



SYRACUSE CITY

Syracuse City Council Business Meeting

October 12, 2021 – 6:00 p.m.

Electronic Via Zoom Meeting
Streamed on Syracuse City YouTube Channel

Public meeting will be held electronically in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of COVID-19 virus, public meetings will be held electronically for the next thirty (30) days. The YouTube live stream of the meeting can be found at the following [link](#).

Connect to the meeting using:

<https://us02web.zoom.us/j/89627392224>

Meeting ID: 896 2739 2224

Connect via telephone: +1-301-715-8592 US

Meeting ID: 896 2739 2224

1. Meeting called to order
Invocation or thought
Pledge of Allegiance
Adopt agenda
2. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on October 12, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
3. Approval of Minutes: (5 min.)
 - a. August 24, 2021 Special City Council/Board of Canvass meeting.
 - b. August 24, 2021 Work Session.
 - c. September 14, 2021 Business Meeting.
4. Consent agenda:
 - a. Final Plat Approval, Aspire at Canterbury, located at approximately 2376 W. 1700 S.
 - b. Proposed Ordinance 2021-28 amending Section 3.35.020 of the Syracuse City Municipal Code providing for an alternate to serve on the Parks Advisory Committee.
5. Proposed Resolution R21-48 appointing Jackie O'Shea as an alternate member to the Syracuse City Parks Advisory Committee. (5 min.) *Council discussion, if necessary, will commence with Councilmember Bingham.*
6. Final Plat Approval, RC's Parkwest Subdivision, Phase 1, located at approximately 1693 W. 2700 S. (10 min.) *Council discussion, if necessary, will commence with Councilmember Bolduc.*
7. Proposed Resolution R21-46 authorizing the adoption of the 2021 Storm Water Management Program for Syracuse City, Utah (5 min.) *Council discussion, if necessary, will commence with Councilmember Maughan.*
8. Proposed Resolution R21-47 adopting the 2021 Water Conservation Plan for Syracuse City, Utah. (5 min.) *Council discussion, if necessary, will commence with Councilmember Savage.*
9. Authorize Administration to execute Interlocal Cooperation Agreement between Davis County Cities and Davis County for UPDES General Permit. (5 min.) *Council discussion, if necessary, will commence with Councilmember Teague.*
10. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on October 12, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
11. Mayor/Council announcements.
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 (if necessary).
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 7th day of October, 2021 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 October 7, 2021.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER



CITY COUNCIL AGENDA

October 12, 2021

Agenda Item #3

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
 - a. August 24, 2021 Special City Council/Board of Canvass Meeting.
 - b. August 24, 2021 Work Session.
 - c. September 14, 2021 City Council Business Meeting.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Special/Board of Canvass Meeting, August 24, 2021

Minutes of the Truth in Taxation meeting of the Syracuse City Council held on August 24, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 850 4059 9991, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

DRAFT

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

City Employees Present:

Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Fire Chief Aaron Byington
Police Chief Garret Atkin
Community and Economic Development Director Noah Steele
Police Chief Garret Atkin

1. Meeting Called to Order.

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

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment.

Mary Montgomery referenced the potential for the City to receive a petition to annex property west of 4500 West, into Syracuse City. She indicated that this property is adjacent to hers and 700 South is a road that has been owned by her family for over 100 years; the eight acres behind her property was sold to another party and that party was told that it could be accessed by 700 South. However, 700 South is a dirt lane and not adequate to provide access. She noted that her home is zoned R-1, residential and if the roadway is expanded to encroach onto her property, she will not meet the minimum setback requirements and her property will become non-conforming and, therefore, illegal. She stated she has been fighting the development of this area for some time as she is opposed to high density development due to the fact that there is not adequate

1 infrastructure to serve such a development. She stated she has been fighting against West Point and their plans to develop the
2 area and she will fight Syracuse as well.

3 Terry Wilberg stated he lives next to the Montgomery's and has lived there since 1980; he considers the area to be
4 very special and he enjoys the privacy and rural nature. However, for the past six weeks he has been disturbed by the noise of
5 construction adjacent to his property and the proposed development of the Diamond property will be more disruptive. He added
6 that it is so close to the lake and when that body of water returns to normal levels, or there is an excess amount of water, the
7 structures and improvements built in that area will be flooded. He noted he will also fight against this development along with
8 Ms. Montgomery and her family. His closest neighbor is currently three acres away from him and if the concept for
9 development of the Diamond property is approved, his way of life will be changed dramatically.

10 Council member Savage stated it is important to clarify that the City is not proposing the development of the Diamond
11 property or any other property in the City; the City is hearing a proposal to develop the property, but the City is not in receipt
12 of a formal annexation petition. Mayor Gailey agreed and noted that the agenda item dealing with that proposed development
13 an annexation will be removed from the work session agenda at the request of the applicant.

14
15 3. Canvass and consideration of certification of the results of Syracuse

16 City Primary Election held August 10, 2021.

17 A staff memo from the City Recorder explained the Syracuse City General Election was held August 10, 2021; the
18 election was conducted using a vote-by-mail hybrid approach whereby all registered voters were mailed a ballot in advance of
19 the General Election with the option of returning that ballot via mail, via a ballot box at City Hall, or surrendering it on Election
20 Day to vote in person at the Syracuse Library. Results provided in advance of this meeting were preliminary in nature and final
21 results will be provided during the meeting.

22 City Recorder Brown reviewed the staff memo and provided a report of the final results for the Syracuse City
23 Municipal Primary Election held August 10, 2021. For the Mayoral race, Dave Maughan received 2,229 votes, Michael Gailey
24 received 1,514 votes, and Kalen Jordan received 461 votes. Those duly nominated to the General Election ballot are Dave
25 Maughan and Michael Gailey. For the City Council race, Jordan B. Savage received 1,998 votes, Jennifer Carver received
26 1,702 votes, Brett D. Cragun received 1,225 votes, Paul Watson received 1,086 votes, Aaron Johnson received 856 votes, and
27 Tad Purser received 457 votes. Those duly nominated to be placed on the General Election ballot are Jordan B. Savage, Jennifer

1 Carver, Brett D. Cragun, and Paul Watson. She concluded there are 17,228 registered voters in the City and 4,238 ballots were
2 cast, for a voter turnout of 29.22 percent.

3 Council member Savage asked why the total votes cast for the Mayor race are less than the total number of ballots
4 cast, and the votes cast in the City Council race are not equal to double the number of ballots that were cast. Ms. Brown stated
5 that voters have the option to under-vote a ballot; meaning, they may not have voted in the Mayor race, or they only voted for
6 one City Council candidate rather than two. Council member Savaged inquired as to the number of votes that were cast for the
7 two candidates who were disqualified from the race. Ms. Brown stated that the State of Utah Election Code prohibits that
8 information being released publicly.

9 COUNCILMEMBER TEAGUE MADE A MOTION TO CERTIFY THE RESULTS OF THE SYRACUSE CITY
10 PRIMARY ELECTION HELD AUGUST 10, 2021. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL
11 VOTED IN FAVOR.

12
13 4. Secondary water report

14 Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update
15 regarding drought conditions and secondary water service in the City. Water usage is keeping pace with projections for this
16 time of year with water restrictions in place; due to recent storm events, water usage has decreased, and he thanked the resident
17 for their efforts in conserving water. He concluded there are four weeks left in the secondary water season and he believes the
18 City will have an adequate supply of water for the remainder of the season.

19 High level Council discussion centered on opportunities to further extend the season due to recent precipitation, and
20 projections regarding water supply in 2022. The Council concluded to have an in-depth discussion after the 2021 secondary
21 water season ends to determine whether to start the 2022 season on May 1 rather than April 15, similar to what was done this
22 year.

23
24 5. Discussion and/or action regarding petition from Scott Shepard for
25 culinary water service outside City limits at 3919 W. 2700 S.

26 A staff memo from Public Works Director Whiteley explained Scott Shepherd lives at 3919 West 2700 South, which
27 is outside Syracuse City limits. He is requesting a service connection from the city water main running in the street in front of

1 his residence. He currently uses a private well for water but has indicated that the well is becoming unreliable. Mr. Shepherd
2 has indicated that this water would only be needed for indoor purposes. Syracuse Code 4.15.130 requires those outside city
3 limits to petition the city council for water service.

4 City Attorney Roberts provided a brief summary of State and City laws regarding the provision of culinary water to
5 citizens outside of City limits. Mr. Whiteley reviewed the memo and indicated the action item before the Council tonight is to
6 determine whether to approve culinary water service for the Shepherd property.

7 Mayor Gailey invited input from the petitioner. Ms. Shepherd and her son provided historical information regarding
8 water availability on their property; the well they have relied upon is currently providing water, but as winter approaches, the
9 water availability will decrease. She added that she has looked into the opportunity to drill a new well on the property, but the
10 State is not issuing any new well permits at this time.

11 Mayor Gailey asked Mr. Whiteley if there is sufficient water to serve the property without negatively impacting the
12 rest of the City. Mr. Whiteley answered yes; water provided to the property will be available for indoor residential use only
13 and he does not see that approving the connection will have a significant impact on the City's water supply.

14 There was brief Council discussion about water infrastructure in close proximity to the property and the fact that there
15 may be other residences in the area that will need similar consideration.

16 COUNCILMEMBER SAVAGE MADE A MOTION TO APPROVE THE PETITION FROM SCOTT SHEPHERD
17 FOR CULINARY WATER SERVICE OUTSIDE CITY LIMITS AT 3919 WEST 2700 SOUTH. COUNCILMEMBER
18 MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

19
20 6. Public hearing: Consideration of request for donation made by Kiwanis

21 Club

22 A staff memo from the City Manager explained the City has been approached by the local Kiwanis Club to participate
23 in a charitable fundraiser Golf Tournament at Glen Eagle Golf Course. The event is named the Kiwanis Hope of America Golf
24 Tournament and will be held September 9, 2021. The request is for \$300 and a 4-person team to participate. The Kiwanis
25 International is a global community clubs, members, and partners with a mission of improving the world one child and one
26 community at a time. Globally, members stage approximately 150,000 service projects and raise nearly US\$100 million every
27 year for communities, families and projects. A representative of the local Kiwanis Club will attend to discuss the purpose of

1 this fundraiser and its benefits to the community. According to City policy and state law, a public hearing is required when the
2 City is considering a donation to an outside entity. The purpose of the hearing is to determine whether the overall community
3 benefit is equal to or greater than the amount of assistance provided. Upon determination by the Council, a donation may be
4 made, or the Council may work out a sponsorship arrangement with the outside entity, which would require the entity to
5 publicly recognize the City through means such as printed materials, signs, etc. The memo concluded the action item before
6 the Council tonight is to vote on whether to donate to the Kiwanis Hope of America Golf Tournament, stipulating the amount
7 and terms of the donation.

8 Mr. Bovero reviewed his staff memo.

9 Mayor Gailey invited input from a Kiwanis Club representative.

10 Terry Palmer of the Kiwanis Club provided information regarding the event and the manner in which proceeds have
11 been used in the past to benefit the public.

12 Mayor Gailey opened the public hearing at 6:41 p.m. There were no persons appearing to be heard and the public
13 hearing was closed.

14 Council discussion centered on the public benefit that would be created if the request for the donation is approved.
15 Council members communicated their hesitance to donate taxpayer money for a private event and suggested that the Kiwanis
16 Club approach local businesses for a private donation. Council member Teague stated he does feel that the event will provide
17 a public benefit, but he understands the Council's concerns about using taxpayer money for the requested purpose. Mr. Palmer
18 thanked the Council for their feedback and indicated he will pursue other private donations for the event.

19 COUNCILMEMBER MAUGHAN MADE A MOTION TO DENY THE REQUEST FOR DONATION MADE BY
20 KIWANIS CLUB. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE
21 EXCEPTION OF COUNCILMEMBER TEAGUE WHO VOTED IN OPPOSITION.

22
23 7. Proposed ordinance 2021-19, zone change for property at
24 approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3) (
25 reconsidered on August 10, tabled to August 24).

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

Location: 2400 West 2700 South
Current General Plan: Low-Density Residential
Current Zoning: A-1 (Agriculture at 0.5 Units per Acre)
Proposed Zoning: R-3
Acreage: 5.92

The applicant Brad Frost with Ovation Homes is requesting approval of a rezone of approximately 5.92 acres from Agriculture to R-3 with the intent of developing single-family lots. The permitted uses in the R-3 Zone are essentially the same as the A-1 Zone with the largest difference being lot size with the R-3 minimum of 8,000 square feet. There is one issue to consider is that this subdivision's proposed access road location would create an intersection onto 2700 S that is only about 170' away from 2400 W. Staggered intersections like the one that would result from this proposed development are generally discouraged because they increase potential for collision with two left turning cars. Planning Commission more closely reviewed the spacing, the potential traffic volume from the new project and future anticipated development to the north of it, also consulted with the city engineer and found that while not ideal, the safety risk of the future intersection is minimal. They also recognized that there are no other alternative access locations currently available for the development. If the rezone is not granted, then a home with a small farm could be built, or alternatively, the property owner could wait until development occurred to the north and west of the property and gain access at that time. The property owner to the north is UDOT and they likely wouldn't surplus the property until after the West Davis Corridor is completed. It is reported that the owners of the property to the west are not interested in selling at this time. It will be important to ensure stub roads are provided to the north and west to allow for circulation between this and future development, but those details will be worked out with the subdivision process should the rezone be granted. The Planning Commission is forwarding a positive recommendation for approval. City Council voted to approve the item on July 13, 2021 but then reconsidered the vote on August 10, 2021. The Council then voted to table until concerns over drainage could be resolved. Since that time, the applicant has met with the City's Public Works staff to discuss engineering solutions to the drainage and other needed infrastructure related items. The attached draft development agreement was offered from the developer that should resolve the Council's concerns.

CED Director Steele reviewed his staff memo.

Councilmember Teague stated he has reviewed the documentation included in the meeting packet and his concerns have been addressed.

Councilmember Savage inquired as to the action that would trigger the applicant receiving approval to move to phase two of the project. Public Works Director Whiteley stated that the water main must be connected through the area that is defined as phase two in order for the developer to proceed to that portion of the development. City Attorney Roberts noted that is memorialized in section three of the development agreement. Councilmember Maughan stated he does not feel that the language in that section is sufficient to ensure that the Council's expectations are being met. The Council debated the appropriate language to be included in the development agreement, ultimately concluding to include language referencing the R-3 zone development guidelines and appropriate water looping.

Councilmember Maughan stated he is also concerned about the appropriate drainage of the property; he asked if the development agreement could include language requiring the developer to secure approval or consent from neighboring property owners about proper drainage of the property. Mr. Whiteley stated the developer has indicated they will install off-site drainage improvements to provide appropriate drainage of the property. Mr. Roberts added that the City has included in the development agreement a requirement to abide by engineered solutions for proper drainage of the property and if those improvements are not adequate, subsequent flooding will become a civil matter between two private property owners. He noted that he feels the development agreement adequately protects the City and neighboring property owners. He added that the drainage system improvements will be recorded on the plat for the subdivision so any future property owner or neighboring property owner will have clear information about such improvements.

COUNCILMEMBER TEAGUE MOVED TO APPROVE ORDINANCE 2021-19, ZONE CHANGE FOR PROPERTY AT APPROXIMATELY 2400 WEST 2700 SOUTH, AGRICULTURE (A-1) TO RESIDENTIAL (R-3). COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN.

8. Proposed Resolution R21-41 Wage scale adjustment, park maintenance worker.

A staff memo from Administrative Services Director Marshall explained when the Council voted to update the City's our wage scale in June responsive to market adjustments, Administration inadvertently excluded the Park Maintenance Worker I position. The original recommendation included part time data instead of the full-time data. The full-time data shows a market

movement of approximately seven percent. Based on the City's recruitment and retention policy, any position over five percent would be considered in a benchmark adjustment. The Council approved in the budget to increase these positions up to 80 percent of the total market change. This would move the Park Maintenance Worker I position to \$14.76 - \$21.61.

Mr. Marshall reviewed his staff memo.

Councilmembers spoke to the need to adjust the wage scale according to the market data to ensure that a fair wage is being offered for this position, which has been very hard to fill in recent months and years.

COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT RESOLUTION R21-41 ADJUSTING THE SYRACUSE CITY WAGE SCALE FOR THE PARKS MAINTENANCE WORKER ONE POSITION. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 7:06 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council/Redevelopment Agency Work Session Meeting, August 24, 2021

Minutes of the Work Session of the Syracuse City Council, also acting as the Redevelopment Agency (RDA) held on August 24, 2021 at 7:06 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 850 4059 9991, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

DRAFT

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Mayor Mike Gailey

City Employees Present:

Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to hear public comments; discuss a request for RDA participation in repair of Town Center clock tower; discuss recommendations from Weber Basin Water Conservancy District regarding ordinance pertaining to water conservation for landscaping purposes; discuss methods private citizens can employ to conserve culinary water; discuss water assistance program directed by the State Department of Workforce Services; discuss the following Planning items:

1. Application to rezone property located at approximately 1343 S. Bluff Road, Residential (R-1) to Residential (R-3).
2. Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone, and possible impact on proposed gas station project.
3. Proposed text amendment in Syracuse City Code Sections 10.20.030, 10.20.050, and 10.30.090 pertaining to public noticing procedures.
4. Proposed text amendment in Syracuse City Code Section 10.30.010 pertaining to swimming pool setbacks.

Discuss American Rescue Plan Act (ARPA) funding priorities; discuss Community and Economic Development (CED) Building Inspections hiring scenario; and discuss future agenda items/Council announcements.

Public comment.

There were no public comments.

**Redevelopment Agency (RDA) item: Request for RDA participation
in repair of Town Center clock tower.**

A staff memo from the Community and Economic Development (CED) Department explained Nadim Bikhazi owns the town center development and is requesting assistance from the RDA to repair the clock tower. The four tower clocks do not show the correct time and the stucco and flashing is in bad shape. The packet included an estimate to repair/replace the stucco finish of the clock tower, at a cost of \$12,113.

Mr. Steele reviewed his memo and facilitated discussion among the Council regarding their ideas for improving the clock tower and the town center area in general and the appropriate level of RDA participation in any improvement projects. The majority of the Council voiced support for a redesign of the clock tower and associated signage; Mr. Steele stated he will confer with the landowner to get his input regarding the Council's ideas and bring back additional information for continued discussion in a future meeting.

**Discussion regarding recommendations from Weber Basin Water
Conservancy District regarding ordinance pertaining to water
conservation for landscaping purposes**

A staff memo from the City Manager explained the 2021 drought has brought landscaping issues to the forefront as communities look for more efficient use of irrigation water. Entities, including Weber Basin Water Conservancy District, have devised programs and incentives to encourage better use of landscaping to conserve water. In light of this situation the Council has expressed a desire to review the City's landscaping ordinances and see if improvements can be made. The current City regulations on landscaping are spread throughout the City Code, ranging from site plan and zoning requirements, to code enforcement. Below is a brief summary of the requirements in the City's landscaping ordinances:

- "Landscaping" as defined in the ordinance means: the design and placement of ornamental fixtures such as fountains, ornamental walls, fences, or benches along with the planting of vegetative materials, trees, shrubs, grass, flowers, etc.

- 1 • Architectural Ordinance: Organized landscaping is required but does not require grass. Vegetative
2 landscaping is required in a 3-tier system: 1)grasses, ground cover, or flowers 2)shrub or vines, and 3)
3 trees.
- 4 • Residential Planned Community Zoning: Landscaping plan is required, and only specifies the following:
 - 5 ○ i) Tree locations;
 - 6 ○ (ii) Hardscape locations;
 - 7 ○ (iii) Amenities;
 - 8 ○ (iv) Sidewalks;
 - 9 ○ (v) Trails;
 - 10 ○ (vi) Fencing;
 - 11 ○ (vii) Entry monument signage design and landscaping.
- 12 • Other zones require “landscaping excellence”, that is well-planned, with required buffer plantings and
13 street trees. Turf grass is not required.
- 14 • Conditional Uses: Landscaping requirements may be placed on conditional issues to address community
15 issues and impacts from the proposed use. This might include landscaping with lower water requirements.
- 16 • Pressure Irrigation Service: Wasting water and specified restrictions are in place, along with fines, to
17 discourage inefficient use and waste of secondary water. Large-Area property owners are also required to
18 submit a water conservation plan to the City.
- 19 • Property Maintenance Code:
 - 20 ○ Weeds and grass (except ornamental grass that is part of an overall landscaping plan) can’t be over
21 12 inches.
 - 22 ○ Noxious weeds are not allowed to flourish.
 - 23 ○ Plantings can’t negatively affect the public right of way (streets, sidewalks)
 - 24 ○ Dead or diseased trees that constitute a public hazard are prohibited.
 - 25 ○ No junk or waste materials on the premise
- 26 • Public Improvement Design Standards: Developers are required to incorporate existing landscaping
27 features into the design of project where feasible and practical. This encourages existing trees and other
28 plantings that have survived without the need for regular irrigation.

Below is a brief summary of suggested changes to landscaping requirements, in consultation with Weber Basin

Water Conservancy District:

1. Intent Language: Improve the intent language to emphasize the use of thoughtful, water-wise landscaping. Suggested language would be something like, “ The city encourages water wise landscaping in both new landscape projects and the retrofitting of existing landscapes both commercial and residential. The city does not require turfgrass in landscaping but does require live plant material to be installed and maintained as an important component of each project for beautification, dust suppression, soil and water retention, reduction of the heat island effect, and oxygen production. All live plant material should be watered efficiently and precisely avoiding over spray and water waste. Properties composed solely of bare earth or gravel or bark mulched areas devoid of plant material are not allowed. Noxious weeds or other volunteer plants are not considered to be landscaping.”
2. Maximum Limits on Turf Grass for Commercial and Industrial Properties: Add language to limit turf grass to a maximum of 15% of the landscaped area.
3. Require Drip Irrigation on Landscaping: Landscaped areas that do not consist of turf grass are required to be drip irrigated, instead of spray irrigation.
4. Prohibit mixed irrigation zones: Drip and spray irrigation heads are not allowed to be on the same irrigation zone.
5. Commercial and HOA Prohibitions on Water-wise landscaping outlawed: Governing documents for HOAs and Commercial land are void and unenforceable if they include restrictions or conditions that have the effect of prohibiting the use of water-conserving plants as a group or require turf grass in portions higher than allowed by the ordinance.
6. Turf Grass Limits on HOA-Maintained Property: HOA-maintained property may have a maximum of 35% turf grass, not including dedicated recreation space.

The memo concluded the goals of this discussion are to review current and proposed policies for regulation of landscaped areas and provide policy direction to the Administration in preparation to drafting ordinance language.

Mr. Bovero reviewed his staff memo and facilitated a review of the City’s current ordinance and discussion regarding the Council’s priorities for ordinance amendments aimed at water conservation and the installation of water-wise landscaping. The Council provided feedback regarding the areas of the proposed ordinance they feel are too vague to enforce and also debated the appropriate penalties for violation of the ordinance. There was also high-level philosophical discussion

1 and debate regarding the types of developments in the City in which the use of turf should be prohibited. Mr. Bovero
2 indicated he will provide the Council's feedback to Weber Basin and bring an amended document back to the Council in a
3 future work session for continued discussion.

4
5 **Discussion regarding methods private citizens can employ to**
6 **conserve culinary water.**

7 An administrative staff memo explained that during the Town Hall Meeting on Aug 5, 2021, a comment was raised
8 to understand what efforts the City makes for conservation of indoor water use and if the City mandates conservation on
9 indoor plumbing for new construction. The response to the comment was to have a council discussion. The City does not
10 have mandatory conservation requirements for indoor plumbing. Plumbing must meet international plumbing code. The City
11 makes efforts to educate the public on indoor water conservation. The water conservation plan has the following:

- 12 • Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the
13 trashcan.
- 14 • Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the
15 bowl water becomes colored without flushing, there is a leak.
- 16 • If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount
17 of water used per flush. However, be careful not to over conserve to the point of having to flush twice to
18 make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- 19 • Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping
20 up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- 21 • Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- 22 • When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your
23 machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a
24 week's worth of clothes.
- 25 • Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a
26 day.
- 27 • Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a
28 pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your
29 personal property.

- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

Mayor Gailey reviewed the staff memo and asked the Council if they were interested in doing more to promote or legislate indoor water conservation. The Council engaged in philosophical discussion of the issue and indicated that while they think it is a good idea for the City to communicate water conservation ideas to residents, they do not want to take steps towards mandates that would restrict personal decisions.

**Discussion regarding water assistance program directed by the
State Department of Workforce Services**

A staff memo from the Administrative Services Director provided a summary of the terms of the Water Assistance Grant:

- Administered through Department of Workforces who contracts with HEAT agencies to determine eligibility of program.
- Very similar to the HEAT program with the same qualifications.
- The funding came from federal stimulus grant funds similar to ARPA.
- Family in need will apply for assistance through DWS contracted HEAT agencies.
- If the family is eligible, a check will be issued and sent directly to the City for payment.
- The City would have to enter into an agreement with DWS in order for citizens to be eligible.
- Between October 2020 and May 2021, 35 households residing in zip code 84075 were paid a HEAT benefit.
- Between October 2019 and May 2020, 59 households residing in zip code 84075 were paid a HEAT benefit.
- This program will run until September 30, 2023.
- The program can pay for four types of water fees/bills -
 - Drinking water
 - Wastewater
 - Storm water

○ Ground water

- The program will also pay for other fees or arrearages if it is required to restore water services or prevent water shut-off for the household.
- We are not required to participate in the program.
- Our city staff will not be making eligibility determination. We will be required to submit data and usage information to the program.

Mr. Marshall reviewed the staff memo and indicated the decision before the Council is whether to enter into an agreement with Workforce Services to allow the temporary water assistance program to cover Syracuse City residents. The Council indicated a willingness to consider action on the execution of a contract during their next business meeting.

Planning item: Application to rezone property located at approximately 1343 S. Bluff Road, Residential (R-1) to Residential (R-3).

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

Location:	1343 S. Bluff Road
Current General Plan:	Low Density Residential
Current Zoning:	R-1 (Single-Family residential at 2.3 units per acre)
Proposed Zoning:	R-3 (Single-Family residential at 4 units per acre)
Units per acre:	2.38

The applicant is requesting approval of a rezone from R-1 to R-3 to allow for development of single-family lots. R-1 minimum lot size is 12,000 square feet and R-3 is 8,000 square feet. The only uses permitted in the R-1 Zone that are not permitted in R-3 are aviaries, farm animal keeping, fruit and vegetable stands, dog kennels, and greenhouses. The Planning Commission reviewed the item on August 17, 2021 and forwarded a positive recommendation.

CED Director Steele reviewed the staff memo.

Councilmember Maughan inquired as to the number of lots that the applicant can get on the property if the zone change is approved. Mr. Steele stated the size of the property limits overall development, but the R-3 zone will allow them to get one more lot than if the R-1 zone were maintained.

Councilmember Savage stated his only concern is creating an island of R-3 zoning in the middle of R-1 zoning.

Councilmember Maughan agreed and stated that given that the applicant can only get one more lot, he does not see a reason to approve the zone change.

Councilmember Bolduc stated she is supportive of the zone change because of the location of the property and its proximity to the future West Davis Corridor; additionally, the properties across Doral Drive near Buffalo Point Elementary School are all zoned R-3 so there is R-3 zoning near the subject property.

Mayor Gailey directed staff to place the application on the next business meeting agenda for continued discussion and possible action.

**Planning item: Continued discussion of potential text amendment in
Syracuse City Code Section 10.100 pertaining to the Town Center
Overlay Zone, and possible impact on proposed gas station project.**

A staff memo from the Community and Economic Development (CED) Department explained one of the goals of the City's recently adopted Economic Development 'PEP' Plan is to "Establish the city as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front." -'Typical' cities on the Wasatch Front are commonly built with automobile-oriented land uses and designs. The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the least desirable themes for new development. The Town Center Overlay Zone implements standards with the goal to create a pedestrian friendly and mixed-use core. This is for economic development but also pedestrian safety. The city has experienced multiple pedestrian injuries and even death from auto collisions in recent history. There is a proposal to build a 'typical' gas station within the town center where there is concern that the proposed typical design will reduce pedestrian safety and detract from the desired mixed-use core. Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and this slideshow is included in this report as it relates to this topic of economic development branding and placemaking. Planning Commission voted on July 20, 2021 to forward a positive recommendation to amend the Town Center Overlay Ordinance.

CED Director Steele reviewed the staff memo and facilitated high-level discussion among the Council and Maverik representatives Belinda Madsen and Leslie Mascaro regarding the implications of the proposed ordinance amendments and the manner in which the amendments would help them to achieve their desired project to relocate their existing Maverik store on 1700 South across the street to the north next to CVS. There was discussion about the conceptual design of the new store; reuse of the existing store's site; cross access easements with adjacent properties; timing of the new project and demolition of

the building and removal of the fuel tanks on the old site; maintaining the drive aisle to Founder's Park and Syracuse Elementary School; and parking accommodations on the site and safe movement of vehicular traffic.

Council discussion then shifted to the need to amend land use ordinances to ensure that the City is being friendly to businesses; some design guidelines and building placement requirements are too restrictive and can result in businesses choosing to relocate in other communities. Mr. Steele stated that such amendments are acceptable, so long as the Council acknowledges that doing so is not in keeping with the vision that has been defined for the City's town center. The Council stated they feel that the proposed project will fit the vision for the City's town center while also providing a service that residents desire in this area. The reached consensus to proceed with consideration of text amendments that would allow Maverik to submit their development application. City Manager Bovero stated that it is important to note that CED Director Steele's position is that Maverik's plan could have proceeded according to the City's current land use ordinances but was not possible due to a restriction imposed by CVS. He stated he does not want Mr. Steele to be misrepresented as being anti-business. Mayor Gailey stated that the proposed text amendments will be placed on the September 14 business meeting agenda for continued discussion and action.

Planning item: Proposed text amendment in Syracuse City Code

Sections 10.20.030, 10.20.050, and 10.30.090 pertaining to public noticing procedures.

A staff memo from the Community and Economic Development (CED) Department explained Utah's 2021 legislative session removed the requirement from Utah Code section 10-9a-205 to run land use issues in a "newspaper of general circulation within the area". Syracuse City Code currently requires that we continue to do so. The memo provided the following findings:

- The Community and Economic Development Department spent approximately \$10,000 in Fiscal Year 2020 to post public hearings and agendas in the Ogden Standard-Examiner.
- A 2019 survey conducted by Y2 analytics of Salt Lake City determined that roughly 29 percent of Utahns get their news from local print newspapers and indicated that percentage is steadily declining. In Syracuse City, that represents approximately 9,000 citizens.
- Staff has been unable to reach the Standard-Examiner for subscription data within the Syracuse; however, it seems unlikely that all 9 thousand local newspaper readers subscribe to the Standard-Examiner (and peruse the legal section for items related to land use issues).

Based on the findings of the Utah State Legislature that newspaper noticing is no longer required, and declining readership numbers, staff recommends approval. Planning Commission reviewed the item on August 3 and is recommending approval.

CED Director Steele reviewed the staff memo. The Council voiced their support for the text amendment and Mayor Gailey directed staff to place the application on the September 14 consent agenda for approval.

Planning item: Proposed text amendment in Syracuse City Code

Section 10.30.010 pertaining to swimming pool setbacks.

A staff memo from the Community and Economic Development (CED) Department explained that during their regular meeting on July 20, 2021 the Planning Commission reviewed the report below concerning swimming pool setbacks and recommended staff schedule a public hearing to review reducing the current eight-foot setback to six feet. The proposed ordinance amendment has been included as an attachment to this report. Some additional modifications have been made for continuity to regulate all structures outlined in the ordinance rather than solely pools. The City Council originally requested the Planning Commission investigate a potential reduction in the current setback requirements for swimming pools. The current setback is 8 feet from any property line for any pool type over 24 inches deep. This requirement affects both above-ground and in-ground pools. A fence with a minimum 48-inch height is also required to surround the pool in some way (hot tubs with lockable safety covers meeting ASTM F1346-91 requirements are exempt from the fencing requirement). The memo discussed findings of Planning staff and the Planning Commission. A major consideration when determining pool setbacks is grounding and bonding to prevent electric shock. All pools within 6 feet of any grounded metal object must be bonded to prevent injury or death that may result from a person completing a circuit by touching the pool water and metal object. This distance is increased when using pool maintenance tools such as pool skimmers with an average maximum length of 10 feet as these tools are often made from metal. When considering a pool setback, Building Code requires a minimum distance of 6 feet from any surrounding metal to the edge of water. This applies to any metal, not only that which is electrically charged. The metal may also be on a surrounding property and would require bonding wires to be attached and moved across the property line to meet Building Code. This already required and does not need to be incorporated into City Code. Best pool design practices encourage decking around the entire perimeter of the pool to allow for maintenance. This implies some minimum setback from the property line but can be determined on a case-by-case basis. A common minimum decking width is three feet. Water is also constantly moving from pools into the surrounding soils unless the materials used are entirely waterproof as in the case of some above-ground pools. In-ground pools almost always leak into soils at some rate.

Impacts to surrounding soils, the types of soil surrounding the pool, and the groundwater depth all impact the buoyancy and structural integrity of a pool. In-ground pools are most affected but long-term above-ground pools can also be impacted. Above-ground pools are likely to have a greater impact on the surrounding area if they experience a wall failure. Water will disperse much more quickly than an in-ground pool. In-ground pools are susceptible to cracks and shifts with the potential to be lifted by ground-water buoyancy. Ultimately, property owners are responsible for the operation and maintenance of their pools, regardless of location. If a property owner chooses to place a pool directly against a property line and it fails resulting in damage to a neighbor's property, they are liable for that damage. Unlike structures, pools are often either less than 6-feet or in the ground and do not have the same visual impact as a shed or garage which could be built close to the property line. The City Code currently allows sheds up to 10 feet to be built on the property line if they are less than 200 square feet. It also permits fences up to 6 feet to be built to the property line. In terms of flooding, an average 12x24-foot in-ground pool with a depth of five feet holds approximately 10,800 gallons of water. An average above-ground pool 48 inches high with a 15-foot diameter holds approximately 5,310 gallons. A 5/8-inch garden hose delivers 17 gallons of water per minute or 24,480 gallons per day. This is over twice the capacity of an in-ground pool. Granted, above-ground pools may experience catastrophic failure and lose almost all their water at once, but this is extremely unlikely with in-ground pools. Even if the in-ground pool contained 20,000 gallons and this drained unsupervised over the course of 7 days, the leak rate would be 2,857 gallons per day or what a garden hose could deliver in about 3 hours. Because of minimal flood impact, established Building Code and structural requirements, and property owner liability, staff recommends that the setback for pools be reduced to six feet. This allows for more flexibility than the current Code but keeps pools away from potentially be required to bond to metal across a property line. The memo concluded the Planning Commission reviewed the item on August 3, 2021 and is recommending approval.

Mr. Steele reviewed the staff memo.

Council discussion and debate centered on whether the amendment would provide for sufficient space between the swimming pool and adjacent fences/properties boundaries. They reached consensus to proceed with the code amendment and Mayor Gailey directed staff to place the item on the September 14 agenda for action.

Planning item: Discussion regarding the City's receipt of an intent to file annexation petition – Salt Edge Project, approximately 144 acres at 4700 W. 1500 S.

This item was removed from the agenda and was not discussed at the request of the applicant.

Discussion of American Rescue Plan Act (ARPA) funding priorities.

A staff memo from the City Manager and Administrative Services Director summarized the ARPA grant:

- There are different categories of government entities: States, Counties, Metropolitan cities, Non-entitlement Units, Tribal, Territories.
- We are considered a Non-Entitlement Unit because we have a population of less than \$50,000.
- Layton and Clearfield amount others are considered Metropolitan cities because of size or because of status with the CBDG grant.
- Non-Entitlement Units (Syracuse) must receive our funds through the State of Utah similar to how the CARES Act was distributed.
- As of today, we have received half of our funds or \$1,861,537 of our total of \$3,723,074.
- The money will be distributed in 2 tranches –the second will be a year from now.
- We have until December 31, 2024 to spend this money.
- This allocation method helps us because we are considered a subrecipient of the State of Utah. This means we will have less reporting requirements than those cities that receive the money directly from the feds.

The Coronavirus State and Local Fiscal Recovery Funds provide eligible state, local, territorial, and Tribal governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, and more equitable economy as the country recovers. Recipients may use these funds to:

- Support public health expenditures, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
- Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
- Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors
- Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet

Within these overall categories, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities.

NOTABLE QUESTIONS AND ANSWERS

- **4.3. May recipients use funds to pay interest or principal on outstanding debt? No.** Expenses related to financing, including servicing or redeeming notes, would not address the needs of pandemic response or its negative economic impacts. Such expenses would also not be considered provision of government services, as these financing expenses do not directly provide services or aid to citizens. This applies to paying interest or principal on any outstanding debt instrument, including, for example, short-term revenue or tax anticipation notes, or paying fees or issuance costs associated with the issuance of new debt.
- **6.1. What types of water and sewer projects are eligible uses of funds?** The Interim Final Rule generally aligns eligible uses of the Funds with the wide range of **types or categories of projects that would be eligible to receive financial assistance through the Environmental Protection Agency's Clean Water State Revolving Fund (CWSRF) or Drinking Water State Revolving Fund (DWSRF)**. Under the DWSRF, categories of eligible projects include treatment, transmission and distribution (including lead service line replacement), source rehabilitation and decontamination, storage, consolidation, and new systems development. Under the CWSRF, categories of eligible projects include: construction of publicly owned treatment works, nonpoint source pollution management, national estuary program projects, decentralized wastewater treatment systems, stormwater systems, water AS OF JULY 19, 2021 28 conservation, efficiency, and reuse measures, watershed pilot projects, energy efficiency measures for publicly-owned treatment works, water reuse projects, security measures at publicly-owned treatment works, and technical assistance to ensure compliance with the Clean Water Act.
- **8. Ineligible Uses**
 - States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue due to a change in law from March 3, 2021 through the last day of the fiscal year in which the funds provided have been spent.
 - No recipient may use this funding to make a deposit to a pension fund.

Mr. Marshall reviewed the staff memo and he and Mr. Bovero facilitated discussion among the Council regarding their priorities for use of ARPA funds. The Council provided general direction to Administration that they are comfortable utilizing ARPA funds in the same manner that the City used CARES Act funds in the last Fiscal Year; they indicated they

1 will perform a detailed review of ARPA allowances in advance of a formal action on a budget amendment later this fall.
2 Mayor Gailey stated that COVID cases have spiked in Syracuse recently and critical to administration is being able to
3 respond to those trends as they are occurring. He asked if the Council would be comfortable holding off on decisions
4 regarding the use of ARPA funds until the November strategic planning meeting. The Council indicated they are comfortable
5 with that process.

6
7 **Discussion of Community and Economic Development (CED)**

8 **Building Inspections hiring scenario.**

9 A staff memo from the Community and Economic Development (CED) Department explained the Council recently
10 reviewed the CED staffing levels in relation to increased amount of inspections because of high construction rates and a
11 potential retirement on the team. With the un-forecasted increase of COVID cases, there is a chance that the predicted
12 retirement may not happen, in which case we would like to present a new preferred scenario if that is the case.

13 Mr. Steele reviewed his staff memo and offered a comparison of the present scenario with the potential variation if
14 the retirement does not happen. The Council expressed concern about making permanent staffing adjustments that may need
15 to be changed if the employee does not retire. The Council stated they are comfortable approving the variation only if the
16 current inspector does not retire; in the meantime, the previous decision regarding staffing will be upheld.

17
18 **Discussion of future agenda items/Council announcements.**

19 The Council discussed and reported on community events and discussed any needs for future agenda items. City
20 Manager Bovero also the calendar of upcoming work session agenda items.

21
22
23 The meeting adjourned at 9:43 p.m.

24
25
26
27
28 _____
29 Mike Gailey
30 Mayor

28 _____
29 Cassie Z. Brown, MMC
30 City Recorder

31 Date approved: _____

1 Minutes of the Syracuse City Council Regular Meeting, September 14, 2021.

2
3 Minutes of the regular meeting of the Syracuse City Council held on September 14, 2021 at 6:00 p.m., held in a hybrid
4 in-person/electronic format via Zoom, meeting ID 823 9514 6373, in-person in the City Council Chambers at 1979 W. 1900
5 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act
6 Amendments, signed into law on June 25, 2020.

7
8 Present: Councilmembers: Lisa W. Bingham
9 Corinne N. Bolduc
10 Dave Maughan
11 Jordan Savage
12 W. Seth Teague

13
14 Mayor Mike Gailey
15 City Manager Brody Bovero
16 City Recorder Cassie Z. Brown

DRAFT

17
18 City Employees Present:

19 Administrative Services Director Stephen Marshall
20 City Attorney Paul Roberts
21 Fire Chief Aaron Byington
22 Police Chief Garret Atkin
23 Parks and Recreation Director Kresta Robinson
24 Public Works Director Robert Whiteley
25 Community and Economic Development Director Noah Steele
26

27 1. Meeting Called to Order/Adopt Agenda

28 Mayor Gailey called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place,
29 and agenda provided 24 hours in advance to the newspaper and each Councilmember.

30 COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER SAVAGE
31 SECONDED THE MOTION; ALL VOTED IN FAVOR.

32
33 2. Public comment:

34 Mayor Gailey invited in person public comments. There were no in person public comments.

35 Mayor Gailey then invited Zoom participants to provide public comments. There were no Zoom participants wishing
36 to provide public comments.

37 Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public comments
38 to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. Ms. Brown indicated
39 she had not received any emailed public comments.

40
41 3. Report/update on drought conditions and secondary water provision.

42 Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update
43 regarding drought conditions and secondary water service in the City. He reported on the Echo and East Canyon reservoirs,

1 which are the main sources of the City's secondary water. He thanked residents for their efforts to conserve water, which has
2 made it possible for the City to provide adequate water and good water pressure to the entire City throughout this year's limited
3 secondary water system.

4
5 4. Discussion and/or action regarding petition from Tyson Hamblin for
6 culinary water service outside City limits at 3300 W. 2700 S

7 A staff memo from the Public Works Director explained Tyson Hamblin is planning to construct a home on property
8 currently owned by his father Lance Hamblin that is located outside Syracuse City limits. He is requesting a culinary service
9 connection from the city water main running in the street in front of the property. Mr. Hamblin has indicated that this water
10 would only be needed for indoor purposes. Syracuse Code 4.15.130 requires those outside city limits to petition the City Council
11 for water service.

12 Mr. Whiteley summarized his staff memo and stated that he recommends conditional approval of the connection,
13 contingent upon the property being divided before the culinary service is connected as two culinary connections cannot be
14 provided to one property.

15 Council discussion centered on the current water service to the property; Mr. Whiteley noted the existing home is
16 already connected to the City's culinary water main, but the divided portion of the property would need its own culinary
17 connect.

18 COUNCILMEMBER MAUGHAN MOVED TO GRANT CONDITIONAL APPROVAL OF PETITION FROM
19 TYSON HAMBLIN FOR CULINARY WATER SERVICE OUTSIDE CITY LIMITS AT 3300 W. 2700 S., CONTINGENT
20 UPON THE PROPERTY BEING DIVIDED BEFORE THE SECOND CULINARY CONNECTION IS PROVIDED.
21 COUNCILMEMBER TEAGUE SECONDED THE MOTION, ALL VOTED IN FAVOR.

22
23 5. Request to be on the agenda: Davis County 4H Horse and Livestock
24 will be making a presentation regarding their program.

25 An administrative staff memo explained Jenna Aldrich, Advisor to the Davis County 4H Horse and Livestock group,
26 requested that 4H Ambassadors be given time on the agenda to present information to the Mayor and Council regarding their
27 program and the services they provide in Syracuse City and other Davis County cities.

Several 4H Ambassadors used the aid of a PowerPoint presentation to provide the Mayor and Council with information about the Davis County 4H program and their desire for the City to preserve the Syracuse arena. They recited the 4H pledge and noted that 4-H Is America's Largest Youth development program organization, with over six-million kids, and 500,000 volunteers to run it; it is a non-profit entity, focusing on education and empowering youth to succeed. The 4H motto is "To Make the Best Better" and that's what Davis County 4H is trying to do with local youth. The provided the following information about the Davis County 4H horse program:

- Involves the primary care of a horse, riding, financing, practicing, grooming, training and showing
- Teaches hard work, determination, confidence, growth, team support
- Holds Education Nights for community members (for people who own horses and those who don't)
- More than a Horse Show: We do demonstrations, public speaking, require written tests, write cover letters and resumes, learn about jobs in the horse industry, focus on community service and volunteer work

4H is involved in the local community; they provide pony rides and work at Baby Animal Days with their own horses and livestock, offering an incredible opportunity for the community, and fundraise to support our programs. There is a major focus on service and volunteer work.

They then summarized the history of the Syracuse arena and 4H program:

- 4-H clubs were instrumental in the installation the lights at the arena
- 4-H has been working and servicing the arena for over 40 years
- 4-H provides yearly Syracuse City service projects, Christmas for a family in need, painting fences, weeding the arena, assembling and delivering city picnic tables, riding in the Syracuse Heritage Days Parade, etc.

They provided photos of service projects completed at the Syracuse arena, which were intended to cover the cost of renting the facility for 4H activities. The 4H livestock program does the following:

- Invites participants to raise goats, pigs, steers, bunnies, chickens
- Host education nights to help teach about the importance of agriculture and providing food for the community
- Focus on training, grooming, feeding, financing, safety, and quality care of animals
- Teaches hard work, determination, team support, the importance of service and volunteer work
- Not just a Livestock Show: Also requires members to write cover letters and resumes; to teach community events, demonstrate sportsmanship
- #1 Most Amazing thing about Davis County Livestock Program.....

Davis County 4H has donated over 1 million pounds of meat to the Utah Food Bank, a program that needs and deserves community support. The ambassadors then asked what Syracuse City can do support and help the 4H program; the program needs arena to practice safely; they are paying, using, and providing service projects to subsidize the arena and it must be maintained for the program to remain successfully. So many spaces have already been lost and the Syracuse City arena is the last City owned arena in Davis County. Good dirt is essential to safety of horses and riders; the arena must be worked often and watered correctly; 4H cannot provide any events or practice it's just "panels in a field". Just like baseball players need good diamonds with hard clean dirt between bases, soccer players need good grass with no weeds and no gopher holes so no one turns an ankle, horseman need safe, soft, deep, dirt to practice and show safely. 4H has amazing connections through Community Education Nights and would facilitate any training for Parks and Recreation for dirt preparation, which could help with rental groups. The 4H Clubs in Davis County are growing; this group had the highest numbers this year in almost five years, with over **110 participants and enrolled volunteers** in horse and **80 Participants** in livestock. This means approximately 200 families are involved! Taking away facilities from a program like 4H would be like cementing local high school football fields; essentially cancelling the program for our County There are many other family members that also use the arena for open rides, Adult Riding Club, Junior Posse, Sheriff's Mounted Posse, Team Roping Clubs, etc. With proper understanding of rentals, and good maintenance of the arena itself, this Syracuse Facility could see more community use and support. The Ambassadors emphasized their request to allow Syracuse to be the last City in Davis County committed to honoring the agricultural heritage of the community.

Each Councilmember commented on their support for the 4H program and thanked the Ambassadors and their leaders for getting involved. They communicated their commitment to preserving the arena and finding a different location for the proposed BMX park.

6. Discussion and/or action regarding a proposal from Mayor Gailey to direct the Parks Advisory Committee to remove the Syracuse Equestrian Park from consideration as the location for a proposed BMX track in the City.

A staff memo from the City Manager explained that last February, representatives from Legacy BMX came before the City Council to discuss the idea of moving their BMX track to Syracuse. Their current lease with Davis County is ending, and it is expected that the County will not renew the lease. Plans at the County include the possibility of converting the current

BMX track location to athletic fields. At the February 23, 2021 Council meeting, the BMX proposal was assigned to the Parks Advisory Committee to research the details, such as costs, possible locations, and management structure of the BMX proposal, and return with a recommendation to the City Council. During the explorations of the Parks Advisory Committee, the location of the existing equestrian arena was identified as one of three potential places to locate the BMX track. The Parks Advisory Committee asked staff to gather the following information:

- Provide of cost estimate of constructing a new equestrian park at another location
- Provide usage data of the existing equestrian park
- Put together cost estimates for the construction of the BMX and pump tracks
- Provide a draft memorandum of understanding on the management of the tracks
- Put together a basic layout and concept plan for the improvements

The information above is scheduled to be presented to the Parks Advisory Committee at their September 15th meeting. Mayor Gailey is proposing that the Council preemptively vote to remove the Equestrian Park location from consideration. This will both respond to the voice of the citizens who use the facility and allow the Parks Advisory Committee to complete their task without wasting time on a location of which the Council would not approve. The action item before the Council tonight is to determine whether to vote to remove the equestrian park from consideration for the location of the proposed BMX track.

COUNCILMEMBER BOLDUC MOVED TO DIRECT THE PARKS ADVISORY COMMITTEE TO REMOVE THE SYRACUSE EQUESTRIAN PARK FROM CONSIDERATION AS THE LOCATION FOR A PROPOSED BMX TRACK IN THE CITY. COUNCILMEMBER TEAGUE SECONDED THE MOTION, ALL VOTED IN FAVOR.

Mayor Gailey added that he will be proposing to the Council an amendment to the Parks Advisory Committee ordinance to allow for an alternate member to be appointed to the Committee; he plans to appoint Jackie O'Shea to that position once it is created and she will be a voice from the horse community in Syracuse City.

7. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of July 27, 2021 and the Truth in Taxation Hearing and Business Meeting of August 10, 2021.

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

8a. Committee appointments: Proposed Resolution R21-43 reappointing

Christopher Weaver to the Syracuse Arts Council.

An administrative staff memo explained Arts Council leadership has requested that Christopher Weaver be re-appointed to the Arts Council Board. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

“3.45.020(D) Terms of Office. The terms of office for Board members, who are not members of the Recreation Department, shall be four years. These members’ terms shall be staggered so that no more than 25 percent of the members’ terms expire at the same time. The term of office for the Recreation Department staff designated as a member of the Board should be as determined by the Department Director. Appointments to the Board should be made no later than the first City Council meeting in September of each year and shall be filled as quickly as practicable when a vacancy arises due to resignation. In circumstances where appointments are not made prior to the first City Council meeting in September of each year, said appointments shall be made as soon as reasonably possible thereafter.”

The memo concluded Mayor Gailey recommends the adoption of Resolution R21-43 reappointing Christopher Weaver to the Syracuse Arts Council.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-43 REAPPOINTING CHRISTOPHER WEAVER TO THE SYRACUSE ARTS COUNCIL. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

8b. Committee appointments: Proposed Resolution R21-44 appointing

Kenneth Hellewell to the Syracuse City Planning Commission.

An administrative staff memo explained there is currently a vacancy on the Syracuse City Planning Commission and Mayor Gailey has asked that the Council consider appointing Kenneth Hellewell to fill the vacancy.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R21-44 APPOINTING KENNETH HELLEWELL TO THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

1 8c. Committee appointments: Proposed Resolution R21-45 appointing
2 James King to the Syracuse City Planning Commission as an alternate
3 member.

4 An administrative staff memo explained one of the alternate positions on the City's Planning Commission is currently
5 vacant; Mayor Gailey has asked that the Council consider appointing James King to fill the vacancy.

6 COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT RESOLUTION R21-45 APPOINTING JAMES
7 KING TO THE SYRACUSE CITY PLANNING COMMISSION AS AN ALTERNATE MEMBER. COUNCILMEMBER
8 BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

9
10 9a. Common consent: Proposed Ordinance 2021-24 amending Sections
11 10.20.030, 10.20.050, and 10.30.090 of the Syracuse City Municipal Code
12 pertaining to noticing land use hearings and meetings in newspapers.

13 A staff memo from the Community and Economic Development (CED) Department explained during the Utah 2021
14 Legislative Session, the Legislature removed the requirement from Utah Code section 10-9a-205 to advertise land use issues
15 in a "newspaper of general circulation within the area". Syracuse City Code currently requires that the City continue to do so.

16 Findings: The Community and Economic Development Department spent approximately \$10,000 in Fiscal Year 2020
17 to post public hearings and agendas in the Ogden Standard-Examiner. A 2019 survey conducted by Y2 analytics of Salt Lake
18 City determined that roughly 29% of Utahns get their news from local print newspapers and indicated that percentage is steadily
19 declining. In Syracuse City, that represents approximately 9 thousand citizens. Staff has been unable to reach the Standard-
20 Examiner for subscription data within the Syracuse; however, it seems unlikely that all 9 thousand local newspaper readers
21 subscribe to the Standard-Examiner (and peruse the legal section for items related to land use issues).

22 The memo concluded that based on the findings of the Utah State Legislature that newspaper noticing is no longer
23 required, and declining readership numbers, staff recommends approval. Planning Commission reviewed the item on August 3
24 and is also recommending approval.

25 City Manager Bovero reviewed the staff memo.

26 COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT ORDINANCE 2021-24 AMENDING
27 SECTIONS 10.20.030, 10.20.050, AND 10.30.090 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO

1 NOTICING LAND USE HEARINGS AND MEETINGS IN NEWSPAPERS. COUNCILMEMBER SAVAGE SECONDED
2 THE MOTION.

3
4 9b. Common consent: Proposed Ordinance 2021-24 amending Sections
5 10.20.030, 10.20.050, and 10.30.090 of the Syracuse City Municipal Code
6 pertaining to noticing land use hearings and meetings in newspapers.

7 A staff memo from the Administrative Services Director summarized the terms of the Water Assistance Grant:

- 8 • Administered through Department of Workforces who contracts with HEAT agencies to determine
9 eligibility of program.
- 10 • Very similar to the HEAT program with the same qualifications.
- 11 • The funding came from federal stimulus grant funds similar to ARPA.
- 12 • Family in need will apply for assistance through DWS contracted HEAT agencies.
- 13 • If the family is eligible, a check will be issued and sent directly to the City for payment.
- 14 • The City would have to enter into an agreement with DWS in order for citizens to be eligible.
- 15 • Between October 2020 and May 2021, 35 households residing in zip code 84075 were paid a HEAT
16 benefit.
- 17 • Between October 2019 and May 2020, 59 households residing in zip code 84075 were paid a HEAT
18 benefit.
- 19 • This program will run until September 30, 2023.
- 20 • The program can pay for four types of water fees/bills -
 - 21 ○ Drinking water
 - 22 ○ Wastewater
 - 23 ○ Storm water
 - 24 ○ Ground water
- 25 • The program will also pay for other fees or arrearages if it is required to restore water services or prevent
26 water shut-off for the household.
- 27 • We are not required to participate in the program.

- Our city staff will not be making eligibility determination. We will be required to submit data and usage information to the program.

The memo concluded the action item before the Council is to determine whether to approve Resolution 21-42 - Authorize execution of Memorandum of Understanding (MOU) with Department of Workforce Services for water assistance program.

City Manager Bovero reviewed the staff memo.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT ORDINANCE 2021-24 AMENDING SECTIONS 10.20.030, 10.20.050, AND 10.30.090 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO NOTICING LAND USE HEARINGS AND MEETINGS IN NEWSPAPERS. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

10. Proposed Ordinance 2021-25 amending the Syracuse City Zoning Map from R-1 to R-3, related to property located at 1343 S. Bluff Road.

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

Location:	1343 S. Bluff Road
Current General Plan:	Low Density Residential
Current Zoning:	R-1 Single Family Residential at 2.3 units per acre
Proposed Zoning:	R-3 Single Family Residential at 4 units per acre
Acres:	2.38

The applicant is requesting approval of a rezone from R-1 to R-3 to allow for development of single-family lots. R-1 minimum lot size is 12,000 sf and R-3 is 8,000 square feet. The only uses permitted in the R-1 Zone that are not permitted in R-3 are aviaries, farm animal keeping, fruit and vegetable stands, dog kennels, and greenhouses. The Planning Commission reviewed the item on August 17, 2021 and is recommending approval.

CED Director Steele reviewed the staff memo and noted the project plan has not changed since the Council's last review.

The Council debated whether it is appropriate to approve the R-3 zoning designation given that the subject property is surrounded mostly by R-1 zoning. Councilmembers Maughan and Savage indicated they could support the R-2 zoning

1 designation, but not R-3, and that the applicant could create the same number of lots under the R-2 zoning as the R-3 zoning.
2 Councilmembers Bolduc and Teague indicated they are not concerned about the number of lots that could be created under the
3 R-3 zoning designation, but Councilmember Teague acknowledged that approving the R-3 zoning in this case would create a
4 precedent for future applications for a zoning designation that would create an island of one zone in the middle of existing
5 development under a less dense zone. Councilmember Bolduc stated that each zoning application is considered on its own and
6 the Council has legislative authority to deny or approve any application without relying upon any perceived precedent.

7 Mayor Gailey invited input from the applicant.

8 Jason Harward stated that he has adjusted the plot lines on the conceptual plan for the project after hearing feedback
9 from the City Council during the last work session meeting. He stated that the lot frontage for each lot will be 85 feet and only
10 one lot would meet the minimum standards for the R-3 zone. He can make further adjustments to comply with the square
11 footage requirements for the R-2 zone if the Council decides to deny the R-3 zone and approve the R-2 zone. He stated that
12 two of the neighboring property owners provided input regarding the subdivision design and they have offered their support
13 for the adjustments that have been made since the Council's work session discussion.

14 Councilmember Bingham stated that she is comfortable approving the R-3 zoning designation and asked who will
15 have the authority to review the subdivision plan and lot sizes. Mayor Gailey stated that would be the responsibility of the
16 Planning Commission.

17 City Attorney Roberts stated that the Council has the ability to adjust the zoning request and could assign the R-2
18 zoning rather than R-3. He added that if the applicant is unwilling to change the layout to eliminate the R-3 compliant lot from
19 the project, he should not receive the R-2 zone. Mr. Harward stated that he is willing to make the adjustment and he will accept
20 the R-2 zone.

21 COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-25 AMENDING THE SYRACUSE
22 CITY ZONING MAP FROM R-1 TO R-2, RELATED TO PROPERTY LOCATED AT 1343 S. BLUFF ROAD.
23 COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF
24 COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

25 Councilmember Maughan stated his opposing vote is based upon his concern that all documents provided to the
26 Council tonight were based upon the request for the R-3 zone; he is concerned the Council will not see updated documents
27 reflecting the decision to assign the R-2 zone.

11. Discussion and/or authorization to proceed with submitting parks
maintenance facility design to Planning Commission.

A staff memo from the City Manager and Parks and Recreation Director explained Rick Espinosa, Project Manager for JRCA Architects, has been working with staff on a design for the Park Maintenance Facility for the past seven months; he will present to the Council the design drawings, preliminary rendering, and the cost estimate. Attached are the design drawings, preliminary rendering, and cost estimate for council review. It was anticipated that the total Park Maintenance Building Budget, including design and construction oversight would be approximately \$2,750,000.00; however, with a 15% construction inflation cost increase, the cost estimate for the draft design is \$3,227,528.00. Below are possible funding sources to cover the estimated increase.

*Sale of Cemetery Land	\$2,500,000	FY2022
**Additional Cemetery Proceeds	\$1,830,000	FY2022
**FY2021 Surplus	\$1,500,000	FY2021
**Sale of Freemont Land	\$2,488,500	FY2021
Total estimated	\$8,318,500	

*Already allocated to Park Maintenance Facility

**Possible Funding Source for additional increase

The memo concluded the purpose of this discussion is to review presentation from JRCA, discuss options and finances of the project to determine if the Council would like to proceed with submitting Parks Maintenance Facility Design to Planning Commission.

Ms. Robinson reviewed the staff memo and introduced Mr. Espinoza, who then provided a presentation to orient the Council to the proposed design of the building. Throughout the presentation, there was high level discussion among the Council and staff regarding several variables and factors that contributed to the design proposal. There was debate regarding the proposed layout of bathroom/locker-room facilities in the building, with Ms. Robinson noting the consolidation of restrooms into unisex facilities helps to improve functionality and efficiency of the building.

Ms. Robinson then discussed the estimated cost of the project, noting that it exceeds the budget that has been approved by the Council. She emphasized that construction costs have increased by nearly 15 percent since the original estimate for the project. Additionally, the project is intended to serve the City through buildout, and she asked for Council support of the project, even at an increased cost. The best time to solicit bids for this type of project is during the winter months when

1 contractors are looking for work; she asked that the Council refer the matter to the Planning Commission for a formal
2 recommendation. Mayor Gailey added that the design will be reviewed by the Council again before a Request for Proposals
3 (RFP) is published. City Manager Bovero added that the City's Architectural Review Committee will also provide a
4 recommendation to the City Council. He added that it is worth noting that this project can be completed without the City issuing
5 debt. Mayor Gailey and the Council agreed.

6 COUNCILMEMBER SAVAGE MOVED TO REFER THE PARKS MAINTENANCE FACILITY DESIGN TO
7 THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL
8 VOTED AYE.

9
10 12. Proposed Ordinance 2021-26 amending Chapter 10.100 of the
11 Syracuse City Municipal Code pertaining to the Town Center Overlay
12 Zone.

13 A staff memo from the Community and Economic Development (CED) Department explained one of the goals of the
14 City's recently adopted Economic Development 'PEP' Plan is to "Establish the City as the "Un-I-15" alternative to 'typical'
15 cities on the Wasatch Front." 'Typical' cities on the Wasatch Front are commonly built with automobile-oriented land uses and
16 designs. The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the
17 least desirable themes for new development. The Town Center Overlay Zone implements standards with the goal to create a
18 pedestrian friendly and mixed-use core. This is for economic development but also pedestrian safety. The city has experienced
19 multiple pedestrian injuries and even death from auto collisions in recent history. There is a proposal to build a 'typical' gas
20 station within the town center where there is concern that the proposed typical design will reduce pedestrian safety and detract
21 from the desired mixed-use core. Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and
22 this slideshow is included in this report as it relates to this topic of economic development branding and placemaking. Planning
23 Commission reviewed the text at length, held a public hearing, and voted on July 20, 2021 to forward appositve
24 recommendation to amend the Town Center Overlay Ordinance text as presented to council on July 28, 2021. This version
25 included the parking and building setback requirements that are problematic to Maverik but nevertheless the Commission felt
26 it was best for the city to 'stick with the vision' because of the safety, branding, and economic development potential that having
27 an experiential town center visit could bring. On August 24, 2021 Maverik Gas Station presented to the Council a draft site
28 plan and building elevations for their proposed Town Center site and City Council instructed staff to present an altered version

1 of the text amendment to make it possible for Maverik to build the store similar to the way they proposed. The draft plans
2 would not have been in conformance with the earlier draft text that Planning Commission is forwarding because of the deep
3 building setback with parking lot in front. This type of development pattern is not 'Un-15' as described in our recently adopted
4 Economic Development Plan or what Planning Commission recommended however, see attached for a draft ordinance text
5 that attempts to loosen the standards for Maverik but also preserve the vision for future projects.

6 CED Director Steele reviewed the staff memo and facilitated Council review of the proposed ordinance amendments;
7 there was a brief focus on the present conditions that have influenced this issue, namely CVS's ability to restrict the use of the
8 subject property without City involvement. There was debate regarding a few of the design guidelines in the ordinance,
9 including entrance doors for buildings and signage design requirements.

10 Councilmember Maughan communicated his desire to simplify this and other land use ordinances in the City to signal
11 that Syracuse City is business friendly. Mr. Steele agreed the City needs to be business friendly and argued that he does not
12 believe the City's ordinances are more restrictive than other cities. Councilmember Maughan disagreed and stated that all cities
13 that neighbor Syracuse have many more businesses than Syracuse City and he assumes that is because their architectural and
14 design standards are less restrictive. Councilmember Bingham disagreed and stated that ordinances are intended to serve quality
15 control and it is important to clearly communicate the requirements to businesses so they understand all requirements that will
16 be placed on them at the onset of their project. She also believes the City needs to be business friendly and she does not believe
17 that the Town Center ordinance and the amendments that have been proposed tonight are too restrictive. Councilmember
18 Bolduc agreed and stated that existing businesses have made a significant investment in the City, and they are hopeful that
19 certain standards will be upheld. Mr. Steele agreed and noted that some design standards have been relaxed, but it is important
20 to ensure quality development.

21 Councilmember Savage stated that he would be comfortable adopting the ordinance tonight if the Council can support
22 the removal of 10.100.020(A)(3)(c), which requires buildings to feature a street facing storefront that has a direct sidewalk
23 connection to the sidewalk along the road and any other nearby sidewalks; and 10.100.020(C)(5) restricting attached building
24 signage or branding colors from exceeding 10 percent of any side of any structure's façade.

25 COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-26 AMENDING CHAPTER 10.100 OF
26 THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO THE TOWN CENTER OVERLAY ZONE, WITH THE
27 FOLLOWING CHANGES STRIKING:

- 1 • 10.100.020(A)(3)(C), WHICH REQUIRES BUILDINGS TO FEATURE A STREET FACING
- 2 STOREFRONT THAT HAS A DIRECT SIDEWALK CONNECTION TO THE SIDEWALK ALONG THE
- 3 ROAD AND ANY OTHER NEARBY SIDEWALKS; AND
- 4 • 10.100.020(C)(5) RESTRICTING ATTACHED BUILDING SIGNAGE OR BRANDING COLORS FROM
- 5 EXCEEDING 10 PERCENT OF ANY SIDE OF ANY STRUCTURE'S FAÇADE.

6 COUNCILMEMBER BOLDUC SECONDED THE MOTION. ALL VOTED AYE.

7

8 13. Proposed Ordinance 2021-27 amending Section 10.30.010 of the

9 Syracuse City Municipal Code pertaining to swimming pool setbacks.

10 A staff memo from the Community and Economic Development (CED) Department explained during their regular

11 meeting on July 20, 2021 the Planning Commission reviewed the report below concerning swimming pool setbacks and

12 recommended staff schedule a public hearing to review reducing the current eight-foot setback to six feet. The proposed

13 ordinance amendment has been included as an attachment to this report. Some additional modifications have been made for

14 continuity to regulate all structures outlined in the ordinance rather than solely pools. The City Council originally requested the

15 Planning Commission investigate a potential reduction in the current setback requirements for swimming pools. The current

16 setback is 8 feet from any property line for any pool type over 24 inches deep. This requirement affects both above-ground and

17 in-ground pools. A fence with a minimum 48-inch height is also required to surround the pool in some way (hot tubs with

18 lockable safety covers meeting ASTM F1346-91 requirements are exempt from the fencing requirement).

19 A major consideration when determining pool setbacks is grounding and bonding to prevent electric shock. All pools

20 within 6 feet of any grounded metal object must be bonded to prevent injury or death that may result from a person completing

21 a circuit by touching the pool water and metal object. This distance is increased when using pool maintenance tools such as

22 pool skimmers with an average maximum length of 10 feet as these tools are often made from metal. When considering a pool

23 setback, Building Code requires a minimum distance of 6 feet from any surrounding metal to the edge of water. This applies

24 to any metal, not only that which is electrically charged. The metal may also be on a surrounding property and would require

25 bonding wires to be attached and moved across the property line to meet Building Code. This already required and does not

26 need to be incorporated into City Code. Best pool design practices encourage decking around the entire perimeter of the pool

27 to allow for maintenance. This implies some minimum setback from the property line but can be determined on a case-by-case

28 basis. A common minimum decking width is three feet.

1 Water is also constantly moving from pools into the surrounding soils unless the materials used are entirely waterproof
2 as in the case of some above-ground pools. In-ground pools almost always leak into soils at some rate. Impacts to surrounding
3 soils, the types of soil surrounding the pool, and the groundwater depth all impact the buoyancy and structural integrity of a
4 pool. In-ground pools are most affected but long-term above-ground pools can also be impacted. Above-ground pools are likely
5 to have a greater impact on the surrounding area if they experience a wall failure. Water will disperse much more quickly than
6 an in-ground pool. In-ground pools are susceptible to cracks and shifts with the potential to be lifted by ground-water buoyancy.
7 Ultimately, property owners are responsible for the operation and maintenance of their pools, regardless of location. If a
8 property owner chooses to place a pool directly against a property line and it fails resulting in damage to a neighbor's property,
9 they are liable for that damage. Unlike structures, pools are often either less than 6-feet or in the ground and do not have the
10 same visual impact as a shed or garage which could be built close to the property line. The City Code currently allows sheds
11 up to 10 feet to be built on the property line if they are less than 200 square feet. It also permits fences up to 6 feet to be built
12 to the property line. In terms of flooding, an average 12x24-foot in-ground pool with a depth of five feet holds approximately
13 10,800 gallons of water. An average above-ground pool 48 inches high with a 15-foot diameter holds approximately 5,310
14 gallons. A 5/8-inch garden hose delivers 17 gallons of water per minute or 24,480 gallons per day. This is over twice the
15 capacity of an in-ground pool. Granted, above-ground pools may experience catastrophic failure and lose almost all their water
16 at once, but this is extremely unlikely with in-ground pools. Even if the in-ground pool contained 20,000 gallons and this
17 drained unsupervised over the course of 7 days, the leak rate would be 2,857 gallons per day or what a garden hose could
18 deliver in about 3 hours. Because of minimal flood impact, established Building Code and structural requirements, and property
19 owner liability, staff recommends that the setback for pools be reduced to six feet. This allows for more flexibility than the
20 current Code but keeps pools away from potentially be required to bond to metal across a property line. Planning Commission
21 reviewed the item on August 3, 2021 and is recommending approval.

22 CED Director Steele reviewed the staff memo and facilitated Council review of the proposed ordinance amendments;

23 COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-27 AMENDING CHAPTER 10.30.010
24 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO SWIMMING POOL SETBACKS.
25 COUNCILMEMBER BOLDUC SECONDED THE MOTION. ALL VOTED AYE.

26
27 14. Consideration of letter of support for North Davis Sewer District
28 (NDSD) grant request for American Rescue Plan Act (ARPA) funding.

1 A staff memo from the City Manager explained the NDSB is requesting a letter of support as part of their grant request
2 for ARPA funding for the new pipeline and pump station. The action item before the Council is to give direction to the
3 Administration on whether to authorize a letter of support for the NDSB grant request.

4 Mr. Bovero reviewed the staff memo.

5 COUNCILMEMBER SAVAGE MOVED TO APPROVE A LETTER OF SUPPORT FOR NORTH DAVIS SEWER
6 DISTRICT (NDSB) GRANT REQUEST FOR AMERICAN RESCUE PLAN ACT (ARPA) FUNDING. COUNCILMEMBER
7 BINGHAM SECONDED THE MOTION. ALL VOTED AYE.

8
9 15. Proposal to commence a process to consider comprehensive updates
10 to the City's General Plan.

11 A staff memo from the City Manager explained from time to time, the City will update the General Plan, which
12 typically requires a public input process, including consideration and discussion at the Planning Commission. Due to the rapid
13 growth the City, Mayor Gailey is proposing that an update process commence some time shortly after the first of the year. Due
14 to the upcoming election, Mayor Gailey would like to know the position of the Council as to support this process, regardless
15 of the election's outcome. The discussion is timely at this point due to the advertising lead time needed in the Syracuse
16 magazine. The action item before the Council tonight is to vote on whether to authorize the Administration to plan for and
17 begin organizing a General Plan update for early 2022.

18 Mayor Gailey reviewed the staff memo and facilitated discussion among the Council regarding the proposal.
19 Councilmembers commented on the date of the most recent update of the General Plan and the timing of this proposal. Mayor
20 Gailey stated that the last time the General Plan was updated, the City had not yet received a record of decision from the Utah
21 Department of Transportation (UDOT) regarding the West Davis Corridor project and now that the decision regarding that
22 project has been made, the City has a great deal of planning to do in terms of future land use along the roadway. Councilmember
23 Maughan agreed but stated that he feels the timing of this proposal is directly related to Mayor Gailey's campaign for re-
24 election; he referred to the proposal as a 'political stunt'. Councilmember Bolduc disagreed and stated that Mayor Gailey is
25 only asking for approval to advertise the issue and solicit public involvement in the process, which would not commence until
26 2022. Councilmember Maughan stated that it would not hurt to delay the advertisement until after the General Election in
27 November. Councilmember Savage stated he does not want to accuse the Mayor of an ulterior motive, but he would also like
28 to wait to advertise the issue as he would like to rely upon the existing General Plan, which was approved just two years ago.

Councilmember Bingham agreed; she does not believe the Mayor's proposal is political or shameful and she would be comfortable advertising the matter at any time. Mayor Gailey asked Councilmember Maughan if he would feel more comfortable if the advertisement were delayed until after the November election, to which Councilmember Maughan answered yes. Mayor Gailey stated that this will be a discussion item during the City Council's strategic planning meeting, which will be held sometime in November; any individual who is elected via the November 2 General Election will have the opportunity to participate in that meeting.

16. Public comment.

Garret Davis thanked the Mayor and Council for their service. He noted he brought his daughter to the meeting to observe how City government functions. He noted that he submitted a written comment of support for preserving the Syracuse Arena; his family, and specifically his own children, have benefitted from the Davis County 4H program and he encouraged the Council and Mayor to heed the advice of the 4H ambassadors that was communicated earlier this evening.

17. Mayor/Council announcements.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. The Council also discussed requests for future agenda items.

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

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

COUNCILMEMBER MAUGHAN MOVED TO ADJOURN 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

1 AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE PURCHASE, EXCHANGE, OR
2 LEASE OF REAL PROPERTY. COUNCILMEMBER TEAGUE SECONDED THE MOTION. ALL VOTED AYE.

3 The meeting recessed at 8:40 p.m.

4 The meeting reconvened at 9:45 p.m.

5
6
7 At 9:45 P.M. COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER BOLDUC
8 SECONDED THE MOTION; ALL VOTED IN FAVOR.

9
10
11 _____
12 Mike Gailey
13 Mayor

Cassie Z. Brown, MMC
City Recorder

14 Date approved: _____



COUNCIL AGENDA

October 12, 2021

ADMINISTRATIVE ITEM

Agenda Item #4a

Aspire at Canterbury Final Plat

Factual Summation

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

Location:	2376 W 1700 South
Current General Plan:	Commercial
Current Zoning:	PRD (Planned Residential Development)
Phase 1 Acreage:	3.56

Summary

The applicant is requesting approval of a final subdivision plat called Aspire at Canterbury. The plat has been reviewed by staff and all but one staff comment has been addressed. The rezone, preliminary plat, and development agreement were approved by the City Council on August 8, 2021. The only remaining comment on this plat is addressing which will be completed before the mylar is printed.

All staff comments pertinent to this approval have been addressed and the proposed plat meets all the requirements of the City Code.

Recommendation

Planning Commission reviewed this item on September 21, and is recommending approval with the condition that the fencing label be corrected on the plan for scope of work note # 7.

City Council reviewed this item on September 28, 2021 and is forwarding the item for a vote during this meeting.

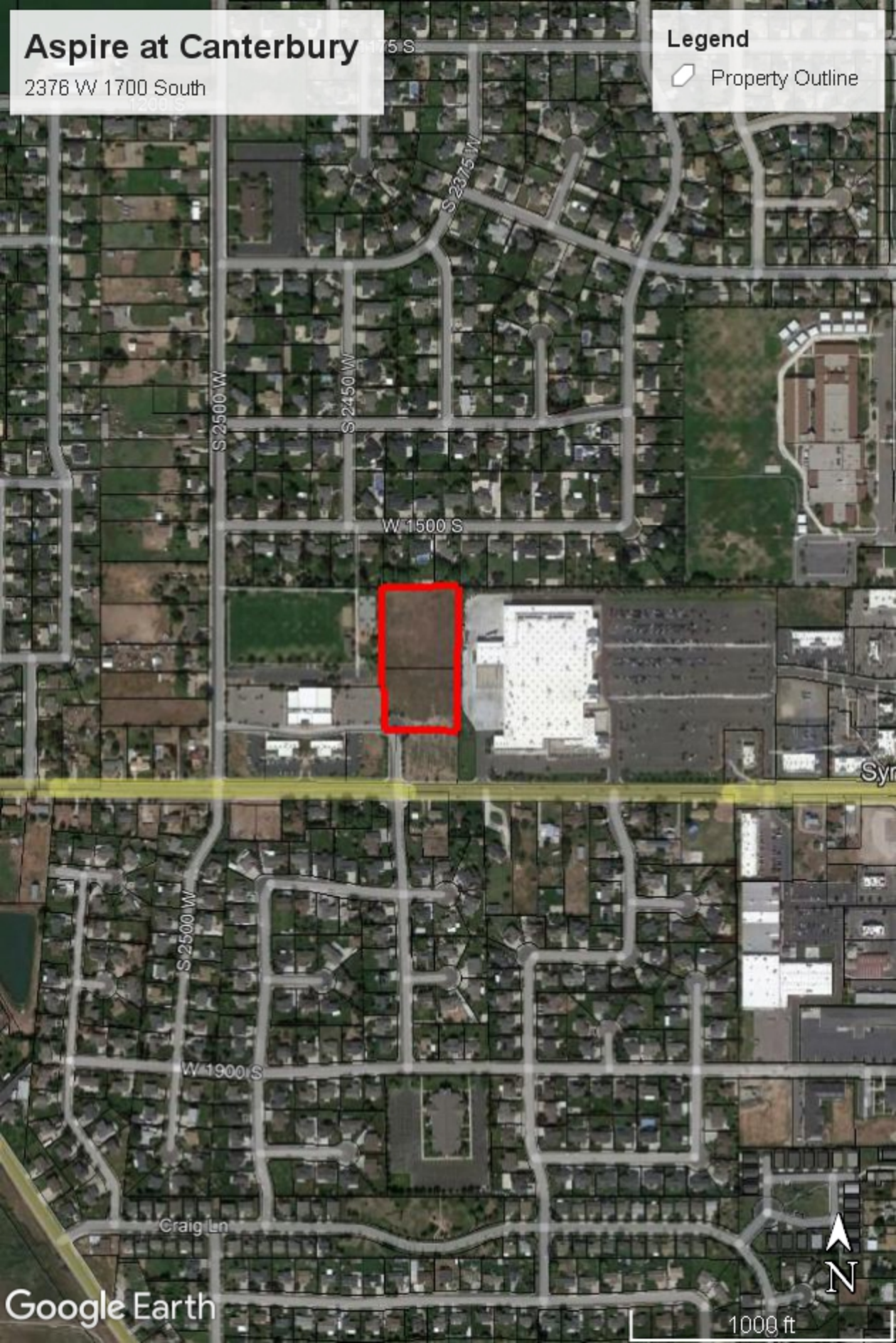
The fencing label issue brought up by PC has not been resolved at the time of this writing.

Aspire at Canterbury

2376 W 1700 South

Legend

 Property Outline





Subdivision Final Plan Application

Syracuse City Community Development

1979 West 1900 South, Syracuse, UT 84075

Phone: (801) 825-1477 ext 4

Website: www.syracuseut.com

Fax: (801) 614-9626

Email: planning@syracuseut.com

Updated 3-17-15

Subdivision Property Information:			
Proposed Subdivision Name: ASPIRE at CANTERBURY PARK		Current Zone: PRD	Total Acreage: 3.56
Approximate Address: 2376 West 1700 South (Antelope Drive)		Number of Lots: 32	
Applicant/Developer Contact Information:			
Name: CAPITAL REEF MANAGEMENT, LLC (Ovation/Aspire Homes)		Brad Frost - Managing Member Peter Matson - Project Manager	
Address: 520 N. Kays Drive		City: Kaysville	State: Utah ZIP: 84037
Office phone: 801-444-3639	Cell phone: 801-564-3898 (Brad) 801-644-8754 (Peter)	Email: brad@ovationhomesutah.com peter@ovationhomesutah.com	
Engineering Firm Contact Information:			
Company Name: ENSIGN ENGINEERING		Engineer: Cam Preston	
Address: 919 North 400 West		City: Layton	State: Utah ZIP: 84041
Office Phone: 801-547-1100	Engineer's Cell Phone: 801-643-0527	Engineer's Email: cpreston@ensigneng.com	

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

Final Plan Guidelines and Checklist

Meeting Schedules

Planning Commission- 1st and 3rd Tuesday of each month

City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public meeting within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision.

Final Plat and Final Plan and Profile Requirements

- ☐ 3 sets @ 22"x34" and 1 set @ 11"x17"
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code. All submitted drawings shall reflect any changes required from preliminary plan approval.

Other Requirements

- ☐ Title report
- ☐ Cost estimate of off-site improvements
- ☐ Storm drain calculations
- ☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
- ☐ Subdivision signage plan if applicable
- ☐ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin

design criteria as outlined in the City's Storm Water and Subdivision ordinances)

- ☐ Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval

Prior to start of construction, submit the following:

- ☐ Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- ☐ Schedule a pre-construction meeting through the planning department
- ☐ Construction improvement cost estimates using the city bond template, obtained from the planning department
- ☐ Payment of Final Inspection fees
- ☐ Off-site Improvement Agreement
- ☐ Storm Water Facilities Maintenance Agreement (BMP)
- ☐ Street Light Agreement and Fees
- ☐ File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- ☐ Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- ☐ File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- ☐ Development Agreement (as required)

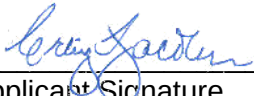
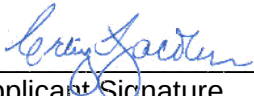
Prior to recording the plat, submit the following:

- ☐ AutoCAD files in .dwg file format emailed or submitted on CD
- ☐ Escrow agreement
- ☐ Title report updated within 30 days
- ☐ Water share certificate
- ☐ Soils/Feasibility Report required for all developments west of Bluff road
- ☐ Irrigation Company Letter (as required)
- ☐ Recording Fees made out to Davis County Recorder- \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two
- ☐ Easements
- ☐ Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- ☐ Request start of warranty inspection and complete punch list
- ☐ Submit sanitary sewer and land-drain video of installed lines
- ☐ Submit As-Builts
- ☐ Apply for Secondary Water Connection Service and pay impact fee

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

	Date		Date
Property Owner Signature		Applicant Signature	08-18-21

FOR OFFICE USE ONLY			
Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:
			\$575 Application Fee \$ _____
			\$ 75 per Lot _____ Lots \$ _____
Payment Type: ☐ Cash ☐ Credit Card ☐ Check# _____			\$250 Revised Final Plan Fee \$ _____
Land Use Authority Date:			\$ 50 Per lot _____ Lots \$ _____
			Total \$ _____

811

Know what's below.
Call before you dig.

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

ASPIRE AT CANTERBURY

2350 WEST ANTELOPE DRIVE
SYRACUSE, UTAH 84075

INDEX OF DRAWINGS

1 OF 2	SUBDIVISION PLAT
2 OF 2	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING PLAN
C-201	DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
PP-1	1650 SOUTH STREET PLAN AND PROFILE
PP-2	2300 WEST STREET PLAN AND PROFILE
PP-3	1600 SOUTH STREET PLAN AND PROFILE
PP-4	PRIVATE STREET PLAN AND PROFILE
PP-5	STORM DRAIN PLAN AND PROFILE
L-100	LANDSCAPE PLAN
C-500	DETAILS

FOR APPROVAL

DATE PRINTED
September 15, 2021

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

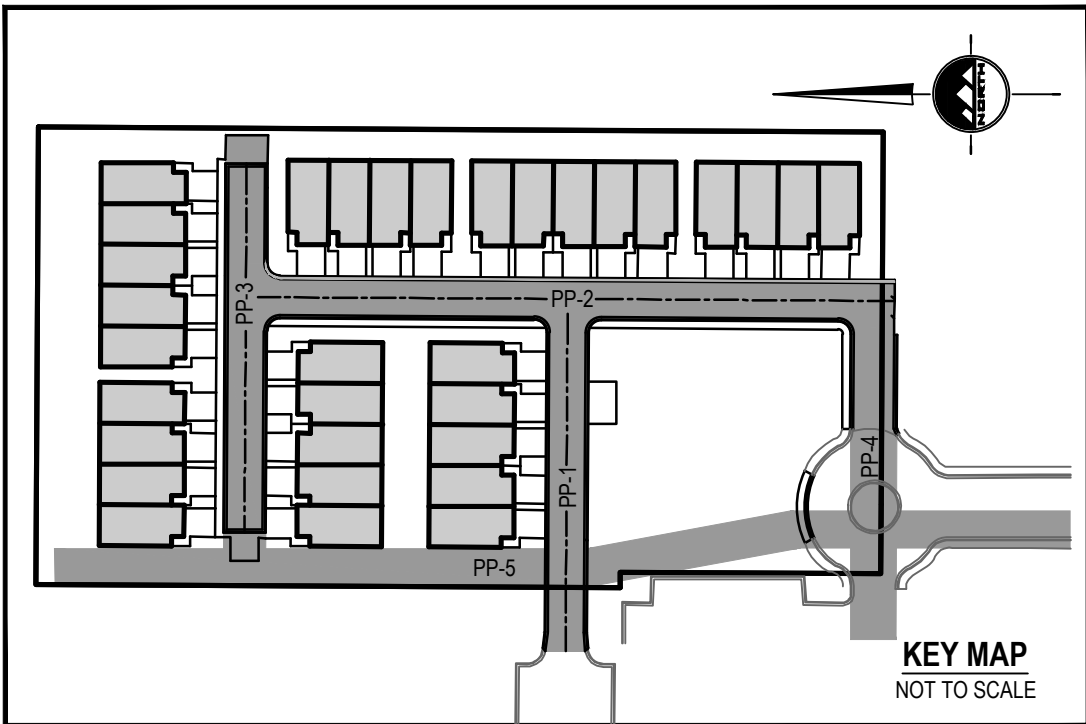
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

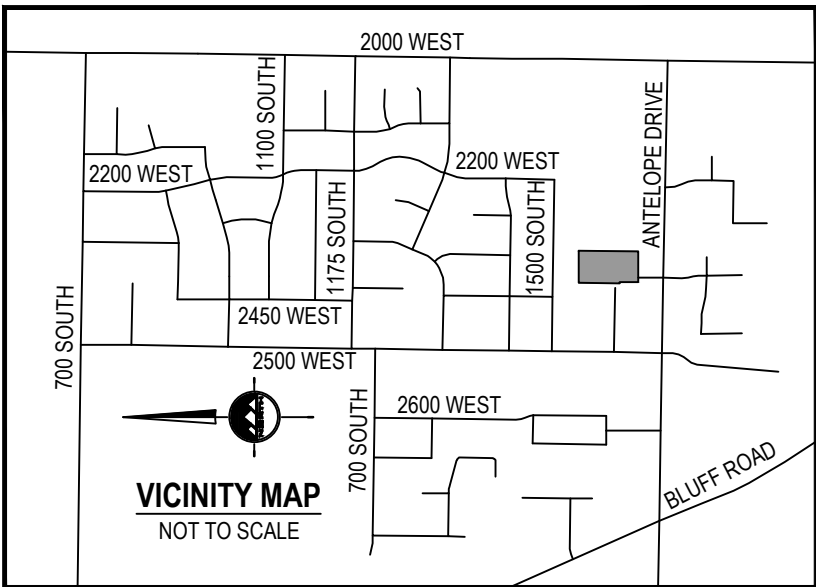
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL CONFORM TO SYRACUES CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN ELEV. = 4269.69.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CAPITAL REEF MANAGEMENT, LLC
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037

CONTACT:
PETER MATSON
PHONE: 801-444-3639

ASPIRE AT CANTERBURY

2350 WEST ANTELOPE DRIVE
SYRACUES, UTAH 84075



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

COVER

PROJECT NUMBER
10580

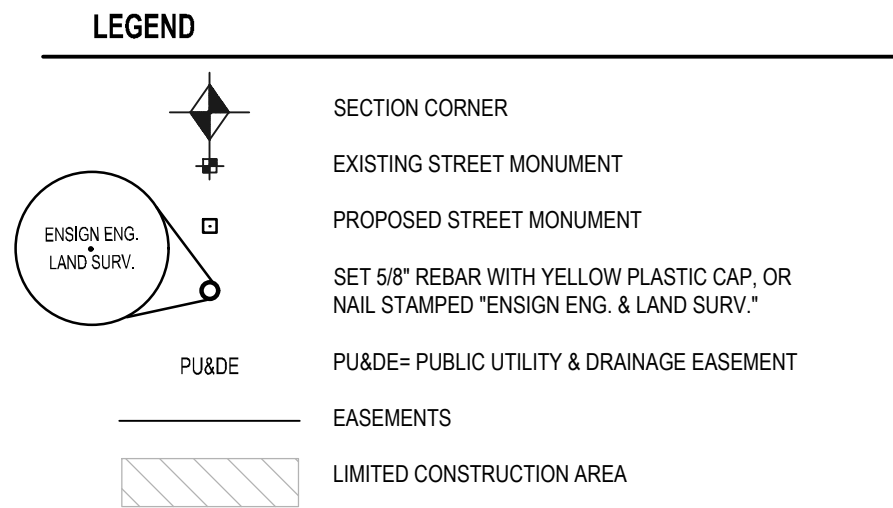
DRAWN BY
C. WRIGHT

PROJECT MANAGER
C. PRESTON

PRINT DATE
9/15/21

CHECKED BY
C. PRESTON

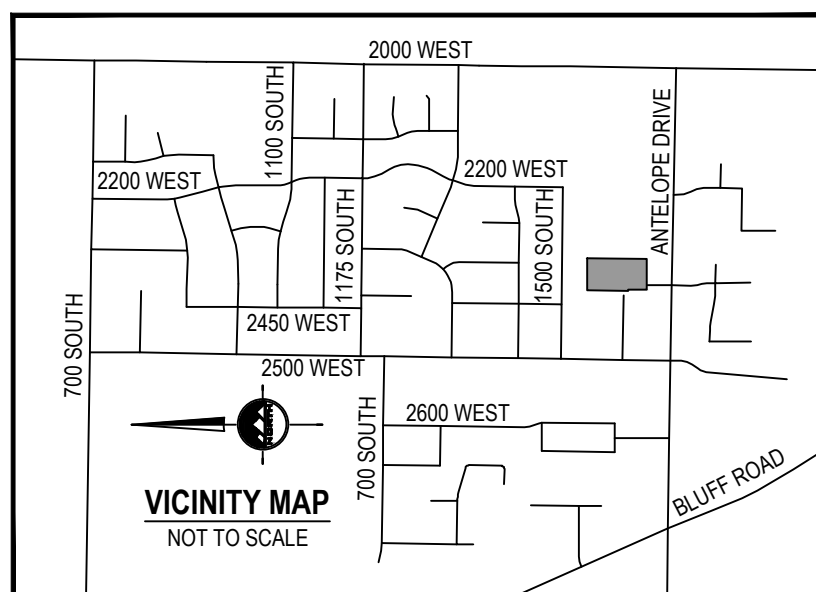
C-000



ASPIRE AT CANTERBURY
AMENDING LOTS 1 AND 7 SYRACUSE WEST PHASE 1
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 9
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH
SEPTEMBER 2021

WAL-MART REAL ESTATE
BUSINESS TRUST
12-606-0010

SOUTHEAST CORNER
SECTION 9
T4N, R2W
SLB&M
(NOT FOUND)



GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P&UDE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P&UDE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P&UDE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P&UDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P&UDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P&UDE.
- OPEN SPACE PARCELS A AND B ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOA (INCLUDING SIDEWALK MAINTENANCE AND SNOW REMOVAL.)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	8.00'	12.57'	90°00'00"	S45°00'02"W	11.31'
C2	8.00'	12.57'	90°00'00"	N44°59'58"W	11.31'
C3	8.00'	12.57'	90°00'00"	N45°00'02"E	11.31'
C4	8.00'	12.57'	90°00'00"	N44°59'58"W	11.31'
C5	8.00'	12.57'	90°00'00"	N45°00'02"E	11.31'
C6	10.94'	14.45'	75°38'42"	S54°58'57"E	13.42'
C7	45.16'	91.28'	115°47'36"	N89°11'41"W	76.52'
C8	14.07'	8.87'	36°08'52"	S33°50'55"W	8.72'

SOUTH QUARTER CORNER
SECTION 9
T4N, R2W
SLB&M
(BRASS CAP)
FOUND

DEVELOPER
CAPITAL REEF MANAGEMENT, LLC
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037
801-444-3639
PETER MATSON

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE ROCKY MOUNTAIN POWER REPRESENTATIVE

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CENTURYLINK REPRESENTATIVE

CENTURYLINK REPRESENTATIVE

COMCAST APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COMCAST REPRESENTATIVE

COMCAST REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

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

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY ENGINEER

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY COUNCIL

CITY RECORDER

CITY MAYOR

ASPIRE AT CANTERBURY

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 9
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS

DAVIS COUNTY RECORDER

DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and have subdivided said tract of land into lots and streets, hereafter to be known as **ASPIRE AT CANTERBURY**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northeast Corner of Lot 2, Syracuse West Phase 1 Subdivision, said point being South 89°32'10" East 913.76 feet (NAD83 bearing being South 89°11'13" East between the Southeast Corner and the South Quarter Corner of said Section 9, per the Davis County Township Reference Plat) and North 00°27'50" East 236.54 feet from the South Quarter Corner of said Section 9 and running thence:

North 89°59'58" West 281.43 feet along the North line of said Lot 2 and beyond to the East line of Lot 6, Syracuse West Phase 1 Subdivision;
thence North 00°00'02" East 166.10 feet along said East line;
thence North 89°59'58" West 9.97 feet along the North line of Lot 6;
thence North 00°00'02" East 372.10 feet to the South line of Canterbury Crossing Estates No. 1;
thence South 89°59'58" East 291.40 feet along said South line to the West line of Syracuse Wal-Mart;
thence South 00°00'02" West 538.20 feet along said West line to the Point of Beginning.

Contains: 155,175 square feet or 3.562 acres.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right of way's) as shown in hereon and name of said tract:

ASPIRE AT CANTERBURY

Grant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements, with the exception of.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____
By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTSTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-6532

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____

TITLE: _____

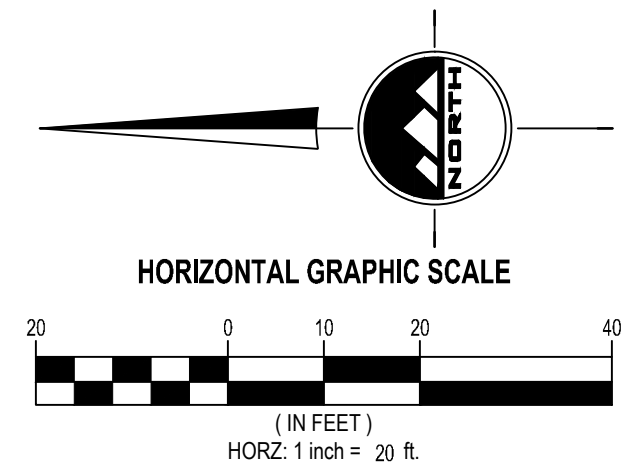


LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.222.9529
TOOELE
Phone: 435.863.3560
CEGAR CITY
Phone: 435.863.1453
RICHFIELD
Phone: 435.868.2983

AMENDING LOTS 1 AND 7 SYRACUSE WEST PHASE 1
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 9
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 9
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3550

CEDAR CITY
Phone: 435.868.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 10580

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

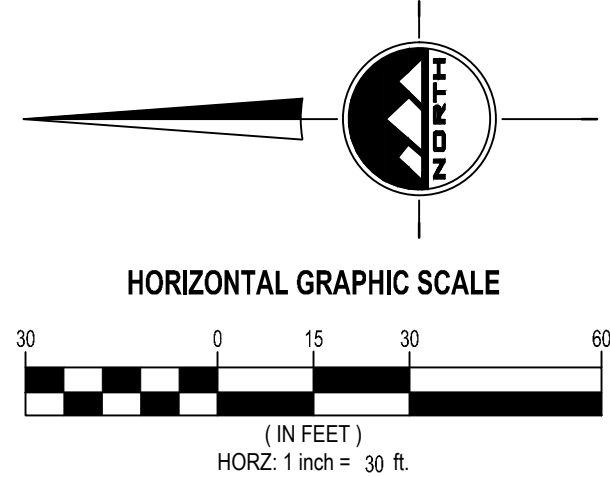
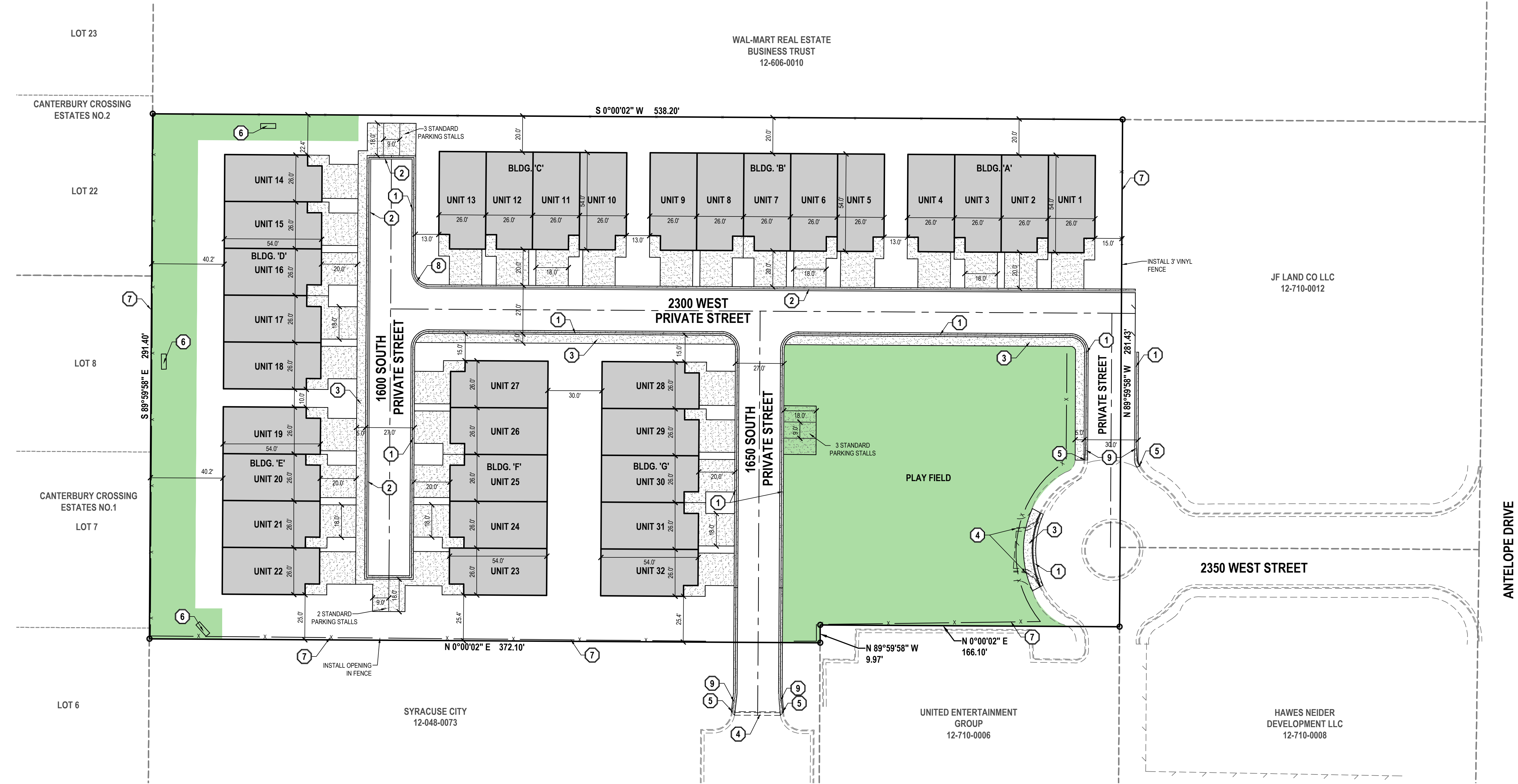
DATE : 9/14/21

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4269.69'



- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 2.0" TYPE H" CURB AND GUTTER PER APWA PLAN 205.2 CATCH CURB AND GUTTER
 2. INSTALL 2.0" MODIFIED "TYPE H" REVERSE PAN CURB AND GUTTER PER DETAIL 11/C-500
 3. INSTALL 5.0" SIDEWALK
 4. REMOVE EXISTING CURB AND GUTTER, SIDEWALK, AND ASPHALT
 5. MATCH EXISTING IMPROVEMENTS
 6. INSTALL BENCH
 7. INSTALL 6' 3-RAIL SOLID VINYL FENCE
 8. TRANSITION FROM CATCH CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER
 9. TRANSITION OVER 10' FROM STANDARD CURB AND GUTTER TO "TYPE H" CURB AND GUTTER

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CAPITAL REEF MANAGEMENT, LLC
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037
CONTACT:
PETER MATSON
PHONE: 801-444-3639

ASPIRE AT CANTERBURY
2350 WEST ANTELOPE DRIVE
SYRACUSE, UTAH 84075

PROFESSIONAL ENGINEER

DATE OF ISSUE: 1-15-21

CHADRON HESS PRESTON

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER: 10580
PRINT DATE: 9/14/21
DRAWN BY: C. WRIGHT
CHECKED BY: C. PRESTON
PROJECT MANAGER: C. PRESTON

C-100



COUNCIL AGENDA

October 12, 2021

Agenda Item “4b”

Addition of Alternate Member to Parks Advisory Committee

Factual Summation

- Please see attached ordinance amending the PAC ordinance
- The proposed amendments would make the following changes:
 - Permits the appointment of a PAC alternate member using the same procedure as voting members
 - Specifies that the geographical restrictions do not apply to the alternate
 - Permits the alternate to vote only in the case of an absence or abstention by a voting member
- The PAC remains a recommending body only
- Questions regarding this item should be directed to Mayor Gailey
- This was placed on the consent agenda after discussion at our last work session.

Action Items

1. Whether to adopt the ordinance amending the PAC ordinance by consent vote, or to remove it from the consent agenda for further discussion and action.

ORDINANCE NO. 2021-28

AN ORDINANCE AMENDING SECTION 3.35.020 OF THE SYRACUSE CITY MUNICIPAL CODE PROVIDING FOR AN ALTERNATE TO SERVE ON THE PARKS ADVISORY COMMITTEE.

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

WHEREAS, the Council has determined that additional changes are necessary in order to provide efficient and orderly recommendations from the Parks Advisory Committee; and

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

Section 1. Amendment. Section 3.35.020 of Syracuse City Municipal Code is amended as attached in Exhibit A.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ____th DAY OF _____, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

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

Exhibit A

3.35.020 Members.

- (A) Number. The Committee shall be comprised of seven voting members and one alternate member who shall be appointed by the Mayor with the advice and consent of the City Council. All members shall be residents of Syracuse City. Membership of the Committee shall be constituted as follows:
- (1) The Committee shall include four members each from a different quadrant of the City. For purposes of this section, the boundaries of the quadrants consist of the Syracuse City municipal boundary, with 2000 West and Antelope Drive (1700 South) dividing the City into quadrants.
 - (2) Three additional members will be considered at large and may reside anywhere in the City, but no more than two at-large members may reside within a single quadrant.
 - (3) The alternate member may reside anywhere within the City, and only votes in the case of absence or abstention by a voting member.
- (B) Term. The members shall be appointed to staggered terms of two years; provided, that members may be appointed to terms shorter than two years when necessary to provide for staggered terms. These terms are renewable.
- (C) Compensation. Committee members shall receive no compensation for their services.
- (D) The Council may appoint one member of the City Council to act as liaison to the Committee, which member may be the Mayor. The liaison may not vote on Committee business.



COUNCIL AGENDA

October 12, 2021

Agenda Item #5

Parks Advisory Committee alternate member appointment.

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey.
- Item 4b on the agenda was an action to amend the Parks Advisory Committee ordinance to create an alternate member position. Mayor Gailey desires to appoint Jackie O'Shea to that position and is seeking the advice and consent of the Council.
- Attached for Council review is a proposed resolution formalizing the appointment.

RESOLUTION R21-48

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING JACKIE O'SHEA AS AN ALTERNATE MEMBER
TO THE SYRACUSE CITY PARKS ADVISORY COMMITTEE.**

WHEREAS Section 3.35 of the Syracuse City Code provides for the establishment of a Parks Advisory Committee; and

WHEREAS Section 3.35.020(A) provides for the appointment of seven voting members and one alternate member appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS Mayor Gailey is seeking advice and consent from the City Council for his recommended appointment of Jackie O'Shea to the Parks Advisory Committee.

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

Section 1. Appointment.

- Jackie O'Shea is hereby appointed to serve as an alternate member of the Syracuse City Parks Advisory Committee, with her term to expire June 30, 2023.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF OCTOBER, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Mike Gailey, Mayor



COUNCIL AGENDA

October 12, 2021

ADMINISTRATIVE ITEM

Agenda Item #6

RC's Parkwest Subdivision Phase 1

Factual Summation

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

Location:	1693 W 2700 South
Current General Plan:	Commerical
Current Zoning:	PRD (Planned Residential Development)
Acreage:	25.3

Summary

The applicant is requesting approval of a final plat containing single-family detached and attached townhome units. The zoning/preliminary plat was approved by the City Council on July 13, 2021. The only remaining comment on this plat is addressing which will be completed before the mylar is printed.

All staff comments pertinent to this approval have been addressed and the proposed plat meets all the requirements of the City Code.

Recommendation

Planning Commission voted on September 7, 2021 to recommend approval of this item. The vote was unanimous.

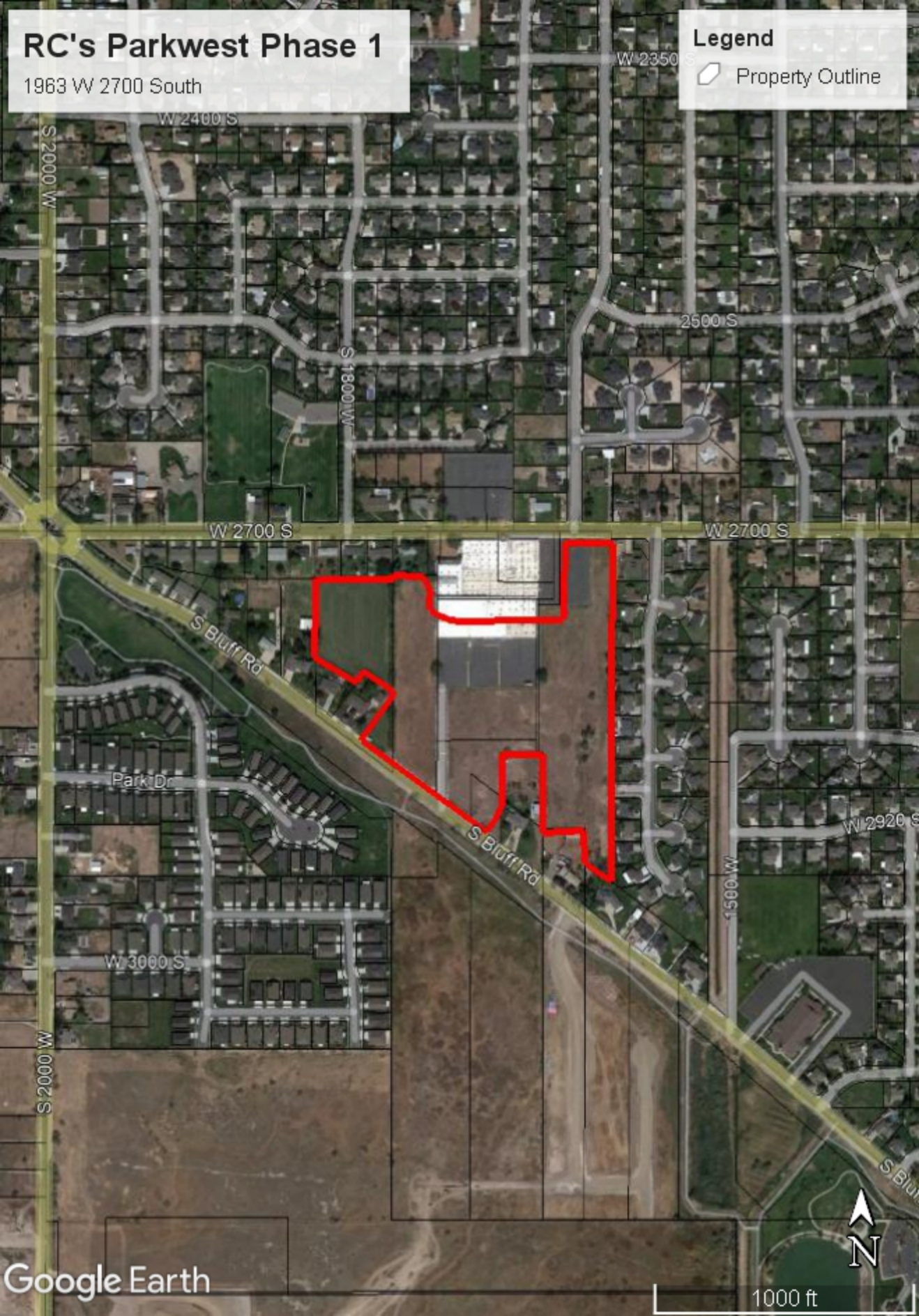
City Council reviewed the item on September 28, 2021 during their work session and has forwarded it to this meeting for a vote.

RC's Parkwest Phase 1

1963 W 2700 South

Legend

 Property Outline





Subdivision Final Plan Application

Syracuse City Community Development

1979 West 1900 South, Syracuse, UT 84075

Phone: (801) 825-1477 ext 4

Website: www.syracuseut.com

Fax: (801) 614-9626

Email: planning@syracuseut.com

Updated 3-17-15

Subdivision Property Information:			
Proposed Subdivision Name: RC's Parkwest <i>PHASO 1</i>		Current Zone: PRD	Total Acreage: ~~22.74~~ <i>25.302</i>
Approximate Address: 1693 W 2700 S Syracuse, UT 84075		Number of Lots: <i>86</i>	
Applicant/Developer Contact Information:			
Name: Psion Homes		Castlecreek Homes owns .48 acre parcel	
Address: 579 Heritage Park Blvd Suite 226		City: Syracuse	State: UT ZIP: 84041
Office phone: 801-628-2845	Cell phone:	Email: psionhomes@gmail.com	
Engineering Firm Contact Information:			
Company Name: Ensign Engineering		Engineer: Cam Preston	
Address: 919 N 400 W		City: Layton	State: UT ZIP: 84041
Office Phone: 801-547-1100	Engineer's Cell Phone: 801-643-0527	Engineer's Email: cpreston@ensignutah.com	

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

Final Plan Guidelines and Checklist

Meeting Schedules

Planning Commission- 1st and 3rd Tuesday of each month

City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public meeting within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision.

Final Plat and Final Plan and Profile Requirements

- ☐ 3 sets @ 22"x34" and 1 set @ 11"x17"
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code. All submitted drawings shall reflect any changes required from preliminary plan approval.

Other Requirements

- ☐ Title report
- ☐ Cost estimate of off-site improvements
- ☐ Storm drain calculations
- ☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
- ☐ Subdivision signage plan if applicable
- ☐ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin

design criteria as outlined in the City's Storm Water and Subdivision ordinances)

- ☐ Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval

Prior to start of construction, submit the following:

- ☐ Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- ☐ Schedule a pre-construction meeting through the planning department
- ☐ Construction improvement cost estimates using the city bond template, obtained from the planning department
- ☐ Payment of Final Inspection fees
- ☐ Off-site Improvement Agreement
- ☐ Storm Water Facilities Maintenance Agreement (BMP)
- ☐ Street Light Agreement and Fees
- ☐ File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- ☐ Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- ☐ File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- ☐ Development Agreement (as required)

Prior to recording the plat, submit the following:

- ☐ AutoCAD files in .dwg file format emailed or submitted on CD
- ☐ Escrow agreement
- ☐ Title report updated within 30 days
- ☐ Water share certificate
- ☐ Soils/Feasibility Report required for all developments west of Bluff road
- ☐ Irrigation Company Letter (as required)
- ☐ Recording Fees made out to Davis County Recorder- \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two
- ☐ Easements
- ☐ Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- ☐ Request start of warranty inspection and complete punch list
- ☐ Submit sanitary sewer and land-drain video of installed lines
- ☐ Submit As-Builts
- ☐ Apply for Secondary Water Connection Service and pay impact fee

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

John S. Nider
Property Owner Signature

Mike Schultz
Date

John S. Nider
Applicant Signature

07/14/21 | 10:37 A
Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:		
			\$575	Application Fee	<u>86</u> <u>\$575</u>
			\$ 75	per Lot	~~12~~ Lots <u>\$1025</u>
Payment Type: ☐ Cash ☐ Credit Card ☐ Check# _____			\$250	Revised Final Plan Fee	\$ _____
Land Use Authority Date:			\$ 50	Per lot	_____ Lots \$ _____
			Total		<u>\$1025</u>

811

Know what's below.
Call before you dig.

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

BENCHMARK

NORTH QUARTER OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4263.87'

RC'S PARKWEST

PHASE 1

GORDON AVENUE
SYRACUSE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
August 26, 2021

INDEX OF DRAWINGS

1 OF 6	SUBDIVISION PLAT
2 OF 6	SUBDIVISION PLAT
3 OF 6	SUBDIVSION PLAT
4 OF 6	SUBDIVISION PLAT
5 OF 6	SUBDIVISION PLAT
6 OF 6	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-002	OVERALL DEVELOPMENT SITE PLAN
C-100	OVERALL DEMOLITION/SITE PLAN
C-101	DEMOLITION/SITE PLAN
C-102	DEMOLITION/SITE PLAN

C-200	OVERALL GRADING AND DRAINAGE PLAN
C-201	GRADING AND DRAINAGE PLAN
C-202	GRADING AND DRAINAGE PLAN
C-300	OVERALL UTILITY PLAN
C-301	UTILITY PLAN
C-302	UTILITY PLAN
C-400	EROSION CONTROL PLAN
PP-0	PLAN AND PROFILE KEY MAP
PP-1	1625 WEST STREET PLAN AND PROFILE
PP-2	1625 WEST STREET PLAN AND PROFILE
PP-3	2775 SOUTH STREET PLAN AND PROFILE
PP-4	2775 SOUTH STREET PLAN AND PROFILE

PP-5	1750 WEST STREET PLAN AND PROFILE
PP-6	2825 SOUTH STREET PLAN AND PROFILE
PP-7	WILLEY WAY STREET PLAN AND PROFILE
PP-8	1650 WEST STREET PLAN AND PROFILE
PP-9	CHILD LANE STREET PLAN AND PROFILE
PP-10	2890 SOUTH STREET PLAN AND PROFILE
C-500	DETAILS
C-501	STORMTECH SC-740 DETAILS
C-502	STORMTECH SC-740 DETAILS
L-100	LANDSCAPE PLAN

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

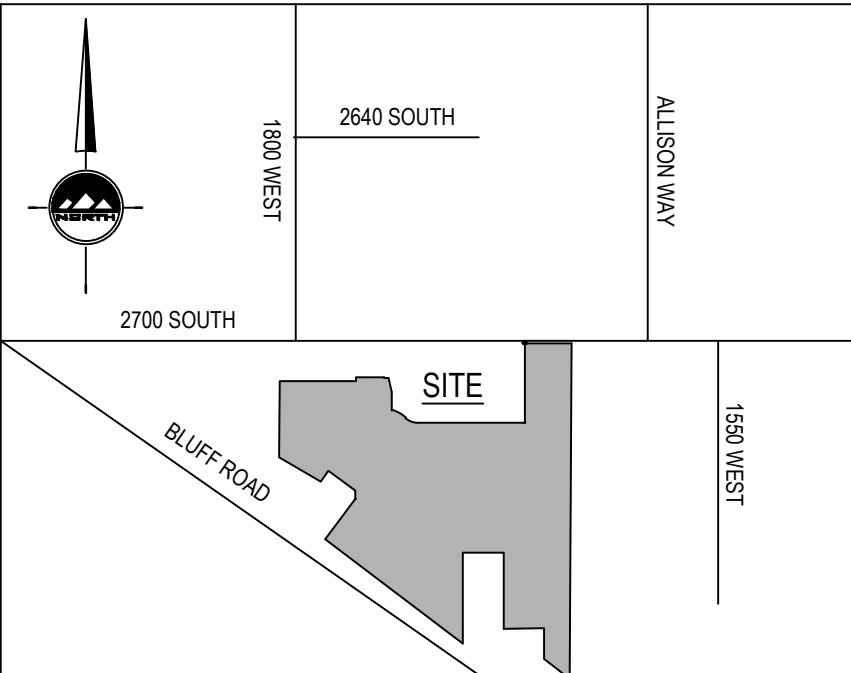
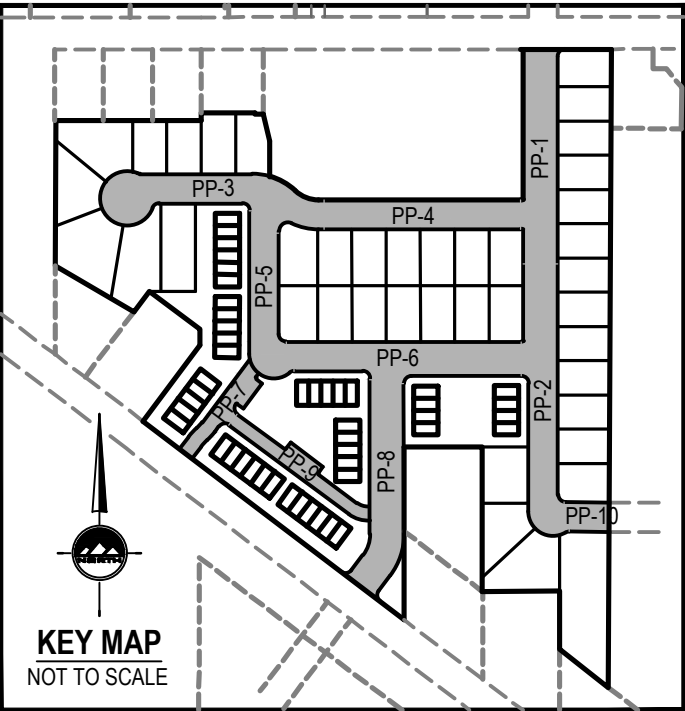
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JOHN NELSON
PARKWEST LLC
LAYTON, UT, 84041

CONTACT:
JOHN NELSON
PHONE: 801-628-2845



RC'S PARKWEST
PHASE 1
GORDON AVENUE
SYRACUSE, UTAH



NO.	DATE	REASON	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

COVER

PROJECT NUMBER
10182
DRAWN BY
J.MOSS
PROJECT MANAGER
C.PRESTON
PRINT DATE
8/26/21
CHECKED BY
C.PRESTON

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
JULY 2021

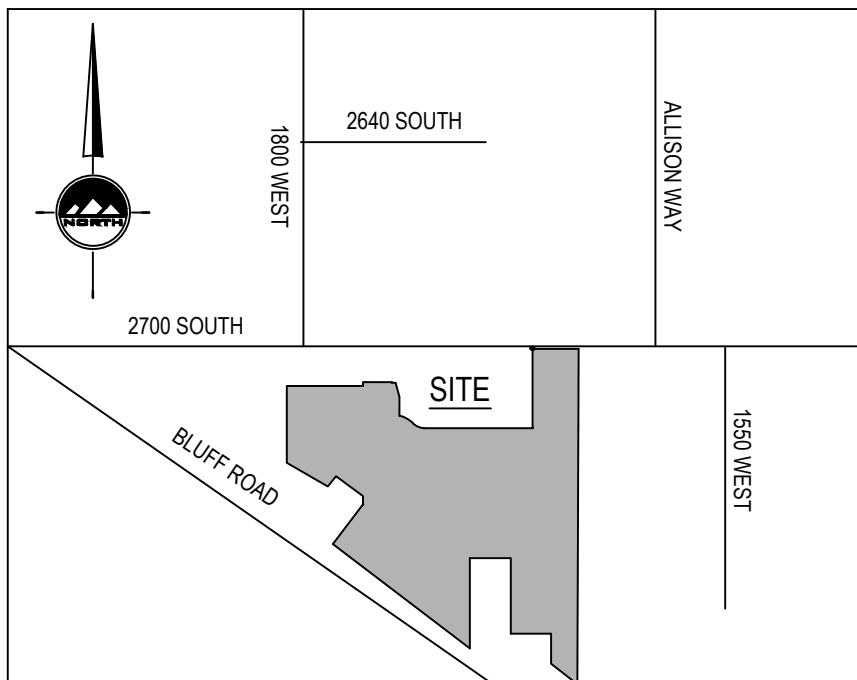
NOTES

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- PROPERTY IS ZONED PRD.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8' BOTH SIDES
 - SIDE CORNER YARD SETBACK IS 15'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY THE HOA INCLUDING PRIVATE DRIVEWAYS. SNOW REMOVAL AND UPKEEP OF PRIVATE DRIVES IS THE RESPONSIBILITY OF THE HOA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°02'16"W	20.00'
L2	S21°44'56"W	55.00'
L3	N89°06'46"W	55.00'
L4	S89°47'35"E	50.00'
L5	N39°45'10"W	50.00'
L6	S75°56'26"W	20.64'
L7	N36°55'12"E	42.32'
L8	N30°34'09"W	50.00'
L9	N89°57'44"E	50.00'
L10	S36°39'57"W	16.00'
L11	S36°39'57"W	16.00'
L12	N53°20'03"W	82.00'
L13	S53°04'48"E	15.46'
L14	N36°55'12"E	64.00'
L15	S53°04'48"E	15.50'
L16	N89°57'44"E	34.37'
L17	N37°03'40"E	53.90'
L18	N0°02'16"W	20.00'
L19	S0°12'25"W	20.00'
L20	S37°19'18"W	30.55'
L21	S37°19'18"W	29.64'
L22	S37°19'18"W	32.93'
L23	S36°39'57"W	10.10'
L24	N89°57'44"E	24.37'
L25	N0°02'16"W	20.00'
L26	N0°02'16"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S44°57'44"W	21.21'
C2	15.00'	5.10'	19°28'16"	N80°13'36"E	5.07'
C3	15.00'	23.63'	90°14'41"	S44°54'56"E	21.26'
C4	18.00'	36.08'	114°50'10"	S57°37'30"W	30.33'
C5	130.00'	55.62'	24°30'55"	S77°12'53"E	55.20'
C6	130.00'	1.28'	0°33'56"	S89°45'18"E	1.28'
C7	130.00'	56.91'	25°04'51"	S77°29'51"E	56.45'
C8	15.00'	5.10'	19°28'16"	N80°18'08"W	5.07'
C9	15.00'	23.63'	90°14'41"	N44°54'56"W	21.26'
C10	15.00'	18.08'	69°04'31"	S55°25'29"W	17.01'
C11	55.00'	75.08'	78°12'55"	N59°59'41"E	69.39'
C12	55.00'	57.60'	60°00'00"	S50°53'51"E	55.00'
C13	55.00'	57.60'	60°00'00"	S9°06'09"W	55.00'
C14	55.00'	59.67'	62°09'23"	S70°10'50"W	56.78'
C15	55.00'	10.07'	10°29'25"	N73°29'46"W	10.06'
C16	55.00'	260.01'	270°51'43"	S23°40'55"E	77.19'
C17	15.00'	5.70'	21°47'12"	S79°08'40"E	5.67'
C18	130.00'	36.97'	16°17'42"	N81°53'25"W	36.85'
C19	130.00'	96.87'	42°41'34"	N68°41'29"W	94.64'
C20	100.00'	25.51'	14°36'58"	S82°43'47"E	25.44'
C21	100.00'	49.00'	28°04'36"	S61°23'00"E	48.51'
C22	100.00'	74.51'	42°41'34"	N68°41'29"W	72.80'
C23	100.00'	30.74'	17°36'43"	S56°09'04"E	30.62'
C24	100.00'	43.77'	25°04'51"	S77°29'51"E	43.43'
C25	100.00'	74.51'	42°41'34"	S68°41'29"E	72.80'
C26	50.00'	17.99'	20°36'48"	S10°05'59"E	17.89'
C27	50.00'	17.99'	20°36'48"	S10°05'59"E	17.89'
C28	50.00'	17.99'	20°36'48"	S10°05'59"E	17.89'
C29	15.00'	23.44'	89°32'38"	S44°48'35"E	21.13'
C31	15.00'	8.11'	30°59'15"	N74°55'29"E	8.01'
C32	50.00'	12.15'	13°55'33"	N66°23'38"E	12.12'
C33	50.00'	55.44'	63°31'47"	S74°52'42"E	52.64'
C34	50.00'	37.59'	43°04'32"	S21°34'32"E	36.71'
C35	50.00'	105.18'	120°31'53"	S60°18'12"E	86.83'
C36	15.00'	23.51'	89°48'22"	S7°50'31"E	21.18'
C37	140.00'	90.65'	37°05'56"	N18°30'42"E	89.07'
C38	15.00'	23.56'	90°00'00"	S44°57'44"W	21.21'
C39	15.00'	23.56'	90°00'00"	N45°02'16"W	21.21'
C40	15.00'	23.61'	90°11'38"	N82°09'29"E	21.25'
C41	70.00'	45.32'	37°05'56"	N18°30'42"E	44.54'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C42	64.00'	19.62'	17°33'37"	S81°15'27"E	19.54'
C43	64.00'	21.38'	19°08'36"	S62°54'21"E	21.28'
C44	64.00'	41.00'	36°42'13"	S71°41'09"E	40.30'
C45	15.00'	23.50'	89°44'45"	S81°47'35"W	21.17'
C46	114.00'	23.72'	11°55'22"	N42°52'53"E	23.68'
C47	86.00'	17.68'	11°46'54"	S42°57'07"W	17.65'
C48	114.00'	1.14'	0°34'29"	N37°20'55"E	1.14'
C49	114.00'	22.30'	11°12'25"	N43°14'22"E	22.26'
C50	114.00'	23.44'	11°46'54"	S42°57'07"W	23.40'
C51	86.00'	17.90'	11°55'22"	N42°52'53"E	17.86'
C52	15.00'	22.44'	85°43'10"	S10°28'28"E	20.41'
C53	2.50'	4.12'	94°32'05"	S79°39'10"W	3.67'
C54	2.50'	3.93'	90°00'00"	S8°04'48"E	3.54'
C55	50.00'	65.90'	75°31'07"	N88°00'23"E	61.23'
C56	15.00'	10.40'	39°42'54"	S70°06'17"W	10.19'
C57	15.00'	23.56'	90°00'00"	N45°02'16"W	21.21'
C58	36.00'	23.06'	36°42'13"	S71°41'09"E	22.67'
C59	2.50'	3.93'	90°00'00"	S8°20'03"E	3.54'
C60	2.50'	3.93'	90°00'00"	N81°39'57"E	3.54'
C61	50.00'	32.03'	36°42'13"	S71°41'09"E	31.49'
C62	100.00'	64.75'	37°05'56"	N18°30'42"E	63.62'
C63	86.00'	2.93'	1°56'58"	N47°52'05"E	2.93'
C64	86.00'	14.97'	9°58'24"	N41°54'24"E	14.95'



VICINITY MAP

NO SCALE
SYRACUSE, DAVIS COUNTY, UTAH

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of said Section 22, said point being South 89°57'44" West 488.66 feet along the section line (NAD83 bearing being North 89°41'20" West between the North Quarter Corner and the Northwest Corner of said Section 22 per the Davis County Township Reference Plat) and running thence:

South 00°15'19" West 1337.99 feet to and along the West line of Kara Subdivision;
thence North 51°55'10" West 127.55 feet;
thence North 00°02'45" East 118.80 feet;
thence South 89°31'29" West 157.79 feet;
thence North 00°00'01" East 295.12 feet;
thence West 159.73 feet;
thence South 00°00'01" East 352.74 feet to a point on the northerly right-of-way line of Bluff Road;
thence North 52°44'42" West 670.78 feet along said northerly right-of-way of Bluff Road;
thence North 36°55'12" East 194.40 feet;
thence North 00°13'51" East 32.08 feet;
thence North 53°21'03" West 130.19 feet;
thence South 38°39'15" West 51.81 feet;
thence North 59°52'55" East 165.79 feet;
thence North 00°13'59" East 297.81 feet;
thence North 89°57'44" East 297.05 feet;
thence North 15.00 feet;
thence East 110.00 feet;
thence South 2.00 feet;
thence East 17.02 feet;
thence South 13°13'14" East 56.88 feet;
thence South 00°02'16" East 72.81 feet;
thence southeasterly 59.89 feet along the arc of a 130.00-foot radius non-tangent curve to the right (center bears South 16°15'28" West and the long chord bears South 60°32'38" East 59.37 feet with a central angle of 26°23'52");
thence easterly 52.16 feet along the arc of a 70.00-foot radius curve to the left (center bears North 42°39'18" East and the long chord bears South 68°41'29" East 50.96 feet with a central angle of 42°41'34");
thence North 89°57'44" East 414.19 feet;
thence easterly 5.10 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 00°02'16" West 306.28 feet;
thence westerly 5.10 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°26'00" West and the long chord bears North 80°18'08" West 5.07 feet with a central angle of 19°28'16") to a point on the southerly right-of-way line of 2700 South Street;
thence North 00°02'16" West 33.05 feet to the aforementioned North line of Section 22;

thence North 89°57'44" East 185.40 feet along the section line to the point of beginning.
Contains: 806810 square feet or 18.522 acres, 40 Lots, 3 Open Spaces, and 46 Units.

LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
PU&DE	PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
----	EASEMENTS
	LIMITED COMMON AREA
	COMMON AREA
	PRIVATE AREA/BUILDING FOOTPRINT

DEVELOPER
PARKWEST LLC
LAYTON, UTAH
801-628-2845
JOHN NELSON

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____, 20____.
BY: _____
TITLE: _____



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.265.0528
TOOELE
Phone: 435.943.2590
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.986.2983

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE: ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE: SYRACUSE CITY ATTORNEY

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE: SYRACUSE CITY ENGINEER

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE: SYRACUSE CITY COUNCIL

CITY RECORDER CITY MAYOR

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034678, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RC'S PARKWEST PHASE 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

RC'S PARKWEST PHASE 1

Convey to Syracuse City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

Warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

All open space parcels are to be public utility easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

J.S.S.
On the _____ day of _____, A.D., 20____,
I, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

J.S.S.
On the _____ day of _____, A.D., 20____,
I, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 6

PROJECT NUMBER: 10182

MANAGER: C PRESTON

DRAWN BY: J MOSS

CHECKED BY: T WILLIAMS

DATE: 8/26/21

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2021

MICHAEL J &
DARLENE
ANGOT NIELSEN
128-130-001

PSION HOMES
120-870-014

RC'S PARKWEST
PHASE 2

BRYAN BRADY
120-870-103

BETTY JEAN
MILLER
123-270-036

NORTHWEST CORNER
SECTION 22
T4N R2W
SUBM
(FOUND BRASS MONUMENT)

NORTH QUARTER
CORNER
SECTION 22
T4N R2W
SUBM
(FOUND BRASS MON)
BM ELEV=4289.94'

POINT OF BEGINNING

ROAD DEDICATION
N 89°57'44" E 185.40'

GORDON AVENUE (2700 SOUTH STREET) (PUBLIC STREET)
S 89°57'44" W 2654.54' RECORDED 2654.52' MEASURED

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

LOT 260

LOT 261

LOT 262

LOT 263

LOT 264

LOT 265

LOT 266

LOT 267

LOT 268

LOT 269

LOT 270

LOT 271

LOT 272

LOT 273

LOT 274

LOT 275

LOT 276

LOT 277

LOT 278

LOT 279

LOT 280

LOT 281

LOT 282

LOT 283

LOT 284

LOT 285

LOT 286

LOT 287

LOT 288

LOT 289

LOT 290

LOT 291

LOT 292

LOT 293

LOT 294

LOT 295

LOT 296

LOT 297

LOT 298

LOT 299

LOT 300

LOT 301

LOT 302

LOT 303

LOT 304

LOT 305

LOT 306

LOT 307

LOT 308

LOT 309

LOT 310

LOT 311

LOT 312

LOT 313

LOT 314

LOT 315

LOT 316

LOT 317

LOT 318

LOT 319

LOT 320

LOT 321

LOT 322

LOT 323

LOT 324

LOT 325

LOT 326

LOT 327

LOT 328

LOT 329

LOT 330

LOT 331

LOT 332

LOT 333

LOT 334

LOT 335

LOT 336

LOT 337

LOT 338

LOT 339

LOT 340

LOT 341

LOT 342

LOT 343

LOT 344

LOT 345

LOT 346

LOT 347

LOT 348

LOT 349

LOT 350

LOT 351

LOT 352

LOT 353

LOT 354

LOT 355

LOT 356

LOT 357

LOT 358

LOT 359

LOT 360

LOT 361

LOT 362

LOT 363

LOT 364

LOT 365

LOT 366

LOT 367

LOT 368

LOT 369

LOT 370

LOT 371

LOT 372

LOT 373

LOT 374

LOT 375

LOT 376

LOT 377

LOT 378

LOT 379

LOT 380

LOT 381

LOT 382

LOT 383

LOT 384

LOT 385

LOT 386

LOT 387

LOT 388

LOT 389

LOT 390

LOT 391

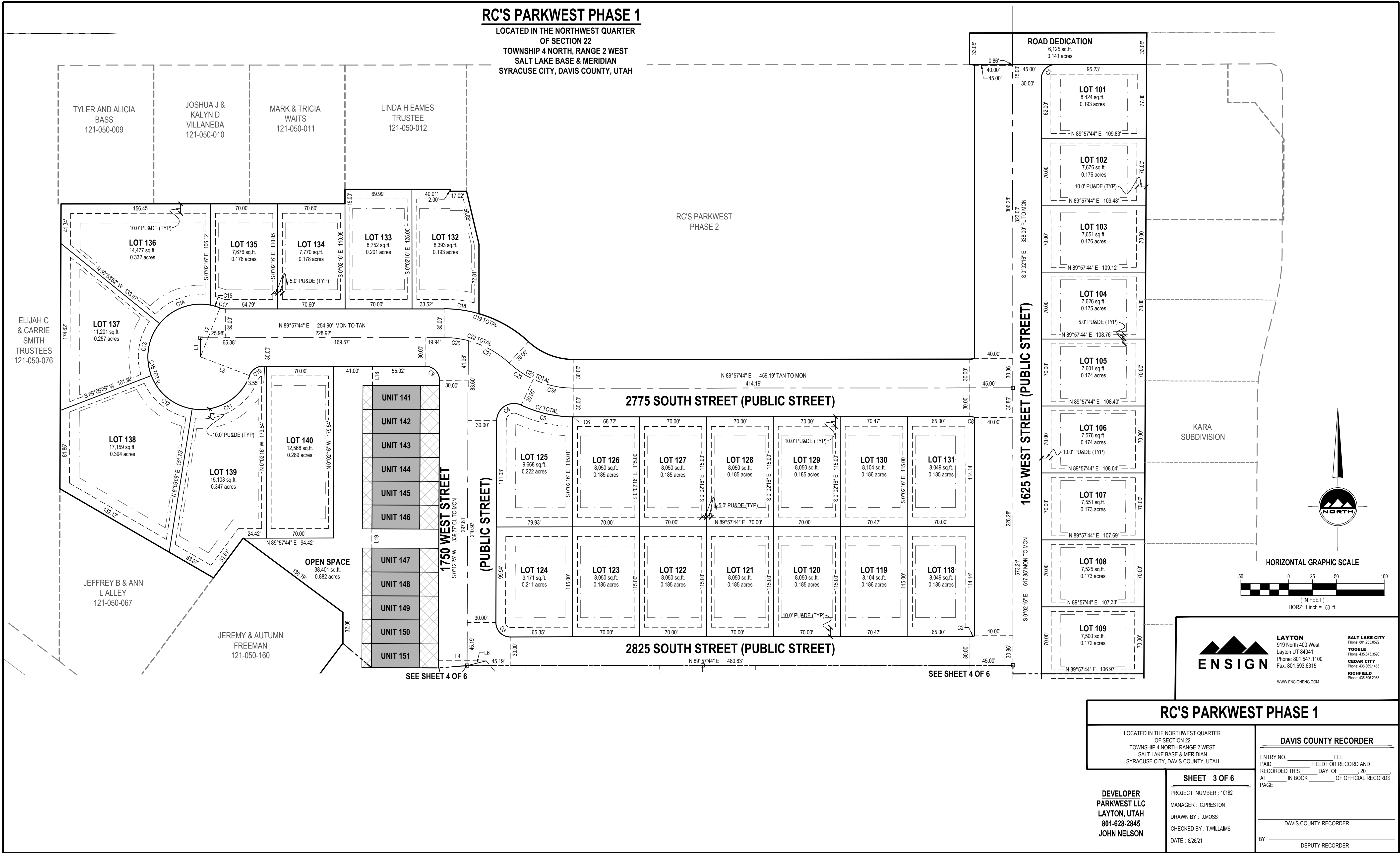
LOT 392

LOT 393

LOT 394

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DEVELOPER
PARKWEST LLC
LAYTON, UTAH
801-628-2845
JOHN NELSON

SHEET 3 OF 6

PROJECT NUMBER: 10182
MANAGER: C PRESTON
DRAWN BY: J MOSS
CHECKED BY: T WILLIAMS
DATE: 8/26/21

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0525
TOOELE
Phone: 435.843.3690
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.896.2883

WWW.ENSIGNENG.COM

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

JEREMY & AUTUMN
FREEMAN
121-050-160

SEE SHEET 3 OF 6

SEE SHEET 3 OF 6

2825 SOUTH STREET
(PUBLIC STREET)

1625 WEST STREET (PUBLIC STREET)

1650 WEST STREET
(PUBLIC STREET)

BLUFF ROAD (PUBLIC STREET)

WILLEY WAY
(PRIVATE STREET)

CHILD LANE
(PRIVATE STREET)

UNIT 178

UNIT 177

UNIT 176

UNIT 175

UNIT 174

UNIT 173

UNIT 172

UNIT 171

UNIT 170

UNIT 169

UNIT 182

UNIT 181

UNIT 180

UNIT 179

UNIT 183

UNIT 184

UNIT 185

UNIT 186

UNIT 152

UNIT 153

UNIT 154

UNIT 155

UNIT 156

UNIT 157

UNIT 158

UNIT 159

UNIT 160

UNIT 161

UNIT 162

UNIT 163

UNIT 164

UNIT 165

UNIT 166

UNIT 167

UNIT 168

GREGORY &
AMBER KELLY
121-050-081

GREGORY &
AMBER KELLY
121-050-083

JOSHUA WALKER
150-550-131

LOT 110
7,475 sq.ft.
0.172 acres

LOT 111
7,450 sq.ft.
0.171 acres

LOT 112
7,425 sq.ft.
0.170 acres

LOT 113
8,355 sq.ft.
0.192 acres

LOT 117
10,847 sq.ft.
0.249 acres

LOT 116
10,374 sq.ft.
0.238 acres

LOT 115
14,299 sq.ft.
0.328 acres

LOT 114
28,115 sq.ft.
0.645 acres

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DEVELOPER
PARKWEST LLC
LAYTON, UTAH
801-628-2845
JOHN NELSON

SHEET 4 OF 6

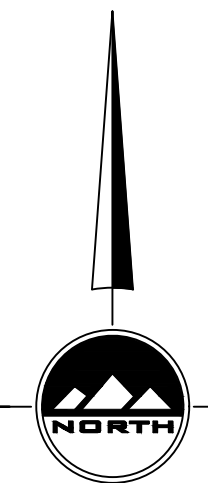
PROJECT NUMBER: 10182
MANAGER: C PRESTON
DRAWN BY: J MOSS
CHECKED BY: T WILLIAMS
DATE: 8/26/21

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 50' ft.



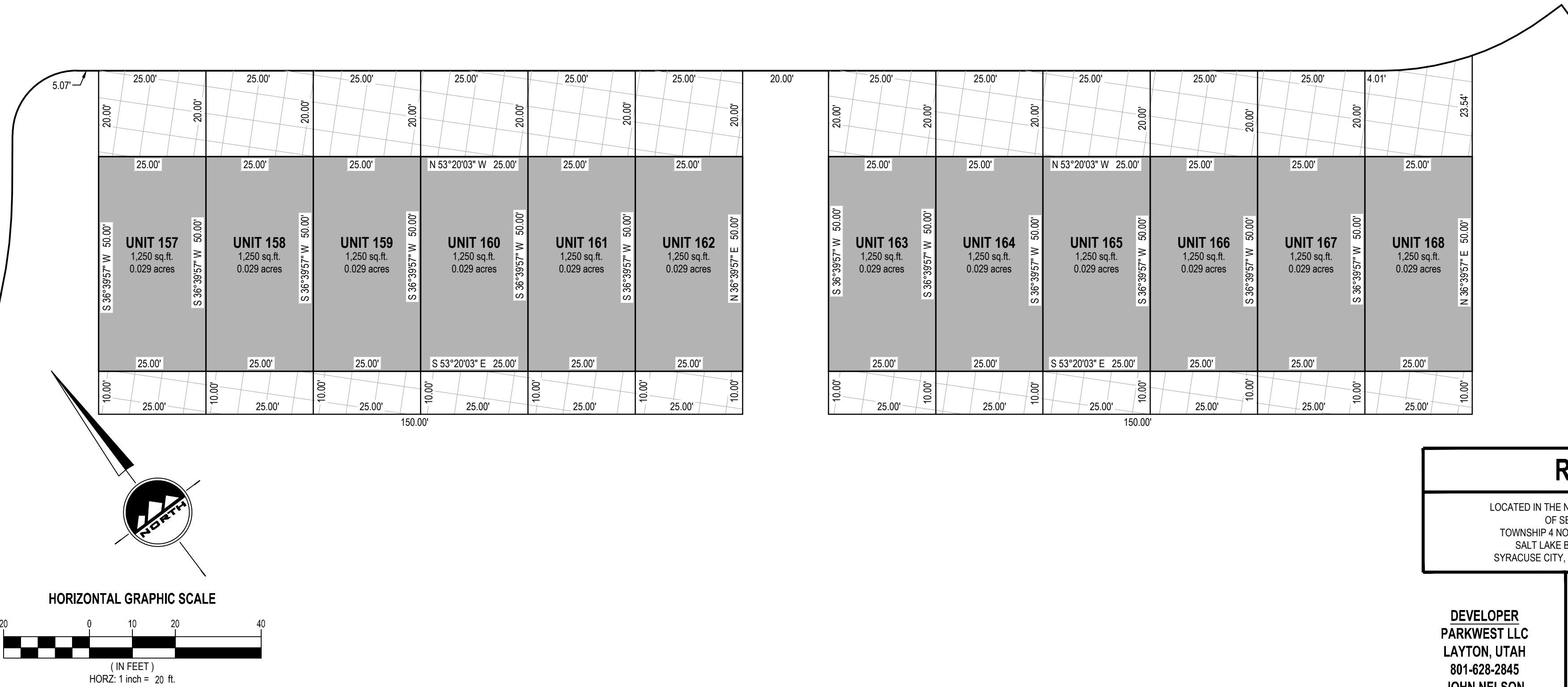
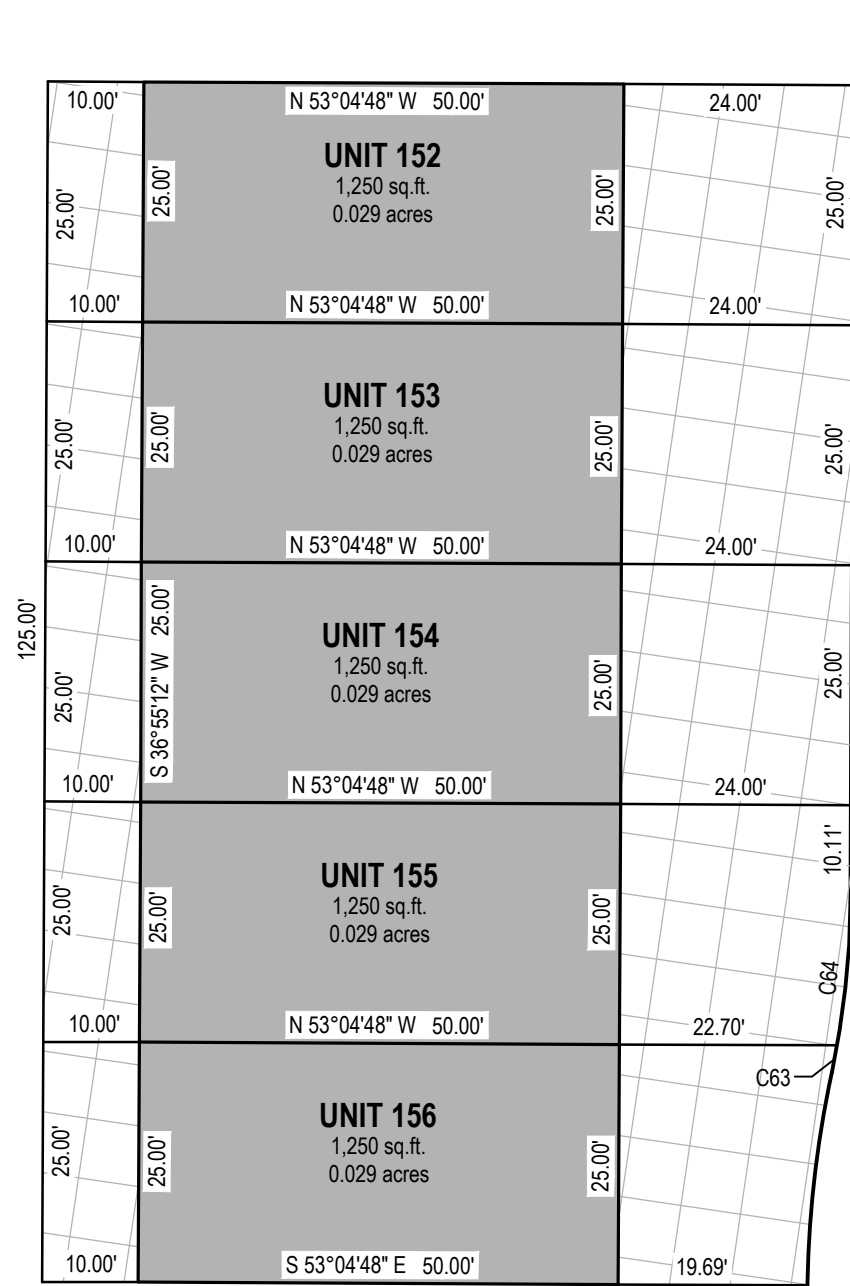
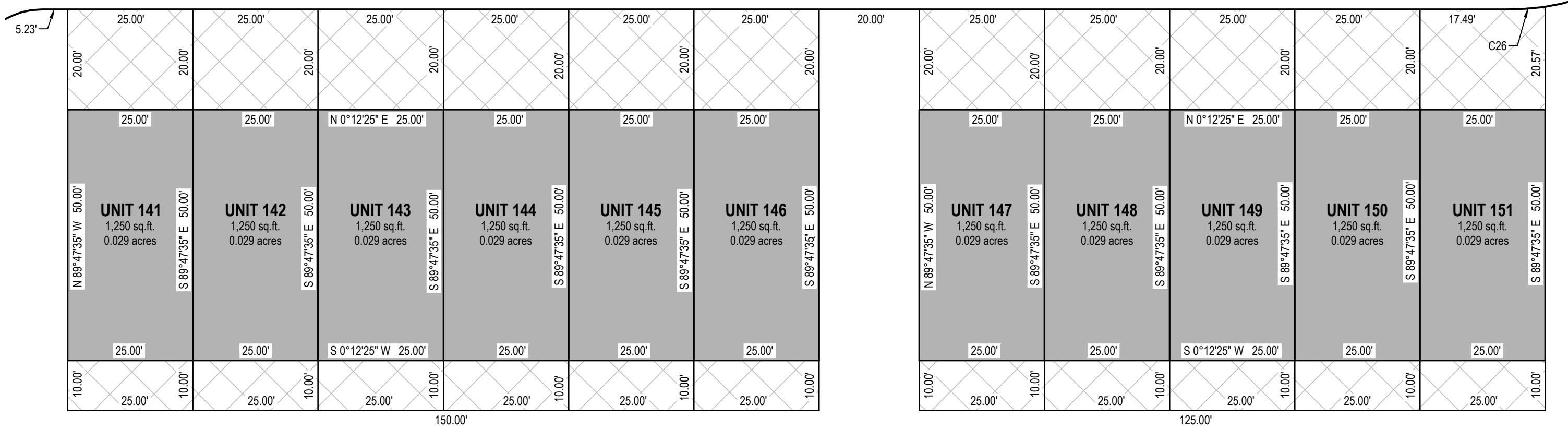
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.252.0329
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.896.2883

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.583.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.252.0329
TOOELE
Phone: 435.843.3690
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.896.2883

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DEVELOPER
PARKWEST LLC
LAYTON, UTAH
801-628-2845
JOHN NELSON

SHEET 5 OF 6

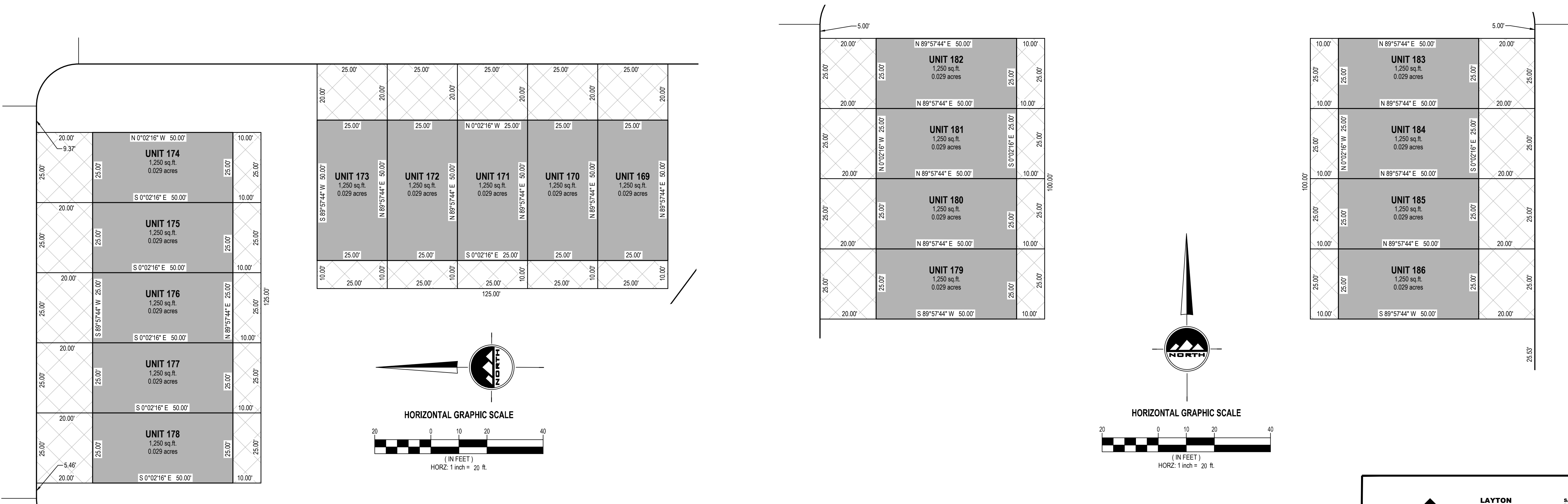
PROJECT NUMBER : 10182
MANAGER : C PRESTON
DRAWN BY : J MOSS
CHECKED BY : T WILLIAMS
DATE : 8/26/21

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.252.0329
TOOELE
Phone: 435.843.3690
CEDAR CITY
Phone: 435.865.1683
RICHFIELD
Phone: 435.896.2883

RC'S PARKWEST PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DEVELOPER
PARKWEST LLC
LAYTON, UTAH
801-628-2845
JOHN NELSON

SHEET 6 OF 6

PROJECT NUMBER : 10182
MANAGER : C PRESTON
DRAWN BY : J MOSS
CHECKED BY : T WILLIAMS
DATE : 8/26/21

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

811

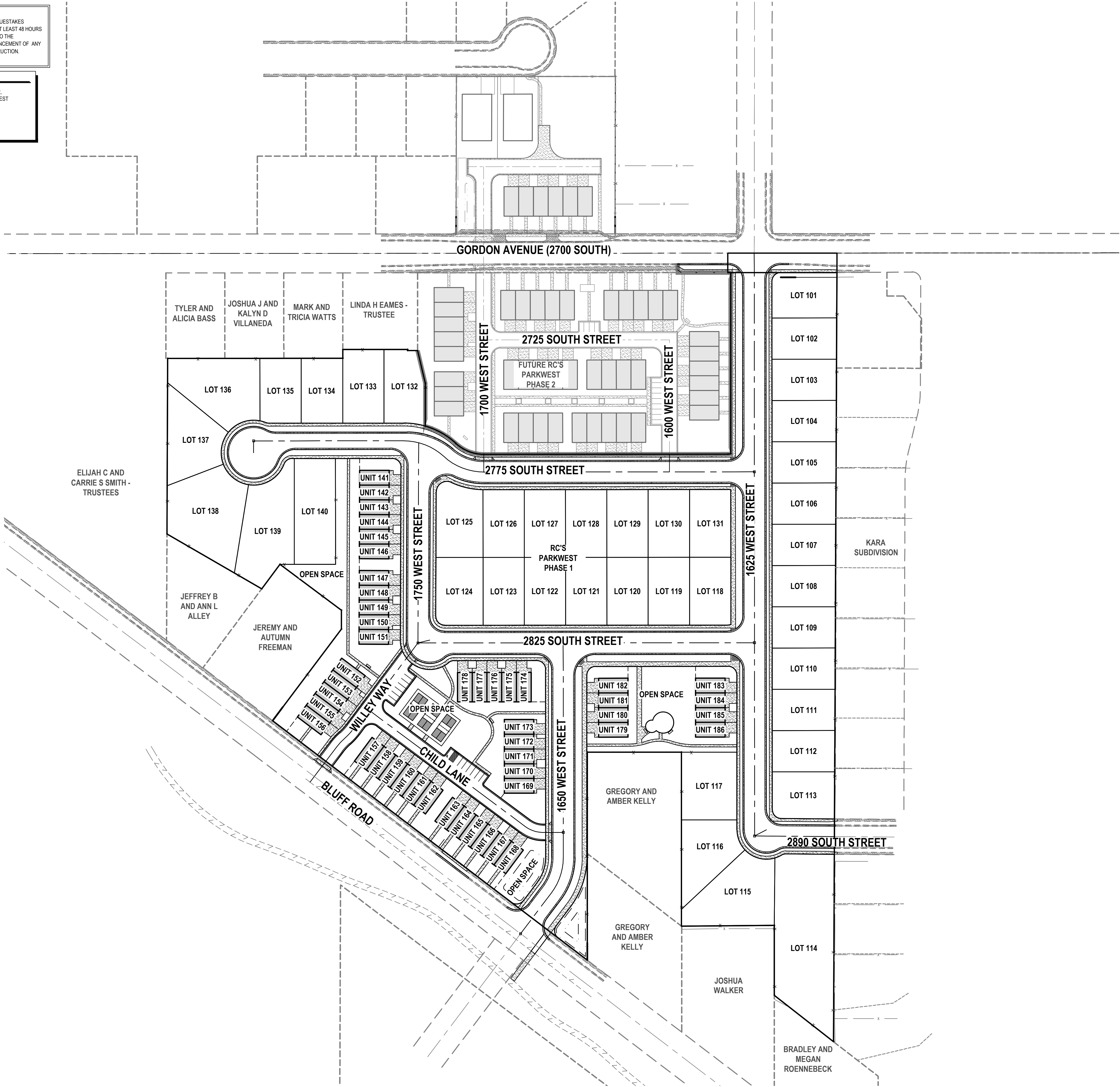
Know what's below.
Call before you dig.

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

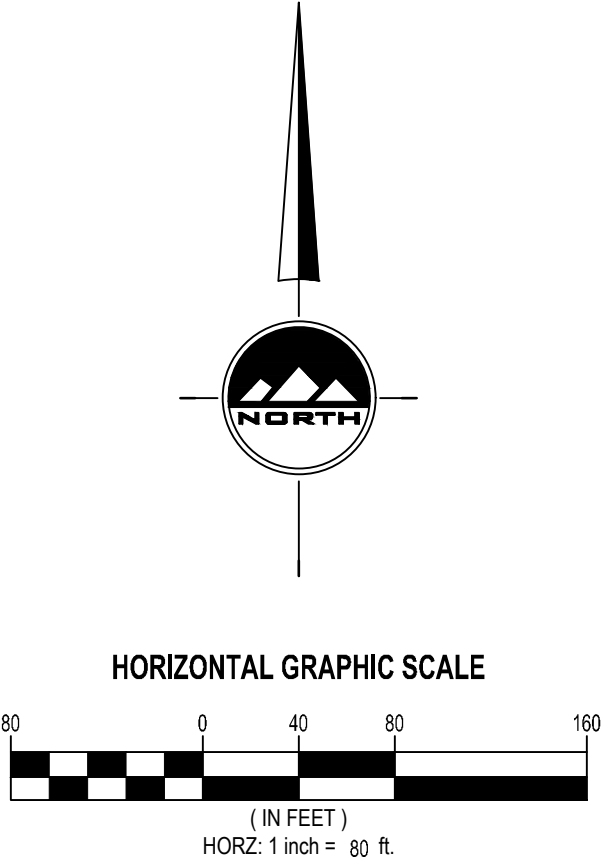
BENCHMARK

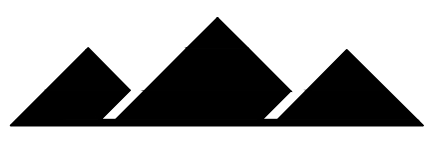
NORTH QUARTER OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4263.87'



LAND USE TABLE	
AREA 1	962,228 sq. ft.
AREA 2	72,072 sq. ft.
TOTAL PROJECT	1,034,300 sq. ft.
TOTAL UNITS	94
TOTAL LOTS	42
TOTAL LOTS/UNITS	136
DENSITY	5.72 UNITS/ACRE
OPEN SPACE	145,567 sq. ft.
PERCENTAGE	14.1%
REQUIRED SQ.FT. (20%)	206,860 sq. ft.
OPEN SPACE NEEDED	61,293 sq. ft.





EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JOHN NELSON
PARKWEST LLC
LAYTON, UT. 84041
CONTACT:
JOHN NELSON
PHONE: 801-628-2845



RC'S PARKWEST
PHASE 1
GORDON AVENUE
SYRACUSE, UTAH



NO. DATE REVISION BY
1
2
3 FOR REVIEW
4
5
6
7
8

OVERALL DEVELOPMENT
SITE PLAN

PROJECT NUMBER
10182
PRINT DATE
8/26/21
DRAWN BY
J.MOSS
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

C-002



COUNCIL AGENDA

October 12, 2021

Agenda Item #7

Storm Water Management Program

Factual Summation

- Syracuse City has updated the SWMP in compliance with the Utah Pollutant Discharge Elimination System General Permit for discharges from small municipal separate storm sewer systems issued by the Utah Division of Water Quality. This general permit is issued in compliance with the provisions of the Utah Water Quality Act, Title 19, Chapter 5, UCA 2004 and the Federal Water Pollution Control Act (33 USC).
- Updates to the SWMP are required each time the general permit is reissued. This permit is effective May 12, 2021 to May 11, 2026 when the permit will again be renewed. Permittees that are renewing are given 180 days after the effective date to submit an updated SWMP to the division.
- The main purpose of the SWMP is to provide a program that will improve the quality of storm water to the maximum extent practicable. These are achieved by setting measurable goals through six control measures. The control measures include the following:
 - Public education and outreach on storm water impacts
 - Public involvement / participation
 - Illicit discharge detection and elimination
 - Construction site storm water runoff control
 - Long-term storm water management in new development and redevelopment
 - Pollution prevention and good housekeeping for municipal operations
- The draft document was introduced in work session Sept 28, 2021. Any questions about this agenda item can be directed to Robert Whiteley.

Action Items

Whether to pass resolution R21-46 regarding the 2021 Storm Water Management Program for Syracuse City.

RESOLUTION NO. R21-46

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING
THE ADOPTION OF THE 2021 STORM WATER MANAGEMENT
PROGRAM FOR SYRACUSE CITY, UTAH.**

WHEREAS, The State of Utah Department of Environmental Quality, Division of Water Quality requires Syracuse City to complete and adopt a Storm Water Management Program in compliance with the Utah Water Quality Act, Title 19, Chapter 5 UCA, providing authorization to discharge storm water under the Utah Pollutant Discharge Elimination System (UPDES) through the general permit for discharges from small municipal separate storm sewer systems; and

WHEREAS, the purpose of the Storm Water Management Program is to establish a plan to reduce the discharge of pollutants from the storm drain system, protect water quality, and satisfy the appropriate water quality requirements of the Utah Water Quality Act.

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

Section 1. That the City Council of Syracuse affirms that it has reviewed and accepted the 2021 Storm Water Management Program.

Section 2. This resolution shall become effective immediately upon its passage.

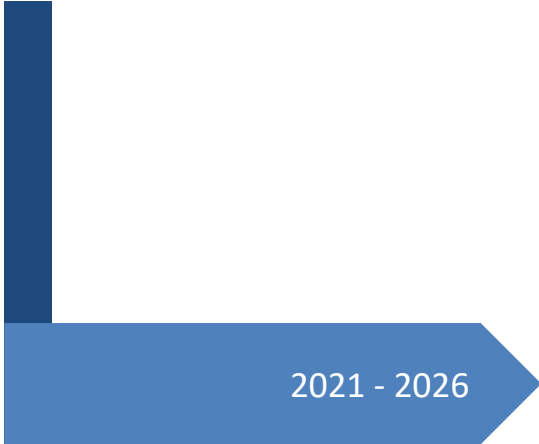
PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF OCTOBER, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

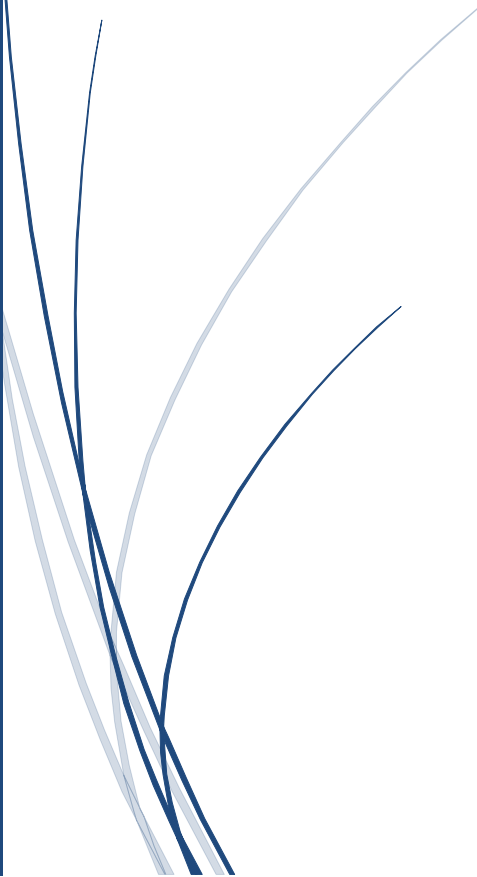
By: _____
Mike Gailey, Mayor



2021 - 2026

STORM WATER MANAGEMENT PROGRAM

Syracuse City, Utah



Prepared by: Robert Whiteley, PE
PUBLIC WORKS DIRECTOR

SYRACUSE CITY CORPORATION
Storm Water Management Program

TABLE OF CONTENTS

1.0 Introduction	2
2.0 SWMP General Information.....	9
3.0 Public Education and Outreach on Storm Water Impacts	12
4.0 Public Involvement / Participation.....	14
5.0 Illicit Discharge Detection and Elimination	16
6.0 Construction Site Storm Water Runoff Control	18
7.0 Long-term Storm Water Management in New Development and Redevelopment	20
8.0 Pollution Prevention and Good Housekeeping for Municipal Operations	21
Appendix A: UPDES General Permit for Small MS4's.....	22
Appendix B: Ordinance 4.40 Illicit Discharge and Erosion Control	23
Appendix C: Resolution	24
Appendix D: Inter-local Agreement	26
Appendix E: BMP Maintenance Agreement	33
Appendix F: BMP's	37
Appendix G: BMP Schedule.....	38
Appendix H: Storm Water Activity Permit	42
Appendix I: IDDE Program.....	47
Appendix J: Forms.....	51
Appendix K: Control Measures Summary	52
Appendix L: Fiscal Summary	74
Appendix M: City Facilities.....	75

1.0 Introduction

1.1 Introduction

This Storm Water Management Program (SWMP) has been developed exclusively for Syracuse City, Utah. Syracuse City is located between Ogden and Salt Lake City in Davis County west of Layton City and situated along the east shore of the Great Salt Lake. This SWMP has been implemented for the purpose of:

1. Reducing the discharge of pollutants from the Municipal Separate Storm Sewer System (MS4);
2. Protect water quality; and
3. Satisfy the appropriate water quality requirements of the Utah Water Quality Act

Six control measures have been incorporated into the SWMP in order to implement the program in accordance with the Small MS4 General UPDES Permit UTR 090000. These control measures include the following:

1. Public education and outreach on storm water impacts
2. Public involvement / participation
3. Illicit discharge detection and elimination (IDDE)
4. Construction site storm water runoff control
5. Long-term storm water management in new development and redevelopment (post-construction storm water management)
6. Pollution prevention and good housekeeping for municipal operations

The water quality within Syracuse City is relatively good. None of the streams or waterways has been identified as protected under Section 303(d) of the USEPA regarding impaired waters. This list is found online at the following link:

<http://www.deq.utah.gov/ProgramsServices/programs/water/wqmanagement/assessment/PreviousIR.htm>.

Syracuse City is an active member of the Davis County Storm Coalition. The coalition works together to promote improved storm water quality. Nitrogen and phosphorus reductions are a collaborative effort with the storm coalition to evaluate, identify, target, and provide outreach to improve water quality in the area.

The storm drain system is maintained by Syracuse City Public Works Department, Environmental Division. The Environmental Superintendent is responsible to implement and coordinate the Best Management Practices (BMP's) contained within this SWMP.

This SWMP is reviewed annually in conjunction with the preparation of an annual report submitted to the State Department of Environmental Quality, Division of Water Quality. Any updates to this report follow procedures outlined in Section 4.4 of the general permit.

1.2 Definitions

The following definitions are to be used in conjunction with those found in Utah Administrative Code R317. The following terms have the meaning as set forth:

BMP means "best management practice". CCTV means "closed circuit television.

CIP means a "Capital Improvement Plan".

DWQ means "the Utah Division of Water Quality".

Illicit Connection means any man-made conveyance connecting an illicit discharge directly to a municipal separate storm sewer system.

Illicit Discharge means any discharge to a municipal separate storm sewer that is not composed entirely of storm water, except discharges pursuant to a UPDES Permit and discharges resulting from emergency firefighting activities.

LID means "Low Impact Development" which is an approach to land development that works with nature to more closely mimic pre- development hydrologic functions.

MS4 means "Municipal Separate Storm Sewer System", which means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) pursuant to R317-8-1.6(4),(7), & (14), or designated under UAC R317-8-3.9(1)(a)5:

- a. That is owned or operated by a state, city, town, county, district, association, or other public body (created by or pursuant to State Law) having jurisdiction over disposal of wastes, storm water, or other wastes, including special districts under State Law such as a sewer district, flood control district, or drainage district, or similar entity, or a designated and approved management agency under section 208 of the Federal Clean Water Act that discharges to waters of the State;
- b. That is designated or used for collecting or conveying storm water;
- c. Which is not a combined sewer; and
- d. Which is not part of a publicly-owned treatment works as defined in 40CFR 122.2.

MEP means "Maximum Extent Practicable" which is the technology-based discharge standard for Municipal Separate Storm Sewer Systems established by the Federal Clean Water Act 402(p)(3)(B)(iii), which reads: "Permits for discharges from municipal storm sewers shall require controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques, and system, design, and engineering methods, and other such provisions as the Administrator or the State determines appropriate for the control of such pollutants."

NOI means "Notice of Intent", which is the mechanism used to register for coverage under a General Permit.

Non-analytical monitoring refers to monitoring for pollutants by means other than UAC R317-2-10 and 40 CFR 136, such as visually or by qualitative tools that provide comparative or rough estimates.

Outfall means a point source as defined by UAC R317-8-1.5(34) at the point where a municipal separate storm sewer discharges to waters of the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances which connect segments of the same stream or other waters of the state and are used to convey waters of the state.

Permittee means a federal or state agency, municipality, county, or district that owns or operates a storm drain collection system or who is in direct responsible charge for operation and maintenance of the storm drain collection system.

Phase 2 areas means areas regulated under UPDES storm water regulations encompassed by small municipal separate storm sewer systems. The Phase 2 Rule automatically covers on a nationwide basis all small municipal separate storm sewer systems located in urbanized areas as defined by the Bureau of Census and on a case-by-case basis those small municipal separate storm sewer systems located outside urbanized areas that the UPDES permitting authority designates.

Priority construction site means a construction site that has potential to threaten water quality when considering the following factors: soil erosion potential; site slope; project size and type; sensitivity of receiving waterbodies; proximity to receiving waterbodies; non-storm water discharges and past record of non-compliance by the operators of the construction site.

Runoff means storm water and water from other sources that travels across the land surface, or laterally through the ground near the land surface, and discharges to water bodies either directly or through a collection and conveyance system.

SOP means "Standard Operating Procedure" which is a set of written instructions that document a routine or repetitive activity.

Storm Drain Collection System means a system for the collection and conveyance of storm waters. The storm drain collection system does not include: private sewer systems owned and operated by a homeowners association or an owner of real property; and systems that collect and convey sewer, flood irrigation, or land drain.

Storm water means storm water runoff, snowmelt runoff, and surface runoff and drainage.

SWMP means "Storm Water Management Program" which is a document used to describe the

various control measures and activities that are implemented by the Permittee. It includes a set of measurable goals, actions, and activities designed to protect water quality by methods to reduce the discharge of pollutants from municipal separate storm sewer systems to the maximum extent practicable.

TMDL means "Total Maximum Daily Load", which refers to a study that quantifies the amount of a pollutant in a stream; identifies the sources of the pollutant; and recommends regulatory or other actions that may need to be taken for the impaired waterbody to meet water quality standards.

Urbanized Area is a land area comprising one or more places and the adjacent density settled surrounding area that together have a residential population of at least 50,000 and an overall population density of at least 1,000 people per square mile.

UPDES means "Utah Pollutant Discharge Elimination System". Waters of the State means all streams, lakes, ponds, marshes, water-courses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private which are contained within, flow through, or border upon this state or any portion thereof, except bodies of water confined to and retained within the limits of private property, and which do not develop into or constitute a nuisance, or public health hazard, or a menace to fish and wildlife which shall not be considered to be waters of the state under this definition UAC R317-1-1.

1.3 General Requirements

General requirements for a storm water management program, as specified in the Small MS4 General Permit include the following:

1. Permit number;
2. MS4 location description and map;
3. Information regarding the overall water quality concerns, priorities, measurable goals, and interim milestones specific to the Permittee that were considered in the development and/or revisions to the SWMP document;
4. A description of the program elements that will be implemented (or are already being implemented) in each of the six minimum control measures.
5. A description of any modifications to ordinances or long-term / ongoing processes implemented in accordance with the previous MS4 General Permit for each of the six minimum control measures;
6. A description of how the Permittee intends to meet the requirements of the Permit by either referencing existing program areas that already meet the Permit requirements or a description and relevant measurable goals

that include, as appropriate, the year by which the Permittee will achieve required actions, including interim milestones;

7. Joint submittals of Co-Permittees (if applicable) and the associated responsibility in meeting requirements of the SWMP;
8. A certification and signature;
9. Specific details for complying with the required items in each of the six minimum control measures.

1.4 Storm Water Ordinance

Syracuse City has an Illicit Discharge and Erosion Control ordinance in Title 4, Chapter 40 that has been adopted by the governing body. The ordinance was modified in 2018 to comply with the 80th percentile storm requirements. It was modified in 2020 regarding non-gravity discharge. The ordinance is found online at the following link: <http://www.codepublishing.com/UT/Syracuse/>

1.5 Nutrient Pollution: Nitrogen and Phosphorus

The significant increase in recent years of nitrogen and phosphorus in water bodies across the country has intensified water quality problems. Excess nitrogen and phosphorus in Utah waters harm our streams, rivers, and lakes.

The Division of Water Quality (DWQ) is currently at work on a nutrient reduction plan tailored to the unique needs of Utah waters. DWQ has already identified numerous watersheds in the state that are affected by high nutrient levels. To reverse this disturbing trend, DWQ, in partnership with a comprehensive team of key stakeholders, established a working group to develop acceptable benchmarks for nitrogen and phosphorus and develop nutrient reduction programs to reduce nutrient loads entering the state's waters.

Nitrogen and phosphorus are nutrients that are a part of all aquatic ecosystems and support the growth of the algae and aquatic plants that provide food and habitat for fish and smaller aquatic organisms. However, excess nitrogen and phosphorus, or nutrient pollution, can result in serious water quality problems. It impairs drinking water, endangers aquatic life, and threatens recreational uses. Nutrient pollution can also pose serious risks to human and animal health and damage to the economy.

Excess nitrogen and phosphorus in the water causes algae and some types of bacteria to grow faster than ecosystems can handle, a process known as eutrophication. Large growths of algae, called algal blooms, reduce oxygen in the water, stressing or killing fish. Algal blooms also harm water quality, food resources and habitats. Some blooms are harmful to humans because they contain bacteria that can produce toxins that can make people sick if they swim in or drink the contaminated water.

The Division's goal is to protect Utah's waters for their beneficial uses while taking into consideration the respective characteristics and potential of these waters. Given the wide diversity of streams and lakes throughout Utah, the levels of nutrients protective of the beneficial uses in one type of stream will be different in another type of stream. DWQ, in collaboration with a team of core stakeholders, has assembled a toolbox of comprehensive and adaptive solutions to tackle the problem of nutrient pollution in Utah. Strategies to address nutrient pollution include:

- Nutrient standards that limit pollutants and protect water bodies for their beneficial uses.
- Statewide monitoring to identify water bodies with nutrient problems.
- Site-specific strategies that account for the differences in water bodies and their sources of nutrient pollution.
- Technology- based effluent limits for wastewater treatment discharges to be phased in over time.
- An environmental stewardship certification program, along with guidance on the application of Best Management Practices (BMPs), for agricultural nonpoint sources of nutrient pollution.
- Funding to address nonpoint sources of nutrient pollution.
- Watershed scale nutrient reduction strategies, with an initial focus on headwaters.

Syracuse City actively participates with the Davis Storm Water Coalition in a combined effort to strategize.

1.6 Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Signature

Date

2.0 SWMP General Information

2.1 Program Effective

This Storm Water Management Program was adopted by Syracuse City Council by Resolution R2021-28 on October 12, 2021. It is effective until May 11, 2026.

2.2 Local Contact Representatives

The responsible representative(s), position and phone number for Syracuse City with regard to this SWMP listed in notification priority order are:

Public Works	During business hours/ Admin. Prof.	801-825-7235
Public Works	after hours emergency on-call	801-643-5775
Darel Webb	Environmental Superintendent	801-837-6777
Jeremy Morris	Environmental Maintenance Worker	801-529-7685
Kyle Moyes	Environmental Maintenance Worker	801-989-8105
Robert Whiteley	Public Works Director	801-614-9682

2.3 Agency Contacts

Dalton Boucher	Davis County Health Department	801-525-5077
Randy Olson	Davis County Health Department	801-525-5132
Brian Child	Olympus Insurance	801-486-1373
Utah Division of Water Quality	Environmental Incidents	801-536-4123
Utah Division of Water Quality	General Office	801-536-4300
Utah Division of Water Quality	Wireless	801-231-1769
Utah Division of Environmental Response & Remediation		801-536-4123

2.4 Description of Roles and Responsibilities

The following positions have the described responsibility for implementation and management of the specific measures as described in the SWMP.

Public Works Director

This individual is responsible for overall management of the storm water collection system. Responsibilities include working with governance to assure

sufficient budget is allocated to implement the SWMP, maintenance of the SWMP documentation, development of a capital improvement program and general supervision of all public works staff.

Environmental Superintendent

This individual is responsible for daily implementation of the SWMP. This includes maintenance activities, compliance with the General Permit requirements, and monitoring and measurement reporting requirements.

Environmental Maintenance Worker

This individual is responsible in assisting the Environmental Superintendent with maintenance activities, compliance with SWMP requirements, and monitoring and measurement reporting requirements.

Administrative Professional

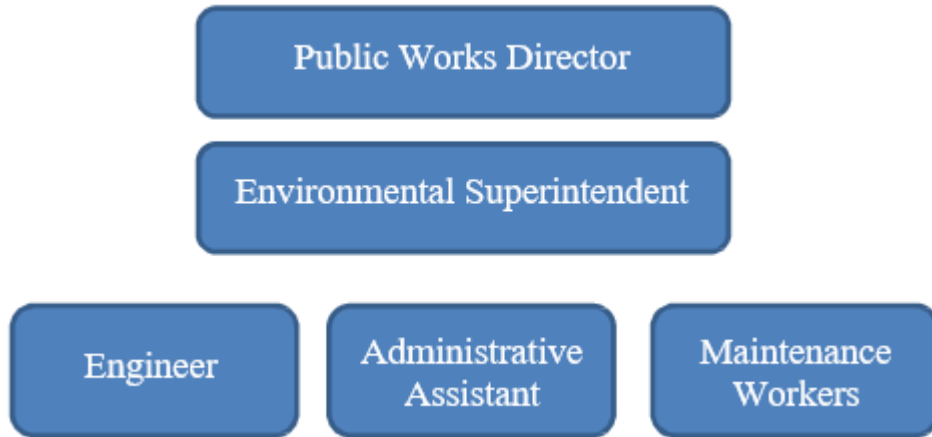
This individual is responsible for receiving emergency notifications and making notifications to necessary individuals and agencies. This individual also assists with recordkeeping of the SWMP and well as reporting annually and as needed.

Engineer

This individual is responsible for the development and maintenance of collection system design standards, maintenance of collection system mapping and maintenance of the storm drain system model.

2.5 Organizational Chart

Below is the organization chart associated with the SWMP.



3.0 Public Education and Outreach on Storm Water Impacts

3.1 Existing program elements

Public education is an essential part of the success of this SWMP. Reaching out to the public is achieved in many ways, such as: monthly magazine, website, social media, email, signs, printed material, public meetings, pre-development meetings, pre-construction meetings, staff meetings, surveys, volunteer service requests, and community events. Emergency situations may justify other means of public notification, such as: television, radio, and reverse phone notification. Typically our city will encourage the public annually (during Utah Shake Out) to sign up for Code Red, which is an avenue that people can voluntarily sign up for emergency notifications occurring in their area. Notify Me is another method for residents to receive notifications from the city. Utilizing these methods, the public becomes more aware of ways to improve water quality in storm water.

3.2 Long term ongoing processes

All of the requirements in this control measure have already been programmed and are an ongoing process. Some improvements have been the use of social media with the ever-growing ability to reach large audiences; also an increasing number of individuals sign up on Code Red.

3.3 Measurable goals

One goal identified in this control measure includes presenting a storm topic at least once a year to the West Davis Chamber of Commerce. The topic will provide information to them on the prohibition of illicit discharges and improper waste disposal. (Control Measure 1c, Permit 4.2.1.3).

Another goal is changed to coincide with an annual meeting that the Davis Storm Water Coalition hosts: Contractor's Night Out. This meeting provides information that involves developing a SWPPP with BMP's to reduce adverse impacts from storm water runoff generated from development.

(Control Measure 1d, Permit 4.2.1.4)

3.4 Summary

A detailed summary of the control measures including: permit requirements, audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

4.0 Public Involvement / Participation

4.1 Existing program elements

Public participation is achieved with ordinances that have been in place to regulate storm water quality. The ordinance is the controlling document to comply with the general permit for discharges from small municipal separate storm sewer systems.

The Storm Water Management Program is made available to the public for review and input. Once drafted, it is placed in a packet presented to the city council. The contents of the packet are available on the city website. The city council reviews the document in a work session as well as in a regular business session. Both sessions allow the council as well as the public to provide input during a public hearing that is given proper public noticing according to state law.

Once the SWMP is adopted by resolution from the city council, it is posted to the city website throughout the life of the permit. Contact information is included in the SWMP document for interested parties having inquiries.

4.2 Long-term ongoing processes

All of the requirements in this control measure have already been programmed and are an ongoing process. Some of the improvements have been the ability to include more comprehensive information in the council packet, since they are all accessed electronically. This also improves the ability to share information to the public.

4.3 Measurable goals

All of the goals have been achieved in this control measure.

4.4 Summary

A detailed summary of the control measures including: permit requirements, audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

5.0 Illicit Discharge Detection and Elimination

5.1 Existing program elements

An IDDE program is in place to systematically find and eliminate sources of non-storm water discharges and to prevent illicit connections and discharges. This program is included in the appendix.

5.2 Long-term ongoing processes

Maps of the storm system are updated annually with all new developments and modifications. Maps include the outfalls of the storm system that discharge into ditches that feed the Great Salt Lake.

Ordinance is in place to prohibit all non-storm water discharges including spills, illicit connections, illegal dumping, and sanitary sewer overflows. The ordinance includes enforcement for violations.

Priority areas likely to have illicit discharges involve new construction. New Construction is checked for correct connection to utility laterals that are stubbed into the lot. This check is done as a part of the building inspection. It is accomplished by dye testing the pipes. A certificate of occupancy cannot be issued if this test fails.

Dry weather screening all outfalls is done once every five years. An inspection process and form is included in the appendix.

Standard Operating Procedures have been established for tracing the source of an illicit discharge, characterizing the potential threat of an illicit discharge, completing a spill report, and removing the discharge. These SOP's are found in the appendix.

Information is given to the public regarding the hazards associated with illicit

discharges and improper disposal of waste, as well as collection facilities available for household hazardous waste. A hotline is available to the public for notification of spills and illicit discharges. The city website is also available and widely used by the public for “Fix-it Request”, which initiates a work order for the maintenance crew.

A spill/dumping response plan and flowchart is included in the IDDE Program found in the appendix. All incidents are kept on file for review and tracking.

All employees are trained during orientation and annually regarding the IDDE program. The training includes: identification, investigation, termination, cleanup, and reporting of all illicit discharges. The training reviews spills, improper disposal, and illicit connections.

5.3 Measurable goals

There are no goals for this control measure. All requirements are currently programmed.

5.4 Summary

A detailed summary of the control measures including: permit requirements, audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

6.0 Construction Site Storm Water Runoff Control

6.1 Existing program elements

Storm water pollution reduction from construction sites is currently programmed as a part of this SWMP.

6.2 Long-term ongoing processes

An ordinance is currently in place to reflect UPDES requirements for construction activities. Developers and contractors are made aware of the ordinance requirements during pre-construction meetings. All enforcement actions are documented and kept on file. An SOP is in place for pre- construction reviews of SWPPP's on construction projects. An SOP for construction site inspection is also in place. All SOP's are found in the Standard Operating Procedure manual.

All phases of construction are inspected monthly. Contractors are notified of the requirements to clean up the site and file a Notice of Termination with the State and the city. A deposit is returned after the site is completely cleaned up and temporary BMP's are removed. Priority construction sites are inspected bi-weekly. All inspections, re-inspections, and enforcements are tracked on inspection reports. Records are kept for five years.

A hotline is available to the public for notification of pollution concerns on construction sites. The public also has access to "Fix-it request" on the city website. All staff being involved in the SWMP are trained on an annual basis.

6.3 Measurable goals

The ordinance is reviewed periodically to ensure that all permit requirements are being met. All elements of this control measure is currently programmed.

6.4 Summary

A detailed summary of the control measures including: permit requirements,

audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

7.0 Long-term Storm Water Management in New Development and Redevelopment

7.1 Existing program elements

Ordinance is in place that includes post-construction controls. The ordinance includes enforcement for violators, protects water quality, and aims to reduce pollutants to the storm drain system. The general plan describes a sensitive overlay zone to protect sensitive areas of the city.

7.2 Long-term ongoing processes

At project close-out, a final warranty inspection is performed to ensure that the as-built infrastructure was constructed properly. Long term storm water management controls are checked during the final inspection.

All privately-owned detention basins are required to have a maintenance agreement in place. These basins are inspected once every five years by the city to ensure they are being maintained properly.

All staff being involved in the SWMP are trained on an annual basis.

An inventory of all public and private detention basins are updated annually.

7.3 Measurable goals

The ordinance is reviewed periodically to ensure that all permit requirements are being met. All items in this control measure are currently programmed.

7.4 Summary

A detailed summary of the control measures including: permit requirements, audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

8.0 Pollution Prevention and Good Housekeeping for Municipal Operations

8.1 Existing program elements

This program includes processes for all city-owned facilities regarding SOP's, pollution prevention BMP's, SWPPP's, and training.

8.2 Long-term ongoing processes

Inventory of city-owned facilities and storm water controls are contained in this document in the maps appendix. The assessment of each facility indicates potential threat of contaminants from each site. High priority sites have been determined from the assessment. A SWPPP for each high- priority site is included on the map.

Visual inspections are performed monthly and comprehensive inspections are performed every six months on each high-priority site. Points of storm water discharge are visually observed annually on each high priority site.

SOP's have been developed for city-owned facilities, material storage areas, parks and open space, vehicles and equipment, roads and parking lots, and storm water collection system.

8.3 Measurable goals

There are no goals for this control measure. All requirements are currently programmed.

8.4 Summary

A detailed summary of the control measures including: permit requirements, audience, goals, milestones, achievement method, frequency, and BMP's are included in the appendix.

Appendix A: UPDES General Permit for Small MS4's

Current Electronic Version found here:

<https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2020-005275.pdf>

Appendix B: Ordinance 4.40 Illicit Discharge and Erosion Control

Current electronic version found here:

<https://www.codepublishing.com/UT/Syracuse/#!/Syracuse04/Syracuse0440.html#4.40>

Appendix C: Resolution

RESOLUTION NO. R2021-28

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING
THE ADOPTION OF THE 2021 STORM WATER MANAGEMENT
PROGRAM FOR SYRACUSE CITY, UTAH.**

WHEREAS, The State of Utah Department of Environmental Quality, Division of Water Quality requires Syracuse City to complete and adopt a Storm Water Management Program in compliance with the Utah Water Quality Act, Title 19, Chapter 5 UCA, providing authorization to discharge storm water under the Utah Pollutant Discharge Elimination System (UPDES) through the general permit for discharges from small municipal separate storm sewer systems; and

WHEREAS, the purpose of the Storm Water Management Program is to establish a plan to reduce the discharge of pollutants from the storm drain system, protect water quality, and satisfy the appropriate water quality requirements of the Utah Water Quality Act.

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

Section 1. That the City Council of Syracuse affirms that it has reviewed and accepted the 2021 Storm Water Management Program.

Section 2. This resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS xxth DAY OF xxxxxxx, 2021.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Mike Gailey, Mayor

Appendix D: Inter-local Agreement

**2021 INTERLOCAL COOPERATION AGREEMENT
BETWEEN DAVIS COUNTY CITIES AND
DAVIS COUNTY
FOR
UPDES GENERAL PERMIT**

THIS AGREEMENT (Agreement) is entered into this ____ day of ____, 2021, by and between the following parties: DAVIS COUNTY, a body corporate and politic of the State of Utah, and the following cities, each of which is a municipal corporation of the State of Utah: BOUNTIFUL, CENTERVILLE, CLEARFIELD, CLINTON, FARMINGTON, FRUIT HEIGHTS, KAYSVILLE, LAYTON, NORTH SALT LAKE, SOUTH WEBER, SUNSET, SYRACUSE, WEST BOUNTIFUL, WEST POINT and WOODS CROSS (Parties).

WITNESSETH:

WHEREAS, the parties are “public agencies” and are authorized and to comply with the *Utah Interlocal Cooperation Act*, §11-13-101, *et seq.*, *Utah Code Annotated*, to enter into agreements with each other for joint or cooperative action; and

WHEREAS, the Environmental Protection Agency (EPA) has published its “Final Rule” setting forth the National Pollutant Discharge Elimination System (NPDES) permit application rules and regulations for stormwater discharges to municipal separate storm sewer systems; and

WHEREAS, the State of Utah, through its Department of Environmental Quality, Division of Water Quality (DWQ), has statutory rulemaking authority and authority to issue pollutant discharge elimination system permits within the State of Utah pursuant to the rules and regulations of the Utah Pollutant Discharge Elimination System (UPDES); and

WHEREAS, the State of Utah has issued a General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, Permit No. UTR 090000 (Permit), to each party of this Agreement, which Permit is incorporated herein by this reference; and

WHEREAS, the rules and regulations provide that more than one entity may jointly implement activities to comply with UPDES permit requirements under Section 4.3 of the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems; and

WHEREAS, the parties are willing to jointly implement activities to fulfill a portion of the UPDES permit requirements; and

WHEREAS the parties desire to enter into this Agreement setting forth their present understanding as to their respective responsibilities with regard to their participation as permittees under their Permit.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Compliance with Permit. As permittees, the parties agree to jointly implement and enforce within their own jurisdictions, their respective responsibilities for complying with the Permit requirements including but not limited to, those responsibilities and requirements set forth in Parts 4.0, 5.0, and 6.0 of the Permit.
2. Administration of Agreement. The administration of this Agreement shall be done by the public works directors of each party, or their official designee, constituting the Davis County Storm Water Coalition (Coalition). Each party will have one voting right. No separate legal entity is created by the terms of this Agreement.

3. Costs. The parties agree that each party shall be responsible to pay for those costs relating to their own stormwater systems, and that the parties shall reimburse each other for expenses incurred in providing services for each other as may be agreed by the parties concerning the various tasks and responsibilities required under the Permit.
4. Joint Cooperation. As reasonably necessary, the parties agree to assist each other in providing and sharing information, drawings, plans, data, etc., which are required to comply with the requirements set forth in the Permit. The specific activities that the parties agree to assist each other in are set forth as follows:
- a. Jointly purchase educational and training materials, as determined by the Coalition, for distribution to:
 - i. Residents
 - ii. Institutions, industrial and commercial facilities
 - iii. Developers and contractors (construction)
 - iv. Municipal Separate Storm Sewer System (MS4) owned or operated facilities
 - b. Use the Coalition as a county-wide committee to:
 - i. Train personnel
 - ii. Create partnerships
 - iii. Obtain input and feedback from special interest groups
 - c. Annually contribute updated storm drain system information for county-wide mapping purposes

- d. Jointly prepare and promote model ordinances, updates and standards that addresses:
 - i. Illicit discharges
 - ii. Construction site storm water runoff
 - iii. Long-term storm water management
- e. Jointly arrange for and provide education about hydrologic methods and criteria for selecting and sizing post-construction BMPs
- f. Jointly participate to develop draft Standard Operating Procedures
- g. Jointly evaluate, identify, target and provide educational materials and outreach to address the reduction of water quality impacts associated with nitrogen and phosphorus in discharges

5. Term of Agreement. The parties agree that the duration of this Agreement shall commence upon entry and shall continue in effect for the term of the Permit (which expires at midnight, May 11, 2026) and for an additional 120 days from the effective date of the renewal of the Permit by the Division.

6. Property. In the event that any property is acquired by the parties jointly for the undertaking, and paid for by them, then it shall be divided as the parties' representatives shall agree, or if no agreement is reached, then it shall be divided according to their respective payments for property, or if it cannot be practically divided, then the property shall be sold and the proceeds divided according to the parties' proportionate share of the purchase of the item of property. If property is purchased at one party's sole expense in connection with this

Agreement, then the property so purchased shall be and remain the property of the party which purchased it.

7. Entire Agreement. This Agreement embodies the entire agreement between the parties, and it cannot be altered except in a written amendment which is signed by the parties.

8. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the Utah Governmental Immunity Act, as set forth in *Utah Code Ann.* §§ , 63G-7-101, *et seq.*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party and shall be deemed officers and employees of such party under the provisions of the Utah Governmental Immunity Act. Each party shall be responsible and shall defend the action of its own employees, negligent or otherwise, performed pursuant to the provisions of this Agreement.

9. No Third-Party Benefits. This Agreement is not intended to benefit any person or entity not named as a party hereto.

10. Severability. If any provision of this Agreement is determined by a court to be invalid or unenforceable, such determination shall not affect any other provision hereof, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision shall be deemed to be effective, operative and entered into in the manner and to the full extent permitted by applicable law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be

effective as of the day and year first above written.

[Signature Pages to Follow]

Appendix E: BMP Maintenance Agreement

STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT Syracuse, Utah

THIS AGREEMENT, made and entered into this day of , 20 , by and between (Owner) hereinafter called the "Landowner", and Syracuse, Utah, hereinafter called "City". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as (Development Name/Parcel Identification Number) as recorded by deed in the land records of Davis County, Utah, Deed Book Page , hereinafter called the "Property". WHEREAS, the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan known as , (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for detention and/or Structural Best Management Practices (BMP) of stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Syracuse, Utah, require that on-site stormwater management/BMP facilities as constructed be maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as constructed be adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management/BMP facilities as constructed by approved design plans in accordance with current engineering standards. This includes all private pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.
2. The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies and corrective actions shall be noted in the inspection report.

3. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs, if necessary.

4. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

5. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management/BMP facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

6. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

7. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

8. This Agreement shall be recorded among the land records of Syracuse, Utah, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

[Signatures to follow]

Appendix F: BMP's

The following Best Management Practices are currently programmed:

ETCH Education and Training: Community Hotline

ETEM Education and Training: Educational Materials

ETET Education and Training: Employee Training

ETMC Education and Training: Media Communication

ETPP Education and Training: Public Participation

IMID Inspection and Monitoring: Illicit Discharge

IMIO Inspection and Monitoring: Inlets and Outfalls

IMOE Inspection and Monitoring: Outfall Examination

MSHW Material Storage: Household Hazardous Waste

OMHP Operation and Maintenance: Housekeeping Practices

OMUO Operation and Maintenance: Used Oil

PRLD Planning and Regulations: Low Impact Development

PRMP Planning and Regulation: Mapping

PROD Planning and Regulation: Ordinance Development

PRSP Planning and Regulation: SOP Manual

PRSW Planning and Regulation: Storm Water Pollution Prevention Plan

Appendix G: BMP Schedule

The BMP's are scheduled on a reoccurring system to ensure that all that is programmed is accomplished and not spread the workload out over each year to prevent overload from excessive tasks.

	January	February	March	April
Train & Mtg's		Train contractors on IDDE program (1d)		Train PW staff on SWMP req's (4m) construction-focus; 4th grade water fair (1a)
Mapping				
Maintenance			Spray herbicide in detention basins	Oxygen sensor calibration. Inspect all private owned grease traps connected to city sewer.
Magazine	Public Survey (1g)	Newsletter: Waste management / dumpsters(1b) (3o)	Newsletter: Clean gutters and SD inlets(1b) (3o) Fertilizer	Newsletter: onsite SW infiltration (1b) (3o);
Pre-con	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)
MH	Spot check manholes	Spot check manholes	Spot check manholes	Spot check manholes
SWPPP Inspect	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)
Monthly Inspect	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)
6-month Insp./ report	Comprehensive inspection of PW site (6f).		Clean PW oil/water separators by drying bed.	

Annual	Wet weather screening (6g)		SSMP due 4/15	
---------------	----------------------------	--	---------------	--

May	June	July	August
	Train Parks and PW on WQ Impact (6q)		Train all employees on IDDE program (3o) (3t)
Update map of storm drain main and outfalls (3a)	Update inventory data (5m) (5n)		Letter/brochures to schools, churches, ind, comm. illicit discharge & waste disposal (1c)(3o)
Six-month routine cleaning SD, LD, SS	Clean City Hall detention basin for Heritage Days		
Newsletter: swimming pool care (1b) (3o)	Newsletter: lawn care (1b) (3o); Businesses (1c)	Newsletter: Vehicle repair and washing (1b) (3o)	Newsletter: parking lot sweeping (1b) (3o)
Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)
Spot check manholes	Spot check manholes	Spot check manholes	Spot check manholes
Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)
Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)
	Clean PW oil/water separators by drying bed.	Comprehensive inspection of PW site (6f).	
Annual field inspect priority areas of past violations (3e)		Annual inspect all city det. Basins (5j).	Collect volunteer hours (1a)
Update USMP permit and SWMP	Inspect all private Det. Basins (5j).	LID meeting with city planners and engineers (1f)	Dry weather screen all outfalls for illicit discharge (3f)

September	October	November	December
Train commercial on IDDE and BMP's during West Davis Chamber (1c)	Train PW staff on SWMP req's (5p) city SD focus	Train PW and Parks staff on Illicit Discharge & Waste Disposal (1e)	
Map and list all IDDE's and determine if there are any priority areas (3d) (3s)	Inventory city facilities (6a)		
Spray herbicide in detention basins	O2 sensor calibrate. Inspect all private owned grease traps connected to city sewer.	Six-month routine cleaning SD, LD, SS;	
Newsletter: Building & Equip Maint. (1b) (3o)	Newsletter: Matl storage (1b) (3o)	Newsletter: Clean gutters and SD inlets (1b) (3o)	Newsletter: Salt & Deicing use (1b) (3o)
Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)	Pre-construction Meeting (4b)
Spot check manholes	Spot check manholes	Spot check manholes	Spot check manholes
Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)	Monthly inspect all construction sites (4h) Priority sites 2/mo (4j)
Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)	Visual inspection of high-priority city owned property (6e)
Clean PW oil/water separators by drying bed.			Clean PW oil/water separators by drying bed.
Annual MS4 Report due 10/1	Clean city-owned oil/water separators		Update SWMP.

Appendix H: Storm Water Activity Permit

For construction of a subdivision phase or any single development of one acre and larger, the application shown is used. For any individual lot that is part of a common plan of development, the building permit is used.

Additional information is included to assist with understanding what is included in the development of a SWPPP.



**STORM WATER ACTIVITY PERMIT APPLICATION AND AGREEMENT
FOR CONSTRUCTION OF A SUBDIVISION PHASE OR ANY
SINGLE DEVELOPMENT ONE ACRE AND LARGER**

S

NAME OF APPLICANT: _____ CONTACT NAME: _____
ADDRESS OF APPLICANT: _____ CITY _____ ST _____ ZIP _____
EMAIL ADDRESS: _____ TELEPHONE NO: _____
SUBDIVISION NAME _____ PHASE # _____
JOB LOCATION ADDRESS: _____
TOTAL LAND AREA DISTURBED (ACRES): _____ UPDES PERMIT NO: UTR- _____ EXP. _____

NOTE: FURNISH MAP OR SKETCH SHOWING STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE AVAILABLE ON THE PROJECT SITE DURING THE ENTIRE DURATION OF CONSTRUCTION.

GENERAL INFORMATION

1. A Notice of Intent (NOI) shall be filed with the State Department of Environmental Quality (DEQ).
2. Property corners or disturbance limits must be clearly marked before construction begins. Contractors and/or developers will submit documentation on how long-term BMP's were selected, pollutant removal expected from the BMP and technical basis supporting performance claims.
3. Applicant shall maintain all storm water management control measures according to the UPDES Construction General Permit, SWPPP, and Syracuse City ordinances.
4. Notice of Violation – Pursuant to Title IV of the Syracuse City Ordinance, failure to comply with the SWPPP requirements, the UPDES Permit or any City Code may result in a Notice of Violation (NOV). The City will order compliance by a written Notice of Violation to the responsible person. Such notice may be in the form of a citation or a stop work order.
5. In consideration for the granting of this Permit by the City, the applicant hereby guarantees: To perform the work applied for in a professional manner and in conformity with ordinances of Syracuse City and To hold harmless Syracuse City, its officers, agents and employees from any and all costs, damages and liabilities which may accrue or be claimed to accrue by reason of any work performed under a permit issued pursuant to this application.
6. This permit is not transferable or assignable. Transfer of responsibility may occur only with the filing of another permit. The applicant is responsible for the performance and requirements of the work under this permit.
7. Extensions for excess time must be requested by the applicant prior to the Notice of Termination (NOT).
8. A Notice of Termination (NOT) shall be filed with both Syracuse City and the State DEQ.
9. **FINES SHALL BE ASSESSED AFTER THE NOTICE OF TERMINATION (NOT) AT \$100 PER OCCURRENCE OF INCOMPLETE BMP'S. FINES SHALL BE TAKEN FROM THE DEPOSIT WITH A REMAINING BALANCE (IF ANY) RETURNED TO THE APPLICANT AFTER THE FINAL SWPPP INSPECTION.**

Contact Name _____

Signature of Applicant _____

Date _____

OFFICIAL CITY USE ONLY

Filing Date: _____ Received By: _____ Pre-Construction Date: _____

Depositor: _____

Administrative Fee: \$75.00

Deposit \$1000.00

Check # _____ Visa/MC _____

Check # _____ Visa/MC _____

Receipt/Confirmation No.: _____

Receipt/Confirmation No.: _____

DEVELOPMENT OF SWPPP

The development stage comprises the collection of construction site information, assessment of that information to determine best management practices and procedures, and compilation of the SWPPP.

COLLECT SITE INFORMATION Several pieces of information should be collected before a Storm Water Pollution Prevention Plan can be prepared. This information will provide the technical basis for selection of erosion and sedimentation control BMPs and post construction BMPs. A significant amount of this data must be included in the SWPPP, as specified by the UPDES permit. It is suggested that the following items be collected.

Existing Conditions Map - Obtain a topographic site map of the proposed construction area. The map should indicate the existing land use of the site as well as the location of surface waters on or near the site boundaries.

Soils Information - Collect soil information about the site. This information can generally be obtained from the National Resources Conservation Service (NRCS). In some cases, soil sampling may need to be conducted. This information will typically identify soil constraints, design criteria, and slope stability.

Runoff Water Quality - Where possible, obtain stormwater quality data from runoff collected at or near the proposed construction site.

Name of Receiving Water - Identify the receiving water(s) which ultimately collect runoff from your site.

Rainfall Data - Determine the amount of rainfall you anticipate in your design of stormwater management measures.

Measure Site Area - The UPDES stormwater permit requires an estimate of the total area of the site and the total area of the site that is expected to be disturbed by excavation, grading, or other activities. The area of the site can usually be found on the deed of sale for the property, the record plat, or site survey. The amount of area to be disturbed will generally need to be estimated based upon contractor knowledge of the construction project.

Determine the Runoff Coefficient - The runoff coefficient is the partial amount of the total rainfall which will become runoff. It provides an estimate of the development's impact on runoff after construction is complete. Consult design guides to obtain average runoff coefficient values for the specific land uses at the site.

DEVELOP SITE PLAN The site plan will be developed based on information obtained during site collection and assessment and on objectives of the proposed construction project. Several pollution prevention principles should be considered when developing a site plan for the project. They are:

- Disturb the smallest vegetated area possible;
- Keep the amount of cut and fill to a minimum; and
- Limit impacts to sensitive areas such as:
 - Steep and/or unstable slopes,
 - Surface waters, and wetlands,
 - Areas with erodible soils,
 - Existing drainage channels.

Once the preliminary design is developed, a narrative description of the nature of the construction activity should be prepared and included in the SWPPP. The narrative should include: a brief description of the project, a sequence of major soil disturbing activities involved in the project, and the approximate project duration.

SELECT BEST MANAGEMENT PRACTICES At this stage, it should be possible to identify Best Management Practices (BMPs) to be used during the construction activities. BMPs for erosion and sediment control are employed to limit the amount and rate of erosion and to capture the transported sediment before it has the opportunity to enter a storm water collection system or water course. The selection of BMPs is site-specific with regard to activity, topography, soil conditions, and storm water facilities. After selection of controls, make a list of each control that you plan to use on the site. Include in this list a description of each control, its purpose, and why it is appropriate in this location.

PREPARE POLLUTION PREVENTION SITE MAP The owner and/or designer should prepare a site map of the proposed construction area. The map should be of sufficient scale to clearly show on-site features. Additionally, the following features should be delineated:

- Area of soil disturbance;
- Drainage patterns;
- Approximate slopes after major grading;
- Location of structural and nonstructural controls;
- Location of areas where stabilization practices are planned;
- Areas of cut and fill;
- Surface waters (including wetlands);
- Locations where storm water is discharged to a surface water; and
- The name of the receiving water(s) and the ultimate receiving water(s).

PREPARE A MONITORING, INSPECTION, AND MAINTENANCE PLAN The construction general permit requires that a monitoring, inspection, and maintenance plan be a component of the SWPPP. This portion of the SWPPP will identify procedures to ensure maintenance of control measures identified in the site plan remain in effective operating condition. To meet these objectives, the monitoring effort should have these elements:

Site Inspections Personnel, with knowledge of correct installation and working BMPs, shall inspect areas exposed to soil erosion in accordance with a set inspection schedule. The Utah General Permit requires that inspections occur during construction "...at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater."

Record Keeping Records of all inspections, compliance certifications, and noncompliance reporting are to be retained for at least three years by the owner/developer. These inspection reports should include the following information:

- scope of the inspection;
- name and qualifications of personnel inspecting;
- incidents of non-compliance;
- certification that the facility is in compliance with the SWPPP and the State General

Permit;

- signature of the inspector; and
- major observations regarding the implementation of controls.

SWPPP IMPLEMENTATION

The implementation stage occurs during the commencement of construction and consists of implementation BMPs, SWPPP review and modifications, and final stabilization of the site.

SUBMIT NOTICE OF INTENT The construction general permit requires that a Notice of Intent (NOI) be submitted to the Utah Division of Water Quality (UDWQ) prior to the start of construction. The NOI is a notification that a construction project is about to begin, the location of the project, the responsible parties, and a certification that a SWPPP has been prepared and will be followed. The owner of the construction project is responsible for submitting the NOI.

SUBMIT CITY PERMIT A Storm Water Activity Permit must be submitted to the city with all fees and deposit paid prior to the start of construction.

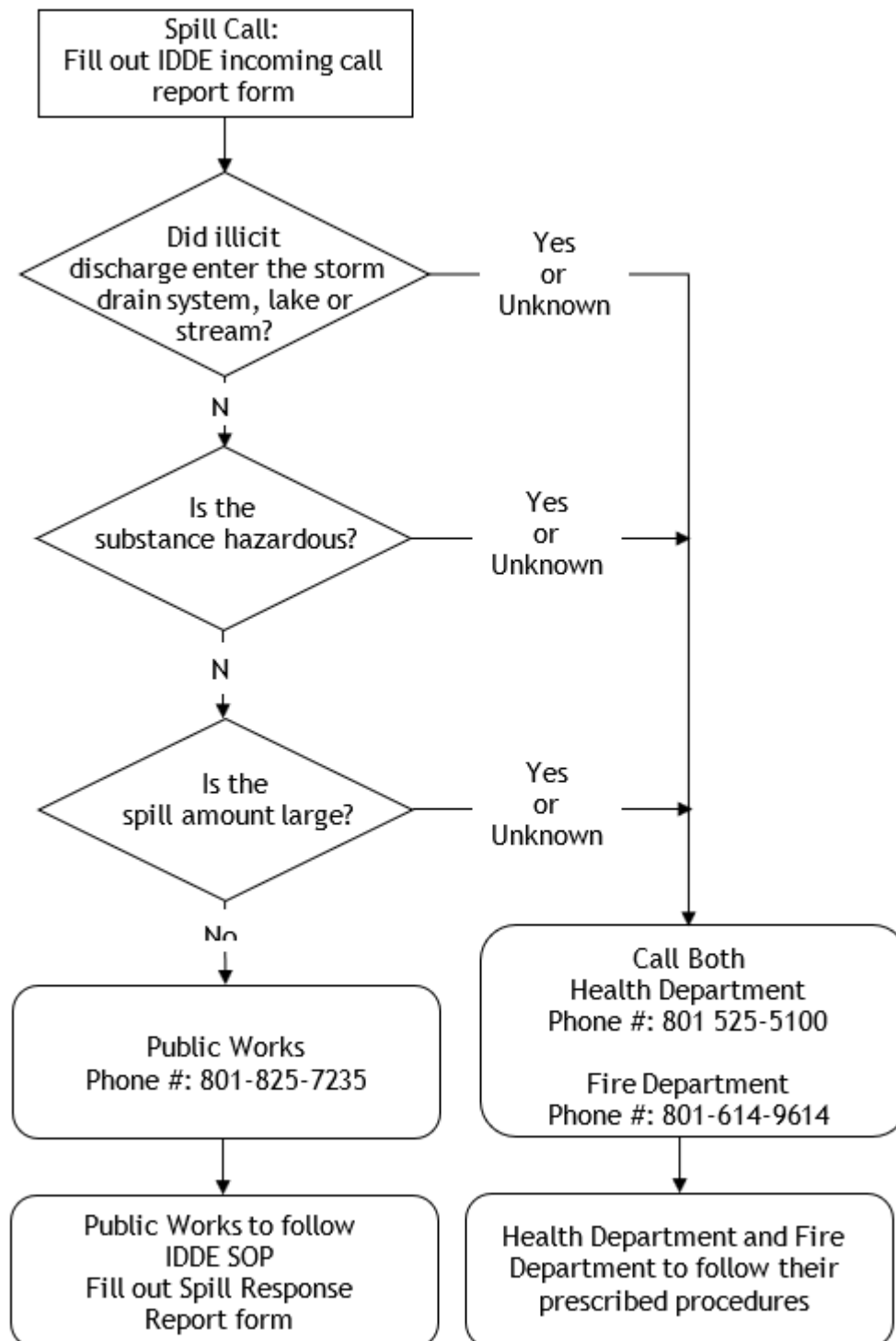
IMPLEMENT CONTROLS Construct or perform the controls which were selected for the SWPPP at the commencement of the construction project. The controls should be constructed or applied in accordance with standard specifications. If there are no specifications for a specific control measure, good engineering practices should be followed.

SWPPP REVIEW AND MODIFICATIONS During the course of construction, unanticipated changes may occur which affect the SWPPP, such as schedule changes, phasing changes, staging area modifications, off-site drainage impacts and repeated failures of designed controls. These changes must be made known to the UDWQ and the SWPPP revised accordingly. During the preparation and review of the modified SWPPP, construction may continue with temporary modifications to the erosion and sediment control BMPs. Revisions to the SWPPP are also required when the properly installed systems are ineffective in the prevention of silt transport off of the site. This may be due to unforeseen site conditions or construction techniques which adversely affect the system as designed. Revisions to the SWPPP are also required if there is a new, deleted, or moved activity that could result in a significant amount of pollutants discharged in the storm water.

FINAL STABILIZATION As soon as practical after construction activities have been completed in a disturbed area, permanent stabilization (where not already implemented in the BMPs) should commence to prevent further erosion of soil from that area. All disturbed areas of a site (except those portions which are covered by pavement or a structure) should be finally stabilized once all construction activities are completed. Final stabilization is most often attained through seeding, mulching, and use of geotextiles or chemical stabilization methods.

NOTICE OF TERMINATION The Notice of Termination (NOT) is typically the final task required to comply with the requirements of an UPDES stormwater permit for a construction activity. The NOT communicates to the UDWQ that the construction activity has ceased, and the area is stabilized.

Appendix I: IDDE Program



SYRACUSE CITY Illicit Discharge Detection and Elimination Program

1.1 Purpose

This Illicit Discharge Detection and Elimination program is to systematically find and eliminate sources of non-storm water discharges from the storm drain system and to implement defined procedures to prevent illicit connections and discharges according to the minimum performance measures listed herein.

1.2 Maps

The storm drain system has been mapped. It is updated annually with new developments or modifications. It shows the location of all outfalls which all discharge into the same receiving waterbody, the Great Salt Lake. It also shows pipes and drain ditches.

1.3 Ordinance

Non-storm water discharges are prohibited in the ordinance 4.40 “Illicit Discharge and Erosion Control”. The ordinance includes spills, illicit connections, and illegal dumping. Enforcement and fines have been established for those in violation.

1.4 Detection

Procedures for detection of illicit discharges are the same across all land use types throughout the city. A majority of the city is residential most of which is relatively new infrastructure. Identified priority areas are new Construction. All new construction is a priority to ensure that all underground utility laterals are connected properly prior to issuing a certificate of occupancy. This inspection is a routine part of the building inspector’s responsibility.

The city has an ongoing manhole inspection responsibility where manholes conditions are observed each month. These are documented on an inspection form for Spot Check Manholes.

Another method of detection involves smoke testing the mains by inducing sewer smoke fluid (light hydrocracked distillate) into manholes and observing all openings where points of discharge are checked.

Dye testing is another method the city uses to verify illicit connections. A dye tablet is dropped into various parts of the system to observe flow paths. Every new building must pass the dye test to ensure that all utility connections were made properly prior to getting a certificate of occupancy. These are documented on the building inspector’s inspection form.

Spills, illicit connections, sanitary sewer overflows, and illegal dumping activities are detected by visual observation made by employees or by notification from general public. Procedures are followed as outlined in the Spill/dumping Response Procedure and Flowchart.

1.5 Dry weather screening

All outfall locations are screened during dry weather at least one time during the five-year permit term. An inspection form and checklist are included.

1.6 DWQ Notification

In any event that a discovery is made that a discharger may need a separate UPDES permit, notification to the State DEQ Division of Water Resources.

1.7 Standard Operating Procedures

SOP's have been developed for the following:

1. Tracing the source of an illicit discharge
2. Characterizing potential threat of illicit discharges found or reported
3. Ceasing or removing an illicit discharge

1.8 Public information

Information is provided to the public through several methods, such as: Newsletter, website, email, mail, social media, and community events. Employees receive information through trainings.

Facilities that accept household hazardous waste from the general public are identified on the website.

A hotline has been established for the general public to use to notify the city of any perceived or identified illicit discharge. All calls that come in are entered as a work order for the department to respond to.

The general public has the ability to initiate work orders for areas of concern by using the city website. The link "Fix-it Request" allows the informer to input the location and concern as well as a date, phone, and email of the informer.

1.9 Spill/Dumping response procedure and flow chart

Response to informant providing information or concerns from a perceived or actual spill or illicit dumping will follow this procedure.

1. Call 911 if emergency assistance is needed.

2. Try to contain as much as possible as soon as possible until help arrives.
 - a. Use spill response kit stored at public works shop (next to fuel tank).
 - b. Use oil absorbent (stored in each city vehicle or in 35 gal containers in shop bay, south shop, fuel dispenser, or cemetery).
 - c. Use extra waddle bags (fill as needed with rock or sand).
3. Call the public works department environmental division at 801-825- 7235.
 - a. City employee taking the phone call must fill out a work order and phone call the public works environmental division.
 - b. Responding public works employee must fill out Spill Response Report Form.
4. Call the health department at 801-525-5000, if an uncontrolled quantity of contaminants have entered a storm drain and is being conveyed.
5. Dispose of waste properly.

1.10 Program Evaluation

Procedures for the evaluation and assessment of the IDDE include maintaining a database and map of all IDDE events.

1.11 Employee Training

All staff is trained on an annual basis regarding the IDDE program. Public Works employees' orientation includes training in the IDDE program.

Appendix J: Forms

The following forms, logs, and checklists are available at public works facility:

Dry Weather Screening Checklist

Dry Weather Screening and Visual Storm Water Discharge Examination

Code Violation Form

Environmental Complaint Questionnaire

Discharge / Spill Inspection Report

Illicit Discharge Inspection Report (summary log)

SWPPP plan review checklist

Storm Outfall Map

Outfall inspection form

Monthly inspection of high priority city facilities

Comprehensive inspection of high priority city facilities

SWPPP compliance inspection form

Detention Basin (BMP) log, public and private maintained

Construction site enforcement log

Volunteer community land stewardship

Training log

Storm Drain Box Inspection and Cleaning Log

Appendix K: Control Measures Summary

This section shows a summary in table format of every requirement in the UPDES general permit. It is categorized by each control measure indicated by the number and subcategorized by the individual requirements in each control measure by a letter. There are six control measures as follows:

1. Public education and outreach on storm water impacts
2. Public involvement / participation
3. Illicit discharge detection and elimination (IDDE)
4. Construction site storm water runoff control
5. Long-term storm water management in new development and redevelopment (post-construction storm water management)
6. Pollution prevention and good housekeeping for municipal operations

Control Measure	1a	1b	1c	1d
General Permit	4.2.1.1	4.2.1.2	4.2.1.3	4.2.1.4
Audience	General Public in Syracuse	General Public in Syracuse	Institutions, industrial, and commercial in Syracuse	Engineers, Construction Contractors, Developers, Development Review Staff, Land Use Planners
Requirement	Educate public about ways to avoid, minimize, reduce, or eliminate pollutants in storm water, improve water quality, and participate in environmental stewardship activities.	Provide information on the prohibitions of illicit discharges and improper waste disposal.	Provide information on prohibition of illicit discharges and improper waste disposal.	Provide information on developing a SWPPP with BMP's to reduce adverse impacts from storm water runoff from development.
Frequency	Annual	Annual	Annual	Annual
BMP Fact Sheet	ETPP, ETEM	ETPP, ETMC	ETPP, ETMC	ETEM
Achievement Method	Community Service	Magazine, Website, Email, Mail, social media, community events	Present IDDE topics to West Davis Chamber of Commerce.	Davis Storm Coalition "Contractor's Night Out"
Measure of Success	Document volunteer participation and work accomplished	Improved septic system maintenance, lawn care maintenance, on-site infiltration, automobile maintenance and washing, swimming pool discharge, and pet waste management.	Site has improved lawn maintenance, storm water infiltration, building and equipment maintenance practices, salt storage, material storage, solid waste, parking lot sweeping, etc.	Plans include SWPPP. Documented in pre-construction meeting minutes.

Control Measure	1e	1f	1g	1h
General Permit	4.2.1.5	4.2.1.6	4.2.1.7	4.2.1.8
Audience	Syracuse City Employees	Engineers, development and plan review staff, land use planners	General Public in Syracuse	General Public in Syracuse
Requirement	Provide information on prohibition of illicit discharges and improper waste disposal.	Provide information and training about Low Impact Development (LID), green infrastructure, and post-construction control.	Identify methods that are used to evaluate the effectiveness of the educational messages and overall educational program.	Provide written documentation or rationale as to why particular BMP's were chosen for public education and outreach.
Frequency	Annual	Once with each MS4 general permit renewal	Annual	Once with each MS4 general permit renewal
BMP Fact Sheet	ETET	ETET	ETPP	ETPP
Achievement Method	All employee staff meeting	Pre-development meeting	Public surveys	Achievement Complete
Measure of Success	Attendance roll, meeting minutes	Attendance roll, meeting minutes	Survey results indicate improvement in public awareness.	The BMP's listed in this Control Measure were selected because they focus upon training and educating those who can make efforts to improve water quality.

Control Measure	2a	2b	2c	2d
General Permit	4.2.2.1	4.2.2.2	4.2.2.3	4.2.2.4
Audience	General Public in Syracuse	General Public in Syracuse	General Public in Syracuse	General Public in Syracuse
Requirement	Adopt a program to create opportunities for the public to provide input during the update of the SWMP and affiliated ordinances.	Make the revised SWMP available to the public for review.	The updated SWMP remains available for public review and input for the life of the permit. Include a contact person with phone and email.	Comply with State and Local public notice requirements when implementing public involvement program.
Frequency	Once with each MS4 general permit renewal	Once with each MS4 general permit renewal	Once with each MS4 general permit renewal	Once with each MS4 general permit renewal
BMP Fact Sheet	ETPP	ETPP	ETPP	ETPP
Achievement Method	Achievement Complete	Achievement Complete	Achievement Complete	Achievement Complete
Measure of Success	Ordinance was last updated in 2018 in compliance with the SWMP requirements. SWMP update approved by resolution from City Council.	Updated SWMP in posted on city website and was included in the city council packet for public review.	Updated SWMP is posted on city website. It contains contact person with phone and email.	Public Hearing at city council meetings are followed in accordance with State and Local requirements for resolutions and ordinance updates.

Control Measure	3a	3b	3c	3d
General Permit	4.2.3.1	4.2.3.2	4.2.3.2.1	4.2.3.3.1
Audience	Syracuse Public Works	Syracuse City Council	Syracuse City Council	Syracuse Public Works
Requirement	Maintain a current storm water map showing all conveyances and outfalls to the Great Salt Lake.	Prohibit non-storm water discharges into the storm water collection system with an ordinance.	Must have legal authority to detect, investigate, eliminate, and enforce against non-stormwater discharges.	Implement a written plan to detect and address non-storm water discharges to the storm system. Include spills, illicit connections, sanitary sewer overflows, and illegal dumping. Include a list of all priority areas.
Frequency	Annual	Once	Once	Update priority list annually.
BMP Fact Sheet	PRMP	PROD	PROD	PRSP
Achievement Method	Update GIS map with storm drain infrastructure.	Achievement Complete	Achievement Complete	Achievement Complete
Measure of Success	Maps are updated with current information.	Ordinance is complete with all required enforcement. Fee schedule includes fines for illegal actions.	Ordinance is complete with all required enforcement. Fee schedule includes fines for illegal actions.	All incidents are mapped and reviewed annually to determine if there are any priority areas. At this point, no priority areas have been identified.

Control Measure	3e	3f	3g	3h
General Permit	4.2.3.3.2	4.2.3.3.3	4.2.3.3.4	4.2.3.4
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Field inspect priority areas listed in 4.2.3.3.1 and document inspections.	Dry weather screening to verify outfall locations and detect illicit discharges.	Notify Utah DEQ Division of Water Quality if a discharger may need a separate UPDES permit.	Implement Standard Operating Procedures for tracing the source of an illicit discharge.
Frequency	Annually	Once during the five year permit term.	Upon discovery.	Upon discovery
BMP Fact Sheet	IMID	IMOE		IMID
Achievement Method	Inspection schedule	Inspection schedule	Visual observation.	Investigate and report findings.
Measure of Success	Priority areas are inspected and findings documented. Corrective actions have been taken.	Document inspections of all outfalls.	Check the list of multi-sector general permit for storm water discharges associated with industrial activities from the DWQ website.	SOP is complete with requirements to visual inspect manholes and pipes.

Control Measure	3i	3j	3k	3l
General Permit	4.2.3.5	4.2.3.5.1	4.2.3.6	4.2.3.6.1
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Implement Standard Operating Procedure for characterizing any potential threat of illicit discharges found or reported.	Document the source and identity of a non-storm water discharge in an inspection report.	Implement Standard Operating Procedure to cease an illicit discharge.	Upon detection, require immediate cessation of improper disposal practices upon confirmation of responsible parties.
Frequency	Upon discovery.	Upon discovery.	Upon discovery.	Upon discovery.
BMP Fact Sheet	IMID	IMID	IMID	IMID
Achievement Method	Investigate and report findings.	Investigate and report findings.	Investigate and report findings.	Investigate and report findings.
Measure of Success	Immediately initiate an investigation. Report date of awareness, date of investigation, date of observed discharge, location and description of discharge, method of discovery, date of clean up and enforcement, date and method of removal verification.	Immediately initiate an investigation. Report date of awareness, date of investigation, date of observed discharge, location and description of discharge, method of discovery, date of clean up and enforcement, date and method of removal verification.	Notify appropriate authorities, notify property owner, remove or eliminate the discharge, follow up inspection, and enforcement with fine imposed.	Notify appropriate authorities, notify property owner, remove or eliminate the discharge, follow up inspection, and enforcement with fine imposed.

Control Measure	3m	3n	3o	3p
General Permit	4.2.3.6.2	4.2.3.6.3	4.2.3.7	4.2.3.8
Audience	Syracuse Public Works	Syracuse Public Works	Employees, businesses, and general public	Residents
Requirement	This permit does not impose strict liability on the city to prohibit illicit discharges within city boundaries.	All IDDE investigations must be thoroughly documented and may be requested at any time by the DWQ Director.	Provide information on the hazards associated with illicit discharges and improper disposal of waste.	Provide information about the collection of household hazardous waste.
Frequency	Upon discovery.	Upon discovery.	Refer to Control Measure 1.	Once
BMP Fact Sheet	IMID	IMID	ETET, ETEM, ETPP, ETMC, ETCH	MSHW
Achievement Method	Investigate and report findings.	Investigate and report findings.	Refer to (1b) (1c) (1e)	Achievement complete.
Measure of Success	Notify appropriate authorities, notify property owner, remove or eliminate the discharge, follow up inspection, and enforcement with fine imposed.	Notify appropriate authorities, notify property owner, remove or eliminate the discharge, follow up inspection, and enforcement with fine imposed.	Accomplished through Control Measure 1.	City website PRSPotes that local landfill has a facility that collects HHW.

Control Measure	3q	3r	3s	3t
General Permit	4.2.3.9	4.2.3.9.1	4.2.3.10	4.2.3.11
Audience	General Public	General Public	Syracuse Public Works	Employees
Requirement	Publicize a hotline for public reporting of spills and illicit discharges.	Develop a written spill/ dumping response procedure and flow chart for internal use describing response procedures, agency responsibilities and contacts, and individual or agency involvement.	Implement procedures for program evaluation and assessment including: maintain database for mapping or tracking spills.	Train all employees on the IDDE program including: identification, investigation, termination, cleanup, and reporting of illicit discharges, spills, illicit connections, and improper disposal.
Frequency	Once	Once	Annual	Annual
BMP Fact Sheet	ETCH	PRSP		ETET
Achievement Method	Achievement complete.	Achievement complete.	Inspection schedule	Orientation, All employee staff meeting.
Measure of Success	Hotline is advertised on the city website and the city phone system has an automated transfer for after-hours public works emergencies.	IDDE program includes a written spill/ dumping response procedure and flow chart included in the SWMP	Database / map is updated with IDDE discharge and spills.	Meeting minutes. Orientation sheet.

Control Measure	4a	4b	4c	4d
General Permit	4.2.4.1.1	4.2.4.1.2	4.2.4.1.3	4.2.4.2.1
Audience	Syracuse City Council	Contractors, Developers	Syracuse City Council	Syracuse City Council
Requirement	Revise and enforce an ordinance that requires erosion and sediment control on construction sites. Require a SWPPP with BMP's to protect water quality, reduce discharge of pollutants, and control waste.	Ensure contractors obtain and maintain coverage under the current UPDES Storm Water General Permit for Construction Activities for the duration of the project.	Update ordinance to include a provision for access by qualified personnel to inspect construction storm water BMP's on private properties that discharge to city storm drain system.	Develop a written enforcement strategy that include specific processes to obtain compliance from violators.
Frequency	As necessary	As necessary	Once	Once
BMP Fact Sheet	PROD		PROD	PROD
Achievement Method	Ordinance update	During pre-construction meetings.	Ordinance update	Ordinance update
Measure of Success	Ordinance is updated to reflect current UPDES Storm Water General Permit for Construction Activities.	Meeting minutes reflect that developers are notified to complete an NOI on the State DWQ website.	Ordinance is updated to reflect current UPDES Storm Water General Permit for Construction Activities.	Ordinance contains enforcement procedures.

Control Measure	4e	4f	4g	4h
General Permit	4.2.4.2.2	4.2.4.3.1	4.2.4.3.2	4.2.4.4.1
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Document and track all enforcement actions.	Develop and implement an SOP for pre-construction review of SWPPP's for all construction sites greater than one acre. Keep records for five (5) years. Conduct a pre-construction SWPPP meeting.	Identify priority construction sites considering: soil erosion, site slope, project size and type, sensitivity of receiving waters, proximity to receiving waters, non-storm water dischargers, and those w/past record of non-compliance.	Create SOP for construction site inspection/ enforce of storm water pollution control measures. Incl those responsible for inspections & enforce. Site inspections are monthly using official inspection form.
Frequency	As necessary upon occurrence.	As necessary upon occurrence.	As necessary upon occurrence.	Develop SOP: once; Inspections: monthly
BMP Fact Sheet		PRSW	PRSW	PRSW
Achievement Method	As violation is identified during the inspection.	SOP	n/a	Update SOP.
Measure of Success	Contractor/developer is notified of violation. Documented in inspection report. Uncleared violation results in enforcement beginning with fines, then Class B Misdemeanor.	SOP is created and followed. SOP includes review of the site design, planned operations on the site, planned BMP's, and post construction BMP's that are planned.	All sites are treated equal. There are no sites that have a high priority based upon specified criteria.	SOP is updated. Inspections are being completed for all construction sites one acre or larger.

Control Measure	4i	4j	4k	4l
General Permit	4.2.4.4.2	4.2.4.4.3	4.2.4.4.4	4.2.4.4.5
Audience	Contractors, Developers	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Inspect all phases of construction: before, during, and at completion. Specify notification procedure from contractors at project completion to verify cleanup final stabilization. Provide to contractor prior to construction.	Inspection of priority construction sites must be conducted bi-weekly.	An electronic device may be used to inspect sites for up to half of the inspections of a construction site.	Take all necessary follow up actions to ensure construction sites are in compliance with the permit. Track and document all reinspections and enforcement.
Frequency	As necessary with each applicable construction project.	Every two weeks for priority construction sites.	As necessary upon occurrence.	As necessary with each applicable construction project.
BMP Fact Sheet	PRSW	PRSW	PRSW	PRSW
Achievement Method	During pre-construction meeting and monthly during construction.	Achievement complete.	Achievement complete.	Achievement complete.
Measure of Success	Meeting minutes: contractors notified of inspection procedures, and project close-out. Deposit is collected at the beginning of construction and returned only after final clean-up is complete.	All sites are treated equal. There are no sites that have a high priority based upon specified criteria.	Electronic device is optional tool.	Site findings are documented on the inspection sheet. Reinspections, fines, and enforcement is documented in the file.

Control Measure	4m	4n
General Permit	4.2.4.5	4.2.4.6
Audience	Syracuse Public Works	Syracuse Public Works
Requirement	Train all staff having responsibility for SWMP including permitting, plan review, site inspections, and enforcement. Training must include dates, course description, and attendance.	Maintain records of all site plan reviews, SWPPP's, inspections, enforcements (verbal warnings, stop work order, warning letter, notice of violation, etc.). Records must be kept for five (5) years.
Frequency	Annually	As necessary for construction.
BMP Fact Sheet	ETET	PRSW
Achievement Method	Department Staff Meeting	Achievement complete
Measure of Success	Environmental Division, Engineer, Administrative staff, and director are trained on the SWMP as it relates to construction sites.	Inspection records are maintained for each construction site and kept on file for each permit.

Control Measure	5a	5b	5c	5d
General Permit	4.2.5.1.1	4.2.5.1.2	4.2.5.1.3	4.2.5.1.4
Audience	Syracuse City Council	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	New development or redevelopment must minimize impact in areas to protect sensitive lands, such as erosion, flood control, over disturbance, wetlands, etc.	Require development to retain up to the 80th percentile rainfall onsite.	Include a process which requires the evaluation of LID used to infiltrate, evapotranspire, or harvest storm water from the site.	If LID is not feasible, provide rationale for alternative design.
Frequency	Once	Each development	Each development review	Each development review
BMP Fact Sheet	PROD	PROD	PRLD	PRLD
Achievement Method	Achievement Complete	Achievement Complete	Development review	Development review
Measure of Success	General Plan includes sensitive overlay zone over properties, which requires water quality/wetland approval from ACOE.	Ordinance and standards are updated to requirement.	Low Impact Development is discussed in pre-development meetings and included in all development reviews.	Low Impact Development is discussed in pre-development meetings and included in all development reviews.

Control Measure	5e	5f	5g	5h
General Permit	4.2.5.2	4.2.5.2.1	4.2.5.2.2	4.2.5.2.3
Audience	Syracuse City Council	Syracuse Public Works	Syracuse City Council	Syracuse City Council
Requirement	Develop an ordinance that requires long term post-construction storm water controls for development and redevelopment. The ordinance requires BMP selection, design installation, operation and maintenance standards.	Implement enforcement provisions of the ordinance to include specific processes for repeat violators.	Document how the ordinance requirements will protect water quality and reduce pollutants to the storm drain.	Ordinance allows access to private property for inspection of storm facilities.
Frequency	Once	Once	Once	Once
BMP Fact Sheet	PROD	PROD	PROD	PROD
Achievement Method	Achievement complete	Update ordinance	Achievement complete	Achievement complete
Measure of Success	Ordinance includes post construction controls for new development and redevelopment sites.	Ordinance includes enforcement for violators.	Ordinance includes post construction water quality protections involving BMP selection, pollutant removal, and supporting performance.	Ordinance includes access to private property for storm inspections.

Control Measure	5i	5j	5k	5l
General Permit	4.2.5.2.4	4.2.5.2.5	4.2.5.3.1	4.2.5.3.2
Audience	Syracuse Public Works	Property owners having storm water discharge to city system.	Syracuse Public Works	Syracuse Public Works
Requirement	Inspect permanent BMP's once during installation. Verify that BMP's were constructed as designed.	Inspect and maintain permanent BMP's as directed in a maintenance agreement.	Adopt and implement procedures for site plan review which evaluates WQ impacts from design to closeout.	Review as-built plans to ensure that the plans include long term storm water management measures.
Frequency	Each development	Every other year by owner. Every five years by city.	Once	Each development
BMP Fact Sheet	IMIO	IMIO	PROD	
Achievement Method	During final warranty inspections	Inspection schedule	Issue water quality form	At project close-out or warranty inspection.
Measure of Success	Inspection record documents any incomplete items from construction.	Inspections documented with date; inspector name/ signature; project location; current ownership; description of condition; maintenance issues; violations; compliance deadlines.	Water quality report is completed at pre-construction.	As-built plans are received and reviewed for accuracy. BMP maintenance agreements are signed and filed. Inventory and maps are updated.

Control Measure	5m	5n	5o	5p
General Permit	4.2.5.4	4.2.5.4.1	4.2.5.4.2	4.2.5.5
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Inventory all structural storm water control measures installed on developed sites.	Inventory must include project name, owner name, contact information, location, start/end date, etc. Include description of BMP's, maintenance required, and inspection information.	Update inventory of all structural storm water control measures.	Train all staff having responsibility for SWMP including permitting, plan review, site inspections, and enforcement. Training must include dates, course description, and attendance.
Frequency	Update annually	Update annually	Update annually	Annually
BMP Fact Sheet	IMIO	IMIO	IMIO	ETET
Achievement Method	Inspection schedule	Inspection schedule	Inspection schedule	Department Staff Meeting
Measure of Success	Inventory is updated with all post construction BMP sites.	Inventory is updated with all post construction BMP sites.	Inventory is updated with all post construction BMP sites.	Environmental Division, Engineer, Administrative staff, and director are trained on the SWMP as it relates to construction sites.

Control Measure	6a	6b	6c	6d
General Permit	4.2.6.1	4.2.6.2	4.2.6.3	4.2.6.4
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Keep a current written inventory of city-owned facilities and storm water controls.	Assess city-owned facilities for the following pollutants: sediment, nutrients, metals, hydrocarbons, pesticides, chlorides, and trash.	Identify high-priority city-owned facilities based upon assessment completed.	Develop a SWPPP for each high-priority city-owned site. Identify potential sources of pollution. Include SOP's used to reduce pollutants.
Frequency	Annually update	Once	Once	Once
BMP Fact Sheet	OMHP	OMHP	OMHP	PRSW
Achievement Method	Inspection schedule	Include in SWMP	Include in SWMP	Retain with SWMP
Measure of Success	Inventory is updated.	Assessment complete and included in the SWMP.	Status of high-priority sites included in SWMP.	SWPPP is complete and retained at all high-priority sites.

Control Measure	6e	6f	6g	6h
General Permit	4.2.6.5.1	4.2.6.5.2	4.2.6.5.3	4.2.6.6.1
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	Perform a visual inspection of all high-priority city-owned sites. Clean up spills, track inspections on a log, keep log with SWMP. Identify deficiencies and corrective actions.	Comprehensive inspection of all high-priority city-owned sites: storm controls, waste storage, vehicle maintenance, fueling areas, material handling areas, etc. Document inspections. Correct deficiencies.	Perform a visual observation of the storm water discharge from all high-priority city-owned sites in accordance with SOP. Document any deficiencies and corrective actions. Keep on file with SWMP.	Develop and implement SOP for all city-owned buildings and facilities. SOP includes: chemical storage and handling; spill prevention; dumpsters and waste management; facility maintenance; parking lot sweeping; land maintenance; and inventory floor drains.
Frequency	Monthly	twice each year	Annually	Once
BMP Fact Sheet	OMHP	OMHP	OMHP	
Achievement Method	Inspection schedule	Inspection schedule	Inspection schedule	SOP
Measure of Success	Log is completed. Site is clean. Spills are documented. Deficiencies are corrected.	Inspection report completed and kept on file with SWMP. Corrective actions documented and completed.	Inspection report completed and kept on file with SWMP. Corrective actions documented and completed.	SOP is updated. Employees are trained to understand SOP's for the building in which they work.

Control Measure	6i	6j	6k	6l
General Permit	4.2.6.6.2	4.2.6.6.3	4.2.6.6.4	4.2.6.6.5
Audience	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works	Syracuse Public Works
Requirement	SOP must include a schedule for parking lot sweeping and storm system maintenance.	Document proper disposal of all waste removed during cleaning of the storm drain system. This includes street sweeping.	Ensure that vehicles, equipment, and other wash waters are not discharged to the storm drain.	develop a spill prevention plan in coordination with the fire department.
Frequency	Once	Once	Once	Once
BMP Fact Sheet				
Achievement Method	SOP	SOP	SOP	SOP
Measure of Success	SOP is updated to protect water quality in areas of material storage, heavy equipment storage, and equipment maintenance.	SOP is updated to protect water quality in parks and open space.	SOP is updated to protect water quality from vehicles and equipment.	SOP is updated to protect water quality from roads and parking lots.

Control Measure	6m	6n	6o	6p
General Permit	4.2.6.6.6	4.2.6.7	4.2.6.8.1	4.2.6.9
Audience	Syracuse Public Works	Contractors performing municipal maintenance	Syracuse Public Works	Syracuse Public Works
Requirement	Inventory all floor drains inside buildings and ensure they do not drain to the storm drain.	City-retained contractors shall be held to the same storm water pollution prevention standards as the city. Contracts must specify this requirement. City must inspect periodically to ensure responsibilities are being achieved.	Develop and implement a process to assess water quality impacts of all flood management structural controls. Determine if changes should be made to improve water quality. Include in the SWMP.	Develop a plan to retrofit existing developed sites that adversely impact water quality.
Frequency	Once	Once	Once	Once
BMP Fact Sheet				
Achievement Method	SOP	Include in contracts	Include in SWMP	
Measure of Success	SOP is updated to protect water quality from polluted storm water conveyances.	Third party contractors of the city performing maintenance is in compliance with storm water pollution prevention measures.	Public detention basins are assessed by the city. Private detention basins are assessed by the property owner. Regional open channels in the city are assessed by the county.	There are no identified adverse impacts to water quality that requires retrofitting.

Control Measure	6q
General Permit	4.2.6.10
Audience	Syracuse Public Works
Requirement	Train all staff having responsibility for construction, operation, or maintenance job functions. Training must include dates, course description, and attendance.
Frequency	Annually
BMP Fact Sheet	ETET
Achievement Method	Department Staff Meeting
Measure of Success	PW&Parks employees are trained on protecting water quality, permit requirements, O&M requirements, inspection procedures, SOP's, SWPPP's, reporting procedures, and illicit discharges.

Appendix L: Fiscal Summary

Current electronic version found here:

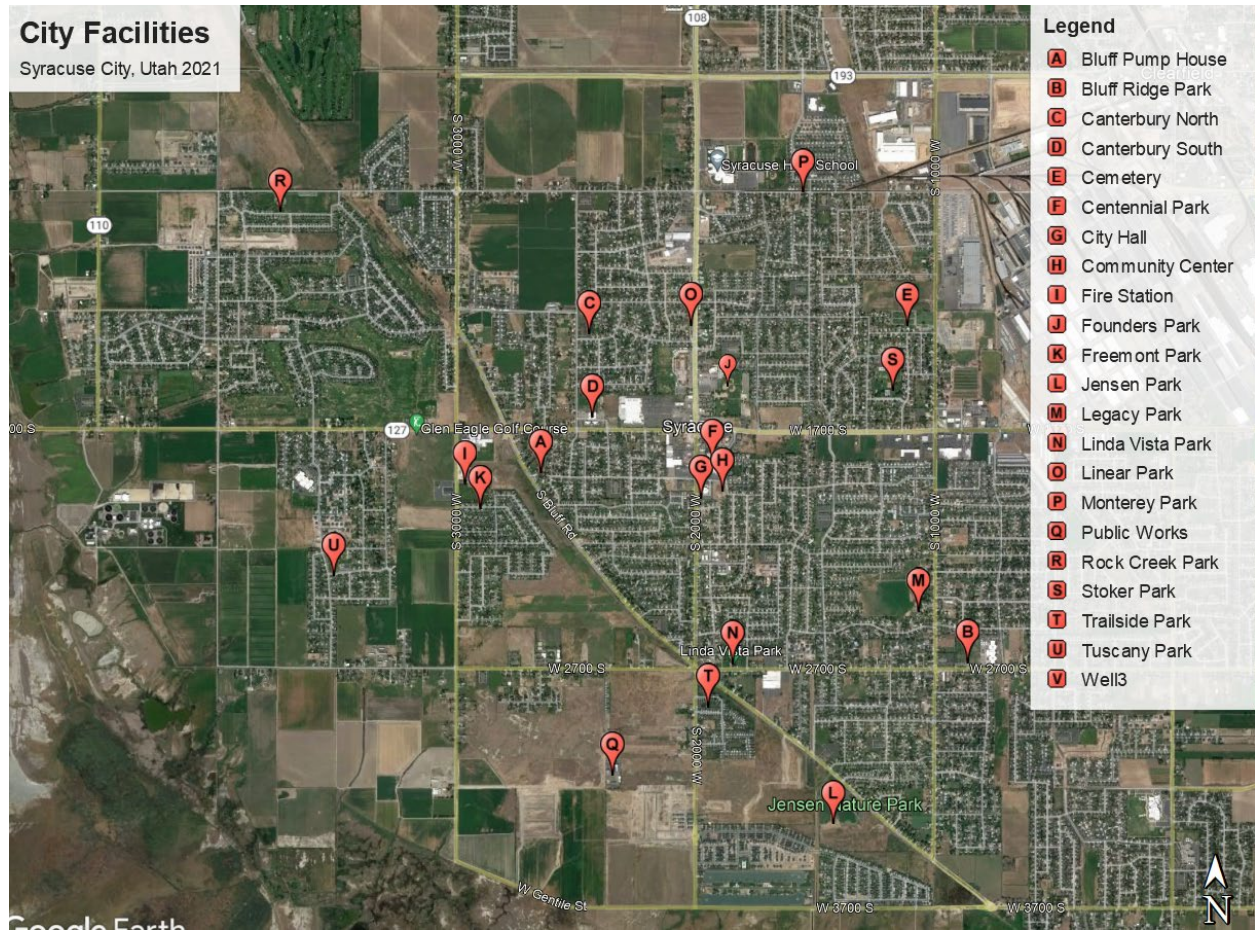
<https://syracuseut.gov/165/Approved-Budget>

Appendix M: City Facilities

Ref	Facility	Location	High Prior ity		Ref	Facility	Location	High Prior ity
A	Bluff Pump House	1825 S Bluff Rd	No		L	Jensen Park	3176 South Bluff Rd	No
B	Bluff Ridge Park	876 West 2700 South	No		M	Legacy Park	2356 South 1000 West	No
C	Canterbury North	1175 South 2500 West	No		N	Linda Vista Park	1800 West 2700 South	No
D	Canterbury Park	1585 South 2500 West	No		O	Linear Park	2000 West 1275 South	No
E	Cemetery	1200 South 1000 West	Yes		P	Monterey Park	1200 South 1000 West	No
F	Centennial Park	1800 South 2000 West	No		Q	Public Works	3061 South 2400 West	Yes
G	City Hall	1979 West 1900 South	No		R	Rock Creek Park	700 South 3850 West	No
H	Community Center	1912 West 1900 South	No		S	Stoker Park	1575 South 1150 West	No
I	Fire Station	1869 South 3000 West	No		T	Trailside Park	2700 South 2000 West	No
J	Founders Park	1904 West 1700 South	No		U	Tuscany Meadows Park	2350 South 3400 West	No
K	Fremont Park	1950 South 3000 West	No		V	Well #3	589 West 1700 South	No

City Facilities

Syracuse City, Utah 2021



Syracuse Public Works

Storm Water Pollution Prevention Plan





COUNCIL AGENDA

October 12, 2021

Agenda Item #8 2021 Water Conservation Plan

Factual Summation

- The Utah Division of Water Resources has been charged with the administration of the Utah Water Conservation Plan Act (UCA 73-10-32), which requires each water district and public water system to submit a water conservation plan with updates every five years.
- The current plan was completed in 2015. The updated plan must be complete and submitted by December 31, 2021. The draft was reviewed during council work session on 5/25/2021.
- The main purpose of the water conservation plan is to reduce the per capita water use to support the statewide goal of reducing the per capita water consumption. The water conservation plan is a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs.
- This plan must address water conservation for both culinary and secondary water. Section 4.2 specifies the goal for Syracuse.
- Any questions regarding this agenda item may be directed to Robert Whiteley.

Action Items

Whether to adopt the 2021 Water Conservation Plan by resolution R21-47.

RESOLUTION NO. R21-47

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING
THE ADOPTION OF THE 2021 WATER CONSERVATION PLAN FOR
SYRACUSE CITY, UTAH.**

WHEREAS, The State of Utah Department of Natural Resources, Division of Water Resources requires Syracuse City to submit an updated Water Conservation Plan, in compliance with the Utah Water Conservation Plan Act (UCA 73-10-32); and

WHEREAS, the purpose of the Water Conservation Plan is to reduce the per capita water use in order to support the statewide goal. The water conservation plan is a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs.

WHEREAS, the Water Conservation Plan addresses water supplies and consumption for both indoor and outdoor use.

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

Section 1. That the City Council of Syracuse affirms that it has reviewed and accepted the 2021 Water Conservation Plan.

Section 2. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF OCTOBER, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Mike Gailey, Mayor

SYRACUSE CITY CORPORATION

Syracuse, Utah



Water Conservation Plan

October 2021

SYRACUSE CITY CORPORATION

Syracuse, Utah

Water Conservation Plan

October 2021

Prepared by:

Robert Whiteley, PE
Public Works Director
3061 South 2400 West
Syracuse, UT 84075
801-825-7235

SYRACUSE CITY CORPORATION
Water Conservation Plan

TABLE OF CONTENTS

Table of Contents

1.0	System Profile and Water Supply	1
2.0	System Measurement and Water Loss Control.....	5
3.0	Water Use.....	8
4.0	Conservation Practices	12
5.0	Conservation Best Management Practices	14
6.0	Drought Resiliency	25

1.0 System Profile and Water Supply

1.1 Introduction

In response to the rapid growth occurring throughout the State of Utah, Syracuse City citizens and leaders are becoming concerned for the future cost and availability of water supply. A similar concern has been demonstrated by the state legislature in the Water Conservation Plan Act (House Bill 71) passed and revised in the 2004 legislative session (Section 73-10-32 Utah Code Annotated). This water conservation plan is written to address the concerns of leaders and citizens of both Syracuse City and the State of Utah.

1.2 Location and Land Use

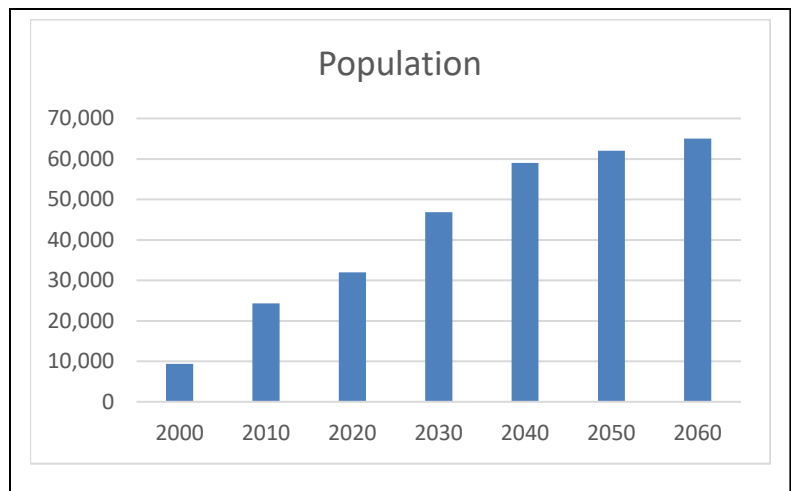
Syracuse City is in Davis County on the shore of the Great Salt Lake. Neighboring cities are Layton, Clearfield, and West Point situated along the north and east borders of Syracuse. Unincorporated county lands lie south and west of Syracuse where development is sparse or non-existent.

Land use in Syracuse is predominantly residential. There are some agriculture, commercial, and industrial uses that currently exist. As regional transportation routes continue to expand through the city in the future, residential and commercial growth is anticipated.

Current population is approximately 32,000. A table and graph showing population growth and projection is shown.

Table 1.2A: Population

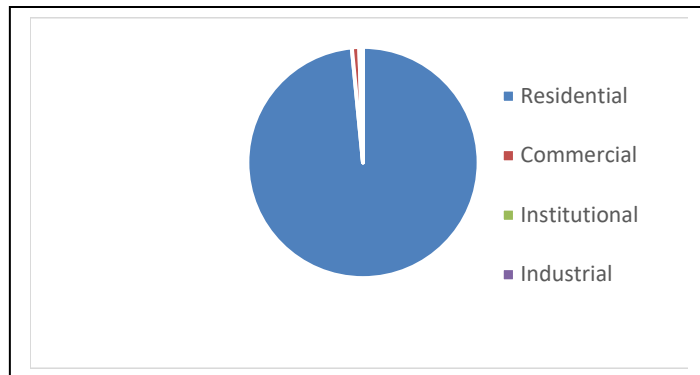
Year	Population	Change
2000	9,398	
2010	24,331	158.90%
2020	32,000	31.52%
2030	46,860	46.44%
2040	59,000	25.91%
2050	62,000	5.08%
2060	65,000	4.84%



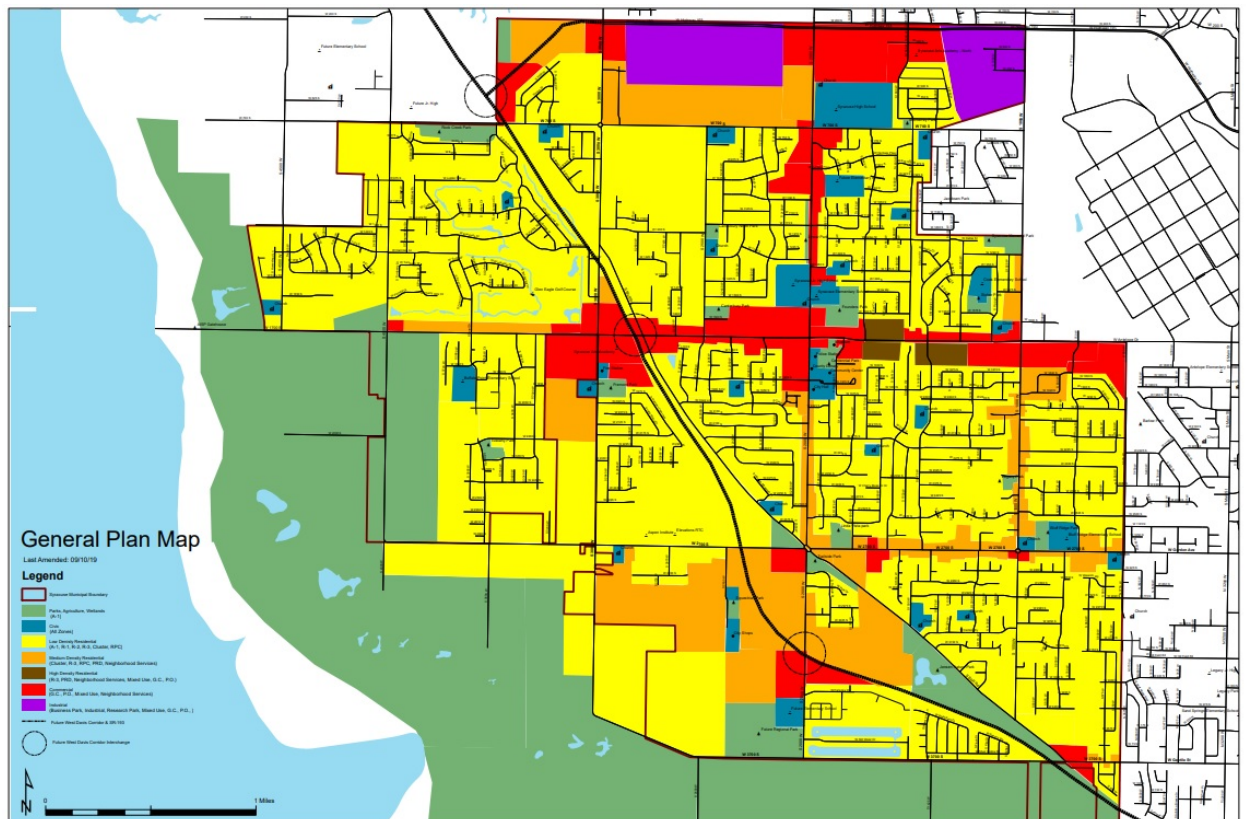
The number of current water users are predominantly residential and are categorized by type as shown.

Table 1.2B: 2020 Water Users

	Culinary	Secondary
Residential	8828	8543
Commercial	93	93
Institutional	34	34
Industrial	12	12
Total	8967	8682



A map showing the water service area includes everything inside the boundaries of the city and nearby unincorporated areas. Everything shown in color is inside the water service area.



1.3 Culinary Water Sources

Syracuse City receives culinary water from two sources: Weber Basin Water Conservancy District (WBWCD) and Well #3. This has supplied all of the water required to meet demands on the culinary system. A summary of culinary water source limits based upon current contract limits with Weber Basin and the maximum approved yield for Well 3 are shown in Table 1.3A.

Table 1.3A: Culinary Water Limit

Source	gpm	cfs	Acre-feet
Weber Basin	2,400	5.35	3,874
Well 3	1,933	4.31	3,120
Total	4,333	9.65	6,994

Under current water rights, Syracuse is entitled to withdraw 2,193 gpm from underground aquifers. The safe yield of the active well is 1,933 gpm, the pump is rated at a maximum flow rate of 1,600 gpm. Including our contracted water of 2,400 gpm from Weber Basin, the total water entitlement is 4,593 gpm. This flow converts to 7,412 acre-feet annually.

Table 1.3B: Culinary Water Rights

Well	Water Right	cfs	gpm	Acre-feet
1	31-2207	0.21	94	151.7
1	31-3203	0.35	157	253.4
2	31-0745	1.3	583	941
3	31-2768	0.5	224	361.6
3	31-3524	0.027	12	19.4
4	31-3996	2.5	1122	1,811
Subtotal		4.887	2193	3538
Weber Basin		5.348	2400	3874
Total		10.235	4593	7412

Source Summary (Displayed in Acre Feet)

Year	Status	2020	2019	2018	2017	2016
Bought from Weber Basin WCD (WS003)		1,913.41	1,756.40	1,786.71	1,718.41	1,632.10
Well 3 Replacement (WS004)		344.17	320.50	227.17	227.16	215.49
Total Per Year		2,257.58	2,076.90	2,013.88	1,945.57	1,847.59

1.4 Secondary Water Sources

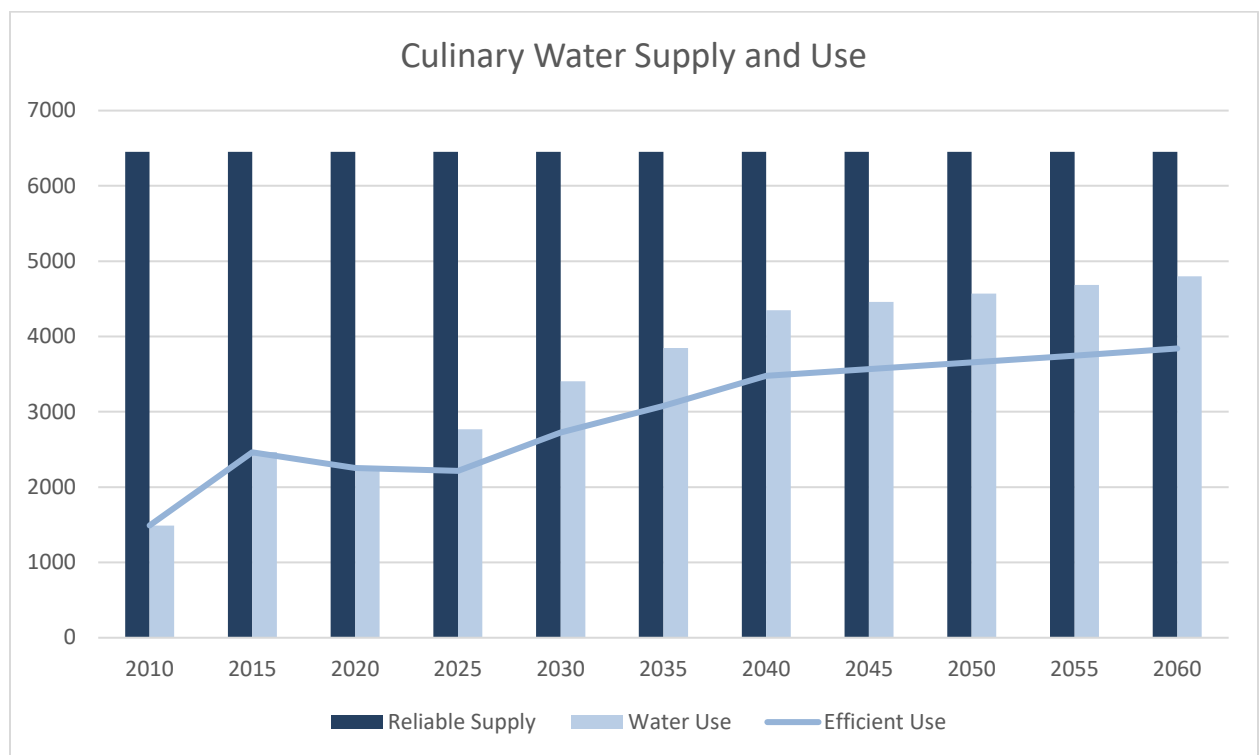
Syracuse City owns and operates a secondary water system to provide irrigation for outdoor watering. Secondary water comes from contracted water, surface water rights, and irrigation shares, as shown in Table 1.4A.

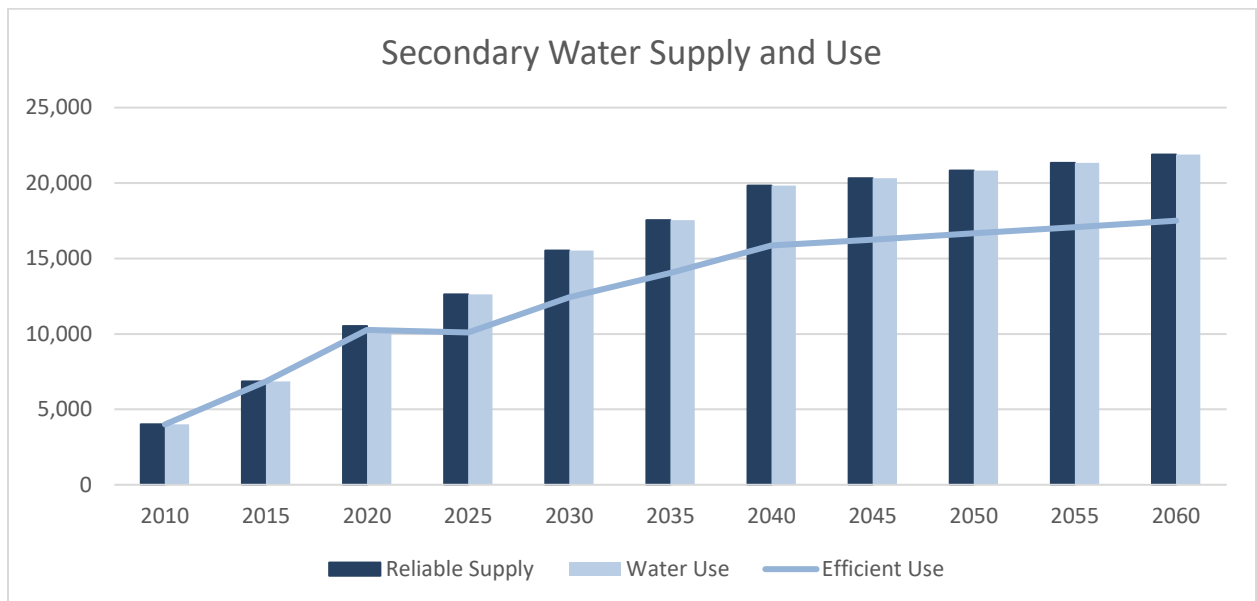
Table 1.4A: Secondary Water Limit

	Davis & Weber			Weber Basin			Water Right	Total
	West Branch	Clearfield Irr	Hooper Irr	Layton Canal	Contract	District 3	D&W Shares	31-5207
Shares	735.5	210	79.5	1742.5	1112.5	33.1	25	3620
AF/Share	6	6	3	1	1	1	6	1
Ac-ft	4,413.0	1,260.0	238.5	1,742.5	1,112.5	33.1	150.0	3,620.0
								12,569.6

1.5 Water Supply and Use

The water supply and use for culinary and secondary systems are indicated on the following charts.





It is anticipated that the culinary source will be adequate to meet build-out conditions based upon current population projections. If population continues to rise beyond 60,000 due to city boundary expansions or density increases in the General Plan, then a reliable water supply and water use must be evaluated to offset the demand.

2.0 System Measurement and Water Loss Control

2.1 Culinary Water Measurement

There are two methods of gathering water use data throughout the water system: touch-read and radio-read. The system is converting over from touch-read to a radio-read network over a period of eight years. Approximately 40% of the meters are now on radio-read and are read monthly year-round (3651/9046). All touch-read culinary water is metered and measured monthly April through October each year. Touch-read meters are not read during the winter months due to snow covering the meters. The city is converting approximately 1000 meters each year to

radio-read. It is estimated that the conversion will be complete by 2026. All new installations are required to install radio-read meters. All radio-read meters are being measured and reported monthly throughout the year. The battery life of the radio-read meters last 10 years, so it is estimated that replacement of the radios will occur on that same time line. Calibration of the meters occurs at installation. Calibration is also tested at any time upon request from the water user or upon request from billing personnel.

2.2 Secondary Water Measurement

Secondary water has always been measured at the source, but not at the users end. Beginning April 2019, all new installations included meters. This was a result of legislation that passed in 2019 (SB52) to mandate the metering of secondary water. Currently there is approximately 4% meters (335/8752) currently in service. These meters are read monthly by radio-read and reported to the user. Legislation passed in 2021 (SB199) requires all services to be converted to meters by December 31, 2040. At today's costs it is estimated to amount to approximately \$13M, which is difficult to achieve due to rising costs and limited funding.

2.3 Billing Structure

Culinary water has a tiered billing structure that is established to encourage water conservation. The rates increase with greater water consumption.

Resident Rates with Use of Secondary Water System

Water Usage	Rate
First 4,000 gallons	\$20.04
4,001 to 8,000 gallons	\$1.04
8,001 to 12,000 gallons	\$3.24 per 1,000 gallons
12,001 to 16,000 gallons	\$3.40 per 1,000 gallons
16,001 to 20,000 gallons	\$3.59 per 1,000 gallons
Above 20,000 gallons	\$4.19 per 1,000 gallons

Resident Rates Without Use of Secondary Water System

Water Usage	Rate
First 4,000 gallons	\$20.04
4,001 to 8,000 gallons	\$1.04
8,001 to 12,000 gallons	\$3.56 per 1,000 gallons
12,001 to 16,000 gallons	\$3.74 per 1,000 gallons
16,001 to 20,000 gallons	\$3.95 per 1,000 gallons
Above 20,000 gallons	\$4.61 per 1,000 gallons

Non-residential rates

Water Usage	Rate
First 4,000 gallons	\$26.04
4,001 to 8,000 gallons	\$1.04
8,001 to 12,000 gallons	\$3.89 per 1,000 gallons
12,001 to 16,000 gallons	\$4.08 per 1,000 gallons
16,001 to 20,000 gallons	\$4.31 per 1,000 gallons
Above 20,000 gallons	\$5.03 per 1,000 gallons

Business Rates

Water Usage	Rate
First 10,000 gallons	\$20.04
10,001 to 30,000 gallons	\$2.00 per 1,000 gallons
30,000 to 40,000 gallons	\$2.40 per 1,000 gallons
Above 40,000 gallons	\$3.00 per 1,000 gallons

Secondary water is billed at a flat rate monthly over 12 months. When the system has over half of the users being metered, consideration of moving to a tiered rate may be desirable.

Secondary Water - 0.75-inch Line	\$16.81
Secondary Water - 1.00-inch Line	\$22.81

2.4 Leak Detection

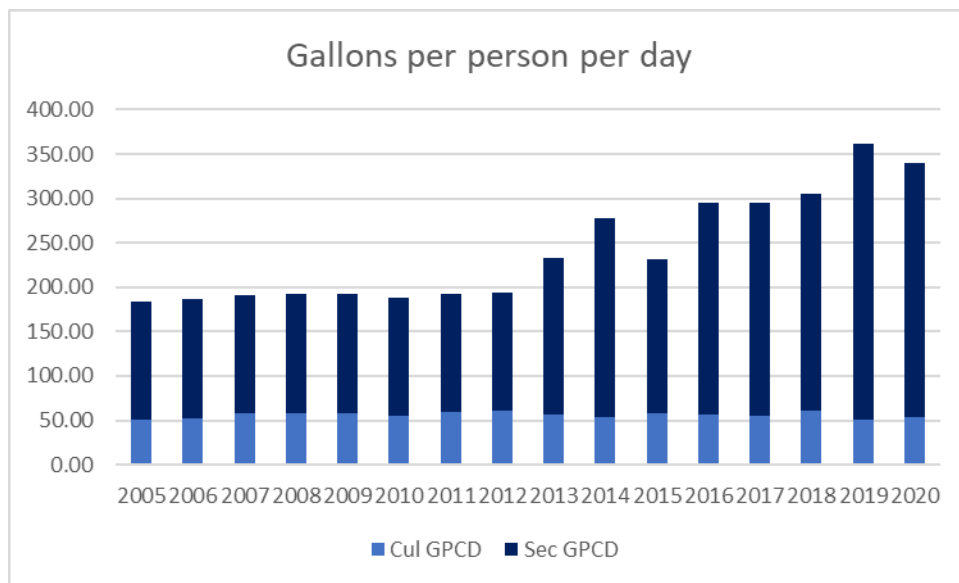
Leak detection on both culinary and secondary systems occur on a reactive basis. Employees are trained to observe unusual water conditions that appear on the ground surface either by pooling or flowing. Residents report unusual water conditions that they observe to public works. Support for water leaks is always available. An after-hours public works emergency phone number is advertised in magazine articles monthly and on the city website. The phone number is also part of a phone tree for those who call the city after hours. Response to all water leaks occur immediately and take the highest priority. Repairs on culinary system begin as quickly as a crew can be mobilized, which is no less than 24 hours. For secondary system repairs, the valve is shut off immediately to prevent any additional damage from leaks. If the repair is the resident's responsibility, then the valve remains closed until the resident calls back after the repair is done. If the repair is the city's responsibility, it will begin on the next business day.

3.0 Water Use

3.1 Indoor and Outdoor Water Evaluation

Syracuse has separate systems for indoor (culinary) and outdoor (secondary) watering. Since the secondary system has not been metered, it is not possible to categorize residential, commercial, institutional, and industrial separately. The totals for each year have been combined. The data in the chart comes from the best available data that has been reported annually.

Year	Indoor	Outdoor	Total	Population	Cul GPCD	Sec GPCD	Total GPCD
2005	1,178.83	3,150.00	4,328.83	21,000	50.11	133.90	184.01
2006	1,299.51	3,300.00	4,599.51	22,000	52.73	133.90	186.63
2007	1,447.64	3,375.00	4,822.64	22,500	57.43	133.90	191.34
2008	1,494.17	3,450.00	4,944.17	23,000	57.99	133.90	191.89
2009	1,565.17	3,600.00	5,165.17	24,000	58.22	133.90	192.12
2010	1,490.72	3,650.00	5,140.72	24,331	54.69	133.92	188.61
2011	1,618.75	3,675.00	5,293.75	24,500	58.98	133.90	192.88
2012	1,671.59	3,700.00	5,371.59	24,756	60.28	133.42	193.70
2013	1,581.63	4,952.00	6,533.63	25,118	56.21	175.99	232.20
2014	1,559.92	6,466.00	8,025.92	25,775	54.03	223.94	277.97
2015	1,710.19	5,180.00	6,890.19	26,639	57.31	173.58	230.89
2016	1,736.48	7,329.00	9,065.48	27,395	56.58	238.82	295.40
2017	1,756.47	7,641.00	9,397.47	28,407	55.20	240.12	295.31
2018	2,013.87	8,085.00	10,098.87	29,507	60.93	244.60	305.52
2019	1,735.20	10,584.48	12,319.68	30,400	50.95	310.81	361.76
2020	1,918.05	10,274.00	12,192.05	32,000	53.51	286.61	340.11



Indoor watering remains steady at approximately 50 gallons per person per day. Outdoor watering continues to increase except for 2015 which was a drought reduction year.

3.2 Water Education

Syracuse City values the practice of educating the public for water conservation and will continue to do so by using many of the methods described in the contingency plan. The city provides information available through local water suppliers as well as the State. These are shared as links on the city's website.

Some tips for outdoor water use may include:

- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall. We encourage our customers to utilize the weekly lawn watering guide located at www.conservewater.utah.gov.
- Group plants in terms of water need, and zone sprinkler systems accordingly.
- Encourage customers to alter parking strips by allowing more water-wise plantings.
- Do not water on hot, sunny, and/or windy days. You may actually end up doing more harm than good to your landscape, as well as wasting a significant amount of water.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc.
- Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may

not be visible due to draining off into storm drains, ditches, or traveling outside your property.

- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Some tips for indoor water use may include:

- Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trashcan.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.

- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

4.0 Conservation Practices

4.1 Water Use Reduction Goal

Utah Division of Water Resources has finalized the state's newly created water conservation goals which are established for nine regions around the state for municipal and industrial (M&I) water conservation. M&I includes residential, commercial, institutional, and industrial water use, and excludes agriculture, mining, and power generation. These goals are created for nine regions around the state and consider climate, elevation, and each region's unique characteristics and needs. This is the first-time conservation goals have been established on a regional level and they build on the previously established statewide goal of reducing per-capita use by 25% by 2025. Syracuse is in the Weber watershed. The reduction goal is 20% less than 2015 to be achieved by 2030. The reduction goal increases over time as shown:

Table 7-1: Regional M&I 2030 Water Conservation Goals and Future Goal Projections

Region	2015 Baseline (gpcd)	2030 Goal		2040 Projection		2065 Projection	
		Goal (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
Statewide	240	202	16%	188	22%	179	26%

Note M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population. Reported per capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.

As indicated in “Utah’s Regional M&I Water Conservation Goals” report prepared for Utah Division of Water Resources in November 2019: “The goal setting process considered applicable water conservation practices and available water conservation potential. In the case of areas with above-average goals (by percentage), the higher goals are usually the result of above-average conservation potential. For example, consider the Weber River Region, a region with one of the higher overall goals (by percentage). This region has the highest overall percentage of unmetered secondary use. Thus, implementing secondary meters (one of the first conservation practices recommended for implementation) results in more conservation in this region than any other. The 2030 goal will be the primary focus for action over the next decade with the 2040 and 2065 projections providing guidance for planning and future expectations. While 2065 is the planning horizon for this study, M&I water conservation will need to continue thereafter.”

4.2 Water Use Reduction Goal for Syracuse

Based upon the water use data for both indoor and outdoor water since 2015, the overall use varies between 230 and 360 gallons per capita each day (gpcd). Recommendations in the “Utah’s Regional M&I Water Conservation Goals” report from November 2019 indicates the need to reduce to using 200 gpcd as a 20% reduction from the average of 250 gpcd in 2015 in the Weber Watershed.

2015 was a drought reduction year for water that was allocated at lower volumes for outdoor watering. Using a drought year for a baseline may not be prudent since it was a mandated reduction of water use. However, the average over the past five years is 320 gpcd. A 20% reduction would be 256 gpcd by the year 2030.

Syracuse will strive to achieve a reduction of 20% gpcd by 2030. This will bring Syracuse to a total water use for indoor and outdoor to 256 gpcd. This is approximately 2.2% reduction each year. So 2026 is estimated at 285 gpcd.

4.3 Implementation Plan

A plan is in place to increase water conservation in Syracuse. It is described in detail below. It includes the Best Management Practice, a timeline for

action, an evaluation process to measure progress, and contact names of staff that assist with that effort.

BMP	2026 Goal	Timeline	Contact
Parkstrip conversion to xeriscape "Flip the strip"	43,560 sf	annually	Kathryn Lukes
Secondary water meters	300 new homes	annually	Holly Craythorn
Magazine articles on water conservation	one article published	quarterly	Kathryn Lukes
Culinary meter conversion to radio read system	1000 meters	annually	Holly Craythorn

5.0 Conservation Best Management Practices

Water conservation goals that will be implemented in the next five years are indicated here. A summary of the progress made on previous goals are also included.

5.1 Culinary Radio-read Meters

Consider a method to incorporate radio-read meters only on the culinary water system with installations on new construction. This will improve leak detection by monitoring continual water flow in the meter and if desired, can be set up to send signals to either the water purveyor or the water user to check on unusual conditions that may exist. This will also improve the ability to check for cross contamination by detecting back flow that may occur through the meter, which can also be set up to send a signal to the water purveyor. Another benefit will allow the water user the ability to track water usage upon demand, which may generate greater interest in individual conservation measures of culinary water use.

This goal is currently happening. The conversion will occur over time. This year the culinary water system is approximately 40% complete. It is anticipated to be complete by 2026.

5.2 Ordinances

Ordinances supporting the effort to conserve water by prohibiting waste are referenced in Title 4.

4.15.410 Waste prohibited. [culinary water]

All users of water service shall be required to keep their sprinklers, faucets, valves, hoses and all apparatus connected to the water system in good condition at their own expense and all waterways closed when not in use. No person, unless authorized by the City in accordance with this chapter, shall turn on or discharge water from any fire hydrant, and no water user or other person shall waste water or allow it to be wasted by imperfect stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow, or to wastefully run water from hydrants, faucets, basins, sinks, or other apparatus, or to use any water from the water system except for culinary and domestic purposes, including lawn sprinkling, unless so authorized by the City, or to use the water for purposes other than those for which he or she has paid, or use water in violation of the rules and regulations adopted by the City Council. [Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-03-410.]

The ordinance for secondary water was updated Jan 10, 2017 to include enforcement of wasteful watering. It also added a requirement for owners of large properties to submit a water conservation plan to the city. In April 2021, the council approved Resolution R21-15 to enact the enforcement this year due to drought conditions. This was in response to Executive Order 2021-7 issued from Governor Spencer Cox regarding drought conditions throughout Utah in 2021. The current ordinance is shown:

4.25.130 Waste prohibited.

(A) The waste of City-provided water for any purpose, including landscape irrigation, is hereby declared to be in detriment to the public health, welfare, and safety of the community.

(B) Mandatory Water Restrictions.

(1) Upon request by the Public Works Department, the City Council, following a public meeting, may enact a resolution restricting the use of pressure-irrigation water:

- (a) During specific times of the day;
- (b) On certain days of the week, with addresses or types of uses being assigned different watering schedules;
- (c) Above a certain volume per acre; or
- (d) In any other manner necessary to preserve the integrity of the pressure-irrigation system and ensure equitable distribution among all users.

(2) Mandatory water restrictions may be appropriate due to:

- (a) Reduction in water volume delivered by water purveyors to the City, due to drought conditions;
- (b) Reduced tank or reservoir levels, or reduced pressure in the system;
- (c) Anticipated severe drought during a watering season; or
- (d) Evidence submitted by the Syracuse City Public Works Department indicating that restrictions are necessary.

(3) Notice of mandatory water restrictions shall be expeditiously sent to water users, such as through the City website, mailed notices, social media posting, electronic mail, and posting at City facilities.

(C) For purposes of this section, a person wastes water when any of the following apply to their use of City-provided water:

- (1) The person uses outdoor irrigation in violation of a mandatory water restriction imposed by the City Council;

(2) The person irrigates during the hours of 10:00 a.m. and 6:00 p.m., unless otherwise excepted as provided in subsection (E) of this section;

(3) When, due to outdoor irrigation, water pools upon neighboring properties or in streets or storm drains for a period of greater than 10 minutes;

(4) When City-provided water, as a result of overuse or overwatering by the property owner, causes damage to neighboring properties; or

(5) When a user has been notified of deficient conditions in the user's water system as provided in subsection (D) of this section, has failed to make repairs to those systems within 15 days' notice, and water has escaped the system because of that deficiency.

(D) It shall be unlawful for any pressure irrigation water user to allow water to be wasted, by imperfect stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow, or to wastefully run water from hydrants, faucets, valves, or other apparatus.

(E) This section only applies to pressure irrigation water provided by the City. It does not apply to the use, storage, or waste of water purveyed through other entities directly to the user.

(F) The following are not violations of this section:

(1) Watering necessary to establish new gardens or landscaping, such as sod or grass seed;

(2) Attended spot-watering using a hose; and

(3) Incidental use for purposes of diagnostics or maintenance of irrigation systems.

(G) Enforcement of Mandatory Water Restrictions. In years during which the City Council has, by resolution, instated mandatory water use restrictions, the following enforcement actions may be taken:

(1) A person who is found to be wasting water for the first time during a calendar year shall be issued a written warning, which warning shall provide notice of potential penalties and the eventual loss of secondary water use on the property.

(2) A person who has previously had a warning issued against their property during a calendar year, and who is found to be wasting water a second time, may be issued a civil citation requiring them to pay \$100.00.

(3) A person who has previously had a citation issued against their property during a calendar year, and who is found to be wasting water, may be issued a civil citation of \$250.00.

(4) A property for which two citations have been issued during a calendar year, and on which a person is found to be wasting water, shall have secondary water service terminated for the remainder of the calendar year. This section shall not prohibit a new owner from reconnecting service upon proof of change in ownership.

(5) Failure to pay a civil fine associated with water waste, or to make satisfactory payment arrangements with the Utility Billing Department, within 30 calendar days of service of the citation, shall result in the termination of secondary water until the fine and applicable reconnection fees are paid. Notice that services will be terminated for nonpayment of the civil fine shall be printed on each civil citation issued.

(H) Notice.

(1) Warnings may be issued by hanging notices on the front door of the residence or in another prominent location on the property.

Personal service is not required, and failure to receive the warning shall not be a defense to future civil penalties or shut-off.

(2) Citations may be served by any of the following methods:

(a) Personal service upon an adult who resides at a residence, is employed at a business, or is listed as an agent for the property owner; or

(b) By posting in a prominent place, such as upon a front door or fence.

(3) A copy of the citation shall also be mailed, return service requested. Certified mail is not required.

(4) Shut-off of pressure irrigation water shall proceed in accordance with practices established in SCC 4.25.100.

(I) Appeal.

(1) A person who has been issued a citation or shut-off notice may appeal that decision by filing a written notice of appeal, which appeal shall be heard by the City Council at its next regular meeting, provided the appeal is filed at least five calendar days prior to the Council meeting. A pending appeal stays shut-off action.

(2) Failure to file a written appeal within 14 calendar days from the date of the citation or shut-off notice shall be deemed a waiver of the right to appeal the citation or notice.

(3) A person who is the subject of a citation or shut-off notice shall be entitled to be represented by counsel or another representative, shall have the opportunity to present evidence, and shall be permitted to cross-examine any witnesses presented by the City. The

proceedings are designed to be informal in nature, and court rules do not apply.

(4) No appeal is available for warnings, and an appeal of shut-off due to nonpayment is limited only to whether the appellant tendered timely payment. [(Ord. 17-02 § 1 (Exh. A); Ord. 12-07 § 1 (Exh. A); Code 1971 § 4-05-130.]

4.25.140 Annual conservation plan for large-area property owners.

(A) For purposes of this section, “large-area properties” means:

(1) Developed properties within the City that exceed three acres in area, or

(2) Properties owned by a homeowners’ association within a subdivision which exceed a combined total area of three acres.

“Large-area properties” does not include single-family home parcels, property located within the agricultural zone, or a property that does not receive pressure irrigation services from the City.

(B) Owners of large-area properties shall be required to maintain a current contact person, telephone number, mailing address, and electronic mail address with the City’s Public Works Department.

(C) In the case of homeowners’ associations, these entities are required to register with the Utah State Department of Commerce, as provided in Utah law.

(D) Owners of large-area properties shall be required, before May 15th on an annual basis, to submit a conservation plan to the City’s Public Works Department with the following elements:

(1) The property’s programmed or planned watering schedule, indicating days of the week and hours per day at each station;

(2) Affirmation that the property owner will comply with any watering restrictions which may be made mandatory by the Council, pursuant to this chapter;

(3) A maintenance and repair plan for broken or malfunctioning systems; and

(4) Affirmation of periodic inspection and adjustment of watering heads.

(E) The owner of a large-area property is not required to file a new conservation plan, if that owner submits, within eight months prior to the due date, a written statement that, since the date of the last submitted plan, there have been no changes to the conservation plan or to contact information.

(F) Failure to comply with the provisions of this ordinance may result in the same penalties established in SCC 4.25.130. [Ord. 17-01 § 1 (Exh. A).]

5.3 Water smart clocks

The city is adding water smart clocks to all of the city parks and buildings. Weather sensors on the water smart clocks can override the set timer by temporarily turning sprinklers off. Consideration may be given to incentivize outdoor watering with water smart clocks for other users.

All city parks have smart clocks except three. It is anticipated that the remaining three will be in place by 2023. Other city owned parcels such as detention basins and roundabouts are under consideration for smart controllers based upon technology availability.

5.4 Xeriscape

Small areas of land that the city maintains yet have little value to the public have been completed by xeriscape. This practice should continue with new development or redevelopment.

Remove unusable turf area behind city hall to low water plantings and rock. New parks maintenance building will be constructed by 2022. It will have low water plantings and xeriscape.

Jensen Park removed a section of turf along the shoreline and will replace it with low water plantings.

Areas in parks can be evaluated for unusable turf areas that could be converted to low-water plantings.

A broadcast application of a wetting agent to retain moisture in turf areas can be considered for park lands

Roundabouts will have xeriscape.

The cemetery and the expansion area could consider xeriscape in areas where no burials are planned or existing.

5.5 Reclaimed Water

The city may consider the option to reclaim treated wastewater from the treatment plant. Once treated to a Type 1 level, the water may be used for secondary watering uses.

The cost for this option outweighs the benefit. Although this could be considered one day in the long-term future.

5.6 Public Education

The cost of materials is reasonably small. These include items such as printed materials, handouts, demonstration materials, and such. Over a one-year period, the cost for materials may range from \$0.10 to \$0.20 per capita.

The benefit of public education is optimizing the peak demands in the system as well as the ability to accommodate increased population. As population increases over time, the cost of water increases.

5.7 Supply and Demand Accuracy

The pump outflow that conveys water at every secondary water reservoir now has meters. This was accomplished in 2020. The benefit to increasing accuracy improves system optimization.

5.8 Secondary Metering

According to Utah Law, Syracuse must convert all unmetered secondary water to meters by Dec 31, 2040. There are currently approximately 8400 unmetered connections. Syracuse must rely upon financial assistance to accomplish this task. In today's dollars it amounts to approximately \$13M. Raising rates that exceed the culinary rates will defeat the purpose of providing low-cost untreated water to users. Syracuse desires to keep secondary water rates low to reduce the risk of cross connections to the culinary water system.

New parks and modified parks will have meters installed at the same time the project is in construction.

5.9 Secondary Water Season

The secondary water season follows the calendar dates established by water suppliers. Although it has been shortened in years when water supplies are diminished, it most typically is April 15th to October 15th each year. Most recently, the season ended on October 1st in 2013, 2015, and 2016. In 2021, Syracuse set the season May 1st to September 20th to save water for the hotter parts of the season.

5.10 Ditch bank maintenance

Vegetation such as phragmite that grow along ditch banks are high water users. Ditch banks and streambeds that deliver water to the system are kept mowed and sprayed with herbicide to prevent water losses.

5.11 High culinary consumption

Every month, the culinary water use is reviewed for unusually high consumption. Public works is sent out to check the meter for accuracy. If the meter is reading accurately, then the resident is contacted to discuss the high use to determine if it is expected or not. Swimming pools, pressure washers or leaky toilets are examples of possibilities. Doing this helps the

water user and the water supplier keep facilities properly maintained and prevents water loss.

5.12 Park strip conversion

Syracuse is encouraging the practice to convert high water use landscapes in park strips to low-water or no-water landscapes. Much of the water used in park strips overspray onto hard surfaces and end up in the storm drain. Reducing this potential waste can help to alleviate wasteful watering practices.

Syracuse has an incentive program in place as an in-kind labor to excavate grass in park strips of single-family home neighborhoods at no charge. This is a new program that is becoming successful.

5.13 Improved accounting of unmetered culinary water

There are a few instances where culinary water is unmetered, such as (1) firefighting, (2) service to city facilities, and (3) water serving the RV dump. There are also cases where it is difficult to get readings on metered water, such as (4) water used for construction.

1. Firefighting and fire flow testing does not have the capability to meter while providing the necessary service.
2. Service to city facilities could be retrofitted with meters to all city buildings and parks. This will require the ability to fund the conversion. An affordable method would be to install meters inside city buildings.
3. The RV Dump will be relocated. The new dump will have a water meter on the yard hydrant. This will account for the water that gets used there.
4. Syracuse has a plan in place to improve the accounting of water used for construction. Fees have been increased to a comparable amount to neighboring cities. These fees will pay for the installation and ongoing expenses of a year-round bulk water fill station. This will improve accuracy in accounting of the water.

6.0 Drought Resiliency

6.1 History

Utah has experienced periods of water shortages since the pioneers first settled in the Salt Lake Valley. The lengthy droughts of the 1930s and 1950s caused significant economic problems for the state. While the drought of 1976-77 was not as long, the consequences were still intense and costly. Precipitation fluctuates greatly in Utah's relatively arid climate. As the demand for water continues to increase, even temporary shortages in supply can be disruptive to the normal process in urban and rural environments. Two or more consecutive years of significant reduction in precipitation—particularly snowfall in the mountains—may have serious and far-reaching impacts. Although most years, precipitation have allowed water storage to recover, since 2013 water supplies have struggled due to low precipitation and high temperatures.

6.2 Purpose

The Drought Contingency Plan (DCP) addresses drought related vulnerabilities through consideration of drought response actions and mitigation measures. The strategies considered in this plan may provide benefits for emergency response, replacement, or alternative supplies. The DCP provides an effective and systematic means for Syracuse to manage emergency supply conditions within its service area.

The intent of this plan is to reduce risks to public health from water shortages while also minimizing impacts to agricultural, industrial, and environmental water uses. Potential risks include issues of water quality, water quantity, sanitation, economic impacts, and environmental concerns. If there is a temporary water shortage emergency as declared by the governor, the use of water for drinking, sanitation, and fire suppression has preferential right over any other water right for the duration of the temporary water shortage. A temporary water shortage emergency may not exceed in duration more than two consecutive calendar years (U.C.A. 73-3-21.1).

6.3 Vulnerability Assessment

Risks and impacts to municipal, agricultural, and environmental operations are considered on the limited water that is available during a drought. This assessment will focus on municipal impacts of a drought.

6.4 Drought Monitoring

Hydrology and water storage levels are monitored from water suppliers providing water to Syracuse City. The city receives information regularly from water suppliers regarding water storage and snow water equivalent.

6.5 Mitigation and Response Actions

Public education can be initiated through social media, website, and magazine. Messages from neighboring communities related to water conservation can be shared to Syracuse to promote a consistent message.

Secondary water metering will help to educate the public on responsible water use for outdoor watering. It has been shown that neighboring communities with meters save an average of 35% water. Rate structures could be established to reward low-water users and discourage high-water use.

6.6 Operational and Administrative Framework

At the beginning of each secondary water season, the Public Works Director will review reports received from water suppliers regarding water storage in upstream reservoirs on the Weber River. If the water suppliers determine drought conditions are expected, the Public Works Director will address the water supply in a city council business meeting to determine how Syracuse will manage the water and inform the water users. The Water Superintendent will carry out the duties determined by city council. The city ordinance describes the handling of wasteful watering.

6.7 Priority Projects for Drought Resiliency

Meters:

According to Utah Law, Syracuse must convert all unmetered secondary water to meters by Dec 31, 2040. There are currently approximately 8400 unmetered connections. Syracuse must rely upon financial assistance to accomplish this task. In today's dollars it amounts to approximately \$13M. Raising rates that exceed the culinary rates will defeat the purpose of providing low-cost untreated water to users. Syracuse desires to keep secondary water rates low to reduce the risk of cross connections to the culinary water system.

Improved metering of Culinary:

Syracuse could retrofit all culinary services to city facilities with meters to improve the accounting of all water used. This will require a need to fund the meters and installations.

Reservoir:

Syracuse is proactively master planning for additional water storage to mitigate the negative impacts of drought. An additional reservoir for secondary water that can hold approximately 37 acre-feet of water has been determined to be needed by an engineering model of the water system. In today's dollars it amounts to approximately \$10M. Syracuse will need assistance to fund this infrastructure, while keeping the users rates low.

Software:

As the secondary water system becomes metered, software will be needed to provide reports to the water users to help them understand their water allocation and usage each month. Syracuse is in the beginning stages of seeking grants for software that can fulfill this need.

SYRACUSE CITY CORPORATION
Water Conservation Plan

APPENDIX

Include meeting minutes, and notification



COUNCIL AGENDA

October 12, 2021

Agenda Item #9

Interlocal Cooperation Agreement between Davis County Cities and Davis County

Factual Summation

- The interlocal agreement is updated every five years, which coincides with each new UPDES permit term. It allows the cities to work together as Davis County Storm Water Coalition to share resources in the effort to prevent pollution in the storm water. This agreement is required to implement the control measures of the storm water management program.
- Any questions about this agenda item can be directed to Robert Whiteley.

Action Items:

Whether to approve the interlocal cooperation agreement between Davis County Cities and Davis County.

**2021 INTERLOCAL COOPERATION AGREEMENT
BETWEEN DAVIS COUNTY CITIES AND
DAVIS COUNTY
FOR
UPDES GENERAL PERMIT**

THIS AGREEMENT (Agreement) is entered into this ____ day of ____, 2021, by and between the following parties: DAVIS COUNTY, a body corporate and politic of the State of Utah, and the following cities, each of which is a municipal corporation of the State of Utah: BOUNTIFUL, CENTERVILLE, CLEARFIELD, CLINTON, FARMINGTON, FRUIT HEIGHTS, KAYSVILLE, LAYTON, NORTH SALT LAKE, SOUTH WEBER, SUNSET, SYRACUSE, WEST BOUNTIFUL, WEST POINT and WOODS CROSS (Parties).

WITNESSETH:

WHEREAS, the parties are “public agencies” and are authorized and to comply with the *Utah Interlocal Cooperation Act*, §11-13-101, *et seq.*, *Utah Code Annotated*, to enter into agreements with each other for joint or cooperative action; and

WHEREAS, the Environmental Protection Agency (EPA) has published its “Final Rule” setting forth the National Pollutant Discharge Elimination System (NPDES) permit application rules and regulations for stormwater discharges to municipal separate storm sewer systems; and

WHEREAS, the State of Utah, through its Department of Environmental Quality, Division of Water Quality (DWQ), has statutory rulemaking authority and authority to issue pollutant discharge elimination system permits within the State of Utah pursuant to the rules and regulations of the Utah Pollutant Discharge Elimination System (UPDES); and

WHEREAS, the State of Utah has issued a General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, Permit No. UTR 090000 (Permit), to each party of this Agreement, which Permit is incorporated herein by this reference; and

WHEREAS, the rules and regulations provide that more than one entity may jointly implement activities to comply with UPDES permit requirements under Section 4.3 of the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems; and

WHEREAS, the parties are willing to jointly implement activities to fulfill a portion of the UPDES permit requirements; and

WHEREAS the parties desire to enter into this Agreement setting forth their present understanding as to their respective responsibilities with regard to their participation as permittees under their Permit.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Compliance with Permit. As permittees, the parties agree to jointly implement and enforce within their own jurisdictions, their respective responsibilities for complying with the Permit requirements including but not limited to, those responsibilities and requirements set forth in Parts 4.0, 5.0, and 6.0 of the Permit.

2. Administration of Agreement. The administration of this Agreement shall be done by the public works directors of each party, or their official designee, constituting the Davis County Storm Water Coalition (Coalition). Each party will have one voting right. No separate legal entity is created by the terms of this Agreement.

3. Costs. The parties agree that each party shall be responsible to pay for those costs relating to their own stormwater systems, and that the parties shall reimburse each other for expenses incurred in providing services for each other as may be agreed by the parties concerning the various tasks and responsibilities required under the Permit.

4. Joint Cooperation. As reasonably necessary, the parties agree to assist each other in providing and sharing information, drawings, plans, data, etc., which are required to comply

with the requirements set forth in the Permit. The specific activities that the parties agree to assist each other in are set forth as follows:

- a. Jointly purchase educational and training materials, as determined by the Coalition, for distribution to:
 - i. Residents
 - ii. Institutions, industrial and commercial facilities
 - iii. Developers and contractors (construction)
 - iv. Municipal Separate Storm Sewer System (MS4) owned or operated facilities
- b. Use the Coalition as a county-wide committee to:
 - i. Train personnel
 - ii. Create partnerships
 - iii. Obtain input and feedback from special interest groups
- c. Annually contribute updated storm drain system information for county-wide mapping purposes
- d. Jointly prepare and promote model ordinances, updates and standards that addresses:
 - i. Illicit discharges
 - ii. Construction site storm water runoff
 - iii. Long-term storm water management
- e. Jointly arrange for and provide education about hydrologic methods and criteria for selecting and sizing post-construction BMPs
- f. Jointly participate to develop draft Standard Operating Procedures
- g. Jointly evaluate, identify, target and provide educational materials and

outreach to address the reduction of water quality impacts associated with nitrogen and phosphorus in discharges

5. Term of Agreement. The parties agree that the duration of this Agreement shall commence upon entry and shall continue in effect for the term of the Permit (which expires at midnight, May 11, 2026) and for an additional 120 days from the effective date of the renewal of the Permit by the Division.

6. Property. In the event that any property is acquired by the parties jointly for the undertaking, and paid for by them, then it shall be divided as the parties' representatives shall agree, or if no agreement is reached, then it shall be divided according to their respective payments for property, or if it cannot be practically divided, then the property shall be sold and the proceeds divided according to the parties' proportionate share of the purchase of the item of property. If property is purchased at one party's sole expense in connection with this Agreement, then the property so purchased shall be and remain the property of the party which purchased it.

7. Entire Agreement. This Agreement embodies the entire agreement between the parties, and it cannot be altered except in a written amendment which is signed by the parties.

8. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the Utah Governmental Immunity Act, as set forth in *Utah Code Ann.* §§ , 63G-7-101, *et seq.*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party and shall be deemed officers and employees of such party under the provisions of the Utah Governmental Immunity Act. Each party shall be responsible and shall defend the action of its own employees, negligent

or otherwise, performed pursuant to the provisions of this Agreement.

9. No Third-Party Benefits. This Agreement is not intended to benefit any person or entity not named as a party hereto.

10. Severability. If any provision of this Agreement is determined by a court to be invalid or unenforceable, such determination shall not affect any other provision hereof, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision shall be deemed to be effective, operative and entered into in the manner and to the full extent permitted by applicable law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the day and year first above written.

[Signature Pages to Follow]

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

DAVIS COUNTY

By: _____
Randy Elliott, Chair
Davis County Commission

ATTEST:

Curtis Koch
Davis County Clerk/Auditor

Approved as to Form:

Office of Davis County Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF BOUNTIFUL

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CENTERVILLE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CLEARFIELD

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF CLINTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF FARMINGTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF FRUIT HEIGHTS

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF KAYSVILLE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF LAYTON

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF NORTH SALT LAKE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SOUTH WEBER

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SUNSET

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF SYRACUSE

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WEST BOUNTIFUL

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WEST POINT

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

**Approval of
Interlocal Cooperation Agreement between
Davis County and Davis County Cities for
UPDES General Permit**

Date _____

CITY OF WOODS CROSS

By: _____

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney