



SYRACUSE CITY

Syracuse City Council

Work Session Notice

July 9, 2013 – 6:00 p.m.

Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, July 9, 2013, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (5 min.)
- b. Discuss agenda item 6, Authorize Mayor to execute the Utility Franchise Agreement with Rocky Mountain Power. (10 min.)
- c. Discuss Proposed General Plan /Zone Map amendments in Districts 1, 2, and 9. (30 min.)
 - Planning Commission Recommendations
 - Ninigret Request
 - Rescinding of C-2 Zone
 - Rezone C-2 properties
 - Amendment to Professional Office Zone to include Funeral Homes.
- d. Discuss agenda item 7. Proposed Ordinance No. 13-11, updating guidelines for Architectural Review Committee. (5 min.)
- e. Discuss agenda item 8, Proposed Resolution R13-16, restricting fireworks around brush and agricultural land. (10 min.)
- f. Council business.

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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 3<sup>rd</sup> day of July, 2013 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 July 3, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

July 9, 2013

**Agenda Item #b**

Discuss agenda item 6, Authorize Mayor to execute the Utility Franchise Agreement with Rocky Mountain Power. (10 min.)

***Factual Summation***

- Please see the attached information for agenda item 6.



# COUNCIL AGENDA

July 9th, 2013

Agenda Item #6                      Authorize Mayor to execute the Utility Franchise Agreement with Rocky Mountain Power.

## ***Factual Summation***

- Any questions regarding this agenda item may be directed at Finance Director Stephen Marshall.
- This utility franchise contract is being brought to the council to renew and extend our contract with Rocky Mountain Power granting them ***“the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, public ways and public places (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.***
- In return state law allows the city to assess a franchise tax of up to 6% on all utilities that Rocky Mountain Power provides. This franchise tax is collected and recorded in our capital improvement fund. This fund is mainly responsible for paying the long-term debt of the city and also to construct or purchase capital assets.

## **Staff Recommendation**

Authorize Mayor to approve the utility franchise contract with Rocky Mountain Power. Staff recommends a time frame of 10 years. The current contract that expires on December 31, 2013 had an original term of 15 years.

**AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE  
AND GENERAL UTILITY EASEMENT  
TO  
ROCKY MOUNTAIN POWER**

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WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of Syracuse City (the “City”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

**SECTION 1. Grant of Franchise and General Utility Easement.** The City hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, public ways and public places (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.

**SECTION 2. Term.** The term of this Franchise and General Utility Easement is for      ( ) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

**SECTION 3. Acceptance by Company.** Within sixty (60) days after the passage of this ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder otherwise the ordinance and the rights granted herein shall be null and void.

**SECTION 4. Non-Exclusive Franchise.** The right to use and occupy the Public Ways of the City shall be nonexclusive and the City reserves the right to use the Public Ways for itself or any other entity that provides water or sewerage service to City residences; provided, however, that

such use shall not unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

**SECTION 5. City Regulatory Authority.** In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance.

**SECTION 6. Indemnification.** The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

**SECTION 7. Annexation.**

**7.1 Extension of City Limits.** Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

**7.2 Notice of Annexation.** When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center  
Attn: Annexations  
P.O. Box 400  
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power  
Attn: Office of the General Counsel  
201 South Main Street, Suite 2400  
Salt Lake City, UT 84111

**SECTION 8. Plan, Design, Construction and Installation of Company Facilities.**

**8.1** All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and city laws, codes and regulations.

**8.2** Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the public way or street or other public places, apply for a permit from the City which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

**8.3** All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

**8.4** If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

**8.5** In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

**8.6** The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the

manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

**8.7** Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

**8.8** Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

## **SECTION 9. Relocations of Electric Facilities.**

**9.1** The City reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

**9.2** Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

**SECTION 10. Subdivision Plat Notification.** Before the City approves any new subdivision and before recordation of the plat, the City shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and

associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power  
Attn: Estimating Department  
Local Address \_\_\_\_\_  
Local Address \_\_\_\_\_

**SECTION 11. Vegetation Management.** Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power’s Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing and problematic. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets.

**SECTION 12. Renewal.** At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

**SECTION 13. No Waiver.** Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

**SECTION 14. Transfer of Franchise.** Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power’s obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (1) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

**SECTION 15. Amendment.** At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired,

and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

**SECTION 16. Notices.** Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Customer Services Vice President, Rocky Mountain Power, 201 South Main, Suite 2400, Salt Lake City, Utah 84111, and such other office as Rocky Mountain Power may advise the City of by written notice.

**SECTION 17. Severability.** If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

**PASSED by the City Council of the City of \_\_\_\_\_, Utah this \_\_\_\_ day of \_\_\_\_\_, 2012.**

**MAYOR**

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**ATTEST:**

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**CITY RECORDER**



# COUNCIL AGENDA

July 9, 2013

Agenda Item #C                      General Plan Update and Discussion.

## *Factual Summation*

Please see the attached exhibits:

- a. Requested General Plan Amendment-Ninigret
- b. Letters from Ninigret, withdrawal of Industrial Zone request
- c. Recommended General Plan Amendment-Planning Commission
- d. Letters from property owners

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

## *Background*

1. Ninigret Construction North LLC has requested a General Plan Amendments for property located at 1525 W 500 S. The property is currently designated on the General Plan as C-2 (Commercial) and Professional Office. Ninigret had filed 3 applications for these designations be changed to Industrial on 43.4 acres, PRD (Planned Residential) on 15.8 acres & R-3 (Residential) on 25 acres, as per the attached map. The Planning Commission held a public hearing on May 22, 2013 and recommended denial of the proposal with a 4 to 3 vote.

On June 27, 2013 (see attached) the Community & Economic Development Office received letters from Ninigret Construction North, L.C. to withdraw the application for the General Plan Rezone of the 43.4 acres to Industrial. The second letter asks for the Council to act on the other 2 application on the requests for PRD (15.8 acres) and R-3 (25 acres).

2. Also on May 22, 2013 the Planning Commission initiated a General Plan Amendment that removes C-2 from the General Plan. The Planning Commission held a public hearing on May 21, 2013 and recommended approval of the proposal with a 5 to 2 vote.

Summary of changes:

District 1:

- C-2/PO zones on the Ninigret/PRI properties from C-2 to General Commercial, Business Park, and R-1.
- The C-2 zone at the corner of 700 S & 2000 W to Professional Office, General Commercial and Planned Residential Development.

District 2: C-2 Zone in Town Center to General Commercial

District 9: C-2 Zone at Bluff & Gentile to General Commercial

On June 19, 2013 staff meet with representatives of PRI regarding the proposed General Plan change on their property on the corner of 2000 West and 200 South from C-2 to General Commercial. Steve Romney, Director, Land Portfolio for PRI discussed the proposed change and the permitted uses that would be allowed under the General Commercial zone. He requested that the Council not act on the General Plan amendment on the PRI property, until they could analyze the effects on not only that property, but the other considerable holdings further west. A letter from PRI is attached.

3. Effects of Rescinding the C-2 and replacing it with Professional Office on the property at the corner of 2000 West & 700 South (South of the IHC). Health care facilities are allowed in the PO zone and thus IHC did not have an objection to the change in the General Plan designation. The parcel south of the IHC is owned by Lindquist Mortuary. The PO zone does not permit funeral homes, thus the Planning Commission has recommended an amendment to the PO zone to include funeral homes. A public hearing was held on June 18, 2013 and recommended approval of the amendment.
4. Municipal Code Section 10-4-060 provides the process for General Plan Amendments, the following subsections are pertinent to this item:
  2. *The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of Section 10-4-050. After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council. (Ord. 10-02)*
  3. *The City Council may schedule and hold a public hearing on the recommended General Plan amendment in accordance with the provisions of Section 10-4-050. (Ord. 10-02)*

*(E) Approval Standards. A decision to amend the General Plan is a matter within the legislative discretion of the City Council. After the public hearing described in Subsection (d)(5) of this Section, the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action. (Ord. 10-02)*

5. Upon consultation with acting City Attorney, Steve Garside, staff is recommending that in amending the General Plan the Council should have findings to support the amendment as to why “*the current General Plan designation for the area is no longer appropriate, desirable or feasible*”, in accordance with City Code Section 10-4-060(D)1(a)vi.

### **Staff Recommendation**

All of these matters are inter-related and are extremely complex. General Plan changes should not be made hastily. The staff is requesting direction from the City Council on these matters so that we may draft appropriate ordinances for consideration at the next meeting of the City Council when the acting City Attorney has had time to review the proposed changes and draft ordinances.

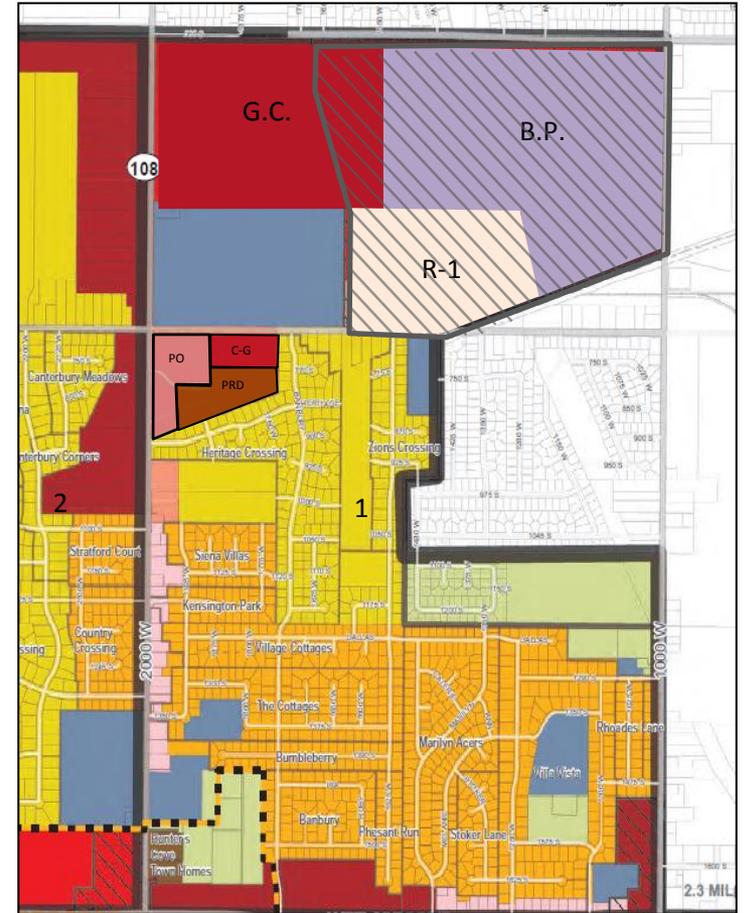
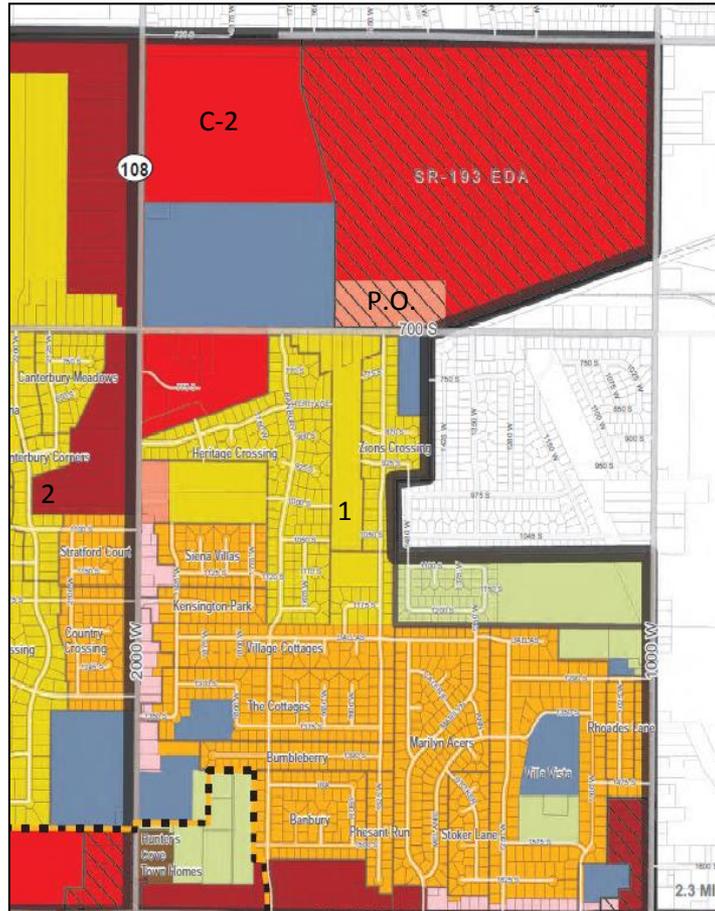
# General Plan – Northeast District 1 Proposed General Plan Changes – 05/21/2013

Current General Plan – Land Uses

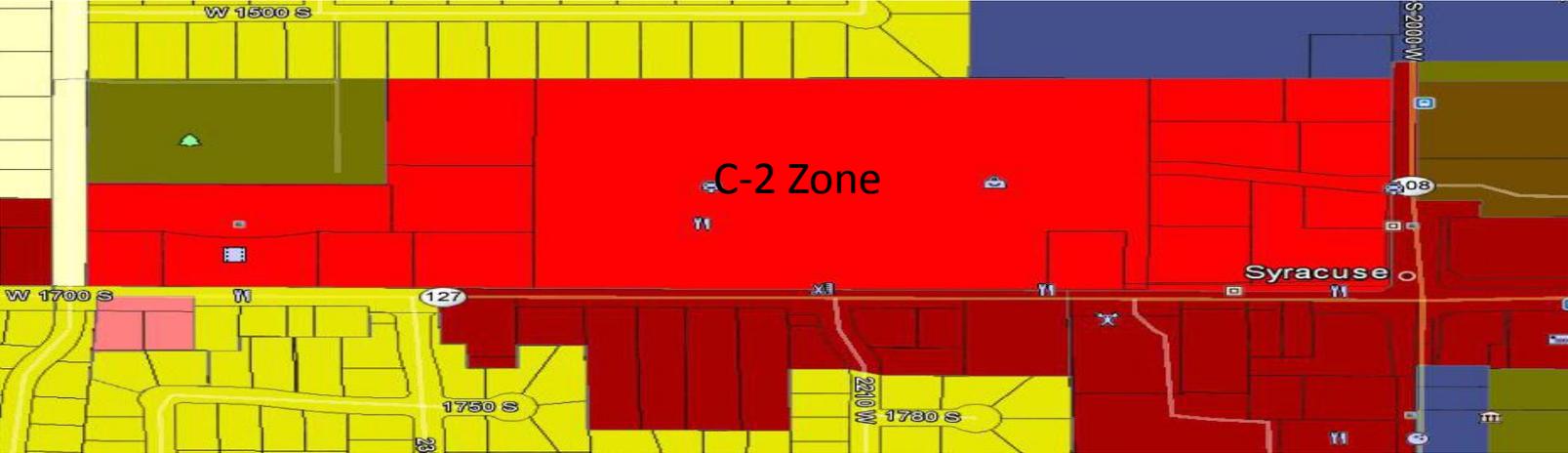
Proposed General Plan – Land Uses

Legend

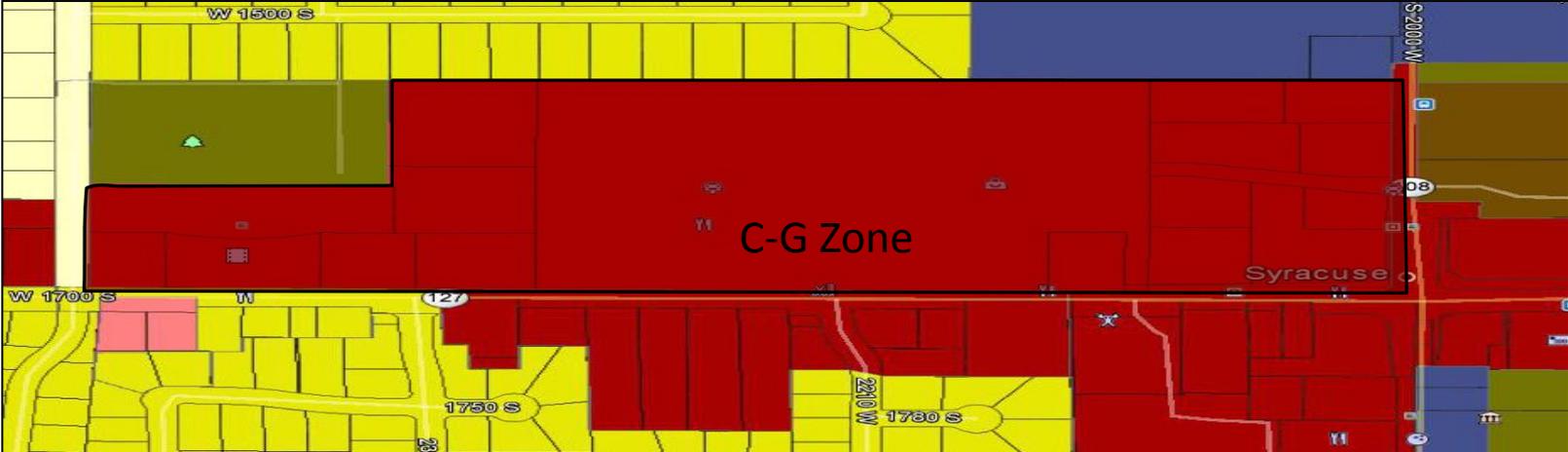
-  Open Space / Recreational
-  A-1 Agriculture
-  R-1 (2.90 dwellings per net acre)
-  R-2 (3.79 dwellings per net acre)
-  R-3 (5.44 dwellings per net acre)
-  PRD (8.0 dwellings per net acre)
-  R-4 (14.52 dwellings per net acre)
-  Neighborhood Services
-  Professional Office
-  Commercial II
-  Research Park
-  General Commercial
-  Institutional
-  Industrial
-  Proposed Trails
-  Existing Trails
-  Planning Districts
-  Town Center Overlay Zone
-  Syracuse City Incorporated Boundry
-  Town Center Overlay Zone
-  RDA & EDA Boundary
-  Sensitive Overlay Zone
-  B.P. (Business Park)



District 2 Current General Plan Map



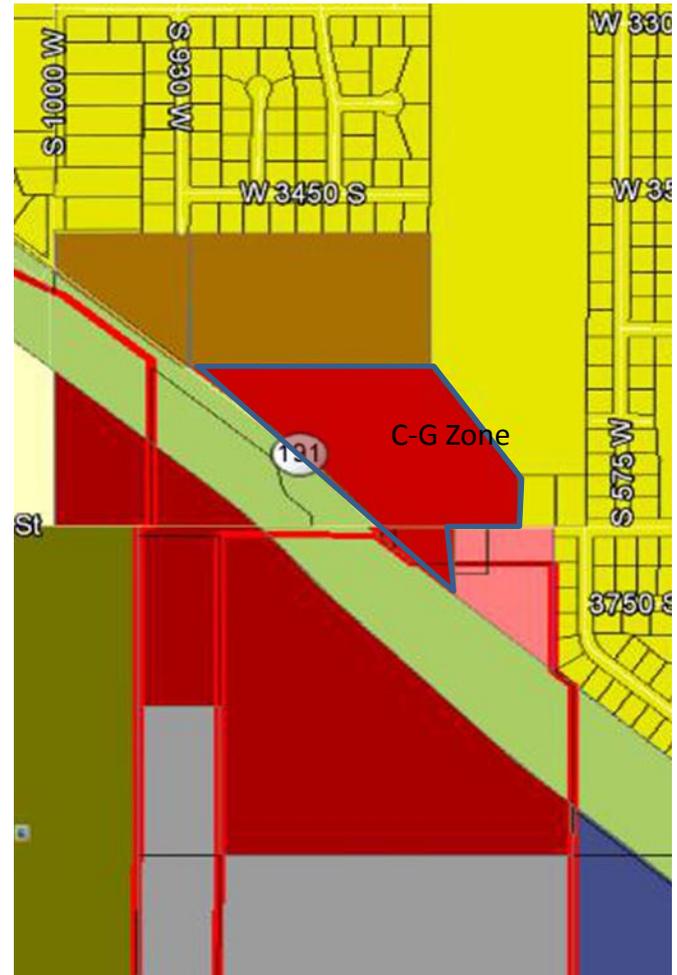
District 2 Proposed General Plan Map



Current General Plan  
District 9



Proposed General Plan  
District 9







# THE NINIGRET GROUP, L.C.

May 21, 2013



RE: PROPOSED GENERAL PLAN & MAP AMENDMENTS

Dear Planning Commissioners,

As you are aware, Ninigret at tonight's Planning Commission meeting is requesting a change to the General Plan and zoning in order to allow for the development of land west of Ninigret's Phase I and west of the power transmission lines. Ninigret's Phase 2 development proposal is a product of input from city officials inclusive of the planning commission and city council members.

The Ninigret parcel is contained within one of the areas that are proposed to be amended within the General Plan. We request that further discussions with regard to changes to the General Plan for the Ninigret parcel be placed on hold until our application can be thoroughly reviewed and considered by the planning commission.

While there are some underlying similarities between the two proposals there are also some noticeable differences.

- The current Planning Commission proposal for Ninigret's parcel is GC and R-1.
- Ninigret's proposal incorporates light Industrial and warehousing in conjunction with R-3 and PRD zoning.

We believe our plan is most compatible for the property and overwhelmingly provides the greatest benefit for the City of Syracuse and its citizens. Syracuse City already has an abundance of commercial zoning. Adding additional commercial zoning may hurt existing retailers. However, there is limited zoning for other business uses like light industrial and warehousing to meet the growing market demand.

In addition, Ninigret's proposal is consistent with, and conforms to, the underlying objectives the City's General Plan as it was originally envisioned and currently exists.

- "...industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and job for residents, but also while these industries contribute the tax base generally they require fewer public services than residential land uses. Industrial uses also further the concepts of sustainable communities and smart growth." P.15
- "The corridor along 200 South (SR193) in Syracuse between 1000 West and the future North Legacy parkway represents an area with the highest future potential for commercial development." P.13

- 1000 West between 200 South and 700 South “represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.” p.14

Ninigret’s proposed development located along SR 193 is perfect for industrial zoning for several reasons:

- When SR193 was funded, neighboring cities committed that SR 193 would be used to create jobs and economic growth. Meeting the expanding need for light industrial and warehouse space will allow the City of Syracuse to attract growing companies contributing new jobs and real estate tax revenue for the City of Syracuse.
- The site allows quick and easy access to I-15 with minimal truck traffic on local roads.
- The site allows for rail service which further reduces potential for additional truck traffic.
- The development is caddy-corner to the existing Freeport Center Industrial Center.

The Ninigret development plan also provides for a residential component to buffer against the existing residential neighborhoods along 700 South and the High School. Ninigret’s proposed PRD and R-3 Zoning would be more compatible next to light industrial warehousing development.

Therefore, Ninigret respectfully request that the Planning Commission refrain from any changes to the General Plan, as it pertains to the Ninigret parcel, until it has had an opportunity to review and consider the details of Ninigret’s application.

Sincerely,



Peter Corroon



**The Ninigret Group, LC**

801-597-7471 (Cell)

801-973-9090 (Ninigret)

fax: 801-973 -0070 (Ninigret Fax)

[www.ninigret.com](http://www.ninigret.com)



## Executive Department

55 South State Street  
Clearfield, Utah 84015  
Phone: 801.525.2710  
Fax: 801.525.2869

Mayor and City Council  
Syracuse City  
1979 West 1900 South  
Syracuse, Utah 84075

May 10, 2013

Dear Mayor Nagle and City Council,

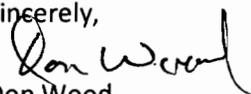
I am writing this letter in support of Ninigret's proposal to create industrial zoning for 41 acres of its Phase 2 project along SR193.

When our local governments approached the State of Utah to fund SR193, the expectation from the administration was that our cities would develop job-creating businesses along the corridor to justify the expense of the road.

I believe that amending the current agricultural zoning to industrial along SR193 will help achieve that expectation, and help create jobs for both of our cities' residents. It is my understanding that Ninigret will build warehouse, distribution and other light industrial buildings on the property. This will fit in well with the adjacent Freeport Center.

Thank you for your consideration. Feel free to contact me if you would like to discuss the project further.

Sincerely,

  
Don Wood  
Clearfield City Mayor

## Jenny Schow

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**From:** Phil Carnivale <thecarnivales@yahoo.com>  
**Sent:** Friday, May 17, 2013 3:52 PM  
**To:** Planning Department  
**Subject:** Please send information about the proposed rezoning at 700 S 2000 W.

Greetings--

I recently received your letter dated May 9, 2013 regarding the notification of proposing the rezoning of property located at approximately 700 South 2000 West. I do not understand the ramifications of changing from C-2 Zone to C-G Zone. Any information you can send me would be greatly appreciated. E-mail or regular mail is fine. I look forward to receiving that from you soon.

For the record, I personally don't want to see any more changes with zoning in my neighborhood. After the entire Ninigret debacle with the plot of land east of the high school, I simply don't trust what's our city leaders' (and other's) "master plans" are. I didn't move to Syracuse because I was hoping it would become a "job hub," but it looks like I'll eventually be living right in the middle of one.

C-G Zoning to me sounds like a general commercial zone. If so, I don't want a Target, a Costco or a Home Depot within sight of my house. However, over the last few years I've unfortunately learned that many Syracuse residents' concerns about land use go unheeded by some of our local leaders.

Phil Carnivale  
1668 West 770 South  
Syracuse, UT 84075

## Jenny Schow

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**From:** Chase Rogers <CROGERS@dsdmail.net>  
**Sent:** Wednesday, May 15, 2013 10:24 AM  
**To:** Planning Department  
**Subject:** Ninigret Construction Re-zone Hearings

I appreciate you providing the Davis School District with the opportunity to comment on the proposed adjustment to the General Plan and accompanying zoning.

Syracuse HS is the adjacent property on the southwest corner of the area in question. My comments and concern are the same as when we discussed this area a year or two ago. Industrial may be the highest and best use for that area.

We would ask that in the master planning of that area that there is some sort of buffer, green space and/or berm to provide a transition and screen for patrons on the play fields that are on our side of the fence. I imagine that your will be requiring this all along the south side bordering the PRD area.

Thanks,

Chase Rogers  
Operations Planner  
Davis School District  
801.402.8357

## Sherrie Christensen

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**From:** Tom Uriona <Tom.Uriona@imail.org>  
**Sent:** Tuesday, May 21, 2013 1:47 PM  
**To:** Planning Department  
**Cc:** Tim Hatch; Paul Van Wagenen; Clay Ashdown  
**Subject:** Rezoning of Intermountain Healthcare Property, Syracuse, Utah  
**Attachments:** IHC- Syracuse City Notice.pdf

Jenny:

Thank you for your time today; it was my pleasure getting acquainted.

I appreciate your explanation of the events that led to the attached notice indicating the Syracuse Planning Commission's desire to change the General Plan and rezone the Intermountain Healthcare property located at approximately 745 South 2000 West, Syracuse, Utah. Given that it is the desire of the Syracuse Planning Commission to rescind the C-2 zoning classification, Intermountain Healthcare would support a rezone of its property to a zoning classification that allows for the same general permitted and conditional uses that were found in the C-2 zone. After reviewing the GC-General Commercial zoning classification, the zoning classification proposed for the General Plan and new zoning classification for the Intermountain Healthcare property, Intermountain Healthcare cannot support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the GC zoning classification. The reason Intermountain Healthcare cannot support this proposed change is that it does not provide, as a permitted or conditional use, Medical and Other Health Facilities uses within the zoning classification, uses which are allowed as a condition use under the C-2 zoning classification. However, Intermountain Healthcare can support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the NS-Neighborhood Services zoning classification, as this zoning classification provides for many of the permitted and conditional uses allowed in the C-2 zoning classification, and more specifically accommodates Medical and Other Health Facilities uses as a conditional use, the same entitlement that Intermountain Healthcare currently enjoys under the C-2 zoning classification.

I trust I have provided you with a clear understanding of Intermountain Healthcare's position relative to the proposed change in the General Plan and rezoning of the Intermountain Healthcare property in Syracuse, Utah. Again, thank for your time, thoughts and explanation relative to this land use initiative. You have been very courteous and thoughtful. We are grateful to be a member of the Syracuse community and look forward to a continued cooperative relationship with Syracuse City and to provide ongoing medical services to the community. Thank you for allowing us that opportunity. Please contact me if you have any questions or I can provide you with any further information. Please let me know the results of the Planning Commission hearing on this matter planned for this evening.

Best regards,

Tom

**Tom Uriona, CRE, MAI, CCIM**  
**Corporate Real Estate Director**  
**Intermountain Healthcare**

36 South State Street  
23rd Floor  
Salt Lake City, UT 84111  
801-442-3987  
801-442-3178 (fax)  
[tom.uriona@imail.org](mailto:tom.uriona@imail.org)

Syracuse General Plan Revision Review May 21, 2013

I own property at 741 W 3700 S ( 12-111-0057 12-111-0060 12- 111- 0112 )

The City is Requesting a Zone Change From C2 to CG with a suggestion from planning that NS was a more robust option. While both CG and NS are options for my Property Both seem like a taking from the C2 Zoning I already have..

Although CG Zoning is similar, <sup>medical</sup> Residential is not permitted.

And NS Neighborhood Service has a little broader range of uses ( but conditional uses ie; Retail Trade and others scare me to death).

Request that zoning stay as is C2 or assurance that Retail Trade and other conditional uses be assured .

Regards

Brent Moss

Land owner 801.721.8516



## Ninigret Construction North, L.C.

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June 27, 2013

Ms. Sherrie Christensen  
Community and Economic Development Director  
1979 West 1900 South  
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally request that Syracuse City proceed with Ninigret Construction North's General Plan and Rezone application for the 25 acres being proposed for R-3 zoning and the application for the 15.8 acres being proposed for PRD zoning for Ninigret's Phase 2 at SR193 and 1525 West.

In a separate letter, Ninigret has requested a withdrawal of its application for Industrial zoning for the northern portion of Phase 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light blue horizontal line.

Peter Corroon

cc: Steve Romney-PRI  
Chris Gamvroulis-Ivory Development



## Ninigret Construction North, L.C.

---

June 27, 2013

Ms. Sherrie Christensen  
Community and Economic Development Director  
1979 West 1900 South  
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally withdraw Ninigret Construction North's General Plan and Rezone application dated May 7, 2013 for the 43.4 acres of the north portion of Ninigret's Phase 2 at SR193 and 1525 West. As noted in a separate letter, this will not affect our existing application for the remaining portion of Phase 2, consisting of approximately 40 acres, for which we are seeking R-3 and PRD zoning.

We would further request that Syracuse City refrain temporarily from making any general plan or zoning amendments to this North portion of Phase 2 and Phase 3 for the near future in order to allow Syracuse City and Ninigret to further evaluate the alternative potential zoning classifications for the North property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light blue horizontal line.

Peter Corroon

cc: Steve Romney-PRI  
Chris Gamvroulis-Ivory Development

Dear Members of the Syracuse City Council,

The Corporation of the Presiding Bishop is the owner of the approximately 35 acre parcel of land located in the City of Syracuse at the southeast corner of 2200 West and Hwy 193, adjacent to the High school. We understand there is a proposal to modify the General Plan as it relates to our property. We are a large landowner in Syracuse and own more than 500 acres in the vicinity of the subject parcel. It is our desire than the General Plan not be amended before we are given adequate opportunity to study the impact of any potential amendments on the subject parcel and our other acreage and to provide our input.

Sincerely,

**Graham J Larson** | Asset Manager | [glarson@pripd.com](mailto:glarson@pripd.com) | Property Reserve Inc. | Land  
79 S. Main Street, Ste.700 | Salt Lake City | O-801.321.7529 | C-801.699.7904



# COUNCIL AGENDA

July 9, 2013

**Agenda Item #d**

Discuss agenda item 7, Proposed Ordinance No. 13-11, updating guidelines for Architectural Review Committee. (5 min.)

***Factual Summation***

- Please see the attached information for agenda item 7.



# COUNCIL AGENDA

July 9, 2013

Agenda Item #7

Architecture Review Committee.

## *Factual Summation*

Please see the attached:

- a. Proposed Ordinance 13-11, adoption of Architecture Review Committee & Design Guidelines

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

## **Background**

The Planning Commission has been working for the previous several months to adopt design guidelines which the Architecture Review Committee will use to review site plans for commercial, office and industrial developments. The proposed guidelines have been placed within one new chapter of Title 10, with references to the Architecture Review Committee added to the applicable zones.

The Planning Commission held a public hearings on the proposed amendments on February 19, 2013 & on May 7, 2013. At a public meeting on July 2, 2013 the Planning Commission recommended to the City Council the adoption of the proposed amendments.

## **Recommendation for City Council Approval of Ordinance 13-11, Architecture Review Committee and Design Guidelines**

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 13-11, Architecture Review Committee and Design Guidelines.

# Ordinance 13-11

## An Ordinance Amending Title 10 Regarding Architecture Review Committee

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables Syracuse to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City; and

WHEREAS, due to the need of providing design standards for the duly appointed Architecture Review Committee; and

WHEREAS, design standards facilitate exceptional design in the built environment and preserve the quality of life within Syracuse City; and

WHEREAS, higher quality designs will bring value to the commercial community of Syracuse City and attract businesses which positively contribute to the overall quality of life and well-being of Syracuse residents; and

WHEREAS, design standards in this ordinance are intended to help and encourage development of imaginative and unique design solution which meet business needs, while preserving Syracuse's unique history and community identity; and

WHEREAS, the City Council has determined that the following ordinance is in the City's best interest;

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

SECTION 1:

*New Chapter adopted:*

### Chapter 28

## ARCHITECTURAL REVIEW COMMITTEE AND DESIGN STANDARDS

**Sections:**

**10.28.010 Purpose**

**10.28.020 Architectural Review Committee (ARC)**

**10.28.100 Commercial, Professional Office, and Public Facility Developments**

- 31 **10.28.110 Building Design**
- 32 **10.28.120 Site Design**
- 33 **10.28.200 Industrial Developments**
- 34 **10.28.210 Industrial Site Planning**
- 35 **10.28.220 Industrial Architecture**
- 36 **10.28.230 Industrial Landscape Design**

37

38 **10.28.010 Purpose.**

- 39 1. The purpose of the design standards outlined in this Chapter are to facilitate  
40 exceptional design in the built environment and preserve the quality of life within  
41 Syracuse City. This Chapter is based on the following principles:
- 42 (a) Higher quality designs will bring value to the commercial community of Syracuse  
43 and attract businesses which positively contribute to the overall quality of life and  
44 well-being of Syracuse residents.
  - 45 (b) Syracuse welcomes a variety of businesses and recognizes that brand recognition  
46 has become an important aspect of developing a successful and competitive  
47 business. The design standards enumerated in this Chapter are intended to help  
48 and encourage development of imaginative and unique design solutions which  
49 meet business needs, while at the same time preserving Syracuse’s unique history  
50 and community identity.
  - 51 (c) This Chapter supplements the objectives of other chapters in this Title which also  
52 impose certain design standards or requirements that are zone specific.
- 53 2. This Chapter references design standards and design guidelines. They are intended to  
54 improve the quality and compatibility of development, particularly with regard to  
55 building design, and site design.
- 56 (a) Design Standards. Design standards are required in addition to other standards set  
57 forth in this Title. Design standards are intended to ensure quality development  
58 and permanence in design. The implementation of these standards ensures that the  
59 goals and values of the community are reflected in each commercial development  
60 and contribute positively to the overall built environment.
  - 61 (b) Design Guidelines. Design guidelines offer examples to clarify and explain design  
62 standards. They are made available for public use and distribution within a separate  
63 manual that can be found on record in the Community Development Department.  
64 The purpose of the Syracuse City Commercial Design Standards and Guidelines  
65 Manual is to better clarify the relationship between design standards and guidelines.

66 The design guidelines serve to graphically represent the design standards and are  
67 used as a reference tool in order to better illustrate the application of the design  
68 standards.

69 **10.28.020 Architecture Review Committee (ARC).**

70 The ARC is established to review all applicable development plans for compliance with the  
71 design standards in this chapter. This Committee functions as a subcommittee of the  
72 Planning Commission and consists of seven (7) members appointed by the Mayor with the  
73 advice and consent of the City Council in accordance with the Syracuse Municipal Code.  
74 Members consist of community residents, Planning Commissioners (maximum 2), and City  
75 staff. The Planning Commission Chair may recommend candidates for the Mayor's  
76 consideration.

77 The ARC is responsible to review the plan, elevations, architectural details, and development  
78 design pattern book and make recommendations to the Planning Commission consistent  
79 with this Chapter. The Planning Commission will, in turn, submit their recommendations to  
80 the City Council.

81 **10.28.100 Commercial, Professional Office, and Public Facility Developments.**

82 1. Applicability. The design standards set forth in this Part apply to:

83 (a) all new commercial, professional office or public facilities buildings and uses except  
84 where the requirements of this Chapter are superseded by another provision of this  
85 Title.

86 (b) existing commercial, professional office, or public buildings and uses when a  
87 change occurs that involves a design standard set forth in this Chapter and either;

88 (i) requires a building or other permit issued by the City;

89 (ii) alters the occupancy designation of a building under the current building codes  
90 adopted by the City;

91 (iii) increases required parking; or

92 (iv) increases the amount of outside storage.

93 2. Imposition of Conditions. When reviewing a development plan, the Architecture  
94 Review Committee ("ARC") may recommend that the Planning Commission impose  
95 conditions consistent with design standards in this Chapter.

96 3. Other Code Requirements. The requirements of this Chapter apply in addition to  
97 other applicable requirements of this Title.

98

99 **10.28.110 Building Design.**

100 1. Context. All building designs are required to be drafted with sensitivity to the design  
101 of nearby buildings and developments. This sensitivity includes considering whether:

102 (a) buildings contribute to the overall character of Syracuse and the neighborhood;

103 (b) buildings reflect the character of surrounding development through use of some  
104 similar features;

105 (c) buildings demonstrate imaginative design; and

106 (d) buildings vary colors, materials, or architectural elements where proposed building  
107 designs closely copy or mirror surrounding developments.

108 2. Entrances. All building entrances are required to be clearly articulated to indicate a  
109 transition from the exterior to the interior of the building. Every main entrance is  
110 required to have a special emphasis when compared to the other portions of the  
111 building. This is accomplished through the use of at least three of the following near  
112 entrances:

113 (a) a prominent architectural feature that is unique to the overall building design;

114 (b) complimentary yet differing building materials or colors;

115 (c) increased use of windows or glass;

116 (d) pedestrian amenities that may include patios, porches, special paving treatments,  
117 seating areas, or awnings;

118 (e) increased landscaping; or

119 3. Façade Articulation. Buildings designed with completely flat façades and monotone  
120 color schemes are not permitted. All buildings are required to have articulation of all  
121 façades.

122 (a) Horizontal or vertical façade variations must occur at least every 30 feet or along a  
123 minimum of 60% of the horizontal length of buildings with facades 100 feet or  
124 greater. This is accomplished by using methods such as:

- 125 (i) variation in the surface plane that may include pop-outs, bays, and recesses;
- 126 (ii) variation in the surface pattern such as arches, banding, and paneling; or
- 127 (iii) distinguished treatment of windows, doors, and eaves that may include
- 128 molding or framing.
- 129 (b) Buildings with façades 100 feet or greater in total length must have at least one
- 130 significant façade variation from the primary wall plane whose depth is at least 5%
- 131 of the total façade length and whose width is at least 20% of the total façade
- 132 length. Uninterrupted façades 100 feet or greater in length are prohibited.
- 133 4. Height and Roofline. All building roof heights will be compatible with the building's
- 134 location, and varied roofline elevations or parapets are required in order to add
- 135 architectural interest and avoid the appearance or sense of monotonous roofline
- 136 expanses. All buildings are required to:
- 137 (a) have appropriate roof height for the location based on zoning regulations and the
- 138 height of buildings within the immediate area;
- 139 (b) have roofline and parapet variations where there are long, continuous, and
- 140 undisturbed rooflines 50 feet in length or greater;
- 141 (c) use similar materials and colors on the back of false-fronts, parapets, cornices, or
- 142 other parts of the building which extend beyond the roofline or main building so
- 143 that the building appears cohesive from all views; and
- 144 (d) have screening of mechanical equipment and systems that will be mounted on the
- 145 roof. Any portion of these pieces of equipment that is not fully shielded is required
- 146 to be painted a color which is compatible with the roofing or parapet materials.
- 147 5. Massing. Proper massing reduces the impact of the massive bulk created by large
- 148 buildings that may not otherwise relate in scale to surrounding development. Vertical
- 149 articulation, horizontal articulation, and multi-planed roof or awnings must be used in
- 150 designs to mitigate the impact on surrounding development and the overall landscape.
- 151 6. Materials. Quality long-lasting materials are required for all buildings in order to
- 152 contribute to the aesthetics of the community over the long term.
- 153 (a) A minimum of three colors per elevation is required.
- 154 (b) Color utilization should be sensitive to existing development within the vicinity
- 155 and the natural landscape in which the project is situated.

- 156 (c) Primary Materials. 65% of all surface materials, not including glass or roofing  
157 materials, are required to include a combination of brick, stone, ceramic tile,  
158 masonry materials, insulated metal panels, or wood fiber/composite siding.  
159 Exposed cinder block is not permitted, except for minimal foundation exposure.  
160 Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal  
161 components may be used as accent or secondary materials only.
- 162 (d) Exposed tilt-up concrete or insulated metal panels may be used as a primary  
163 material on buildings located in business park zone. Some variation in materials  
164 along the base and near the entrances of concrete tilt-ups is required.
- 165 (e) All projects are required to submit a sample board containing physical samples of  
166 all exterior surface materials, including roofing materials, in all the colors they will  
167 be used. Photos alone are not sufficient.
- 168 7. Development Design Pattern Book. The developer is required to provide a  
169 development design pattern book to be reviewed by the ARC and then the Planning  
170 Commission in conjunction with a subdivision plan and/or site plan application.  
171 Where there is a development agreement, the design pattern book will become a part  
172 of the agreement. Design pattern books are subject to the following:
- 173 (a) Written descriptions with graphic illustrations explaining how the development  
174 complements the physical form of the property and how the theme and standards  
175 found in this Chapter are to be integrated into the design of the development.
- 176 (b) Written descriptions with graphic illustrations explaining the proposed conceptual  
177 architectural design, building elevations, and other such related design schemes;  
178 and
- 179 (c) Written descriptions with graphic illustrations that clearly describe proposed open  
180 spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related  
181 entryway features and/or amenities.
- 182 8. Pedestrians. All buildings will be designed with an integral focus on encouraging  
183 pedestrian activity and social interaction. Additionally, buildings that contain more  
184 than one story or that are above 20 feet in height are required to provide a clearly  
185 articulated and more detailed base that relates to pedestrians.
- 186 9. Signs. Signs located on any building façade are required to be compatible with the  
187 building's overall design. As an integral design element, signs are required to be

188 compatible with the style of the buildings in terms of location, scale, color, and  
189 lettering.

190 (a) The locations for signs on a building's façade will be planned for as part of the  
191 building's overall design.

192 (b) Signs located on façades should integrate similar or complimentary materials as the  
193 building.

194 10. Windows. Windows are key to the overall design of a building and the relationship  
195 between the exterior and interior. The majority of windows are required to relate to  
196 the scale of a person.

197 (a) Windows should be at eye-level .

198 (b) Where buildings are adjacent to pedestrian walkways, transparent windows must  
199 relate the scale of the building and the building's interior to pedestrians. Where  
200 transparent windows may not be desirable, tinted windows, false windows, or glass  
201 block are allowed.

202 (c) Window awnings are an effective way to add detail and variation to a building,  
203 emphasize pedestrian scale windows, and create an exciting and inviting  
204 environment. When placing awnings:

205 (i) use quality materials which are durable and are able to withstand extremes in the  
206 weather;

207 (ii) colors should be complimentary to the color of the building on which the  
208 awning is located; and

209 (iii) styles should be compatible with the architectural features and overall  
210 architecture of the building on which the awning is located.

### 211 **10.28.120 Site Design.**

212 1. Building Placement. Building placement is integral to the site design and the overall  
213 effect any development has on surrounding properties. Building placement is required  
214 to comply with the following:

215 (a) All buildings must be oriented with the main or similar façade facing a principal  
216 street to which it has frontage.

217 (b) Buildings located on corner lots are required to orient main façades to each street  
218 and give equal treatment to each.

- 219 (c) Buildings located on corner lots should include a prominent architectural feature of  
220 greater height than the rest of the roof, or emphasis at the corner where the two  
221 public streets meet.
- 222 2. Context. New developments are required to match or compliment surrounding  
223 developments in order to create a site which relates to its surroundings and adds  
224 positively to the overall built environment in the site area.
- 225 3. Miscellaneous. The small details that sometimes become afterthoughts of site planning  
226 and design are important factors for making aesthetically attractive sites. The following  
227 are required during initial site planning, along with any other requirements within this  
228 code:
- 229 (a) Landscaped areas and walls will be designed to decrease noise levels and separate  
230 loading and service bays from customer parking. Service and loading bays  
231 (automotive, service, tire, etc.) should be oriented away from neighboring  
232 residential areas. Further they cannot have direct access to major public streets,  
233 access shall be provided via internal site plan circulation. The general public should  
234 be restricted from accessing such areas.
- 235 (b) Approved outdoor storage areas are required to be fully screened from view using  
236 the same materials as the building or approved masonry fencing. Enclosures are  
237 also required to be surrounded by landscaping to further soften their visual impact.  
238 Public access to these areas should be restricted.
- 239 (c) Outdoor refuse and garbage collection containers are required to be fully screened  
240 from view using the same materials as the building or approved masonry fencing.  
241 Enclosures are required to be surrounded by landscaping to further soften their  
242 visual impact. Public access to these areas should be restricted.
- 243 (d) Shopping cart corrals are highly visible and needed to keep development sites safe  
244 and orderly. Corrals are required to be in fixed position.
- 245 (e) Generators are required for businesses that the ARC determines will provide  
246 essential services to the public during inclement weather or natural disasters.  
247 Generators and other large auxiliary equipment are required to be placed at  
248 locations where they will be least intrusive in terms of noise, appearance, and  
249 odors, particularly for occupants of neighboring properties. Site plans will include  
250 public utilities equipment placement. Generators and other large auxiliary  
251 equipment:

- 252 (i) should be kept low to the ground;
- 253 (ii) if they include exhaust systems may not have exhaust systems protrude above  
254 the equipment; and
- 255 (iii) are required to be surrounded by walls, landscaping, and other screening.
- 256 (f) Site plans will be designed to conform to all requirements of the American's with  
257 Disabilities Act (ADA). The ARC shall review the site plan for adequate handicap  
258 parking and access to buildings.
- 259 4. Landscaping. Landscaping is required as a tool to enhance and beautify the site, and  
260 the building's architecture and design. To aid in the design process, designers are  
261 encouraged to refer to the Syracuse City Commercial Design Standards and Guidelines  
262 Manuals.
- 263 (a) The portion of a development site devoted to landscaping exclusive of parkstrips  
264 and walkways will be calculated by the zone requirements for the parcel. Additional  
265 landscaping should be provided to achieve compatibility between differing,  
266 adjacent land uses such as residential and commercial, as required in the buffering  
267 table.
- 268 (b) Landscaping is required to be integrated into the design, placement, and  
269 enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs and  
270 will comply with zoning requirements.
- 271 (c) Vegetative ground cover must be utilized for at least 80% of a development site's  
272 frontage along any public right-of-way and in required landscape areas between a  
273 building and the parkstrip not including sidewalks, trails, and entry points.
- 274 (d) Drought resistant shrubs and trees will be used in conjunction with efficient low  
275 water use irrigation systems. A list of low water use plants is available from the  
276 Community Development Department.
- 277 5. Lighting. Carefully planned lighting schemes can create safe environments for  
278 pedestrians and motorists. Lighting is an integral design element which adds to the  
279 overall site plan and building design. Lighting must be designed in compliance with  
280 Chapter 8 (Signs and Lighting Regulations).
- 281 (a) Lighting schemes will include coordinating parking, wall, and pedestrian scaled  
282 fixtures which compliment building architecture and site features.

283 (b) Parking and Circulation. Lifestyle, separated land uses, and lack of sufficient public  
284 transit have created the need for parking and access for automobiles onto most  
285 commercial sites. Lighting in required parking areas must be designed to have a  
286 minimal impact on the surrounding environment.

287 6. Traffic. Developments which generate significant increases in traffic will include an  
288 analysis of the proposed development's impact on the current and future  
289 transportation system, and methods to control traffic.

290 (a) Major internal circulation roadways that provide access from the public right-of-  
291 way or between buildings on the same site must be separated from parking areas  
292 using curb and gutter and a combination of any of the following methods:

293 (i) landscaping;

294 (ii) pedestrian walkways; or

295 (iii) lighting.

296 (b) Concrete "deadmen" wheel stoppers are required for parking spaces adjacent to a  
297 pedestrian walkway or amenity. (c) Cross access for automobiles and pedestrians to  
298 future and existing commercial developments is required during initial site planning  
299 and construction.

300 (d) The design and location of loading areas and dock facilities must minimize the  
301 interaction between trucks and visitor's automobiles. Access to loading and  
302 delivery areas must be separated from parking areas.

303 (e) The design and location of loading facilities must take into consideration the  
304 specific dimensions required for the maneuvering of large trucks and trailers into  
305 and out of loading position at docks or in stalls and driveways.

306 7. Pedestrians. Site layout and design must equally address the needs of pedestrians and  
307 automobiles. Pedestrian access and safety on the site should be ensured.

308 (a) Pedestrian access from the public right-of-way through the site to main entrances is  
309 required. These walkways are required to be constructed of dissimilar materials to  
310 the roadway or parking area, and provide for clearly defined crossings where there  
311 are points of conflict with automobiles.

312 (b) Dissimilar roadway materials within parking lots are required to be used directly in  
313 front of entrances to slow motorists and create a safer environment for  
314 pedestrians.

315 (c) Pedestrian drop-off locations when incorporated within overall circulation patterns  
316 are required to be convenient and safe for pedestrians.

317 8. Security. Security of the site is required to be addressed in site design. The developer is  
318 required to submit documents that demonstrate the security measures of the site  
319 design in relation to private, semi-public and public areas, by utilizing natural  
320 surveillance, access control and proper maintenance.

### 321 **10.28.200 Industrial Developments**

322  
323 The design guidelines in this Part are applicable to all new industrial and warehouse  
324 developments in the City as well as additions to and exterior remodeling of existing buildings  
325 where the improvements are visible from a public right-of-way.

### 326 **10.28.210 Industrial Site Planning**

327 Site planning considers how the various components of a development (e.g., buildings,  
328 circulation, parking, open space, etc.) relate to adjacent streets and existing development, and  
329 how the various components relate to each other within the development site.

330 1. Building and Facilities Location. The main elements of a well-designed industrial site  
331 include:

332 (a) controlled site access with appropriate maneuvering areas for trucks separated  
333 from general vehicle circulation (1);

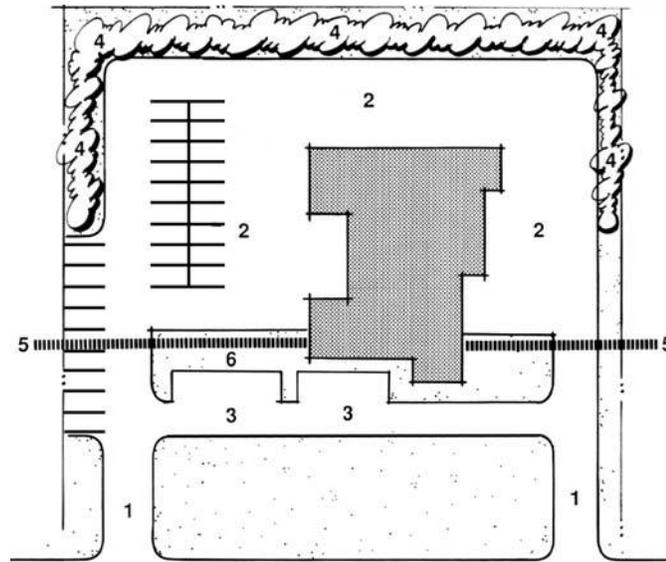
334  
335 (b) employee parking areas located apart from loading and service areas. (2);

336  
337 (c) convenient public access and short-term visitor parking at the front of the building  
338 (3);

339  
340 (d) screening of storage, work areas, and mechanical equipment and buffering of  
341 adjacent land uses (4);

342  
343 (e) emphasis on a well-designed main building entry and landscaping (5)

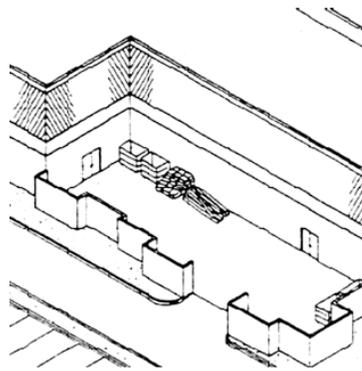
344



*Example of appropriate industrial site layout*

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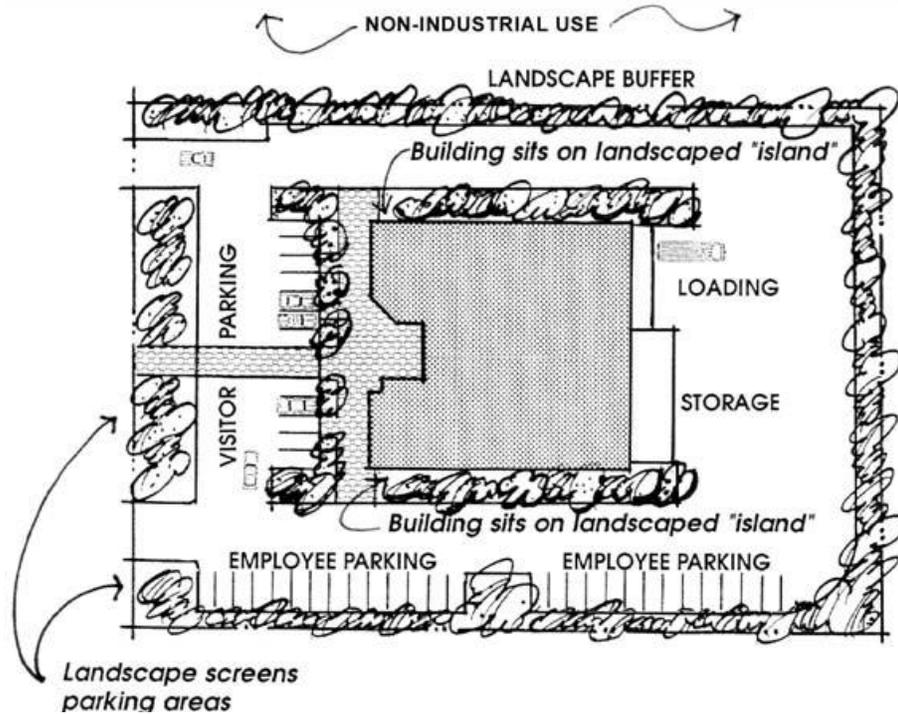
- (f) Site elements, such as buildings, parking, driveways, and out-door activities should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and disguise less attractive elements (e.g., service facilities, outside storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.



*Outdoor storage areas-screened from view*

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- (g) Industrial and warehouse development must be screened and buffered from any adjacent uses that are less intensive in compliance with the Code. Intensified landscaping, increased setbacks, and appropriate building location will be utilized as a means of providing adequate separation between land uses of varied intensity.



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(h) Noise generating functions must be located in a way that minimizes any impact on adjacent non-industrial properties. Sound attenuation walls should be used where appropriate to mitigate/reduce noise.

(i) The number of site access points are to be located at distances from street intersections that will minimize points of potential vehicle conflict, especially between automobiles and trucks.

(j) Primary entry drives for automobiles, especially visitors, must be enhanced with: ornamental landscaping, low-level decorative walls, monument-type signs, or decorative paving to emphasize site access locations.

376

## 2. Vehicular Circulation

377

378

379

380

381

382

383

(a) Site access and internal circulation must promote safety, efficiency, convenience, and minimize conflict between trucks and other vehicles. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.

(b) Uses where trucks are anticipated, such as distribution centers, should be planned to accommodate safety and maximize visibility for both truck maneuvering and

384 other traffic.

385

386 (c) The design and location of loading areas and dock facilities must minimize the  
387 interaction between trucks and other automobiles. Access to loading and delivery  
388 areas must be separated from parking areas.

389

390 (d) The design and location of loading facilities must take into consideration the  
391 specific dimensions required for the maneuvering of large trucks and trailers into  
392 and out of loading position at docks or in stalls and driveways.

393 3. Parking Location

394 (a) Parking lots are not to be the dominant visual element at the front of the site.  
395 Expansive paved areas located between the street and the building are prohibited.

396

397 (b) Large parking areas (over 100 spaces) must be divided into smaller multiple lots  
398 and provided with trees located throughout the parking area to reduce the visual  
399 impact.

400

401 (c) Visitor parking spaces should be located to produce the shortest route of travel to  
402 a building entrance.

403

404 (d) Pedestrian walkways must provide safe, convenient, and well-defined access  
405 between parking areas and the public sidewalk and the main public access to the  
406 building.

407

408 (e) Pedestrian circulation should be clearly delineated and separate from vehicle  
409 circulation. The use of landscaping, walkways, or decorative paving to delineate  
410 pedestrian circulation must be used.

### 411 **10.28.220 Industrial Architecture**

412 The architectural design of a structure must consider many variables, from the functional use  
413 of the building, to its aesthetic design, to its “fit” within the context of existing development.  
414 The following guidelines help buildings achieve the appropriate level of design detail on all  
415 facades, avoid blank/uninteresting facades, and provide for the proper screening of  
416 equipment and refuse areas.

417 1. Architectural Form and Detail

- 418 (a) If adjacent to a residential zoning district, in addition to the buffer requirements of  
419 this code, additional building setbacks of ten feet (10') must be provided adjacent  
420 to the residential use to reduce the visual impact of large-scale industrial buildings.  
421
- 422 (b) The mass and scale of large, box-like industrial buildings are to be reduced through  
423 the incorporation of varying building heights and setbacks along the front and  
424 street side building façades.  
425
- 426 (c) Front and street side facades of large buildings visible from a public street must  
427 include: architectural features such as reveals, windows and openings, changes in  
428 color, texture, or material to add interest to the building elevation and reduce its  
429 visual mass.  
430
- 431 (d) Primary building entries must be readily identifiable and well defined through the  
432 use of projections, recesses, columns, roof structures, or other design elements.

433 2. Color and Materials

- 434 (a) A comprehensive material and color scheme must be developed for each site.  
435 Material and color variations in multi-building complexes must be complementary  
436 and compatible among buildings.  
437
- 438 (b) Large expanses of smooth material (e.g., concrete) must be broken up with reveals  
439 or changes in texture and color.  
440
- 441 (c) Bright, contrasting colors should be used for small areas of building accents only.  
442
- 443 (d) Design and colors of wall signs must be compatible with the main buildings on the  
444 site.  
445
- 446 (e) Materials, design, and colors of monument signs must be compatible with the main  
447 buildings on the site.

448 3. Accessory Buildings

- 449 (a) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and  
450 outdoor equipment enclosures) must be incorporated into and be compatible with  
451 the overall design of the project and the main buildings on the site.  
452

- 453 (b) Temporary buildings are not to be located where they will be visible from adjoining  
454 public streets.  
455
- 456 (c) Modular buildings must be skirted with material and color that is compatible with  
457 the modular unit and the main buildings on the site.

### 458 **10.28.230 Industrial Landscape Design**

459 Landscaping has a variety of functions, including softening the hard edges of development,  
460 screening unattractive views, buffering less intensive uses, providing shade, and increasing  
461 the overall aesthetic appeal of a project

#### 462 1. Landscape Design

- 463 (a) Landscape design must follow an overall concept and link various site components  
464 together.  
465
- 466 (b) Landscaped areas incorporate a three-tiered planting system: 1) grasses, ground  
467 covers, or flowers 2) shrubs or vines, and 3) trees.  
468
- 469 (c) The use of a variety of trees, especially in parking areas and pedestrian open space  
470 areas, is required.  
471
- 472 (d) More intense landscaping and special landscape features are to be provided at  
473 major focal points, such as entries and pedestrian gathering areas.  
474
- 475 (e) The front, public portions of buildings must be separated from parking areas by  
476 landscaping and pedestrian walkways.

#### 477 2. Walls and Fences

- 478 (a) The colors, materials, and appearance of walls and fences, including walls for  
479 screening purposes must be compatible with the overall design character/style of  
480 the development.  
481
- 482 (b) Landscaping must be used in combination with walls and fences to visually soften  
483 blank surfaces.  
484
- 485 (c) When security fencing is required adjacent to streets, it must consist of wrought  
486 iron, tubular steel, or similar material supported by masonry piers.

487 3. Outdoor Lighting

488 (a) The design and location of outdoor lighting fixtures must preclude direct glare  
489 onto adjoining property and streets in compliance with the Development Code.  
490 Illumination devices must be installed, directed, and shielded to confine light rays  
491 within the property.

492  
493 (b) Outdoor lighting (e.g., location, height, and number) must be designed to foster  
494 security. Site and building entries must have enhanced illumination to increase  
495 visibility and safety.

496 4. Refuse Storage and Utility Equipment

497 (a) Refuse storage areas should be located at the rear of the development and screened  
498 from public view in compliance with the Development Code.

499  
500 (b) If refuse storage areas, fuel tanks, generators, and fire check safety valves cannot be  
501 located out of public view, the design of refuse storage areas should incorporate  
502 architectural screening elements and landscaping compatible with the design of  
503 buildings and landscaping on the site.

504 *Sections to be amended:*

505 **10-18-100 ARCHITECTURAL REVIEW COMMITTEE**

506 ~~This Committee shall consist of seven (7) members appointed by the Mayor, with the~~  
507 ~~consent of the City Council, to review development plans. Members shall be representatives~~  
508 ~~of the community, City Council, Planning Commission, and City staff. The Committee shall~~  
509 ~~be responsible to review the plan and make recommendations to the Planning Commission~~  
510 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~  
511 ~~the City Council for approval. (Ord. 08-11)~~

512 Developments within the GC zone are required to be reviewed by the Architectural Review  
513 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,  
514 DESIGN STANDARDS AND GUIDELINES.

515 **10-19-080: ARCHITECTURE REVIEW COMMITTEE.**

516 ~~This Committee shall consist of seven (7) members appointed by the Mayor, with the~~  
517 ~~consent of the City Council, to review development plans. Members shall be representatives~~  
518 ~~of the community, City Council, Planning Commission, and City staff. The Committee shall~~  
519 ~~be responsible to review the plan and make recommendations to the Planning Commission~~

520 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~  
521 ~~the City Council for approval.~~

522 Developments within the C-2 zone are required to be reviewed by the Architectural Review  
523 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,  
524 DESIGN STANDARDS AND GUIDELINES.

525 **10-20-060: ARCHITECTURE REVIEW COMMITTEE.**

526 ~~All proposed development plans within the Town Center Overlay Zone shall be reviewed by~~  
527 ~~the Architectural Review Committee. This Committee shall consist of seven (7) members~~  
528 ~~appointed by the Mayor, with the consent of the City Council, to review development plans.~~  
529 ~~Members shall be representatives of the community, City Council, Planning Commission,~~  
530 ~~and City staff. The Committee shall be responsible to review the plan, elevations and~~  
531 ~~architectural details and make recommendations to the Planning Commission for~~  
532 ~~consideration. The Planning Commission will, in turn, submit their recommendations to the~~  
533 ~~City Council for final approval. (Ord. 09-09)~~

534 Developments within the Town Center Overlay zone are required to be reviewed by the  
535 Architectural Review Committee in accordance with Chapter 28, ARCHITECTURAL  
536 REVIEW COMMITTEE, DESIGN STANDARDS AND GUIDELINES.

537 **10-22-110: ARCHITECTURAL REVIEW COMMITTEE.**

538 ~~All proposed development plans within the Business Park zone shall be reviewed by the~~  
539 ~~Architectural Review Committee. This Committee shall function as a subcommittee of the~~  
540 ~~Planning Commission and shall consist of seven (7) members appointed by the Planning~~  
541 ~~Commission Chair, with the consent of the Planning Commission, to review development~~  
542 ~~plans. Members shall be representatives of the community, City Council (City Council~~  
543 ~~member shall be appointed by the Mayor), Planning Commission, and City staff. The~~  
544 ~~Committee shall be responsible to review the plan, elevations, architectural details, and~~  
545 ~~development design pattern book and make recommendations to the Planning Commission~~  
546 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~  
547 ~~the City Council for final approval.~~

548  
549 Developments within the Business Park zone are required to be reviewed by  
550 11 the Architectural Review Committee in accordance with Chapter 28,  
551 ARCHITECTURAL REVIEW COMMITTEE, DESIGN STANDARDS AND  
552 GUIDELINES.

553  
554 **10-24-080: ARCHITECTURAL REVIEW COMMITTEE**  
555

556 Developments within the ID zone are required to be reviewed by the Architectural Review  
557 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,  
558 DESIGN STANDARDS AND GUIDELINES.

559  
560 SECTION 2. Effective Date. This ordinance shall become effective upon publication.

561 PASSED BY THE SYRACUSE CITY COUNCIL, STATE OF UTAH, THIS \_\_\_\_\_  
562 DAY OF \_\_\_\_\_, 2013.

563  
564 \_\_\_\_\_

565 Jamie Nagle, Mayor

566  
567 \_\_\_\_\_

568

569 ATTEST:

SEAL

570 Cassie Brown, City Recorder



# COUNCIL AGENDA

July 9, 2013

Agenda Item #e

Discuss agenda item 8, Proposed Resolution R13-16, restricting fireworks around brush and agricultural land. (10 min.)

*Factual Summation*

- Please see the attached information for agenda item 8.



# COUNCIL AGENDA

July 9, 2013

Agenda Item #8

Proposed Resolution R13-16, prohibiting the use of aerial fireworks within specified areas in the City

***Factual Summation***

- Please direct any questions regarding this agenda item to Fire Chief Eric Froerer.
- As previously discussed in the June 25 Work Session, Chief Froerer would like to propose the City restrict aerial fireworks in certain high-risk areas of the City.
- Please see the attached proposed resolution and map.

**RESOLUTION NO. 13-16**

**A RESOLUTION PROHIBITING THE USE OF AERIAL FIREWORKS,  
WITHIN SPECIFIED AREAS IN THE CITY**

**Whereas**, local fire officials are authorized to enforce the state fire code, pursuant to Utah Code Annotated § 53-7-104; and

**Whereas**, Eric Froerer has been duly appointed as a local fire official as Fire Chief for Syracuse; and

**Whereas**, Syracuse has defined “hazardous environmental conditions” as “extreme dryness or lack of moisture, windy conditions, the presence of dry weeds and other vegetation and any combination thereof” pursuant to Municipal Code §7.05.020; and

**Whereas**, Fire Chief Eric Froerer has determined that hazardous environmental conditions in Syracuse necessitate controlled use fireworks in accordance with Utah Code Annotated §15A-5-202(3)(b).

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

**Section 1. PURPOSE.** This resolution prohibits the ignition or use aerial fireworks in lines, areas, and zones where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose.

**Section 2. DEFINITIONS.** “Aerial Fireworks” means fireworks that are designed to travel up to 150 feet into the air and then explode.

“Fireworks” shall have the same meaning as found in Title 53, Chapter 7 of the Utah Code.

**Section 3. AREAS AFFECTED.** The attached map and description identify the areas subject to this prohibition.

**Section 4. PUBLIC NOTICE.** The municipality shall immediately post copies of the prohibition in at least three public places within the City/town; post a copy of the order on the official municipal website; inform all local news media outlets of the order and provide a copy of the order thereto. All postings shall include the attached map and area descriptions.

**Section 5. PENALTY.** This resolution shall constitute an order of the Fire Chief in accordance with Municipal Code Title 7, Chapter 5. Any person who violates this order is guilty of an offense as indicated in §7.01.070.

**Section 6. REPEAL AND SEVERABILITY.** If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 7. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and shall be in effect until August 10, 2013.

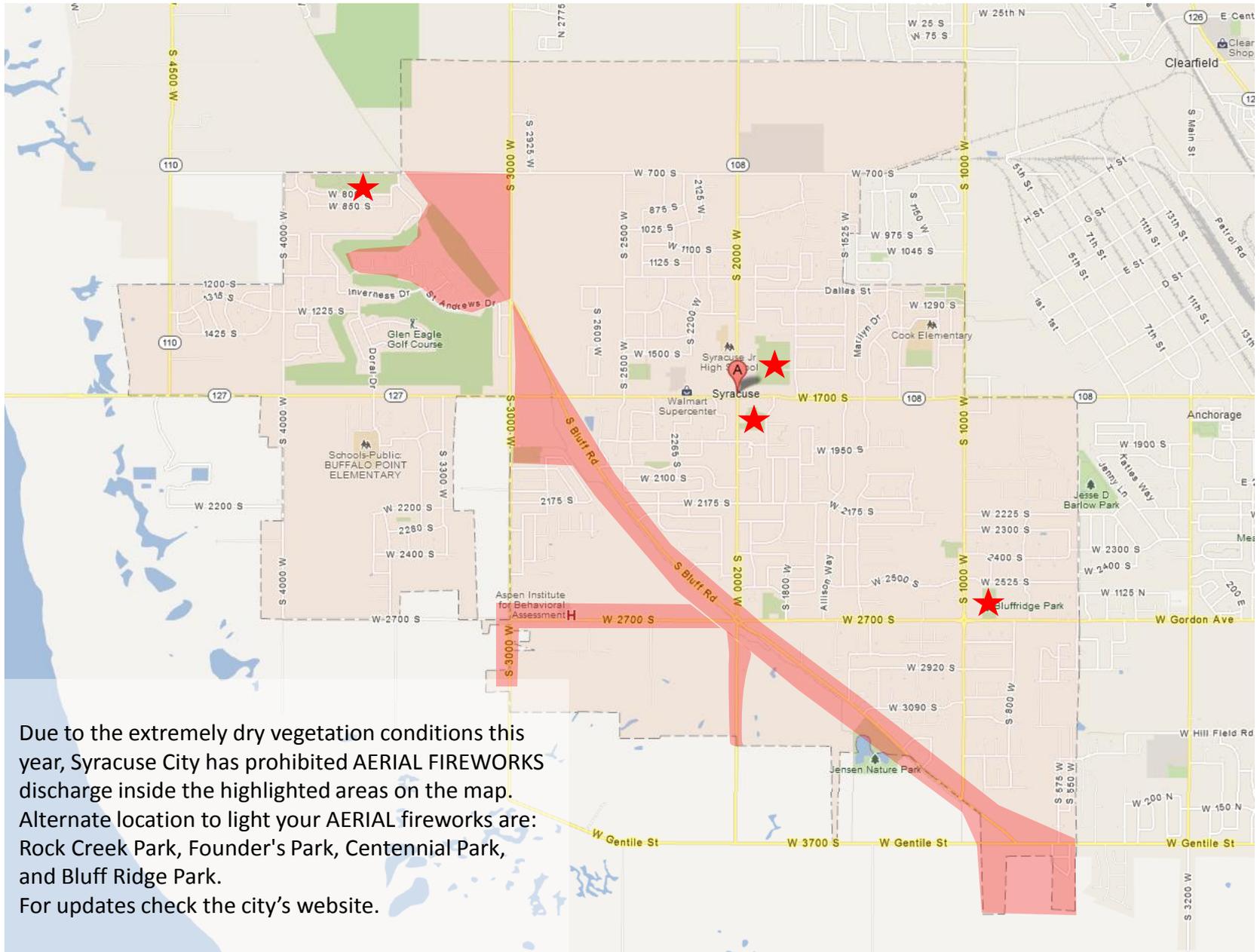
**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 9<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor



Due to the extremely dry vegetation conditions this year, Syracuse City has prohibited AERIAL FIREWORKS discharge inside the highlighted areas on the map. Alternate location to light your AERIAL fireworks are: Rock Creek Park, Founder's Park, Centennial Park, and Bluff Ridge Park. For updates check the city's website.



**SYRACUSE CITY**  
**Syracuse City Council Regular Meeting Agenda**  
**July 9, 2013 – 7:00 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. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Spencer Hale and Haley Smith.
3. Approval of Minutes:
  - a. Work Session of June 11, 2013
  - b. Regular Meeting of June 11, 2013
4. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
5. Public Hearing: Proposed Resolution R13-15, updating and amending the Syracuse City consolidated fee schedule, which includes proposed changes to the utility rate structure.
6. Authorize Mayor to execute the Utility Franchise Agreement with Rocky Mountain Power.
7. Proposed Ordinance No. 13-11, adoption of Architectural Review Committee and Design Guidelines.
8. Proposed Resolution R13-16, prohibiting the use of aerial fireworks within specified areas in the City.
9. Councilmember Reports
10. Mayor Report
11. City Manager Report
12. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (roll call vote).
13. Adjourn

~~~~~

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 3rd day of July, 2013 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 July 3, 2013.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.



COUNCIL AGENDA

July 9, 2013

Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to Spencer Hale and Haley Smith.

Factual Summation

- Any questions regarding this item can be directed at CED Director Sherrie Christensen.

Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

"Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Spencer Hale

Spencer has participated in Syracuse Rec. programs since he was been old enough to do so. Spencer has always displayed incredible leadership and an intense competitive nature. Spencer has several admirable characteristics and people enjoy being around him.

-Chad Smout, Syracuse Recreation

Haley Smith

Haley has been an outstanding participant in the Syracuse Rec. program for a number of years. Coaches love having Haley on their team because she not only has an incredible athletic ability; she is also an outstanding team leader. Haley is very well liked on and off the field, and is a friend to all.

-Chad Smout, Syracuse Recreation

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive \$10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Spencer Hale and Haley Smith.



COUNCIL AGENDA

July 9, 2013

Agenda Item #3

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
 - a. Work Session Meeting of June 11, 2013
 - b. Regular Meeting of June 11, 2013

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.
- The minutes from the Regular Meeting of June 11, 2013 will be sent out prior to the July 9 meeting.

Minutes of the Syracuse City Council Work Session Meeting, June 11, 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on June 11, 2013, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
City Manager Robert Rice
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Stephen Marshall
City Attorney Will Carlson
Community Development Director Sherrie Christensen
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Police Chief Garret Atkin
Fire Chief Eric Froerer
Information Technologies (IT) Director TJ Peace
Human Resources Specialist Monica Whitaker

The purpose of the Work Session was for the Governing Body to review the agenda for the regular meeting scheduled to begin at 7:00 p.m. and discuss Council business.

THE AUDIO FOR THE FIRST 05:41 OF THE MEETING IS NOT AUDIBLE. THEREFORE, THERE ARE NO MINUTES FOR THE FIRST TWO ITEMS OF THIS MEETING.

Overall Agenda review

Discuss agenda item 7, Public Hearing: Proposed Resolution R13-11 adopting to accept the certified tax rate provided by Davis County and adopt the FY2013 - 2014 tentative budget as the approved budget for FY2013–2014.

1 A staff memo from Finance Director Marshall explained Utah Code Annotated 10-6-113 requires the governing
2 body to establish the time and place of a public hearing to consider its adoption and shall order that notice of the public
3 hearing be published at least seven days prior to the public hearing. This requirement has been met since the City Council
4 adopted the tentative budget on May 14, 2013 and set a public hearing on June 11, 2013 to consider adoption of the final
5 budget. As required by Utah Code Annotated 10-6-118, “before the last June 22 of each fiscal period, or, in the case of a
6 property tax increase under Sections 59-2-919 through 59-2-923, before August 17 of the year for which a property tax
7 increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for
8 each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified
9 by the budget officer and filed with the state auditor within 30 days after adoption.” The only significant change that was
10 made was to remove the police officer from the budget proposal. Other minor changes were made to account for benefit plan
11 elections for full-time employees, changes to delinquent property taxes, and changes to state grant revenues. This budget
12 proposal has a net surplus of \$73,205 that is currently budgeted for our rainy day reserve. Tonight is the last council meeting
13 during which the Council can adopt a final budget before the June 22 deadline provided by State Law.

14
15 [8:34:28 AM](#)

16 **Discuss agenda item 8, Public Hearing: Authorize**

17 **Administration to dispose of surplus equipment.**

18 A staff memo explained that Fire Chief Eric Froerer and Public Works Director Robert Whiteley have each
19 compiled and attached a list of items that the City would like to dispose of.

20 Fire Department Surplus Equipment

- 21 1) Portable Truck-mounted Breathing Apparatus Refill Set. Not compatible with current breathing apparatus used
22 at Syracuse Fire Dept.
- 23 2) Out-of-service end-of-life Self Contained Breathing Apparatus hardware (pack frames and facemasks) no
24 longer meets NFPA standard 1981.
- 25 3) Multiple obsolete warning light systems from vehicles many years’ past, including some obtained from out-of-
26 service police vehicles.

- 1 4) Old obsolete and out-of-service CPR training aids. No longer compliant with current CPR standards and
- 2 practices.
- 3 5) Stihl Chainsaw with damaged crankshaft.
- 4 6) Out-of-service vehicle electrical hardware, recovered from 1996 and 2002 F150.
- 5 7) Out-of-service computer hardware, including a CD writer, HP deskjet printer, and Sony MVC-FD73 digital
- 6 floppy disk camera.
- 7 8) Antique wagon-wheel hand-cart water tank firefighting assembly (potential museum piece).
- 8 9) Misc out-of-service Metrocall text pagers, and very obsolete 2-tone Motorola UHF pagers.

9

10 Public Works Surplus Equipment

- 11 1) 8'6" Fisher Minute Snow Plow
- 12 2) 10' Salt Spreader

13 Finance Director Marshall and City Manager Rice reviewed the staff memo.

14 [8:34:28 AM](#)

15 Council discussion regarding the item commenced.

16

17 [8:34:40 AM](#)

18 **Discuss agenda item 9, Public Hearing: Proposed**

19 **Resolution R13-12 updating and amending the**

20 **consolidated fee schedule, which includes**

21 **proposed changes to the utility rate structure.**

22 A staff memo from Finance Director Marshall explained staff has found and recommended a few changes to the fee
23 schedule that are considered necessary. Most changes are minor with the exception of the proposed utility rate increases. The
24 proposed changes are highlighted in red. Staff recommends the City implement the proposed utility rate increases over a
25 three year period with the first increase occurring effective July 1, 2013. Also refer to the Utility Rate comparison
26 spreadsheet for comparative purposes.

1 [8:36:43 AM](#)

2 Council discussion regarding the agenda item then commenced with the outcome of the discussion being that
3 discussion regarding the proposed utility rate increases would continue during the regular business meeting.

4

5 [8:58:34 AM](#)

6 **Discuss agenda item 11, Proposed Resolution**

7 **R13-13, appointing Brandon Haddick to the**

8 **Syracuse City Planning Commission with his term**

9 **expiring on June 30, 2017**

10 A staff memo from the Community Development Department explained the Planning Commission Term of Gary
11 Pratt is expiring on June 20, 2013. Brandon Haddick has been serving on the Planning Commission as an alternate since
12 February 12, 2013. The Mayor is presenting Brandon Haddick for appointment to the seat being vacated by Gary Pratt,
13 whose term expires on June 30, 2013. The CED Department wishes to express gratitude to Gary Pratt for the service he has
14 rendered to the City of Syracuse.

15 Mayor Nagle reviewed the staff memo.

16 [8:59:24 AM](#)

17 Council discussion regarding the item commenced.

18 [9:01:06 AM](#)

19 Mr. Haddick made a few comments regarding his proposed appointment to the Planning Commission.

20 [9:02:07 AM](#)

21 Council discussion of the item continued.

22 [9:10:58 AM](#)

23 The time allotted for the agenda item expired and Mayor Nagle noted discussion can continue during the business
24 meeting.

25

1 [9:11:11 AM](#)

2 **Discuss agenda item 12, Proposed Ordinance No.**
3 **13-07, amending Title Eight, of the Syracuse City**
4 **Code regarding conveyance of water shares.**

5 A staff memo from City Attorney Carlson explained that based on the City Council’s comments during the Special
6 Meeting on Friday, April 26, the Planning Commission recommends the attached ordinance that will amend city code section
7 8.02.090. Under state code section 10-3-704(3), ordinances should be formatted to include a preamble that explains “the need
8 or reason for the ordinance.” This requirement provides an opportunity to clear out all the fluff in the ordinance itself by
9 placing it in the preamble explanation. Accordingly, a lot of the “why” was taken out of body of the code and placed into the
10 preamble. This will provide a brief and clear requirement for developers while also giving a more detailed description of why
11 for those people in the future who are curious and willing to look at the history of the section. There are two ways for a
12 subdivider to avoid conveying water shares as a condition of subdivision approval:

- 13 1. Subdividers must demonstrate that Water rights were previously conveyed for the property; or
- 14 2. Subdividers must demonstrate that the City’s secondary water system is already serving the lot(s), and that
15 the proposed subdivision will decrease the current burden on the City’s secondary water system.

16 City Attorney Carlson reviewed his staff memo.

17 [9:12:28 AM](#)

18 Council discussion of the item commenced.

19
20 [9:13:35 AM](#)

21 **Discuss agenda item 13, Final approval of the**
22 **G&N Hanson subdivision, located at approximately**
23 **2416 South 2000 West**

24 A staff memo from Community Development Director Christensen explained the Planning Commission held a
25 public meeting on April 16, 2013 for Final Plan approval of G&N Hansen Subdivision. All items noted in staff report have

1 been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Planning
2 Commission had a discussion with the applicant and City Attorney regarding the transfer of required water shares for
3 secondary water service. It was noted that two of the three lots already have existing homes and the entire property has been
4 serviced by secondary water. It is presumed that the required water shares for the service have previously been obtained by
5 the City. However the ordinance does not create a mechanism for the development of such parcels already receiving
6 secondary water service to waive the transfer of additional water shares. The required watershares for the one new lot would
7 be 0.84 acre feet. (rounded to 1 acre foot) It was determined that the applicant would pay park improvement fees for only the
8 new lot being created, and appropriate impact fees at the time of issuance of building permit. If Ordinance 13-07 amending
9 Title X of the City Code regarding water shares is adopted, this development would qualify under the amendment as an
10 existing property serviced by secondary water and would not be required to transfer additional water shares.

11 The Syracuse City Planning Commission hereby recommends that the City Council approve the final plat for the
12 G&N Hansen Subdivision, located at approximately 2416 South 2000 West, subject to meeting all requirements of the City's
13 Municipal Codes and City staff reviews dated April 11, 2013.

14 Community Development Director Christensen reviewed her staff memo. There were no Council comments or
15 questions regarding this item.

16
17 [9:14:19 AM](#)

18 **Discuss agenda item 14, Proposed Ordinance**
19 **No. 13-08, amending the existing zoning map**
20 **of Title Ten, "Syracuse City Zoning Ordinance", by**
21 **changing from A-1 Agriculture to R-2 Residential**
22 **on the parcels located at approximately 1600 West.**
23 **700 South**

24 A memo from Community Development Director Christensen explained the Planning Commission held a public
25 hearing on June 4, 2013 for rezone request on the above noted property. The property is 12 acres in size and is currently
26 zoned A-1 Agriculture with a General Plan designation of R-2. The proposed zone change is in accord with the General Plan.

1 No concerns were raised in the public hearing. Recommendation for City Council Approval of the G&N Hansen Subdivision
2 The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request, located at
3 approx. 1600 West 700 South, change from A-1 Agriculture to R-2 Residential.

4 [9:15:01 AM](#)

5 Council discussion regarding the item commenced.

6

7 [9:15:09 AM](#)

8 **Discuss agenda item 15, Proposed Ordinance No.**

9 **13-09, amending the existing zoning map of**

10 **Title Ten, "Syracuse City Zoning Ordinance", by**

11 **changing from A-1 Agriculture to R-1 Residential**

12 **on the parcels located at approximately 1200 South.**

13 **2750 West**

14 A memo from Community Development Director Christensen explained the Planning Commission held a public
15 hearing on June 4, 2013 for rezone request on the above noted property. The property is 15.89 acres in size and is currently
16 zoned A-1 Agriculture with a General Plan designation of R-1. The proposed zone change is in accord with the General Plan.
17 No concerns were raised in the public hearing. The Syracuse City Planning Commission hereby recommends that the City
18 Council approve the rezone request, located at approx. 1200 S 2750 W, change from A-1 Agriculture to R-1 Residential.

19 [9:15:42 AM](#)

20 Council discussion regarding the item commenced.

21

22 [9:16:08 AM](#)

23 **Discuss agenda item 16, Proposed Resolution**

24 **R13-14, establishing the positions of Environmental**

25 **Superintendent and Environmental Maintenance Workers**

1 **I, II, and III, and amending the Fiscal Year (FY) 2013-2014**

2 **Wage Scale accordingly.**

3 A staff memo from Public Works Director Whiteley explained the Utah Water Quality Act (UCA 19-5) regulates
4 our ability to discharge storm water, sewer and land drain under the Utah pollutant discharge elimination system. Syracuse
5 City is given authorization to discharge storm water in compliance with our permit issued in July 2010 through the State of
6 Utah Department of Environmental Quality, Division of Water Quality. A new rule was enacted in 2012 under the Utah
7 Water Quality Act (UCA 19-5) that regulates sewer collection systems operation through the Utah Sanitary Sewer
8 Management Program permit issued in October 2012 through the State of Utah Department of Environmental Quality,
9 Division of Water Quality. Penalties of non-compliance of either permit can amount up to \$10,000/day of violation (UCA 19-
10 5-115). The creation of Environmental positions is intended to set the organizational structure for the Environmental
11 Division, similar to the Streets Division and the Water Division. Each of these positions in the Division is established by
12 specific skill levels and requirements. This structure also allows for career progression in the Division and will provide the
13 ability to hire one new full time employee to work in the Environmental Division and move one FTE over from Water
14 Division. Current public works staff will be cross-trained to assist as necessary with the excessive environmental demands in
15 the department.

16 [9:17:02 AM](#)

17 Council discussion regarding the item commenced.

19 [9:21:08 AM](#)

20 **Council business**

21 Parks and Recreation Director Robinson provided an overview of the activities that will take place during the
22 upcoming Heritage Days celebration.

25 The meeting adjourned at [9:26:34 AM](#) .

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Jamie Nagle
Mayor
Date approved: _____

Cassie Z. Brown, CMC
City Recorder



COUNCIL AGENDA

July 9, 2013

Agenda Item #5

Public Hearing: Proposed Resolution R13-15, updating and amending the Syracuse City consolidated fee schedule, which includes proposed changes to the utility rate structure.

Factual Summation

- Any questions regarding this agenda item may be directed at Finance Director Stephen Marshall.
- From our discussion on the June 25th council meeting, the direction given to staff was to bring forward rate increases as follows:

\$0.75 - increase for Secondary Water/ per user per month
\$0.75 - increase for Storm Water/ per user per month
(\$0.55) - decrease for Garbage / per user per month
\$0.95 – Total increase per user per month.

- I have updated the consolidated fee schedule with these recommended changes. There was one other minor change made to the consolidated fee schedule for solicitor's fees. We are proposing reducing this fee to \$25 for each businesses annual fee. The current fee is \$75.

Staff Recommendation

Approve resolution R13-15 updating and amending the Syracuse City consolidated fee schedule, which includes proposed changes to the utility rate structure.

RESOLUTION NO. R13-15

A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT.

WHEREAS, Syracuse City Staff has reviewed and analyzed the fees charged by the City for various services, permits and procedures and has recommended various changes to such fees as more particularly provided in the attached consolidated Syracuse City Fee Schedule; and

WHEREAS, the City Council desires to adopt the revised Syracuse City Fee Schedule as recommended by Staff and as more particularly provided herein; and

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

Section 1. Amendment. The Syracuse City Fee Schedule is hereby updated and amended to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 9th DAY OF JULY, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description		Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Bond Fees							
Landscaping Bond		\$55.00 per Permit	NA NA				
Performance & Guaranty for Temporary Occupancy		100% of value	10% Administration Fee				
Plan Check Fees							
Residential	All Permitted Structures	40% Permit Fee	NA NA				
Commercial	All Permitted Structures	65% Permit Fee	NA NA				
Building Investigation Fee	All Permitted Structures	100% % Permit Fee	NA NA				
Fire Sprinkler/Safety Plans	All Permitted Structures	\$75.00 Per Hour	NA NA				
Additional Plan Review Due to Revisions		\$56.40 Per Hour (1/2 hr min.)	NA NA				
General Building Valuation							
Building Value from \$1-1,000.00		\$56.40 ea. Unit	NA NA				
Building Value from \$1,001-2,000		\$56.40 ea. Unit	\$2.70 ea. addl. \$100 or fraction thereof				
Building Value from \$2,001-25,000		\$83.40 ea. Unit	\$16.80 ea. addl. \$1000 or fraction thereof				
Building Value from \$25,001-50,000		\$469.80 ea. Unit	\$12.11 ea. addl. \$1000 or fraction thereof				
Building Value from \$50,001-100,000		\$772.55 ea. Unit	\$8.40 ea. addl. \$1000 or fraction thereof				
Building Value from \$100,001-500,000		\$1,192.55 ea. Unit	\$6.72 ea. addl. \$1000 or fraction thereof				
Building Value from \$501,000-1,000,000		\$3,880.55 ea. Unit	\$5.70 ea. addl. \$1000 or fraction thereof				
Building Value from \$1,000,000.00+		\$6,730.55 ea. Unit	\$4.65 ea. addl. \$1000 or fraction thereof				
Pools, Tubs & Spas							
Public Pool		Bid Price ea. Unit	NA NA				
Private Pool - In Ground		Bid Price ea. Unit	NA NA				
Private Pool - Above Ground Temporary		\$56.40 ea. Unit					
Private Pool - Above Ground Permanent		Bid Price ea. Unit	NA NA				
Storage Sheds		Construction Value ea. Unit	NA NA				
Storage Sheds - Re-siding only		\$47.00 ea. Unit	NA NA				
State Fee (Surcharge)		1% of Permit Fee	NA NA				
Expired Permit							
Less Than to 180 days		65% Building Value	NA NA				
Greater than 180 Days but Less Than 1 Year		65% of Original Permit Cost	NA NA				
Greater Than 1 Year		100% of Original Permit Cost	NA NA				
Impact Fees							
Park Development		\$1,653.00 Per Connection					
Park Development (Existing System Buy-In)		\$310.00 Per Connection					
Park Purchase (Land Dedicated and the Time of Development)			NA NA				
R-1		0.020 Acres Per Gross Acre					
R-2		0.026 Acres Per Gross Acre					
R-3		0.037 Acres Per Gross Acre					
R-4		0.098 Acres Per Gross Acre					
PRD		0.056 Acres Per Gross Acre					
C-2		0.063 Acres Per Gross Acre					
A-1		0.003 Acres Per Gross Acre					
Park Purchase (Existing System Buy-In)							
R-1		\$140.43 Per Developed Acre					
R-2		\$183.53 Per Developed Acre					
R-3		\$263.43 Per Developed Acre					
R-4		\$703.13 Per Developed Acre					
PRD		\$387.40 Per Developed Acre					
C-2		\$440.67 Per Developed Acre					
A-1		\$24.21 Per Developed Acre					
Residential Transportation	Single Family Residence	\$1,131.00 Per Unit	NA NA				
Residential Transportation	All other types/units	\$705.00 Per Unit	NA NA				
Commercial Transportation							
General Commercial		\$2,328.00 Per 1,000 sf of GFA	NA NA				
Office/Institutional		\$2,428.00 Per 1,000 sf of GFA	NA NA				
Industrial		\$668.00 Per 1,000 sf of GFA	NA NA				
Culinary Water							
¾" Line		\$966.00 ea. Unit	NA NA				

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
1" Line	\$1,610.00 ea. Unit	NA NA				
1½" Line	\$4,999.00 ea. Unit	NA NA				
2" Line	\$7,997.00 ea. Unit	NA NA				
3" Line	\$15,994.00 ea. Unit	NA NA				
4" Line	\$24,991.00 ea. Unit	NA NA				
6" Line	\$49,981.00 ea. Unit	NA NA				
8" Line	\$79,970.00 ea. Unit	NA NA				
Secondary Water - Residential						
4,000-7,000sf lot	\$523.03 ea. Unit	NA NA				
7,001-8,000sf lot	\$760.31 ea. Unit	NA NA				
8,001-9,000sf lot	\$883.18 ea. Unit	NA NA				
9,001-10,000sf lot	\$1,008.44 ea. Unit	NA NA				
10,001-11,000sf lot	\$1,135.85 ea. Unit	NA NA				
11,001-13,000sf lot	\$1,330.48 ea. Unit	NA NA				
13,001-15,000sf lot	\$1,595.85 ea. Unit	NA NA				
15,001-17,000sf lot	\$1,867.01 ea. Unit	NA NA				
17,001-19,000sf lot	\$2,143.25 ea. Unit	NA NA				
19,001-21,000sf lot	\$2,423.98 ea. Unit	NA NA				
21,001-23,000sf lot	\$2,708.76 ea. Unit	NA NA				
23,001-25,000sf lot	\$2,997.23 ea. Unit	NA NA				
25,001-27,000sf lot	\$3,289.06 ea. Unit	NA NA				
27,001-30,000sf lot	\$3,658.21 ea. Unit	NA NA				
30,001-33,000sf lot	\$4,107.02 ea. Unit	NA NA				
33,001-36,000sf lot	\$4,561.61 ea. Unit	NA NA				
36,001-39,000sf lot	\$5,021.48 ea. Unit	NA NA				
39,001-42,000sf lot	\$5,486.20 ea. Unit	NA NA				
42,001-45,000sf lot	\$5,955.43 ea. Unit	NA NA				
45,001-48,000sf lot	\$6,428.84 ea. Unit	NA NA				
48,001-51,000sf lot	\$6,906.17 ea. Unit	NA NA				
51,001-54,000sf lot	\$7,387.17 ea. Unit	NA NA				
54,001-57,000sf lot	\$7,871.64 ea. Unit	NA NA				
57,001-60,000sf lot	\$8,359.39 ea. Unit	NA NA				
Secondary Water - Open Land in a Commercial Subdivision	\$0.17 sf of pervious area	NA NA				
Sewer - North Davis Sewer District (Fee)	\$3,000.00 per Connection	NA NA				
Sewer - Storm (ENR Construction Index)						
R1	\$4,748.00 per acre or 0.109 sf	NA NA				
R2	\$5,053.00 per acre or 0.116 sf	NA NA				
R3	\$5,532.00 per acre or 0.127 sf	NA NA				
R4	\$6,316.00 per acre or 0.145 sf	NA NA				
PRD	\$6,011.00 per acre or 0.138 sf	NA NA				
GC	\$11,369.00 per acre or 0.261 sf	NA NA				
C2	\$10,716.00 per acre or 0.246 sf	NA NA				
I1	\$11,369.00 per acre or 0.261 sf	NA NA				
A1	\$3,006.00 per acre or 0.069 sf	NA NA				
PO	\$11,369.00 per acre or 0.261 sf	NA NA				
Public Safety						
Residential	\$225.16 per application	NA NA				
Commercial	\$0.0440 Per sf of building	NA NA				
Connection Fees						
Culinary Water						
¾" Meter	\$325.00 ea. Unit	NA NA				
1" Meter	\$485.00 ea. Unit	NA NA				
1 ½" Meter	\$680.00 ea. Unit	NA NA				
2" Meter	\$983.00 ea. Unit	NA NA				
3" Meter	\$1,699.50 ea. Unit	NA NA				
4" Meter	\$3,005.00 ea. Unit	NA NA				
6" Meter	\$4,782.00 ea. Unit	NA NA				

Building

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
8" Meter	\$7,143.00 ea. Unit	NA NA				
Secondary Water						
¾" Line	\$300.00 ea. Unit	NA NA				
1" Line	\$400.00 ea. Unit	NA NA				
1½" Line	\$600.00 ea. Unit	NA NA				
2" Line	\$800.00 ea. Unit	NA NA				
3" Line	\$1,200.00 ea. Unit	NA NA				
4" Line	\$1,600.00 ea. Unit	NA NA				
6" Line	\$2,000.00 ea. Unit	NA NA				
8" Line	\$2,400.00 ea. Unit	NA NA				
Sewer - North Davis Sewer District (Connection)	\$240.00 per Connection	NA NA				
Sewer - City Connection	\$300.00 ea. Unit	NA NA				
Review for 8" Main Line	\$250.00					
Inspection Fees						
Outside of normal business hours	\$56.40 per incident (2 hr min.)	NA NA				
Re-Inspections	\$56.40 per Hour	NA NA				
Plan Changes	2 x Plan Fee	NA NA				
Inspection with no fee indicated	\$56.40 per Hour (1/2 hour min.)	NA NA				
Additional Plan Reviews Due to Revisions	\$56.40 per Hour (1/2 hour min.)					
Miscellaneous/Requested Inspections	\$56.40 per Hour (1/2 hour min.)	NA NA				
Final Off-Site Inspection	\$15.00 per Lot	NA NA				
Final Off-Site Inspection Items						
Culinary Water	\$0.183 per lf	NA NA				
Secondary Water	\$0.124 per lf	NA NA				
Sanitary Sewer	\$0.183 per lf	NA NA				
Storm Drain	\$0.143 per lf	NA NA				
Land Drain	\$0.178 per lf	NA NA				
Curb and Gutter	\$0.038 per lf	NA NA				
Sidewalk	\$0.019 per lf	NA NA				
Road	\$0.111 per lf	NA NA				
Hydrant Test	\$10.00 per Hydrant	NA NA				
Smoke Test	\$6.00 per Lot	NA NA				
Streetlight	\$6.00 per Streetlight	NA NA				
Warranty Inspections						
First Final Warranty	\$0.00 per Project	NA NA				
Final Warranty Re-inspection (if punch list is complete)	\$0.00 per Project	NA NA				
Third Final Warranty	\$75.00 per Project	NA NA				
Fourth Final Warranty	\$100.00 per Project	NA NA				
3rd Party Project or Plan Review Fee	Variable Fee assessed to the project applicant					
Sign Permit Fees						
Permanent Attached	Sign Valuation per Sign	NA NA				
Temporary Attached	5 days max. \$35.00 per Sign	NA NA				
Permanent Detached	Sign Valuation Per Sign	State Fee per Sign				
Temporary Detached	5 days max. \$35.00 per Sign	NA NA				
Sign Reclamation fee (Illegal sign)	\$10.00 per Sign	NA NA				
Sign Reclamation fee (Repeat offenses)	\$40.00 per Sign	NA NA				

*All permits and reviews are subject to a 1% surcharge imposed by the State of Utah Division of Professional Licensure

**Not every situation is foreseen; fees may be based on bid amounts or the total number of inspections to complete a project

***A per inspection fee is calculated at \$56.40/inspection to offset the cost of additional inspections

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Development Application Fees						
Commercial Site Plan*						
0-5 Acres	\$575.00 per Plan set	\$55.00 per Acre				
5.01-10 acres	\$1,585.00 per Plan set	\$173.00 per Acre				
10.01-15 acres	\$2,450.00 per Plan set	\$144.00 per Acre				
15.1-20 acres	\$3,170.00 per Plan set	\$115.00 per Acre				
> 20.1 acres	\$3,745.00 per Plan set	\$100.00 per Acre				
Each Revised Plan*	\$250.00 per Plan set	\$50.00 per Lot				
Site Plan Amendment (minor)	\$100.00 per Plan set	NA NA				
Site Plan Including Conditional use	\$650.00 per Plan set	\$55.00 per acre				
Site Plan Nonconforming Use/Lot Review Fee	\$35.00 per Plan set	NA NA				
Residential Development Plat*						
Sketch Plan	\$225.00 per Plan set	\$25.00 per Lot				
Each Revised Sketch Plan	\$50.00 per Plan set	\$15.00 per Lot				
Preliminary Plan	\$575.00 per Plan set	\$50.00 per Lot				
Each Revised Preliminary Plan	\$150.00 per Plan set	\$15.00 per Lot				
Final Plan	\$575.00 per Plan set	\$75.00 per Lot				
Each Revised Final Plan	\$250.00 per Plan set	\$50.00 per Lot				
Staff Review Fees						
Amended Subdivision	\$550.00 per Plan set	\$50.00 per Lot				
Residential Multi-Family	\$750.00 per Plan set	1.00% Bond Amount				
All Additional Reviews Required by Plan Changes	\$56.40 per Hour (1/2 hour min.)	\$0.00 NA				
Get Private Pool - Above Ground Permanent	Bid Price Per Hour					
Administrative Fees						
Appeal to Board of Adjustments	\$200.00 per appeal	NA NA				
Plat Recording Fee (Per County Recorders Fee Schedule)	\$37.00 per Plat	\$1/lot + \$1/signature over 2 + \$1/each common space				
Payback or Reimbursement Agreement	\$500.00 per agreement	NA NA				
Application Fees						
General Plan Amendment (< 5 acres)	\$450.00 per Application	NA NA				
General Plan Amendment / Rezone Combined Application	\$450.00 per Application					
Re-Zone	\$425.00 per Application	\$0.00 NA				
Conditional Use (Major)	\$100.00 per Application	Direct costs for noticing				
Conditional Use (Minor)						
Conditional Use Extension or Modification (Major)	\$50.00 per Application	NA NA				
Conditional Use Extension or Modification (Minor)						
Agricultural Protection Area Designation	\$250.00 per Application	\$25.00 NA				
Annexation Petition and Review						
0-2 acres	\$230.00 per Application	\$173.00 per Acre				
2.1-5 acres	\$575.00 per Application	\$144.00 per Acre				
5.1-10 acres	\$1,007.00 per Application	\$115.00 per Acre				
> 10 acres	\$1,582.00 per Application	\$87.00 per Acre				
Home Occupation	\$45.00 per Application	NA NA				
Commercial Business	\$25.00 per Application	NA NA				
Public Noticing Fees						
Public Notice Signs	\$6.00 Per Sign					
Mailing List Generation	\$25.00 per Application					
Noticing Fee for impacted residents	\$1.00 Per Address					
Business License Fees						
Business License Amendment	\$5.00 per Application	NA NA				
Business License Listing	\$5.00 per copy	NA NA				
Home Occupation	\$75.00 per Application	NA NA				
Commercial Business (Temporary - 6 months Max.)	\$25.00 per Application	NA NA				
License Fee - Commercial Retail Business						
< 5,000 sf	\$75.00 per Application	NA NA				
5,001-10,000 sf	\$125.00 per Application	NA NA				
> 10,001 sf	\$350.00 per Application	NA NA				
License Fee - Commercial Business						
Professional Services	\$75.00 per Application	NA NA				
General Services	\$75.00 per Application	NA NA				
Food Establishment	\$75.00 per Application	NA NA				
Sexually Oriented Business (SOB)						
Sexually Oriented Business (SOB)	\$950.00 per Application	NA NA				
Escort Services	\$950.00 per Application	NA NA				
Nude Entertainment Business	\$950.00 per Application	NA NA				
Nude Entertainment Employee	\$250.00 per Application	NA NA				
Semi-Nude Entertainment Business	\$950.00 per Application	NA NA				
Semi-nude Entertainment Employee	\$250.00 per Application	NA NA				

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)	\$250.00 per Application	NA NA				
Nude Dancing Agency	\$950.00 per Application	NA NA				
Semi-Nude Dancing Agency	\$950.00 per Application	NA NA				
Outcall Agency	\$950.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$250.00 per Application	NA NA				
Disclosure Application investigation	\$50.00 per Application	NA NA				
Outcall Agency Employee (Off-site services)	\$252.00 per Application	NA NA				
Application for 2+ Licenses at one time	\$20.00 per Application	Higher of applicable fees				
Outcall Agency Employee (Off-site services)	\$254.00 per Application	NA NA				
Solicitors/Mobile Sales/Vendors (annual fee)	\$75.00 per Application	NA NA	\$25.00			
Application Fee	\$25.00 per Application	NA NA				
License per solicitor	\$25.00 per Month	NA NA				
Alcoholic Beverages						
Class "A"	\$200.00 per Application	NA NA				
Class "B"	\$300.00 per Application	NA NA				
Pawn Shops	\$450.00 per Application	NA NA				
Duplicate Business License	\$5.00 per Application	NA NA				
Late Payment Fees						
Paid after Jan 31	50.00% of renewal fee					
Paid after Feb. 28	75.00% of renewal fee					
Paid after Mar 31	100.00% of renewal fee					
Fines						
Utility Excavation without a Permit	\$250.00 per Incident	NA NA				
Storm Water Pollution - Illicit Discharge	\$200.00 Per Incident					
Storm Water - Post construction BMP removal	\$100.00 Per BMP					
Construction Activity Without a Permit when required	\$100.00 per Incident	NA NA				
Operating without a business license	\$15.00 per Incident	Certified mailing costs				
Late Payment Fees	\$10.00 per month					
Weed Mowing (Code Enforcement)						
Class A - A parcel of 1/4 acre or less with weeds and/or a small amount of trash and debris			\$150.00			
Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$170.00			
Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash			\$180.00			
Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$205.00			
Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash			\$225.00			
Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$255.00			
Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash			\$262.50			
Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$352.50			
Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash			\$375.00			
Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$412.50			
Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash			\$457.50			
Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)			\$615.00			
Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.						bids will be obtained from contractors.
1/4 acre = 10,890 square feet						
1/2 acre = 21,780 square feet						
3/4 acre = 32,674 square feet						
1 acre = 43,560 square feet						
**All rates include dump fees						
Administration Fee for each subsequent weed mowing incident	\$50.00 per incident	NA NA				
Hourly Rates						
Weedeater				\$33.00		
Edger				\$33.00		
Leaf Blower				\$33.00		
Push Mower				\$36.00		
Small Riding Mower				\$43.50		
Large Riding Mower				\$52.50		
Tractor				\$75.00		
Truck/Trailer				\$82.50		
Tractor/Mower				\$78.00		
**Hourly rates include operator, equipment, and all incidentals required to complete the work.						
Excavation Permit Fees						
NOTE: Trench Repair Fees for Excavations between October 15th and May 15th are double fee shown						
Administrative Fee	\$47.00 per application					
Curb & Gutter Repair	\$20.00 per lf	NA NA				
Sidewalk Repair	\$10.00 per lf	NA NA				
Phone/Power/Cable Trench Repair Fee for Perpendicular Cuts 26'-0" Wide Road (50' ROW)						

Community Development

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Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
1'-0" to 13'-0" Cut	\$46.14 per Application	NA NA				
14'-0" to 26'-0" Cut	\$92.40 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$56.88 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$63.96 per Application	NA NA				
19'-0" to 36'-0" Cut	\$127.92 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 42'-0" Cut	\$156.42 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$78.12 per Application	NA NA				
22'-0" to 35'-0" Cut	\$127.92 per Application	NA NA				
36'-0" to 56'-0" Cut	\$198.80 per Application	NA NA				
Water Line Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$53.83 per Application	NA NA				
14'-0" to 26'-0" Cut	\$107.66 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$66.36 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$132.72 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$74.62 per Application	NA NA				
19'-0" to 36'-0" Cut	\$149.24 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 42'-0" Cut	\$174.16 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$87.08 per Application	NA NA				
22'-0" to 35'-0" Cut	\$145.46 per Application	NA NA				
36'-0" to 56'-0" Cut	\$232.12 per Application	NA NA				
Storm Drain Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$61.52 per Application	NA NA				
14'-0" to 26'-0" Cut	\$123.04 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$75.84 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$151.68 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$85.25 per Application	NA NA				
19'-0" to 36'-0" Cut	\$170.56 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 42'-0" Cut	\$199.04 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$99.52 per Application	NA NA				
22'-0" to 35'-0" Cut	\$166.24 per Application	NA NA				
36'-0" to 56'-0" Cut	\$265.28 per Application	NA NA				
Sanitary Sewer Lines Trench Repair Fee for Perpendicular Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$69.21 per Application	NA NA				
14'-0" to 26'-0" Cut	\$138.24 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$85.32 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$170.64 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$99.40 per Application	NA NA				
19'-0" to 36'-0" Cut	\$191.88 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 42'-0" Cut	\$223.92 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$111.96 per Application	NA NA				
22'-0" to 35'-0" Cut	\$187.02 per Application	NA NA				
36'-0" to 56'-0" Cut	\$298.44 per Application	NA NA				
Combined Trench Repair Fee for Perpendicular Cuts	\$35.00					

Community Development

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
26'-0" Wide Road (50' ROW)	Sign Valuation Per Sign					
1'-0" to 13'-0" Cut	\$35.00 per Application	NA NA				
14'-0" to 26'-0" Cut	\$153.60 per Application	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$94.80 per Application	NA NA				
Cut 17'-0" to 32'-0" Cut	\$189.60 per Application	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$106.60 per Application	NA NA				
19'-0" to 36'-0" Cut	\$213.20 per Application	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$124.40 per Application	NA NA				
22'-0" to 42'-0" Cut	\$248.80 per Application	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$124.40 per Application	NA NA				
22'-0" to 35'-0" Cut	\$207.80 per Application	NA NA				
36'-0" to 56'-0" Cut	\$331.60 per Application	NA NA				
Trench Repair Fee for Parallel Cuts						
26'-0" Wide Road (50' ROW)						
1'-0" to 13'-0" Cut	\$3.85 per foot of resurface	NA NA				
14'-0" to 26'-0" Cut	\$7.70 per foot of resurface	NA NA				
32'-0" Wide Road (50'-60' ROW)						
1'-0" to 16'-0" Cut	\$4.74 per foot of resurface	NA NA				
Cut 17'-0" to 32'-0" Cut	\$9.47 per foot of resurface	NA NA				
36'-0" Wide Road (60' ROW)						
1'-0" to 18'-0" Cut	\$5.33 per foot of resurface	NA NA				
19'-0" to 36'-0" Cut	\$10.66 per foot of resurface	NA NA				
42'-0" Wide Road (66' ROW)						
1'-0" to 21'-0" Cut	\$6.22 per foot of resurface	NA NA				
22'-0" to 42'-0" Cut	\$12.44 per foot of resurface	NA NA				
56'-0" Wide Road (80' ROW)						
1'-0" to 21'-0" Cut	\$6.22 per foot of resurface	NA NA				
22'-0" to 35'-0" Cut	\$10.36 per foot of resurface	NA NA				
36'-0" to 56'-0" Cut	\$16.58 per foot of resurface	NA NA				

* Site Plan Review includes one (1) additional corrections review after first submittal

Storm Water Activity Permit Fees

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

Newsletter Advertising Fees

NOTE: See Resolution R10-13 for policies governing advertising in City Newsletter

	Per Issue Rate
Full page ad (8.5" x 11")	\$400.00
Half page ad	\$225.00
Quarter page ad	\$125.00
Eight page ad	\$60.00
Back page ad*	
Full page	\$550.00
Half page	\$350.00
Quarter page	\$200.00

*Back page advertisements will not be sold on an annual basis

Utility Bill Advertising Fees

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

	Per Issue Rate
Full page ad (8.5" x 11")	\$400.00
Half page ad	\$225.00
Quarter page ad	\$125.00
Eight page ad	\$60.00

Utilities

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Utility Rates						
Garbage Service						
Service	\$11.00 per month	N/A NA	\$10.45		-\$0.55	
New Garbage Can Set-up	\$100.00 ea. Unit	NA NA				
Extra Garbage Can (Limit 3)	\$7.20 ea. Unit	NA NA				
Green Waste Can	\$6.50 ea. Unit	N/A N/A				
Replacement Cost	\$90.00 per can	NA NA				
Early Return of Extra Can(s) - less than six (6) months	\$35.00 per can	NA NA				
Street Lighting (Effective May 1st, 2009)						
Street Lighting Power Fee	\$1.00 per month	NA NA				
Purchase of New Street Lights	\$0.32 per month	NA NA				
Parks Maintenance Fee	\$2.93 per month	NA NA				
Temporary Meter (New Construction)	\$30.00 per application	NA NA				
New Service (Does not include impact fee)	\$25.00 per application	NA NA				
Utility Account Transfer (within City limits)	\$15.00 per request	NA NA				
Late Fee on Delinquent Accounts	\$10.00 per incident	NA NA				
Request for Re-establishment of Service after Delinquency						
First Occurrence	\$35.00 per request	NA NA				
Subsequent Occurrences (Same Year)	\$50.00 per request	NA NA				
After Hours Re-connection of Service	\$35.00 per request	NA NA				
Deposit for Water Service						
Residential	\$75.00 per application	NA NA				
Commercial/Industrial/Multi-Family	\$100.00 per application	NA NA				
Culinary Water Service						
Private Pool - Above Ground Permanent	\$2.20 per 1,000 gallons					
Commercial Construction (not to be pro-rated)	\$2.20 per 1,000 gallons					
Commercial Service						
< 10,000 Gallons	\$16.50 per month	NA NA				
10,001-30,000 gallons	\$1.65 per 1,000 gallons	NA NA				
30,001-40,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 40,000 gallons	\$2.65 per 1,000 gallons	NA NA				
Residential Service (with secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.05 per 1,000 gallons	NA NA				
> 15,000 gallons	\$2.45 per 1,000 gallons	NA NA				
Residential Service (without secondary water)						
< 8,000 Gallons	\$16.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
All Non-Residential Service						
< 8,000 Gallons	\$22.50 per month	NA NA				
8,001 -15,000 gallons	\$2.20 per 1,000 gallons	NA NA				
15,001-20,000 gallons	\$2.75 per 1,000 gallons	NA NA				
> 20,000 gallons	\$4.10 per 1,000 gallons	NA NA				
Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")						
3/4" line	\$15.50 per month	NA NA	\$16.25		\$0.75	
1" line	\$21.50 per month	NA NA	\$22.54		\$1.04	
1 1/2" line	\$58.00 per month	NA NA	\$60.81		\$2.81	
2" line	\$103.11 per month	NA NA	\$108.10		\$4.99	
3" line	\$184.50 per month	NA NA	\$193.43		\$8.93	
4" line	\$412.44 per month	NA NA	\$432.40		\$19.96	

Utilities

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
6" line	\$928.00 per month	NA NA	\$972.91		\$44.91	
8" line	\$1,649.78 per month	NA NA	\$1,729.61		\$79.83	
Hydrant Meter						
Meter Deposit	\$1,200.00 per application	NA NA				
Administrative Fee	\$30.00 per application	NA NA				
Hydrant Rental						
Short Term (up to 3 days)	\$8.00 per application	\$2.00 per 1,000 gallons				
Long Term (Monthly)	\$30.00 per month	\$2.00 per 1,000 gallons				
General Use Fee	\$2.20 per 1,000 gallons	NA NA				
Hydrant Flushing	\$250.00 per Flushing	\$2.18 per 1,000 gallons				
Sewer Service (Waste)						
Residential & Commercial	\$14.80 per month	NA NA				
Sewer Service (Storm)						
Residential	\$3.50 per month	NA NA	\$4.25		\$0.75	
Commercial						
0 - 1 acre	\$5.50 per month	NA NA	\$6.70		\$1.20	
1.1 - 2 acres	\$11.00 per month	NA NA	\$13.35		\$2.35	
2.1 - 2 acres	\$16.50 per month	NA NA	\$20.05		\$3.55	
3.1 - 4 acres	\$22.00 per month	NA NA	\$26.70		\$4.70	
4.1 - 5 acres	\$27.50 per month	NA NA	\$33.40		\$5.90	
5.1 - 6 acres	\$33.00 per month	NA NA	\$40.05		\$7.05	
6.1 - 7 acres	\$38.50 per month	NA NA	\$46.75		\$8.25	
7.1 - 8 acres	\$44.00 per month	NA NA	\$53.40		\$9.40	
8.1 - 9 acres	\$49.50 per month	NA NA	\$60.10		\$10.60	
Each additional acre	\$5.50 per month	NA NA	\$6.70		\$1.20	
Secondary Water - Open Land in a Residential Subdivision	\$0.19 sf of pervious area	NA NA				
Public Works						
Sidewalk & Driveway Approach Replacement	\$45.00 per inspection	NA NA				
Street Sweeping (Contractor failure to clean)	\$515.00 per incident	Time & Material for City Personnel				
Fines						
Fines - Water Meter Tampering	\$35.00 per Incident	NA NA				

Parks & Recreation *All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Community Center Fees						
Rental - after hours fee for all activities	\$10.00 per hour per staff member					
Rental - Gymnasium						
Resident	\$100.00 per hour per gym	\$500.00 per 8 hours per gym				
Non-resident	\$150.00 per hour per gym	\$800.00 per 8 hours per gym				
Rental - Classroom/Craft Room						
Resident	\$25.00 per hour per room	\$160.00 per 8 hours per room				
Non-resident	\$45.00 per hour per room	\$280.00 per 8 hours per room				
Memberships						
Children (Ages 5-13)						
Resident	\$0.50 per day	\$5.00 per month or \$36 per year				
Non-Resident	\$0.50 per day	\$8.00 per month or \$61 per year				
Youth (Ages 14-17)						
Resident	\$1.00 per day	\$11.00 per month or \$76 per year				
Non-Resident	\$1.00 per day	\$16.00 per month or \$101 per year				
Adults (Ages 18-59)						
Resident	\$2.00 per day	\$16.00 per month or \$101 per year				
Non-Resident	\$2.00 per day	\$26.00 per month or \$181 per year				
Seniors (Ages 60+)						
Resident	\$0.50 per day	\$5.00 per month or \$36 per year				
Non-Resident	\$0.50 per day	\$8.00 per month or \$61 per year				
Seniors Couples						
Resident	n/a per day	\$7.00 per month or \$56 per year				
Non-Resident	n/a per day	\$11.00 per month or \$101 per year				
Adult Couples						
Resident	n/a per day	\$26.00 per month or \$176 per year				
Non-Resident	n/a per day	\$46.00 per month or \$301 per year				
Families						
Resident	n/a per day	\$51.00 per month or \$251 per year				
Non-Resident	n/a per day	\$76.00 per month or \$401 per year				
Park Rental Fees						
Park Land Rental (Concessionaire)	\$250.00 per month	NA NA				
Athletic Fields						
Non-Recreational Play	\$25.00 per (4) hour period	\$5.00 per hour for 5+ hours				
Resident	\$50.00 per field per day	NA NA				
Non-Resident	\$75.00 per field per day	NA NA				
Recreational Play	Fee negotiated per Contract	NA NA				
Field Lighting	\$30.00 per hour per field	NA NA				
Boweries (except for Jensen and Legacy Parks)						
Bowery Rental Deposit	\$50.00 per application	NA NA				
Parties of 150 or Less						
Resident	\$25.00 per (4) hour period	\$5.00 per hour for 5+ hours				
Non-Resident	\$50.00 per (4) hour period	\$10.00 per hour for 5+ hours				
Parties of 150 or More						
Resident	\$75.00 per (4) hour period	\$10.00 per hour for 5+ hours				
Non-Resident	\$125.00 per (4) hour period	\$20.00 per hour for 5+ hours				
Jensen Nature Park						
Resident	\$50.00 per (4) hour period	NA NA				
Non-Resident	\$75.00 per (4) hour period	NA NA				
Jensen Park Nature Center						
Resident - 1/2 Day	\$125.00 per rental	NA NA				
Resident - Whole Day	\$250.00 per rental	NA NA				
Non-resident - 1/2 Day	\$175.00 per rental	NA NA				
Non-resident - Whole Day	\$350.00 per rental	NA NA				
Legacy Park						
Resident	\$50.00 per (4) hour period	NA NA				
Non-Resident	\$75.00 per (4) hour period	NA NA				
Cancellation Fee	\$5.00 per cancellation	50% within 7 days, no refund under 3 days				

Parks & Recreation *All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)*

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Heritage Days						
10 x 10 Booth	\$75.00 per booth	NA NA				
10 x 20 Booth	\$120.00 per booth	NA NA				
Power for Booth	\$10.00 per booth	NA NA				
Roving Vendor Permit						
Without a booth rental	\$50.00 per permit	NA NA				
With a booth rental	\$25.00 per permit	NA NA				
Parade Entry	\$10.00 per vehicle					
Late Fee	\$15.00 per application	NA NA				
Sports Programs						
Late Sign-up Fee	\$5.00 per person	NA NA				
Golf	\$56.00 per person	NA NA				
Tennis	\$31.00 per person	NA NA				
Football (Tackle)	\$116.00 per person	NA NA				
Adult Basketball	\$351.00 per team	NA NA				
Soccer (Fall/Spring)						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Baseball/Softball						
T-ball						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Machine Pitch						
Resident	\$41.00 per person	NA NA				
Non-Resident	\$41.00 per person	NA NA				
Minor League/Major League						
Resident	\$46.00 per person	NA NA				
Non-Resident	\$61.00 per person	NA NA				
Pony/Ponytail/High School						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Jr High/5th - 6th Girls						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
Basketball						
1st-6th grades (Jr Jazz)						
Resident	\$51.00 per person	NA NA				
Non-Resident	\$66.00 per person	NA NA				
7th-12th grades (Jr Jazz)						
Resident	\$56.00 per person	NA NA				
Non-Resident	\$71.00 per person	NA NA				
Itty Bitty						
Resident	\$36.00 per person	NA NA				
Non-Resident	\$51.00 per person	NA NA				
Equipment Rental						
Performance Stage	\$900.00 per day					
Cotton Candy Machine	\$45.00 per day					
Hot Dog Roaster	\$40.00 per day					
Nacho Machine	\$40.00 per day					
Popcorn Machine	\$45.00 per day					
Inflatables						
20 foot double slide	\$150.00 per 4 hours					
Bounce House	\$115.00 per 4 hours					
Human Hamster Balls	\$125.00 per ball for 2 hours					

Cemetery

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

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

Public Safety

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Fire Department						
Ambulance Stand-By Fee (for-profit special events)	\$36.00 per hour					
CERT Special Class fee for additional classes requested by organizations outside of regular scheduled classes	\$200.00 per class					
Equipment issued during CERT Class	\$25.00					
Fire Report	\$10.00					
Fire Report with pictures	\$50.00					
CPR/ First Aid Course						
Resident	\$10.00					
Non-Resident	\$20.00					
Children's Bike Helmets	\$10.00					
Police Department						
Fingerprinting						
Resident	\$10.00 per card					
Non-Resident	\$15.00 per card					
Police contract services (i.e. special events, interagency, etc)						
Admin Fee - staffing costs	\$20.00 per event					
Each officer	\$55.00 per hour					
Police Report	\$10.00					
Police Report with pictures	\$50.00					
Good Conduct Letter Request	\$5.00 per letter					
Defensive Driving Course ordered by Justice Court	\$30.00					
Emergency Services						
Base Fee and Mileage Rate		As per State approved Utah Health Department Rates				
Surcharges (Emergency, night service, off-road)						
Special Provisions (wait time, non-transport)						
Medical Supplies						

Miscellaneous

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Faxes						
Local	\$2.00 per call	NA NA				
Long Distance	\$1.00 per page	\$0.10 NA				
Copies						
8 1/2 " x 11" - single sheet B&W	\$0.25 per sheet	NA NA				
8 1/2 " x 11" - single sheet Color	\$0.50 per sheet	NA NA				
11 " x 17" - single sheet B&W	\$0.50					
11 " x 17" - single sheet Color	\$1.00					
24" x 36"	\$2.00 per sheet	NA NA				
Off-site Printing	Actual Cost	NA NA				
Post Office Supplies						
Stamps, Packages, Boxes, etc.	As per approved USPS prices					
Bubble Wrap	\$3.30					
Packing Tape Dispensers	\$3.50					
Mailing Carton 12" x 10" x 8"	\$2.19					
Mailing Carton 15"x12"x10"	\$3.49					
Mlg Ctn 9.0625" x 5.625" x 1.25" (DVD/Video)	\$2.59					
Mailing Carton 8" x 8" x 8"	\$1.99					
Mailing Carton 5.75" x 5.25" x 1" (CD Mailer)	\$2.19					
Photo/Doc Mlr 9.75" x 12.25" (Chipboard)	\$1.59					
Cushion Mailer 6" x 10"	\$1.19					
Cushion Mailer 8.5" x 12"	\$1.59					
Cushion Mailer 10.5" x 16"	\$1.89					
Photo/Doc Mailer 6" x 10" (Chipboard)	\$1.49					
Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh	\$1.69					
Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh	\$2.19					
Bubble Mailer 6" x 10"	\$1.49					
Bubble Mailer 10.5" x 16"	\$2.19					
Bubble Mailer 8.5" x 12"	\$1.79					
Bubble Mailer 12.5" x 19"	\$2.59					
Envelope 6" x 9"	\$0.49					
Utility Mailer 10.5" x 16"	\$1.19					
Administrative Reports & Documents						
Financial Report						
First Copy	No Charge per report	NA NA				
Additional	\$5.00 per report	NA NA				
Budget Document						
First Copy	\$20.00 per report	NA NA				
Additional	\$5.00 per report	NA NA				
Audio Recordings on CD	\$10.00 per CD	NA NA				
Certification of Copies	\$2.00 per copy	NA NA				
GRAMA Records Request						
Research, compilation, editing etc.	\$0.00 per minute (first 30 min)	\$15.00 per hour (31+ minutes)				
Notarization	\$5.00 per stamp	NA NA				
Subdivision Ordinance Book						
Entire Book	\$15.00 per book	NA NA				
Per Chapter	\$1.50 per chapter	NA NA				
General Plan Book	\$15.00 per book	NA NA				
Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)						
8 1/2 " x 11"	Size A	\$3.00 per map	NA NA			
11" x 17"	Size B	\$5.00 per map	NA NA			
17" x 22"	Size C	\$8.00 per map	NA NA			
22" x 34"	Size D	\$15.00 per map	NA NA			
34" x 44"	Size E	\$17.00 per map	NA NA			
Custom		\$3.00 per sf	\$10.00 Minimum			
Map Research & Compilation		\$0.00 per hour (< 30 min.)	\$15.00 per hour (> 30 min.)			
Maps on disk		\$10.00 per map (Standard Sizes)	NA NA			

Miscellaneous

All Fees Are Effective July 1, 2013 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Collections						
Returned Check Fee	\$20.00 per check	NA NA				
Warrant Collection Fee	2.75% of outstanding warrant balance					
Outside Collection Agency Fee	33.33% of balance owed to City					
Candidate Filing Fee for Public Office						
	\$25.00 per application	NA NA				
City Hall Lobby Rental						
Small Events (< 25 persons - no food present)						
Resident	\$50.00 per rental	\$0.00 per hour				
Non-resident	\$75.00 per rental	\$0.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$100.00 per rental	\$35.00 per hour				
Non-resident	\$150.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$300.00 per rental	\$35.00 per hour				
Non-resident	\$450.00 per rental	\$35.00 per hour				
City Hall Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$100.00 per rental	\$35.00 per hour for staffing				
Non-resident	\$150.00 per rental	\$40.00 per hour for staffing				
Large Events (< 25 persons - no food present)						
Resident	\$300.00 per rental	\$40.00 per hour				
Non-resident	\$450.00 per rental	\$45.00 per hour				
City Hall Lobby and Chambers Rental						
Small Events (< 25 persons - no food present)						
Resident	\$150.00 per rental	\$35.00 per hour				
Non-resident	\$200.00 per rental	\$40.00 per hour				
Small Events (< 25 persons - with food present)						
Resident	\$200.00 per rental	\$40.00 per hour				
Non-resident	\$250.00 per rental	\$45.00 per hour				
Large Events (> 25 persons - no food present)						
Resident	\$350.00 per rental	\$50.00 per hour				
Non-resident	\$400.00 per rental	\$55.00 per hour				
Large Events (> 25 persons - with food present)						
Resident	\$450.00 per rental	\$55.00 per hour				
Non-resident	\$500.00 per rental	\$60.00 per hour				



COUNCIL AGENDA

July 9th, 2013

Agenda Item #6 Authorize Mayor to execute the Utility Franchise Agreement with Rocky Mountain Power.

Factual Summation

- Any questions regarding this agenda item may be directed at Finance Director Stephen Marshall.
- This utility franchise contract is being brought to the council to renew and extend our contract with Rocky Mountain Power granting them ***“the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, public ways and public places (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.***
- In return state law allows the city to assess a franchise tax of up to 6% on all utilities that Rocky Mountain Power provides. This franchise tax is collected and recorded in our capital improvement fund. This fund is mainly responsible for paying the long-term debt of the city and also to construct or purchase capital assets.

Staff Recommendation

Authorize Mayor to approve the utility franchise contract with Rocky Mountain Power. Staff recommends a time frame of 10 years. The current contract that expires on December 31, 2013 had an original term of 15 years.

**AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE
AND GENERAL UTILITY EASEMENT
TO
ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of Syracuse City (the “City”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

SECTION 1. Grant of Franchise and General Utility Easement. The City hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, public ways and public places (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.

SECTION 2. Term. The term of this Franchise and General Utility Easement is for () years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder otherwise the ordinance and the rights granted herein shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the City shall be nonexclusive and the City reserves the right to use the Public Ways for itself or any other entity that provides water or sewerage service to City residences; provided, however, that

such use shall not unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

SECTION 5. City Regulatory Authority. In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance.

SECTION 6. Indemnification. The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of City Limits. Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

7.2 Notice of Annexation. When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
201 South Main Street, Suite 2400
Salt Lake City, UT 84111

SECTION 8. Plan, Design, Construction and Installation of Company Facilities.

8.1 All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and city laws, codes and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the public way or street or other public places, apply for a permit from the City which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

8.6 The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the

manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

SECTION 9. Relocations of Electric Facilities.

9.1 The City reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 10. Subdivision Plat Notification. Before the City approves any new subdivision and before recordation of the plat, the City shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and

associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
Local Address _____
Local Address _____

SECTION 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power’s Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing and problematic. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets.

SECTION 12. Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

SECTION 13. No Waiver. Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power’s obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (1) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 15. Amendment. At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired,

and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 16. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Customer Services Vice President, Rocky Mountain Power, 201 South Main, Suite 2400, Salt Lake City, Utah 84111, and such other office as Rocky Mountain Power may advise the City of by written notice.

SECTION 17. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

PASSED by the City Council of the City of _____, Utah this ____ day of _____, 2012.

MAYOR

ATTEST:

CITY RECORDER



COUNCIL AGENDA

July 9, 2013

Agenda Item #7

Architecture Review Committee.

Factual Summation

Please see the attached:

- a. Proposed Ordinance 13-11, adoption of Architecture Review Committee & Design Guidelines

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

The Planning Commission has been working for the previous several months to adopt design guidelines which the Architecture Review Committee will use to review site plans for commercial, office and industrial developments. The proposed guidelines have been placed within one new chapter of Title 10, with references to the Architecture Review Committee added to the applicable zones.

The Planning Commission held a public hearings on the proposed amendments on February 19, 2013 & on May 7, 2013. At a public meeting on July 2, 2013 the Planning Commission recommended to the City Council the adoption of the proposed amendments.

Recommendation for City Council Approval of Ordinance 13-11, Architecture Review Committee and Design Guidelines

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 13-11, Architecture Review Committee and Design Guidelines.

Ordinance 13-11

An Ordinance Amending Title 10 Regarding Architecture Review Committee

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables Syracuse to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City; and

WHEREAS, due to the need of providing design standards for the duly appointed Architecture Review Committee; and

WHEREAS, design standards facilitate exceptional design in the built environment and preserve the quality of life within Syracuse City; and

WHEREAS, higher quality designs will bring value to the commercial community of Syracuse City and attract businesses which positively contribute to the overall quality of life and well-being of Syracuse residents; and

WHEREAS, design standards in this ordinance are intended to help and encourage development of imaginative and unique design solution which meet business needs, while preserving Syracuse's unique history and community identity; and

WHEREAS, the City Council has determined that the following ordinance is in the City's best interest;

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

SECTION 1:

New Chapter adopted:

Chapter 28

ARCHITECTURAL REVIEW COMMITTEE AND DESIGN STANDARDS

Sections:

10.28.010 Purpose

10.28.020 Architectural Review Committee (ARC)

10.28.100 Commercial, Professional Office, and Public Facility Developments

- 31 **10.28.110 Building Design**
- 32 **10.28.120 Site Design**
- 33 **10.28.200 Industrial Developments**
- 34 **10.28.210 Industrial Site Planning**
- 35 **10.28.220 Industrial Architecture**
- 36 **10.28.230 Industrial Landscape Design**

37

38 **10.28.010 Purpose.**

- 39 1. The purpose of the design standards outlined in this Chapter are to facilitate
40 exceptional design in the built environment and preserve the quality of life within
41 Syracuse City. This Chapter is based on the following principles:
- 42 (a) Higher quality designs will bring value to the commercial community of Syracuse
43 and attract businesses which positively contribute to the overall quality of life and
44 well-being of Syracuse residents.
 - 45 (b) Syracuse welcomes a variety of businesses and recognizes that brand recognition
46 has become an important aspect of developing a successful and competitive
47 business. The design standards enumerated in this Chapter are intended to help
48 and encourage development of imaginative and unique design solutions which
49 meet business needs, while at the same time preserving Syracuse’s unique history
50 and community identity.
 - 51 (c) This Chapter supplements the objectives of other chapters in this Title which also
52 impose certain design standards or requirements that are zone specific.
- 53 2. This Chapter references design standards and design guidelines. They are intended to
54 improve the quality and compatibility of development, particularly with regard to
55 building design, and site design.
- 56 (a) Design Standards. Design standards are required in addition to other standards set
57 forth in this Title. Design standards are intended to ensure quality development
58 and permanence in design. The implementation of these standards ensures that the
59 goals and values of the community are reflected in each commercial development
60 and contribute positively to the overall built environment.
 - 61 (b) Design Guidelines. Design guidelines offer examples to clarify and explain design
62 standards. They are made available for public use and distribution within a separate
63 manual that can be found on record in the Community Development Department.
64 The purpose of the Syracuse City Commercial Design Standards and Guidelines
65 Manual is to better clarify the relationship between design standards and guidelines.

66 The design guidelines serve to graphically represent the design standards and are
67 used as a reference tool in order to better illustrate the application of the design
68 standards.

69 **10.28.020 Architecture Review Committee (ARC).**

70 The ARC is established to review all applicable development plans for compliance with the
71 design standards in this chapter. This Committee functions as a subcommittee of the
72 Planning Commission and consists of seven (7) members appointed by the Mayor with the
73 advice and consent of the City Council in accordance with the Syracuse Municipal Code.
74 Members consist of community residents, Planning Commissioners (maximum 2), and City
75 staff. The Planning Commission Chair may recommend candidates for the Mayor's
76 consideration.

77 The ARC is responsible to review the plan, elevations, architectural details, and development
78 design pattern book and make recommendations to the Planning Commission consistent
79 with this Chapter. The Planning Commission will, in turn, submit their recommendations to
80 the City Council.

81 **10.28.100 Commercial, Professional Office, and Public Facility Developments.**

82 1. Applicability. The design standards set forth in this Part apply to:

83 (a) all new commercial, professional office or public facilities buildings and uses except
84 where the requirements of this Chapter are superseded by another provision of this
85 Title.

86 (b) existing commercial, professional office, or public buildings and uses when a
87 change occurs that involves a design standard set forth in this Chapter and either;

88 (i) requires a building or other permit issued by the City;

89 (ii) alters the occupancy designation of a building under the current building codes
90 adopted by the City;

91 (iii) increases required parking; or

92 (iv) increases the amount of outside storage.

93 2. Imposition of Conditions. When reviewing a development plan, the Architecture
94 Review Committee ("ARC") may recommend that the Planning Commission impose
95 conditions consistent with design standards in this Chapter.

96 3. Other Code Requirements. The requirements of this Chapter apply in addition to
97 other applicable requirements of this Title.

98

99 **10.28.110 Building Design.**

100 1. Context. All building designs are required to be drafted with sensitivity to the design
101 of nearby buildings and developments. This sensitivity includes considering whether:

102 (a) buildings contribute to the overall character of Syracuse and the neighborhood;

103 (b) buildings reflect the character of surrounding development through use of some
104 similar features;

105 (c) buildings demonstrate imaginative design; and

106 (d) buildings vary colors, materials, or architectural elements where proposed building
107 designs closely copy or mirror surrounding developments.

108 2. Entrances. All building entrances are required to be clearly articulated to indicate a
109 transition from the exterior to the interior of the building. Every main entrance is
110 required to have a special emphasis when compared to the other portions of the
111 building. This is accomplished through the use of at least three of the following near
112 entrances:

113 (a) a prominent architectural feature that is unique to the overall building design;

114 (b) complimentary yet differing building materials or colors;

115 (c) increased use of windows or glass;

116 (d) pedestrian amenities that may include patios, porches, special paving treatments,
117 seating areas, or awnings;

118 (e) increased landscaping; or

119 3. Façade Articulation. Buildings designed with completely flat façades and monotone
120 color schemes are not permitted. All buildings are required to have articulation of all
121 façades.

122 (a) Horizontal or vertical façade variations must occur at least every 30 feet or along a
123 minimum of 60% of the horizontal length of buildings with facades 100 feet or
124 greater. This is accomplished by using methods such as:

- 125 (i) variation in the surface plane that may include pop-outs, bays, and recesses;
- 126 (ii) variation in the surface pattern such as arches, banding, and paneling; or
- 127 (iii) distinguished treatment of windows, doors, and eaves that may include
- 128 molding or framing.
- 129 (b) Buildings with façades 100 feet or greater in total length must have at least one
- 130 significant façade variation from the primary wall plane whose depth is at least 5%
- 131 of the total façade length and whose width is at least 20% of the total façade
- 132 length. Uninterrupted façades 100 feet or greater in length are prohibited.
- 133 4. Height and Roofline. All building roof heights will be compatible with the building's
- 134 location, and varied roofline elevations or parapets are required in order to add
- 135 architectural interest and avoid the appearance or sense of monotonous roofline
- 136 expanses. All buildings are required to:
- 137 (a) have appropriate roof height for the location based on zoning regulations and the
- 138 height of buildings within the immediate area;
- 139 (b) have roofline and parapet variations where there are long, continuous, and
- 140 undisturbed rooflines 50 feet in length or greater;
- 141 (c) use similar materials and colors on the back of false-fronts, parapets, cornices, or
- 142 other parts of the building which extend beyond the roofline or main building so
- 143 that the building appears cohesive from all views; and
- 144 (d) have screening of mechanical equipment and systems that will be mounted on the
- 145 roof. Any portion of these pieces of equipment that is not fully shielded is required
- 146 to be painted a color which is compatible with the roofing or parapet materials.
- 147 5. Massing. Proper massing reduces the impact of the massive bulk created by large
- 148 buildings that may not otherwise relate in scale to surrounding development. Vertical
- 149 articulation, horizontal articulation, and multi-planed roof or awnings must be used in
- 150 designs to mitigate the impact on surrounding development and the overall landscape.
- 151 6. Materials. Quality long-lasting materials are required for all buildings in order to
- 152 contribute to the aesthetics of the community over the long term.
- 153 (a) A minimum of three colors per elevation is required.
- 154 (b) Color utilization should be sensitive to existing development within the vicinity
- 155 and the natural landscape in which the project is situated.

- 156 (c) Primary Materials. 65% of all surface materials, not including glass or roofing
157 materials, are required to include a combination of brick, stone, ceramic tile,
158 masonry materials, insulated metal panels, or wood fiber/composite siding.
159 Exposed cinder block is not permitted, except for minimal foundation exposure.
160 Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal
161 components may be used as accent or secondary materials only.
- 162 (d) Exposed tilt-up concrete or insulated metal panels may be used as a primary
163 material on buildings located in business park zone. Some variation in materials
164 along the base and near the entrances of concrete tilt-ups is required.
- 165 (e) All projects are required to submit a sample board containing physical samples of
166 all exterior surface materials, including roofing materials, in all the colors they will
167 be used. Photos alone are not sufficient.
- 168 7. Development Design Pattern Book. The developer is required to provide a
169 development design pattern book to be reviewed by the ARC and then the Planning
170 Commission in conjunction with a subdivision plan and/or site plan application.
171 Where there is a development agreement, the design pattern book will become a part
172 of the agreement. Design pattern books are subject to the following:
- 173 (a) Written descriptions with graphic illustrations explaining how the development
174 complements the physical form of the property and how the theme and standards
175 found in this Chapter are to be integrated into the design of the development.
- 176 (b) Written descriptions with graphic illustrations explaining the proposed conceptual
177 architectural design, building elevations, and other such related design schemes;
178 and
- 179 (c) Written descriptions with graphic illustrations that clearly describe proposed open
180 spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related
181 entryway features and/or amenities.
- 182 8. Pedestrians. All buildings will be designed with an integral focus on encouraging
183 pedestrian activity and social interaction. Additionally, buildings that contain more
184 than one story or that are above 20 feet in height are required to provide a clearly
185 articulated and more detailed base that relates to pedestrians.
- 186 9. Signs. Signs located on any building façade are required to be compatible with the
187 building's overall design. As an integral design element, signs are required to be

188 compatible with the style of the buildings in terms of location, scale, color, and
189 lettering.

190 (a) The locations for signs on a building's façade will be planned for as part of the
191 building's overall design.

192 (b) Signs located on façades should integrate similar or complimentary materials as the
193 building.

194 10. Windows. Windows are key to the overall design of a building and the relationship
195 between the exterior and interior. The majority of windows are required to relate to
196 the scale of a person.

197 (a) Windows should be at eye-level .

198 (b) Where buildings are adjacent to pedestrian walkways, transparent windows must
199 relate the scale of the building and the building's interior to pedestrians. Where
200 transparent windows may not be desirable, tinted windows, false windows, or glass
201 block are allowed.

202 (c) Window awnings are an effective way to add detail and variation to a building,
203 emphasize pedestrian scale windows, and create an exciting and inviting
204 environment. When placing awnings:

205 (i) use quality materials which are durable and are able to withstand extremes in the
206 weather;

207 (ii) colors should be complimentary to the color of the building on which the
208 awning is located; and

209 (iii) styles should be compatible with the architectural features and overall
210 architecture of the building on which the awning is located.

211 **10.28.120 Site Design.**

212 1. Building Placement. Building placement is integral to the site design and the overall
213 effect any development has on surrounding properties. Building placement is required
214 to comply with the following:

215 (a) All buildings must be oriented with the main or similar façade facing a principal
216 street to which it has frontage.

217 (b) Buildings located on corner lots are required to orient main façades to each street
218 and give equal treatment to each.

- 219 (c) Buildings located on corner lots should include a prominent architectural feature of
220 greater height than the rest of the roof, or emphasis at the corner where the two
221 public streets meet.
- 222 2. Context. New developments are required to match or compliment surrounding
223 developments in order to create a site which relates to its surroundings and adds
224 positively to the overall built environment in the site area.
- 225 3. Miscellaneous. The small details that sometimes become afterthoughts of site planning
226 and design are important factors for making aesthetically attractive sites. The following
227 are required during initial site planning, along with any other requirements within this
228 code:
- 229 (a) Landscaped areas and walls will be designed to decrease noise levels and separate
230 loading and service bays from customer parking. Service and loading bays
231 (automotive, service, tire, etc.) should be oriented away from neighboring
232 residential areas. Further they cannot have direct access to major public streets,
233 access shall be provided via internal site plan circulation. The general public should
234 be restricted from accessing such areas.
- 235 (b) Approved outdoor storage areas are required to be fully screened from view using
236 the same materials as the building or approved masonry fencing. Enclosures are
237 also required to be surrounded by landscaping to further soften their visual impact.
238 Public access to these areas should be restricted.
- 239 (c) Outdoor refuse and garbage collection containers are required to be fully screened
240 from view using the same materials as the building or approved masonry fencing.
241 Enclosures are required to be surrounded by landscaping to further soften their
242 visual impact. Public access to these areas should be restricted.
- 243 (d) Shopping cart corrals are highly visible and needed to keep development sites safe
244 and orderly. Corrals are required to be in fixed position.
- 245 (e) Generators are required for businesses that the ARC determines will provide
246 essential services to the public during inclement weather or natural disasters.
247 Generators and other large auxiliary equipment are required to be placed at
248 locations where they will be least intrusive in terms of noise, appearance, and
249 odors, particularly for occupants of neighboring properties. Site plans will include
250 public utilities equipment placement. Generators and other large auxiliary
251 equipment:

- 252 (i) should be kept low to the ground;
- 253 (ii) if they include exhaust systems may not have exhaust systems protrude above
254 the equipment; and
- 255 (iii) are required to be surrounded by walls, landscaping, and other screening.
- 256 (f) Site plans will be designed to conform to all requirements of the American's with
257 Disabilities Act (ADA). The ARC shall review the site plan for adequate handicap
258 parking and access to buildings.
- 259 4. Landscaping. Landscaping is required as a tool to enhance and beautify the site, and
260 the building's architecture and design. To aid in the design process, designers are
261 encouraged to refer to the Syracuse City Commercial Design Standards and Guidelines
262 Manuals.
- 263 (a) The portion of a development site devoted to landscaping exclusive of parkstrips
264 and walkways will be calculated by the zone requirements for the parcel. Additional
265 landscaping should be provided to achieve compatibility between differing,
266 adjacent land uses such as residential and commercial, as required in the buffering
267 table.
- 268 (b) Landscaping is required to be integrated into the design, placement, and
269 enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs and
270 will comply with zoning requirements.
- 271 (c) Vegetative ground cover must be utilized for at least 80% of a development site's
272 frontage along any public right-of-way and in required landscape areas between a
273 building and the parkstrip not including sidewalks, trails, and entry points.
- 274 (d) Drought resistant shrubs and trees will be used in conjunction with efficient low
275 water use irrigation systems. A list of low water use plants is available from the
276 Community Development Department.
- 277 5. Lighting. Carefully planned lighting schemes can create safe environments for
278 pedestrians and motorists. Lighting is an integral design element which adds to the
279 overall site plan and building design. Lighting must be designed in compliance with
280 Chapter 8 (Signs and Lighting Regulations).
- 281 (a) Lighting schemes will include coordinating parking, wall, and pedestrian scaled
282 fixtures which compliment building architecture and site features.

283 (b) Parking and Circulation. Lifestyle, separated land uses, and lack of sufficient public
284 transit have created the need for parking and access for automobiles onto most
285 commercial sites. Lighting in required parking areas must be designed to have a
286 minimal impact on the surrounding environment.

287 6. Traffic. Developments which generate significant increases in traffic will include an
288 analysis of the proposed development's impact on the current and future
289 transportation system, and methods to control traffic.

290 (a) Major internal circulation roadways that provide access from the public right-of-
291 way or between buildings on the same site must be separated from parking areas
292 using curb and gutter and a combination of any of the following methods:

293 (i) landscaping;

294 (ii) pedestrian walkways; or

295 (iii) lighting.

296 (b) Concrete "deadmen" wheel stoppers are required for parking spaces adjacent to a
297 pedestrian walkway or amenity. (c) Cross access for automobiles and pedestrians to
298 future and existing commercial developments is required during initial site planning
299 and construction.

300 (d) The design and location of loading areas and dock facilities must minimize the
301 interaction between trucks and visitor's automobiles. Access to loading and
302 delivery areas must be separated from parking areas.

303 (e) The design and location of loading facilities must take into consideration the
304 specific dimensions required for the maneuvering of large trucks and trailers into
305 and out of loading position at docks or in stalls and driveways.

306 7. Pedestrians. Site layout and design must equally address the needs of pedestrians and
307 automobiles. Pedestrian access and safety on the site should be ensured.

308 (a) Pedestrian access from the public right-of-way through the site to main entrances is
309 required. These walkways are required to be constructed of dissimilar materials to
310 the roadway or parking area, and provide for clearly defined crossings where there
311 are points of conflict with automobiles.

312 (b) Dissimilar roadway materials within parking lots are required to be used directly in
313 front of entrances to slow motorists and create a safer environment for
314 pedestrians.

315 (c) Pedestrian drop-off locations when incorporated within overall circulation patterns
316 are required to be convenient and safe for pedestrians.

317 8. Security. Security of the site is required to be addressed in site design. The developer is
318 required to submit documents that demonstrate the security measures of the site
319 design in relation to private, semi-public and public areas, by utilizing natural
320 surveillance, access control and proper maintenance.

321 **10.28.200 Industrial Developments**

322
323 The design guidelines in this Part are applicable to all new industrial and warehouse
324 developments in the City as well as additions to and exterior remodeling of existing buildings
325 where the improvements are visible from a public right-of-way.

326 **10.28.210 Industrial Site Planning**

327 Site planning considers how the various components of a development (e.g., buildings,
328 circulation, parking, open space, etc.) relate to adjacent streets and existing development, and
329 how the various components relate to each other within the development site.

330 1. Building and Facilities Location. The main elements of a well-designed industrial site
331 include:

332 (a) controlled site access with appropriate maneuvering areas for trucks separated
333 from general vehicle circulation (1);

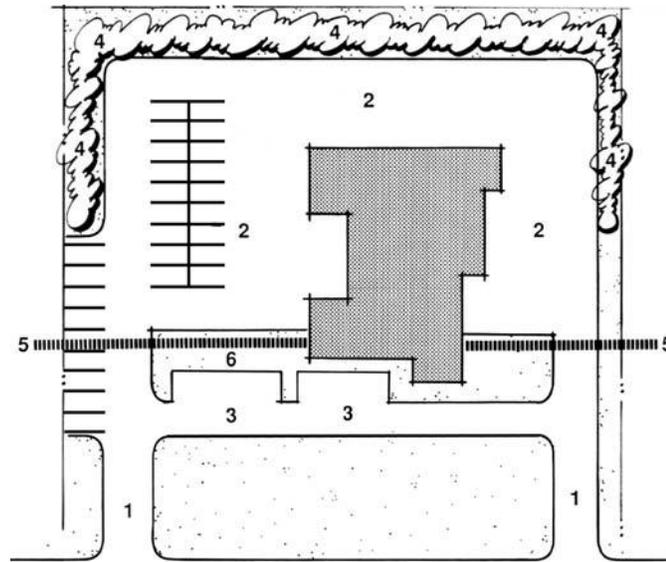
334
335 (b) employee parking areas located apart from loading and service areas. (2);

336
337 (c) convenient public access and short-term visitor parking at the front of the building
338 (3);

339
340 (d) screening of storage, work areas, and mechanical equipment and buffering of
341 adjacent land uses (4);

342
343 (e) emphasis on a well-designed main building entry and landscaping (5)

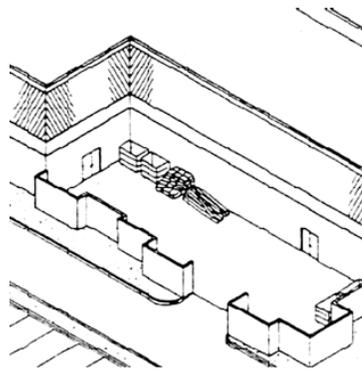
344



Example of appropriate industrial site layout

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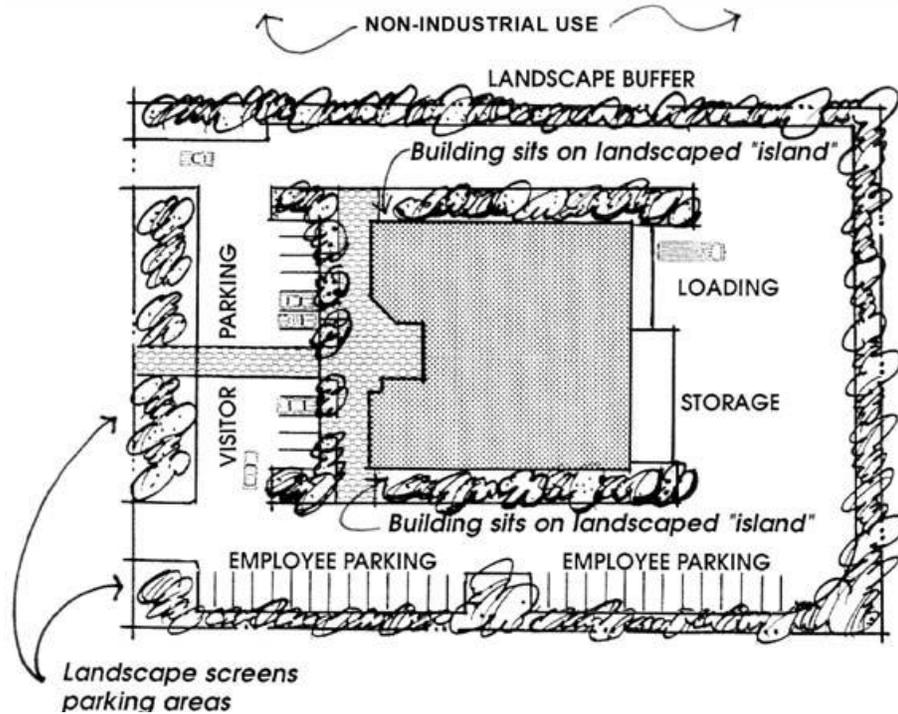
- (f) Site elements, such as buildings, parking, driveways, and out-door activities should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and disguise less attractive elements (e.g., service facilities, outside storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.



Outdoor storage areas-screened from view

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- (g) Industrial and warehouse development must be screened and buffered from any adjacent uses that are less intensive in compliance with the Code. Intensified landscaping, increased setbacks, and appropriate building location will be utilized as a means of providing adequate separation between land uses of varied intensity.



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(h) Noise generating functions must be located in a way that minimizes any impact on adjacent non-industrial properties. Sound attenuation walls should be used where appropriate to mitigate/reduce noise.

(i) The number of site access points are to be located at distances from street intersections that will minimize points of potential vehicle conflict, especially between automobiles and trucks.

(j) Primary entry drives for automobiles, especially visitors, must be enhanced with: ornamental landscaping, low-level decorative walls, monument-type signs, or decorative paving to emphasize site access locations.

376

2. Vehicular Circulation

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(a) Site access and internal circulation must promote safety, efficiency, convenience, and minimize conflict between trucks and other vehicles. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.

(b) Uses where trucks are anticipated, such as distribution centers, should be planned to accommodate safety and maximize visibility for both truck maneuvering and

384 other traffic.

385

386 (c) The design and location of loading areas and dock facilities must minimize the
387 interaction between trucks and other automobiles. Access to loading and delivery
388 areas must be separated from parking areas.

389

390 (d) The design and location of loading facilities must take into consideration the
391 specific dimensions required for the maneuvering of large trucks and trailers into
392 and out of loading position at docks or in stalls and driveways.

393 3. Parking Location

394 (a) Parking lots are not to be the dominant visual element at the front of the site.
395 Expansive paved areas located between the street and the building are prohibited.

396

397 (b) Large parking areas (over 100 spaces) must be divided into smaller multiple lots
398 and provided with trees located throughout the parking area to reduce the visual
399 impact.

400

401 (c) Visitor parking spaces should be located to produce the shortest route of travel to
402 a building entrance.

403

404 (d) Pedestrian walkways must provide safe, convenient, and well-defined access
405 between parking areas and the public sidewalk and the main public access to the
406 building.

407

408 (e) Pedestrian circulation should be clearly delineated and separate from vehicle
409 circulation. The use of landscaping, walkways, or decorative paving to delineate
410 pedestrian circulation must be used.

411 **10.28.220 Industrial Architecture**

412 The architectural design of a structure must consider many variables, from the functional use
413 of the building, to its aesthetic design, to its “fit” within the context of existing development.
414 The following guidelines help buildings achieve the appropriate level of design detail on all
415 facades, avoid blank/uninteresting facades, and provide for the proper screening of
416 equipment and refuse areas.

417 1. Architectural Form and Detail

- 418 (a) If adjacent to a residential zoning district, in addition to the buffer requirements of
419 this code, additional building setbacks of ten feet (10') must be provided adjacent
420 to the residential use to reduce the visual impact of large-scale industrial buildings.
421
- 422 (b) The mass and scale of large, box-like industrial buildings are to be reduced through
423 the incorporation of varying building heights and setbacks along the front and
424 street side building façades.
425
- 426 (c) Front and street side facades of large buildings visible from a public street must
427 include: architectural features such as reveals, windows and openings, changes in
428 color, texture, or material to add interest to the building elevation and reduce its
429 visual mass.
430
- 431 (d) Primary building entries must be readily identifiable and well defined through the
432 use of projections, recesses, columns, roof structures, or other design elements.

433 2. Color and Materials

- 434 (a) A comprehensive material and color scheme must be developed for each site.
435 Material and color variations in multi-building complexes must be complementary
436 and compatible among buildings.
437
- 438 (b) Large expanses of smooth material (e.g., concrete) must be broken up with reveals
439 or changes in texture and color.
440
- 441 (c) Bright, contrasting colors should be used for small areas of building accents only.
442
- 443 (d) Design and colors of wall signs must be compatible with the main buildings on the
444 site.
445
- 446 (e) Materials, design, and colors of monument signs must be compatible with the main
447 buildings on the site.

448 3. Accessory Buildings

- 449 (a) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and
450 outdoor equipment enclosures) must be incorporated into and be compatible with
451 the overall design of the project and the main buildings on the site.
452

- 453 (b) Temporary buildings are not to be located where they will be visible from adjoining
454 public streets.
455
- 456 (c) Modular buildings must be skirted with material and color that is compatible with
457 the modular unit and the main buildings on the site.

458 **10.28.230 Industrial Landscape Design**

459 Landscaping has a variety of functions, including softening the hard edges of development,
460 screening unattractive views, buffering less intensive uses, providing shade, and increasing
461 the overall aesthetic appeal of a project

462 1. Landscape Design

- 463 (a) Landscape design must follow an overall concept and link various site components
464 together.
465
- 466 (b) Landscaped areas incorporate a three-tiered planting system: 1) grasses, ground
467 covers, or flowers 2) shrubs or vines, and 3) trees.
468
- 469 (c) The use of a variety of trees, especially in parking areas and pedestrian open space
470 areas, is required.
471
- 472 (d) More intense landscaping and special landscape features are to be provided at
473 major focal points, such as entries and pedestrian gathering areas.
474
- 475 (e) The front, public portions of buildings must be separated from parking areas by
476 landscaping and pedestrian walkways.

477 2. Walls and Fences

- 478 (a) The colors, materials, and appearance of walls and fences, including walls for
479 screening purposes must be compatible with the overall design character/style of
480 the development.
481
- 482 (b) Landscaping must be used in combination with walls and fences to visually soften
483 blank surfaces.
484
- 485 (c) When security fencing is required adjacent to streets, it must consist of wrought
486 iron, tubular steel, or similar material supported by masonry piers.

487 3. Outdoor Lighting

488 (a) The design and location of outdoor lighting fixtures must preclude direct glare
489 onto adjoining property and streets in compliance with the Development Code.
490 Illumination devices must be installed, directed, and shielded to confine light rays
491 within the property.

492
493 (b) Outdoor lighting (e.g., location, height, and number) must be designed to foster
494 security. Site and building entries must have enhanced illumination to increase
495 visibility and safety.

496 4. Refuse Storage and Utility Equipment

497 (a) Refuse storage areas should be located at the rear of the development and screened
498 from public view in compliance with the Development Code.

499
500 (b) If refuse storage areas, fuel tanks, generators, and fire check safety valves cannot be
501 located out of public view, the design of refuse storage areas should incorporate
502 architectural screening elements and landscaping compatible with the design of
503 buildings and landscaping on the site.

504 *Sections to be amended:*

505 **10-18-100 ARCHITECTURAL REVIEW COMMITTEE**

506 ~~This Committee shall consist of seven (7) members appointed by the Mayor, with the~~
507 ~~consent of the City Council, to review development plans. Members shall be representatives~~
508 ~~of the community, City Council, Planning Commission, and City staff. The Committee shall~~
509 ~~be responsible to review the plan and make recommendations to the Planning Commission~~
510 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~
511 ~~the City Council for approval. (Ord. 08-11)~~

512 Developments within the GC zone are required to be reviewed by the Architectural Review
513 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,
514 DESIGN STANDARDS AND GUIDELINES.

515 **10-19-080: ARCHITECTURE REVIEW COMMITTEE.**

516 ~~This Committee shall consist of seven (7) members appointed by the Mayor, with the~~
517 ~~consent of the City Council, to review development plans. Members shall be representatives~~
518 ~~of the community, City Council, Planning Commission, and City staff. The Committee shall~~
519 ~~be responsible to review the plan and make recommendations to the Planning Commission~~

520 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~
521 ~~the City Council for approval.~~

522 Developments within the C-2 zone are required to be reviewed by the Architectural Review
523 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,
524 DESIGN STANDARDS AND GUIDELINES.

525 **10-20-060: ARCHITECTURE REVIEW COMMITTEE.**

526 ~~All proposed development plans within the Town Center Overlay Zone shall be reviewed by~~
527 ~~the Architectural Review Committee. This Committee shall consist of seven (7) members~~
528 ~~appointed by the Mayor, with the consent of the City Council, to review development plans.~~
529 ~~Members shall be representatives of the community, City Council, Planning Commission,~~
530 ~~and City staff. The Committee shall be responsible to review the plan, elevations and~~
531 ~~architectural details and make recommendations to the Planning Commission for~~
532 ~~consideration. The Planning Commission will, in turn, submit their recommendations to the~~
533 ~~City Council for final approval. (Ord. 09-09)~~

534 Developments within the Town Center Overlay zone are required to be reviewed by the
535 Architectural Review Committee in accordance with Chapter 28, ARCHITECTURAL
536 REVIEW COMMITTEE, DESIGN STANDARDS AND GUIDELINES.

537 **10-22-110: ARCHITECTURAL REVIEW COMMITTEE.**

538 ~~All proposed development plans within the Business Park zone shall be reviewed by the~~
539 ~~Architectural Review Committee. This Committee shall function as a subcommittee of the~~
540 ~~Planning Commission and shall consist of seven (7) members appointed by the Planning~~
541 ~~Commission Chair, with the consent of the Planning Commission, to review development~~
542 ~~plans. Members shall be representatives of the community, City Council (City Council~~
543 ~~member shall be appointed by the Mayor), Planning Commission, and City staff. The~~
544 ~~Committee shall be responsible to review the plan, elevations, architectural details, and~~
545 ~~development design pattern book and make recommendations to the Planning Commission~~
546 ~~for consideration. The Planning Commission will, in turn, submit their recommendations to~~
547 ~~the City Council for final approval.~~

548
549 Developments within the Business Park zone are required to be reviewed by
550 11 the Architectural Review Committee in accordance with Chapter 28,
551 ARCHITECTURAL REVIEW COMMITTEE, DESIGN STANDARDS AND
552 GUIDELINES.

553
554 **10-24-080: ARCHITECTURAL REVIEW COMMITTEE**
555

556 Developments within the ID zone are required to be reviewed by the Architectural Review
557 Committee in accordance with Chapter 28, ARCHITECTURAL REVIEW COMMITTEE,
558 DESIGN STANDARDS AND GUIDELINES.

559
560 SECTION 2. Effective Date. This ordinance shall become effective upon publication.

561 PASSED BY THE SYRACUSE CITY COUNCIL, STATE OF UTAH, THIS _____
562 DAY OF _____, 2013.

563
564 _____

565 Jamie Nagle, Mayor

566
567 _____

568

569 ATTEST:

SEAL

570 Cassie Brown, City Recorder



COUNCIL AGENDA

July 9, 2013

Agenda Item #8

Proposed Resolution R13-16, prohibiting the use of aerial fireworks within specified areas in the City

Factual Summation

- Please direct any questions regarding this agenda item to Fire Chief Eric Froerer.
- As previously discussed in the June 25 Work Session, Chief Froerer would like to propose the City restrict aerial fireworks in certain high-risk areas of the City.
- Please see the attached proposed resolution and map.

RESOLUTION NO. 13-16

**A RESOLUTION PROHIBITING THE USE OF AERIAL FIREWORKS,
WITHIN SPECIFIED AREAS IN THE CITY**

Whereas, local fire officials are authorized to enforce the state fire code, pursuant to Utah Code Annotated § 53-7-104; and

Whereas, Eric Froerer has been duly appointed as a local fire official as Fire Chief for Syracuse; and

Whereas, Syracuse has defined “hazardous environmental conditions” as “extreme dryness or lack of moisture, windy conditions, the presence of dry weeds and other vegetation and any combination thereof” pursuant to Municipal Code §7.05.020; and

Whereas, Fire Chief Eric Froerer has determined that hazardous environmental conditions in Syracuse necessitate controlled use fireworks in accordance with Utah Code Annotated §15A-5-202(3)(b).

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

Section 1. PURPOSE. This resolution prohibits the ignition or use aerial fireworks in lines, areas, and zones where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose.

Section 2. DEFINITIONS. “Aerial Fireworks” means fireworks that are designed to travel up to 150 feet into the air and then explode.

“Fireworks” shall have the same meaning as found in Title 53, Chapter 7 of the Utah Code.

Section 3. AREAS AFFECTED. The attached map and description identify the areas subject to this prohibition.

Section 4. PUBLIC NOTICE. The municipality shall immediately post copies of the prohibition in at least three public places within the City/town; post a copy of the order on the official municipal website; inform all local news media outlets of the order and provide a copy of the order thereto. All postings shall include the attached map and area descriptions.

Section 5. PENALTY. This resolution shall constitute an order of the Fire Chief in accordance with Municipal Code Title 7, Chapter 5. Any person who violates this order is guilty of an offense as indicated in §7.01.070.

Section 6. REPEAL AND SEVERABILITY. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and shall be in effect until August 10, 2013.

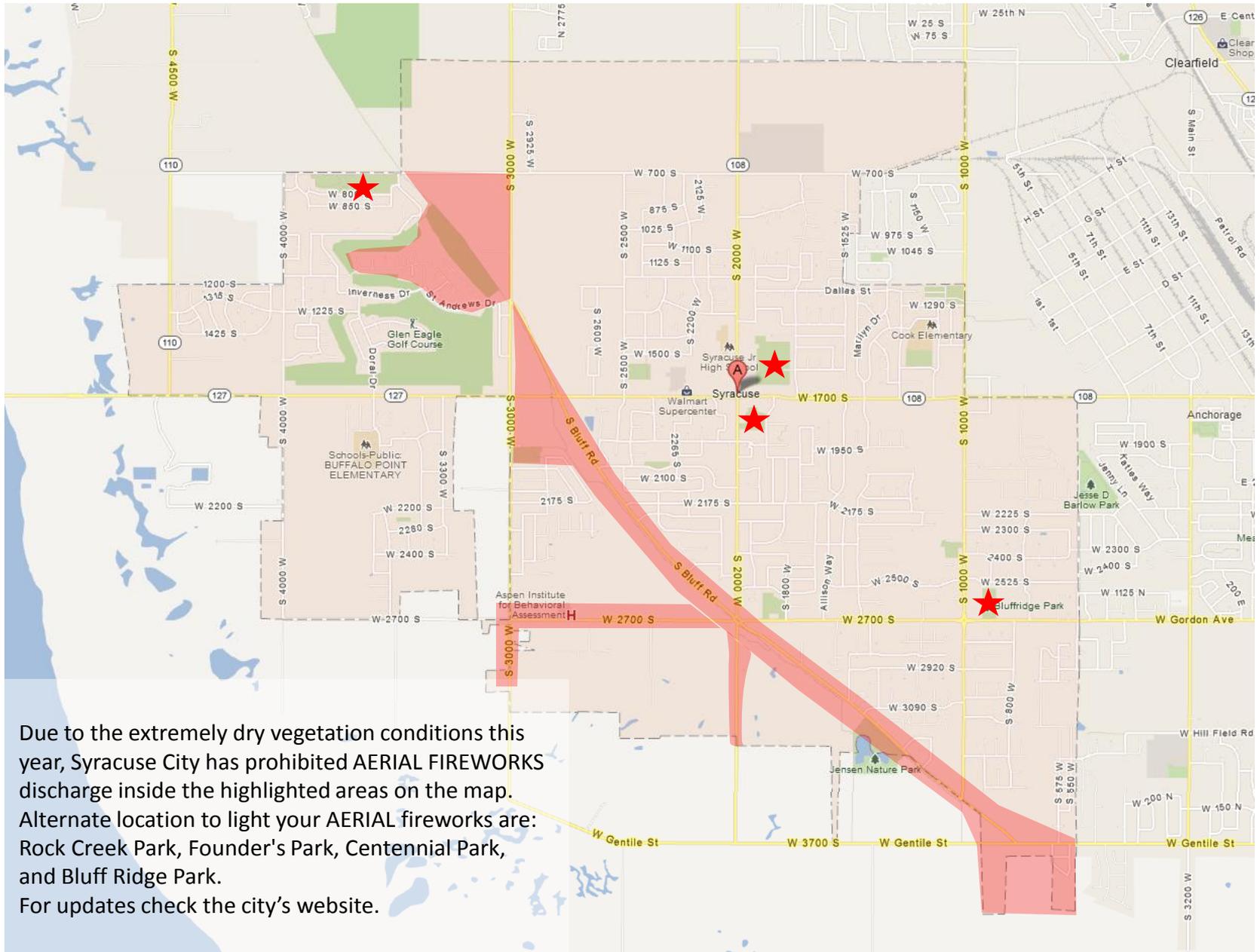
PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 9th DAY OF JULY, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



Due to the extremely dry vegetation conditions this year, Syracuse City has prohibited AERIAL FIREWORKS discharge inside the highlighted areas on the map. Alternate location to light your AERIAL fireworks are: Rock Creek Park, Founder's Park, Centennial Park, and Bluff Ridge Park. For updates check the city's website.



SYRACUSE CITY

Syracuse City Redevelopment Agency Agenda
July 9, 2013 – immediately following the City Council Business Meeting, which begins at 7:00 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
Adopt agenda
2. Public Hearing- Proposed Resolution RDA13-03 amending the Redevelopment Agency Budget for the fiscal year FY2013 – 2014.
3. Adjourn.

~~~~~

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

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 3<sup>rd</sup> day of July, 2013 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 July 3, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

July 9th, 2013

Agenda Item #2                      Public Hearing – Proposed Resolution RDA13-03 amending the Redevelopment Agency Budget for the fiscal year 2013 – 2014.

### ***Factual Summation***

- Any question regarding this agenda item may be directed at Finance Director Stephen Marshall.
- On April 2, 2013, the RDA board held a special meeting and approved the revised contract between the RDA (Agency) and the Fun Center (Developer). In the contract under article 1.C, the developer agreed to pay building permit fees, site plan fees, impact fees, and development fees in the normal course of business. Per article II.D, the Agency shall retain \$200,000 to be used by the Agency to pay the Anticipated Fees for the expansion.
- These amounts were budgeted in the Fiscal Year 2013 with the anticipation that the developer would pay his permit by June 30, 2013. Since this budget has elapsed, I am asking the council to open the budget and move the \$200,000 into the fiscal year 2014 budget. This will help expedite the process and allow the building permit to be paid from the RDA fund to the general fund and impact fee funds upon approval.

### ***Staff Recommendation***

- ***Approve RDA13-03 amending the RDA budget for FY2013-2014 to allow for the building permit to be issued and paid from the new budget year.***

**RESOLUTION RDA13-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADJUSTING THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2014.**

**WHEREAS**, the Uniform Budgetary Procedures set forth in State Statute 10-6-128 allow for amendments and increases to individual fund budgets; and

**WHEREAS**, on July 9, 2013, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed budgetary changes; and

**WHEREAS**, the City Council has determined that approval of the budgetary amendments will promote the orderly operation of the City;

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

**SECTION 1: Amendments.** The following adjustments to the Redevelopment Budget are hereby made for the Fiscal Year 2014 operating budget.

- See attachment

**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 9<sup>th</sup> DAY OF July, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor

# Syracuse City

## FY 2014 Budget Adjustments



|                                                | <u>Original Budget</u> | <u>Amended Budget</u> | <u>Increase / (Decrease)</u> |
|------------------------------------------------|------------------------|-----------------------|------------------------------|
| <b>RDA Fund</b>                                |                        |                       |                              |
| <b><u>Expenditure adjustments:</u></b>         |                        |                       |                              |
| Repayments to Financers                        | 167,445.00             | 367,445.00            | 200,000.00                   |
|                                                |                        |                       | <u>200,000.00</u>            |
|                                                | <u>Revenue</u>         | <u>Expenses</u>       |                              |
| RDA Fund net change                            | -                      | 200,000.00            | (200,000.00)                 |
| Beginning fund shortage                        |                        |                       | (197,945.00)                 |
|                                                |                        |                       | <u>(397,945.00)</u>          |
| Overall fund deficit to come from fund balance |                        |                       | (397,945.00)                 |