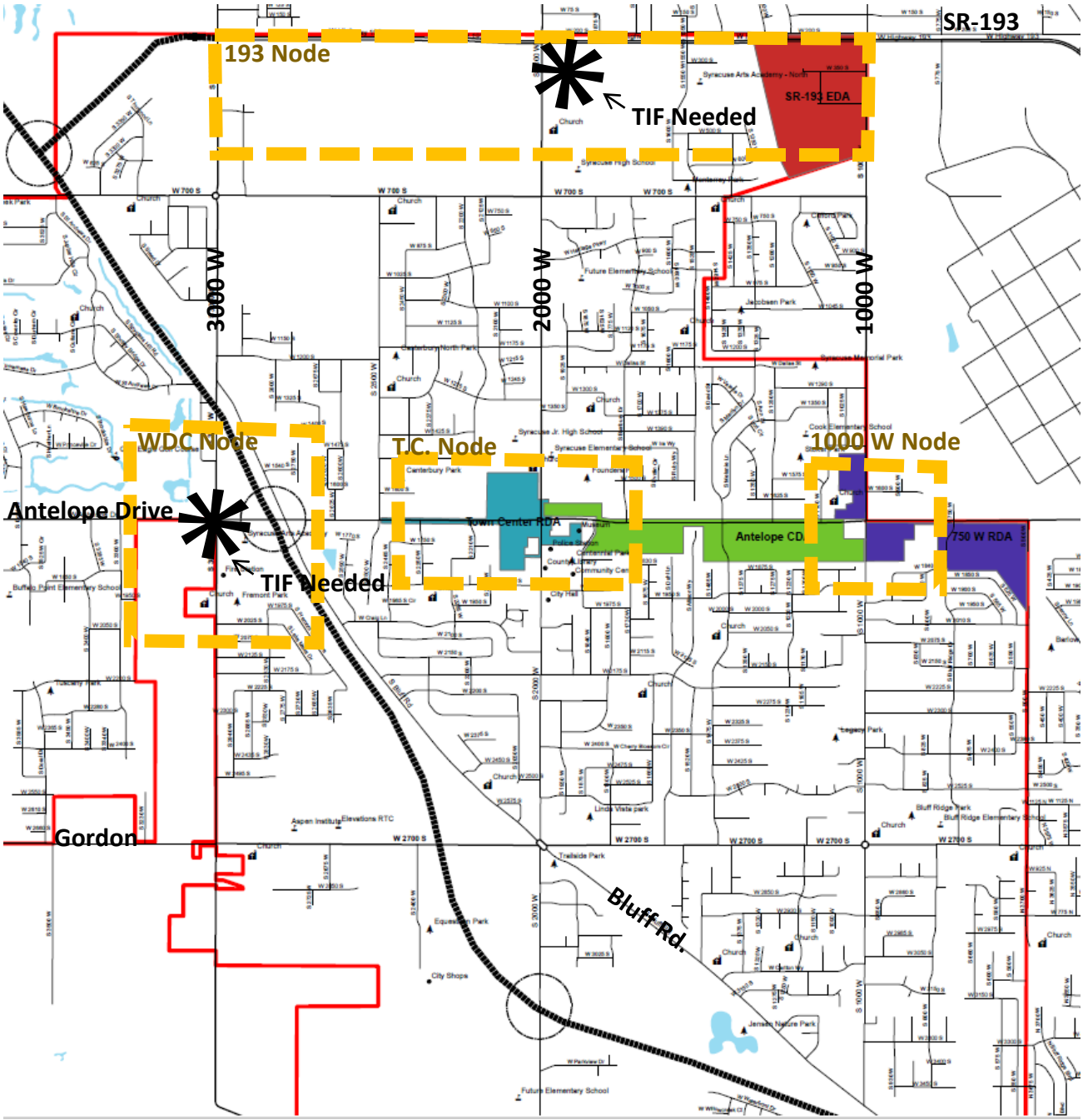
The City's Redevelopment Agency will strategically use Tax Increment Financing (TIF) to incentivize desired jobs or products. Additional TIF collection areas should be established around the West Davis Corridor interchange on Antelope Drive and the intersection of State Route 193 and 2000 West.

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.



Examples of common architectural themes found in Syracuse.

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.



Infill commercial development along Antelope Drive.

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. Very few of those are attached housing units, and most were built prior to 1990. The City's preference is to remain a predominantly bedroom community maintaining the majority of our housing stock as single family dwellings. The city acknowledges that as population increases, a broader diversity of housing types will be needed and desired by our residents. Basement apartments and backyard cottage apartments also known as accessory dwelling units (ADU) are viewed as a preferred way of providing housing options, while also giving a financial boost to the homeowner. Townhomes are another acceptable option but should be limited to locations along arterial roads and major intersections. Townhomes are generally preferred over apartments. Apartments could be an appropriate use if located adjacent to existing commercial, along state highways, or near the West Davis Corridor interchanges. Attached housing is not wanted unless it is well designed to match the architecture and building height of surrounding development.

Moderate-Income Housing

The City sees the need to provide affordable housing options to its residents. As property values increase, so does the cost of houses. This creates a challenge to affordability, even apartments, townhomes, and ADU's can become un-affordable. Oftentimes, households that spend a large percentage of their income for housing struggle to afford adequate healthcare, education, and property maintenance. Also, when budgets are tight, fewer dollars are disposable to spend locally on entertainment and goods. The state requires that each city adopt an affordable housing component in its general plan to address this problem. In an effort to comply with the state affordable housing laws and plan for our future housing needs, an analysis of our housing stock has been provided in appendix 2.

In summary, our analysis found that recent increases in home values mean many of our residents will struggle to purchase a single-family home, even those earning an average wage. The average household brings in $75,961. per year. With that income, the average household could afford a $332,000 home. The average home purchase price in Syracuse in 2019 was $387,450. This of course is higher, meaning that prospective residents either stretch the budget, move elsewhere, or move into attached housing that usually costs less, but is at low supply. Research suggests that the concept of supply and demand is at play here. Syracuse can help alleviate the issue by increasing the supply of housing with the housing types for which there is market demand. Below is the city's preferred strategies chosen from the list of 23 affordable housing action items required by state law 10-9a-403(2)(b)(iii).

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

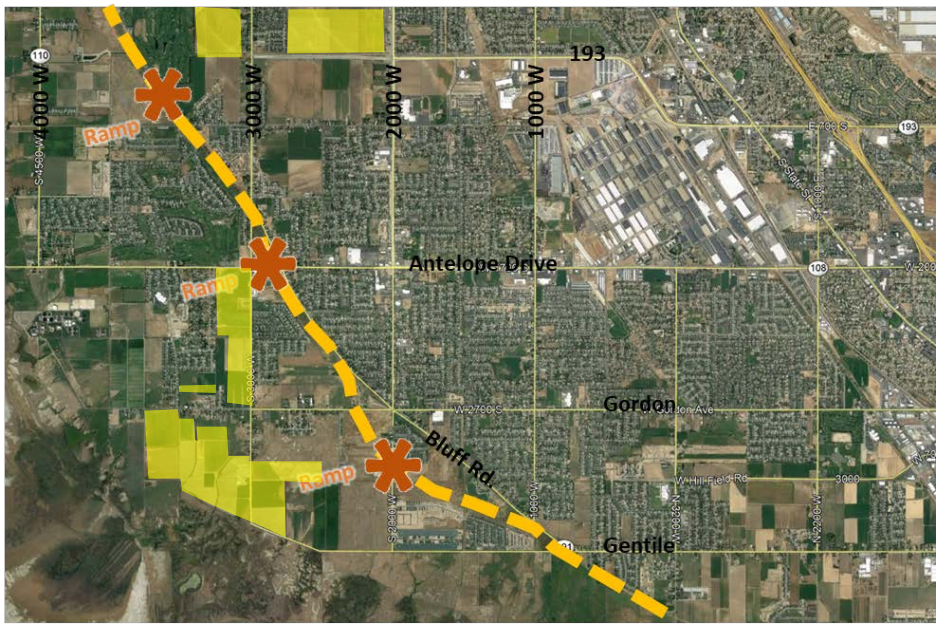


CITY PARKS/AGRICULTURE/WETLANDS

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 (shown in yellow)

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. Also, if parkland is removed for development, it should be replaced elsewhere in the city on a one to one acre ratio. 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 is 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.



'The Island' Splash Pad



Jensen Nature Park

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 always 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, RPC
Medium Density Residential	Cluster, R-3, RPC, PRD, Neighborhood Services
High Density Residential	R-3, 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.

General Plan Map

Last Amended: xx/xx/19

Legend

- Syracuse Municipal Boundary
- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Denisty Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O.,)
- Future West Davis Corridor & SR-193
- Future West Davis Corridor Interchange

N

0 1 Miles

THANK YOU

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

Focus group:

Barry Conover
Bonnie Bourgeous
Brent Bourgeous
Brad Dahl
Brent Moss
Bruce Staley
Bryce Spafford
Caleb Hoffman
Carl Cook
Chris Thurgood
Christie Hoffman
Chuck Beickel
Cindy Gooch
Cody Shumway
Dana Love
David Cook
David Jones
Dennis Butler
Eric Hoffman
Grant Thorson
Jeff Lee
Jeff Nielson
Jenna Echols
Jenny Bloemen
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Grant Thorson
Ralph Vaughan

City Council:

Mike Gailey, Mayor
Lisa Bingham
Corinne Bolduc
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

Appendix 1 - Visioning Committee Meeting Summaries
(Additional detail presented to City Council on March 26, 2019 - meeting materials can be found online at: https://syracuseut.gov/AgendaCenter/ViewFile/Agenda/_03262019-70)

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 residentials 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 thier 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, 3% 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/embrace 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.





Appendix 2 Affordable Housing Analysis

HOUSING ANALYSIS

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 2.* 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.

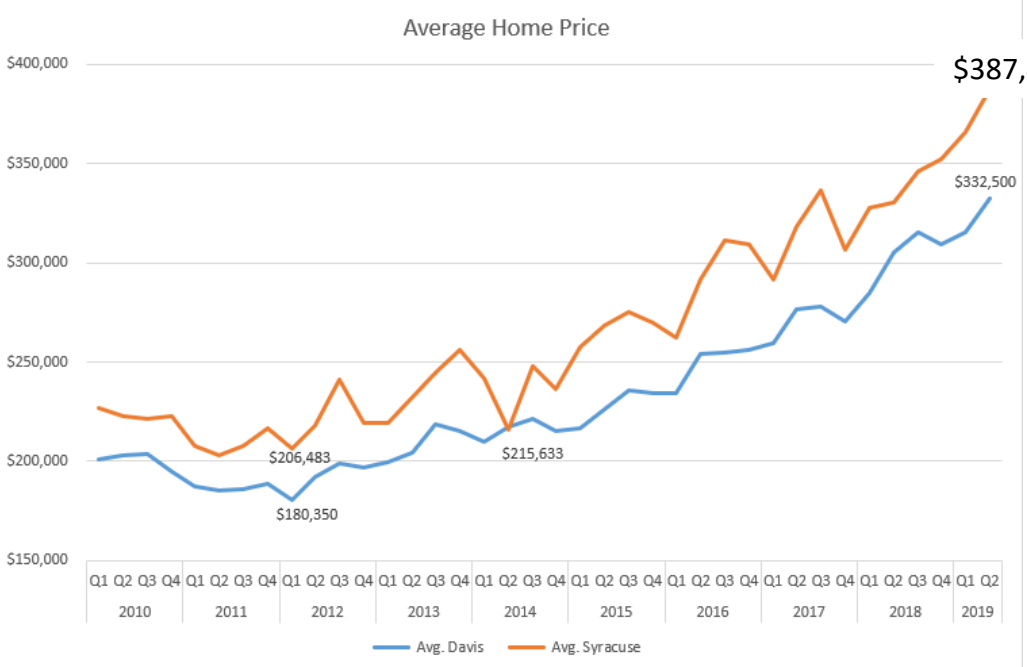


Chart 2 - Home Sale Prices. Source: Kem C. Gardener Policy Institute data from completed real estate transactions.

HOUSING ANALYSIS (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.

ORDINANCE NO. 19-15

AN ORDINANCE ADOPTING THE PROPOSED GENERAL PLAN AND GENERAL PLAN MAP FOR SYRACUSE CITY, UTAH.

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

WHEREAS, pursuant to section 10-9a-404 of the Utah Code, the Council has the authority to adopt a proposed general plan, after making any revision that the council considers appropriate; and

WHEREAS, the City conducted outreach to residents of various backgrounds and interests, over the course of several meetings; and

WHEREAS, the Planning Commission considered the matter over the course of several months and conducted a public hearing on the matter and forwarded a proposed general plan with a recommendation for approval; and

WHEREAS, the Council has considered the issue for several months and made modifications that it considered appropriate; and

WHEREAS, the Council finds that the proposed general plan addresses all of the requirements imposed by Utah law; and

WHEREAS, the Council finds that the proposed general plan will aid in the orderly development of Syracuse City, including economic and residential development,

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

Section 1. **Adoption.** The City Council adopts the Vision 2050 General Plan and its included map, attached in Exhibit A, as the general plan and general plan map for Syracuse City.

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

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

Signatures appear on next page

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF September, 2019.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

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

Exhibit A

COUNCIL AGENDA

September 10, 2019

Agenda Item **#12** Authorize Mayor to enter into an interlocal agreement with UTOPIA for Internet Services for Syracuse City municipal operations.

Factual Summation

Any questions about this agenda item may be directed at City Manager Brody Bovero.

Discussion Goals

Review of current costs of internet service with Comcast:

Currently we have internet service provided by Comcast which costs approximately $4,000 per month for city wide dedicated fiber. This network provides the following connection speeds:

- City Hall, Police, Community Center = 50 Mbps
- Fire Dept = 20 Mbps
- Public Works = 6 Mbps
- Museum = 6 Mbps
- Jensen Building = 6 Mbps

We had a 5-year contract that ended in March 2019. We are now paying month to month for our internet service.

The current speed is not adequate for our city services.

Cost Proposals from other providers:

We reached out to CenturyLink, UTOPIA, and a bid renewal from Comcast for services. We asked for quotes of 1 Gbps and 10 Gbps over a term of 4 or 5 years. Here is what we received:

- **UTOPIA** – Approximately 70k for dedicated FIBER to be ran to Police, City Hall, Community Center and Fire. This cost spread over a 4-year contract would be ~$1,460 per month for the term of the contract. UTOPIA would give us FREE internet service for 10 Gbps over those 4 years while we pay back the FIBER costs. After that term, the 10 Gbps would be $1,400 per month ongoing.

- **COMCAST –** They gave us an updated quote of ~ $4,500 per month for 1 Gbps or ~$15,000 per month for 10 Gbps over a 4-year contract.

- **CENTURY LINK –** After repeated calls and emails to the company we have not received any response back from their FIBER team. The DSL team told us that they only have a maximum capacity of 140 Mbps.

UTOPIA Services – This would only be service provided to the city government for our municipal operations.

This would provide opportunity for other businesses, schools, and the county to hook into the network if they provided the appropriate fee to pay for it.

This would **NOT** be for residential services and residents would not be able to participate under this current contract or fiber installation. The City would be the consumer. The city would not provide wholesale services to residents.

Conclusion - By switching to UTOPIA, the City would save ~$2,500 per month on internet service and increase our internet speed by 200 times our current speed. We would like to move quickly on this agreement to be able to recognize the savings. Also, we would need to use some of these savings to install an air fiber (wireless point to point) from the Community Center to the Public Works building. This would cost approximately 5k – 10k to install (one-time cost) and would provide up to 1 Gbps to public works. This is far cheaper than running a dedicated FIBER line to public works at a cost of $170,000.

Also, by moving quickly on this approval, we will have time to install the necessary antennas and air fiber between the community center and public works buildings before wintertime.

Action Items

The following items outline the actions to be taken:

The Council needs to decide whether to authorize the Mayor to enter into an interlocal agreement with UTOPIA for Internet Services for Syracuse City municipal operations.

5858 S 900 E
Murray, UT 84121
Phone: (801) 613-3800
Fax: (801) 908-7225

Term 48 Months
Date 9/3/2019

Order Form

Customer		Service Provider		Notes
Company:	Syracuse City Fire Station	Name:	UTOPIA	
Contact:	Stephen Marshall	Rep:	Brad Houtz	
Address:	1869 S 3000 W	Email:	bhoutz@utopiafiber.com	
City/State:	Syracuse, Ut	Phone:	801-613-3831	
Zip Code:	84075			
Address ID:				
Phone:	801-825-1477			
Email:	Smarshall@syracuseut.com			

Installation

Parade Route Yes **Type** Fiber is not in the building

Item		Cost	Qty	Build Charges
Service Installation		$ 59,073.00	1	$ 59,073.00
Term Discount	48 month	$ (59,073.00)		(59,073.00)
		Installation Total		0.00

Monthly Service	Rate
10/10Gbps enterprise business transfer (Dedicated private circuit)	$ 600.57
10/10Gbps UTOPIA DIA	$ 120.00
Ip	$ 10.00
Monthly Payment Due	$ 730.57

Terms of Agreement

A: Term of contract to be 48 Months from date of installation

B: Service Provider is responsible for monthly recurring loop cost from date of installation until the end of the term of the contract

C: Sevice Provider can replace monthly revenue with equal or greater value but will be responable for prorated NRC charge with net 15 terms

D: Installation due upon completion of install, terms net 15

E: This Quotation is valid for 30 days from date above

Terms Accepted By

UTOPIA	Customer
Printed Name	Printed Name
Channel Manager	
Title	Title
Sign	Sign
Date	Date

5858 S 900 E
Murray, UT 84121
Phone: (801) 613-3800
Fax: (801) 908-7225



Term 48 Months
Date 9/3/2019

Order Form

Customer		Service Provider		Notes
Company:	Syracuse City Police Station	Name:	UTOPIA	If UTOPIA pulls fiber from police station to the 2 buildings next to it. Then the city of Syracuse will own the fiber.
Contact:	Stephen Marshall	Rep:	Brad Houtz	
Address:	1751 S 2000 W	Email:	bhoutz@utopiafiber.com	
City/State:	Syracuse, Ut	Phone:	801-613-3831	
Zip Code:	84075			
Address ID:				
Phone:	801-825-1477			
Email:	Smarshall@syracuseut.com			

Installation

Parade Route Yes **Type** Fiber is not in the building

Item		Cost	Qty	Build Charges
Service Installation		$ 11,062.00	1	$ 11,062.00
Term Discount	48 month	$ (11,062.00)		(11,062.00)
		Installation Total		0.00

Monthly Service	Rate
10/10Gbps enterprise business transfer (dedicated private circuit)	$ 600.57
10/10Gbps UTOPIA DIA	$ 120.00
Ip	$ 10.00
Monthly Payment Due	$ 730.57

Terms of Agreement

A: Term of contract to be 48 Months from date of installation

B: Service Provider is responsible for monthly recurring loop cost from date of installation until the end of the term of the contract

C: Sevice Provider can replace monthly revenue with equal or greater value but will be responable for prorated NRC charge with net 15 terms

D: Installation due upon completion of install, terms net 15

E: This Quotation is valid for 30 days from date above

Terms Accepted By

UTOPIA	Customer
Printed Name	Printed Name
Channel Manager	
Title	Title
Sign	Sign
Date	Date

COUNCIL AGENDA

September 10, 2019

Agenda Item **#13** Public Hearing: Proposed Ordinance 2019-14 amending culinary water disconnection procedures.

Factual Summation

Any questions about this agenda item may be directed at City Manager Brody Bovero.

Please review the attached city code in Title IV pertaining to the City's current shutoff procedures for culinary water.

Discussion Goals

Review and consider updates to the Title IV code pertaining to shutoff procedures.
We discussed our shutoff procedures with the council at work sessions in July and August. We have gone through and made proposed edits to the shutoff procedures based upon our discussion. Here are some of the key changes:

- Reference changes to Utility Billing Supervisor instead of Clerk.
- Notice of shut-off method of delivery. Through the mail instead of in person.
- Reference changes of second notice to a door hanger. Also change wording to state that if payment is made within 3 days the city **shall** shutoff instead of **may** be shutoff. Once the doorhangers are delivered, no more payment arranges will be made.
- Once the resident is shutoff, we will not accept a check payment to restore services.
- There will be a $5 nonrefundable fee charged once doorhangers are placed at the residence.

Action Items

The following items outline the actions to be taken:

The Council needs to decide whether to approve ordinance 19-14 amending Title IV pertaining to our culinary water shutoff procedures.

ORDINANCE NO. 19-14

AN ORDINANCE AMENDING CHAPTER 4.15 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO CULINARY WATER DISCONNECTION PROCEDURES.

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

WHEREAS, the Mayor and Council are authorized to make changes to various provisions in city code in order to conduct city business;

WHEREAS, the Council finds that the attached amendments will advance the community's interests in transparent and orderly collection of utility fees.

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

Section 1. **Amendments.** The attached Chapter 4.15 is hereby amended, as provided in Exhibit A.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF SEPTEMBER, 2019.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mike Gailey
Mayor

Voting by the City Council:

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

4.15.180 Billing.

The City shall provide a statement to each user of water once each month or at such other regular intervals as the City Council shall direct. The City Council shall determine the duration of the billing period and may change the amounts of the charges or the duration of the billing period from time to time. The City may send a combined statement for water, sewer, garbage collection and other services provided by the City, which statement shall separately specify the amount of the bill for the water service, sewer service, garbage collection and any other service, the place of payment, and the due date. All bills shall be paid in full and no partial payments shall be sufficient, absent the ~~written~~ verbal consent of the Utility Billing ~~Clerk~~ Supervisor to prevent the ~~termination~~ interruption of services as provided herein. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-180.]

4.15.190 Delinquent payments.

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City within 30 days from the date the payment is due, the Utility Billing ~~Clerk~~ Supervisor shall notify the Public Works Department of the deficiency and the Public Works Department may thereafter shut off all water service to said premises in the manner set forth in this chapter. Where amounts are due for more than one billing period, any payment received shall be applied toward the ~~most~~ oldest ~~recent~~ billing charges first ~~for which an amount is due~~. A dishonored check shall not be considered payment received. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-190.]

4.15.200 Notice of shutoff.

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City within 30 days from the date the payment is due, the Utility Billing ~~Clerk~~ Supervisor shall notify in writing to the occupant of the premises ~~and the owner thereof~~ by ~~personal delivery or~~ mail ~~to the premises and any other address that appears on the application of the delinquency and~~ that the water service will be discontinued if payment is not received within 10 days after notice is sent. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-200.]

4.15.210 Shutoff.

If any user fails to pay his or her water, sewer, garbage or other service charge for services provided by the City ~~within the required time frame after service of~~ after a notice of shutoff, the Utility Billing ~~Clerk~~ Supervisor shall ~~cause a notice to be served personally to the property owner or~~ direct the Public Works Department to place door hangers at the property to notify the occupants ~~explaining the reason for the shutoff and~~ that the water service ~~may~~ shall~~thereafter~~ be shut off if payment is not made within three days from the date of ~~such notice~~the doorhanger. The City will charge a $5.00 nonrefundable fee for each door hanger placed at the

premises. If the delinquent payments are not made within three days from the date of ~~such notice~~the door hanger, and no ~~stay~~ payment arrangement has been issued in accordance with the provisions of this chapter, the City ~~may~~ shall shut off water service to the premises. Before water service to the premises may be turned on again, all delinquent water, garbage and other charges for services provided by the City must be paid, together with the appropriate shutoff charge as provided in the City consolidated fee schedule. No check payments will be accepted to restore service once service has been shut off for lack of payment. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-210.]

4.15.220 Stay of shutoff.

The Utility Billing ~~Clerk~~ Supervisor may extend the time for bringing current a delinquent account for up to 15 days. No payment arrangements can be made once the door hanger has been delivered to the residence. In addition, the user may file a written request for review of the billing with the ~~City Administrator~~Administrative Services Director. Such request for review shall set forth the customer's good reason to believe an error has occurred in the billing, which error has resulted in a billing amount in excess of service actually rendered, and setting forth the facts and arguments in favor of the customer's position. Any appeal of a bill as set forth herein shall stay any action by the City to shut off water service for 15 days or until a determination has been made by the ~~City Administrator~~Administrative Services Director, whichever occurs first. Written notice of the decision and the action to be taken shall be provided to the customer. [Ord. 12-07 § 1 (Exh. A); Ord. 09-11 § 2; Code 1971 § 4-03-220.]

4.15.230 Legal action.

The ~~City Recorder or Treasurer~~ Utility Billing Supervisor or Administrative Services Director is hereby authorized and empowered to enforce the payment of all delinquent City service charges and connection fees, whether for water, sewer, garbage or other services, by an action at law in the corporate name of the City. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-230.]