SYRACUSE CITY

Syracuse City Council/Redevelopment Agency Joint Work Session Agenda

June 28, 2022 – 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.
Electronic Via Zoom
Connect via telephone: +1-301-715-8592 US, meeting ID: 821 0617 2815
Streamed on Syracuse City YouTube Channel

a. Meeting called to order

a. 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.gov, by 4:00 p.m. on June 28, 2022. Comments submitted by the deadline will be read for the record of the meeting*.)

b. Report to City Council regarding progress of American with Disabilities Act (ADA) Transition Plan for Syracuse City. (5 minutes)

c. Discussion regarding Request for Proposals (RFP) for pool of Engineering Services contracts. (10 min.)

d. Planning items:
   1. Discussion regarding updates to General Plan moderate income housing elements in compliance with Utah House Bill (HB) 462. (15 min.)
   2. Application for zone change and preliminary plat for property located at approximately 1700 S. Banbury Drive, Agriculture A-1 to Planned Residential Development (PRD) and General Commercial (GC). (10 min.)
   3. Application for zone change for property located at approximately 1100 S. 1675 W., Residential R-2 to Residential R-3. (10 min.)
   4. Planning Commission recommendation regarding text amendment, Syracuse City Code Section 10.30.020, regulations for buildings and structures. (10 min.)
   5. Review and consideration of Cooperative Corridor Preservation Agreement with Utah Department of Transportation (UDOT) pertaining to the State Road 193 project. (10 min.)
   6. Discussion regarding possible creation of Good Landlord/Crime Free Housing Program. (10 min.)
   7. Report on current Redevelopment Agency (RDA) project areas and associated tax increment. (10 min.)

e. Discussion regarding aesthetic improvements on West Davis Corridor/Antelope Drive expansion project. (15 min.)

f. Discussion regarding proposed amendment to Syracuse City Personnel Policies and Procedures Manual related to secondary employment. (5 min.)

g. General budget discussion and preparation for Truth in Taxation process. (10 min.)

h. Adjourn.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 23rd day of June, 2022 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.gov/. A copy was also provided to the Standard-Examiner on June 23, 2022.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA
June 28, 2022

Agenda Item **"b"** Update to City Council on progress of ADA Transition Plan

Factual Summation

- For questions on this item, please contact Paul Roberts
- In February 2020, the City Council adopted a Transition Plan which identified potential barriers to accessibility in the City. The Plan addressed both physical barriers and those in policies. The Plan sets a goal for all items identified in the Plan to be corrected by 2040.
- The accompanying update indicates the progress that the city has made to previously identified barriers to accessibility since February 2020. The first few pages address adjustments to policy and establishing procedures for those seeking accommodations.
- Right of way improvements are largely focused on curb ramps sufficient for those in a wheelchair safely to access the sidewalk. The City still has over 1,000 curb ramps that do not comply with current ADA standards. These ramps presumably complied with ADA when installed, but the standards have changed. The City is not required to tear out and replace previously-compliant ramps, but when road projects touch those ramps, they must be updated. Otherwise, the City is free to update those ramps as the opportunity arises. The list of corrected curb ramps is included in the update in the orange chart.
- Parks facilities with identified barriers are included in the green chart. Other facilities are included in the blue chart.

Discussion Goals

The following items outline the goals of this discussion:

1. Discuss update of City progress on 2020 ADA Transition Plan and ask questions as appropriate.

Update to the Syracuse City
Self-Evaluation and Transition Plan



Syracuse City, Utah

Transition Plan Adopted by Syracuse City Council: February 11, 2020

Update: 06/28/2022

Policies & Practices Modified

Notice Posted

The City adopted a Notice pursuant to 28 C.F.R. § 35.106. It was distributed to all department heads, posted the Notice on the City's Internet webpage, and posted in a conspicuous location in each City-owned public building. The City will update the contact information and make other general updates to the Notice, without specific direction from the Council. Copies of the most recent Notice will be provided to any person upon request.

The Notice has been posted at City Hall and Fire Station.

Grievance Procedure Posted

The City adopted an ADA grievance procedure. It was distributed to all department heads, posted in each City-owned public building and posted on the City's webpage. The procedure may be updated as necessary, without specific direction from the Council. Copies of the most recent grievance procedure will be provided to any person upon request.

The Grievance Procedure has been posted at City Hall and Fire Station.

Communication with Deaf and Hearing Impaired

Three ASL interpretation services are currently under contract with Utah to provide services to the State and its subdivisions. Contact information for each of those services have been disseminated to Department Heads.

The City lacks hardware for TTY communication via landline. Davis County dispatch is available to take TTY calls. Smartphone and other messenger applications are proving to serve as satisfactory substitutes for the old hardware.

The City reasonably ensures that auxiliary aids are available for attendees at public meetings.

City Policies and Practices

The City has reviewed all of its written policies and examined its practices, written and unwritten, in the context of providing access to persons with disabilities.

The City has inventoried and adopted policies addressing this issue:

- The City adopted a blanket requirement for all departments to provide reasonable accommodation for people with disabilities and establishes a protocol for employees who receive such requests.
- Additional policies adopted or identified by departments include:

    - PD Policy 332 was updated to include references to the City's ADA coordinator, acquiring interpretive services for ASL, prohibiting charging a fee to utilize aids, service animals, and equal access to services and programs
    - FD Policy 336 and 507 address issues related to communication with hearing-impaired individuals and managing service animals
- Each department has contact information for the City's ADA Coordinator.
- Contracts for services or construction include a non-discrimination provision to which the contractor will be required to comply.
- All services and programs that are offered to the public are offered to qualified persons with disabilities.
- Policies and practices provide guidance to employees as it relates to service animals.

Web-Based Services and Programs

The City has a page on its website that includes all of the requirements of the Transition Plan

- ADA Coordinator contact information
- Notice and Grievance Procedure
- Contact information for employees to obtain communication aids (relay service, interpreters, transcription services, etc)
- City policies regarding prioritization of replacement of sidewalks, curb ramps, and other facilities in the right-of-way.
- Request forms, complaint forms and other documents needed to maintain compliance.

Accessibility information | Syracuse, UT (syracuseut.gov)

Facility & Park Updates

Four deficiencies in Founder's Park have been corrected since the Transition Plan's adoption. A list of the park corrections is attached as Addendum A.

Deficiencies were corrected at the following facilities:

- City Hall: 2 corrections
- Community Center: 5 corrections/clarifications
- Fire Station: 1 correction
- Police Department: 2 corrections
- Public Works: 1 correction

A list of the facility corrections is attached as Addendum B.

Right-of-Way Improvements

Since approval of the Transition Plan in 2020, the City has updated 48 curb ramps, largely through planned road maintenance and reconstruction projects. The City corrected the most

glaring deficiency with the curb ramps within the City's complex at the roundabout between the community Center and City Hall. There are now 1,036 non-compliant curb ramps under Syracuse's control. Of that number, 525 lack truncated dome panels. A list of the corrected curb ramps is attached as Addendum C.

Public Works has also promulgated a standard operating procedure for its road construction and maintenance prioritizing curb ramp replacements. The SOP is attached as Addendum D.

Continued Review of Plan

The administration will continue to provide updates to the Council as part of the Council's early budget discussions. This will allow the Council to consider the issue as it plans for the following fiscal year.

The City's goal is to have all facilities and right-of-way improvements in substantial compliance with the 2010 ADA Standards by 2040.

Addendum A - ADA Parks Inspections

Park	Deficiency	Severity of Barrier	Remediation	Cost	Est. Correction Date	Date Corrected
Bluff Ridge	Vertical grab bars in accessible bathroom stalls absent	Low	Install bars	Low		
Bluff Ridge	Flush valve on wrong side (men's)	Low	Reconfigure valve	Low		
Bluff Ridge	Signage absent for parking	Moderate	Install Sign	Low		
Bluff Ridge	Van accessible sign absent	Moderate	Install Sign	Low		
Bluff Ridge	Sink exceeds 34" (M&W)	Moderate	Lower sinks	Low		
Bluff Ridge	Bathroom signage absent	Moderate	Install sign	Low		
Canterbury	One access aisle leads to 10% slope	High	Direct disabled parking to western part of lot	Moderate		
Canterbury	Signage for van accessible space missing	Low	Install Sign	Low		
Canterbury	Lock on men's stall broken	Low	Repair	Low		
Canterbury	Towel dispenser too high (Women's)	Low	Reduce to 48"	Low		
Canterbury	No ADA tables	Low	Acquire wheelchair accessible table	Moderate		
Canterbury	Slope of accessible spaces & aisles steep	Moderate	Re-grade disabled spaces	High		
Canterbury	Signage absent for disabled parking	Moderate	Install signs	Low		
Canterbury	Bathroom signage absent	Moderate	Install signs	Low		
Canterbury	No door pull handles on accessible stalls (M&W)	Moderate	Replace or install handles	Low		
Founders	No accessible route to play area	High	Install hard-surface walkway	Moderate		Fall 2020
Founders	Vertical grab bars in accessible bathroom stalls absent	Low	Install bar	Low		Fall 2020
Founders	No designated wheelchair spaces by bleachers	Low	Paint designated spaces 1 per 25 seats	Low		
Founders	Signage absent for parking x 6	Moderate	Install Sign	Low		
Founders	Van Accessible sign absent x2	Moderate	Install Sign	Low		
Founders	Bathroom signage absent	Moderate	Install signage	Low		Fall 2020
Founders	Playground fill material - low	Moderate	Increase level of fill or install ASTM F1951	Moderate/High		Fall 2020
Fremont	Soap dispenser exceeds 48" (W only)	Low	Lower dispenser	Low		
Fremont	Flush valve on wrong side (Women)	Low	Reconfigure valve	Moderate		
Fremont	Signage absent for disabled parking	Moderate	Install Sign	Low		
Fremont	Signage for van accessible space missing	Moderate	Install Sign	Low		
Fremont	Bathroom signage absent	Moderate	Install Signs	Low		
Fremont	Sinks exceed 34"	Moderate	Lower sinks	Low		
Fremont	No door pull handles on accessible stalls (M&W)	Moderate	Replace or install handles	Low		
Fremont	Insufficient number of disabled spaces	Moderate	Re-stripe with 2 spaces	Moderate		
Jensen Park	Signs too low (must be 60" high)	Low	Increase sign height	Low		
Jensen Park	No sign designating "van accessible" spot	Low	Install Sign	Low		
Jensen Park	Bathroom signage absent	Moderate	Install Sign	Low		
Legacy	No van-accessible space (not large enough)	High	Re-stripe	Moderate		
Legacy	Vertical grab bars in accessible bathroom stalls absent	Low	Install bar	Low		
Legacy	Accessible space requires crossing drive aisle	Low	Relocate disabled space	Moderate		

Legacy	Playground fill material - low	Low	Increase level of fill or install ASTM F1951	Moderate/High		
Legacy	Slope of accessible spaces & aisles steep	Moderate	Re-grade or relocate disabled spaces	High/Moderate		
Legacy	Signage absent for parking	Moderate	Install sign	Low		
Legacy	Bathroom signage absent	Moderate	Install signs	Low		
Legacy	No tables with wheelchair access	Moderate	Install 1 table with wheelchair access	Moderate		
Linda Vista	No van accessible spaces	High	Re-stripe with 11 & 5 or 8 & 8 space/aisle	Moderate		
Linda Vista	Bathroom signage too high & on door	Low	Install new signs or relocate existing	Low		
Linda Vista	Sinks exceed 34" in height (35") M&W	Low	Lower sinks	Low		
Linda Vista	Vertical grab bars in accessible bathroom stalls absent	Low	Install bars	Low		
Linda Vista	Slope of accessible spaces & aisles steep	Moderate	Re-grade disabled spaces	High		
Linda Vista	Signage absent for disabled parking	Moderate	Install Sign	Low		
Linda Vista	Signage for van accessible space missing	Moderate	Install sign	Low		
Linda Vista	Insufficient number of disabled spaces	Moderate	Re-stripe with 3 spaces	Moderate		
Linda Vista	No accessible tables	Moderate	Install 1 table with wheelchair access	Moderate		
Rock Creek	No ADA tables	Low	Acquire wheelchair accessible table	Moderate		
Rock Creek	Deep playground pit	Moderate	Increase level of fill or install ASTM F1951	High		
Rock Creek	Signage for disabled parking missing	Moderate	Install signs	Low		
Rock Creek	Slopes of curb accesses all too steep	Moderate	Re-grade approaches	Moderate/High		
Rock Creek	Access aisles on East lot do not adjoin accessible route	Moderate/High	Install curb access on aisles	High		
Stoker	ADA stalls too narrow (60" needed) (M&W)	High	Reconfigure stall space	Moderate		
Stoker	Soap dispenser exceeds 48" (54") (M&W)	Low	Lower dispenser	Low		
Stoker	Vertical grab bars in accessible bathroom stalls absent	Low	Install bar	Low		
Stoker	Slope of accessible spaces & aisles steep	Moderate	Re-grade disabled spaces	High		
Stoker	Signage for parking absent	Moderate	Install Signs	Low		
Stoker	Van accessible sign absent	Moderate	Install Sign	Low		
Stoker	Bathroom signage absent	Moderate	Install Signs	Low		
Stoker	Sinks exceed 34" in height (35" & 36") M&W	Moderate	Lower sinks	Low		
Stoker	Insufficient number of disabled spaces	Moderate	Re-stripe w 3 spaces (60 space lot)	Moderate		
Trailside	No grab bars at all	High	Install horizontal and vertical grab bar	Low		
Trailside	Signage absent for disabled parking	Moderate	Install Sign	Low		
Trailside	Signage for van accessible space missing	Moderate	Install Sign	Low		
Trailside	Bathroom signage absent	Moderate	Install Sign	Low		
Trailside	Sink exceeds 34" (M&W)	Moderate	Lower sinks	Low		
Trailside	Insufficient number of disabled spaces	Moderate	Re-stripe with 2 spaces	Moderate		
Trailside	Door required more than 5 lbs. pressure (sticking)	Moderate	Repair door	Moderate		
Tuscany	Parking signs too low (must be 60" high)	Low	Increase sign height	Low		
Tuscany	No sign designating "van accessible" spot	Low	Install Sign	Low		
Tuscany	Playground fill material - low	Low	Increase level of fill or install ASTM F1951	Moderate/High		

Addendum B - ADA Facilities Inspections

Facility	Deficiency	Barrier Severity	Remediation	Cost	Est. Correction Date	Date Corrected
City Hall	Disabled parking signs too low	Low	Raise signs so bottom is 60" high	Low		2021
City Hall	Braille lacking from interior doors accessed by public	Low	Install braille on sign	Low		
City Hall	Vertical grab bar in accessible toilets	Low	Install bar	Low		
City Hall	Accessible bathroom stalls - door pulls on both sides	Low	Install door pulls on interior	Low		
City Hall	Northern curb ramp from access aisle is too steep (9%)	Low	Regrade curb ramp	Moderate		
City Hall	Accessible seats block aisle (should be 36" dedicated)	Low	Reconfigure seating so space actually dedicated	Moderate		
City Hall	Missing some signage in public areas	Moderate	Install signs by doors (braille)	Low		
City Hall	Obstructions for fire alarm (need 30"x48" approach)	Moderate	Reconfigure furniture	Low		2020
City Hall	Ramp lacks handrail(s) (ramp due to greater than 5% grade)	Moderate	Install handrails	Moderate		
City Hall	Inadequate number of wheelchair accessible seats	Moderate	Ensure 5 adequate seats	Moderate		
Comm Cen	Exercise Room - Wheelchair access blocked by equipment	High	Relocate or remove equipment	Low		
Comm Cen	Shrubs blocking Van Accessible sign, Sign defaced	Low	Trim back shrub, repair/replace sign	Low		
Comm Cen	Signs need to have characters between 48" - 60" from floor	Low	Relocate signs	Low		
Comm Cen	Temperature control guages located above 48" (classrooms)	Low	(If used by public) relocate to 48"	Low	Public does not use-	Adjusted by staff
Comm Cen	Coat hangers on track too high for wheelchair users	Low	Install additional coat rack no greater than 48"	Low		
Comm Cen	Slope of access aisles in parking lot 5:1%	Moderate	Should be no greater than 2% - regrade	High		
Comm Cen	Craftroom - Sink inaccessible	Moderate	Remodel sink or direct to accessible sinks	High/Low	Directed to assessible sinks in restroom- 2020	
Comm Cen	Classroom #1 Sign covered by paper sign	Moderate	Remove paper signs when placed over sign	Low		2020
Comm Cen	Exercise Room - Lightswitch floor access blocked	Moderate	Keep 48" x30" floorspace clear	Low	Staff turns on/off lights	2020
Comm Cen	Vertical grab bar in accessible toilets	Moderate	Install bar	Low		
Comm Cen	Inadequate # of accessible spaces (2 + 1 va, for 140 spaces)	Moderate	4 accessible + 1 van accessible needed	Moderate		
Comm Cen	Door opener required due to vestibule	Moderate	Install door opener	Moderate		2021
Comm Cen	Exit signs inadequate	Moderate	Replace batteries, consider new signs	Moderate		2021
Fire	Cross-slope of sidewalk/ramp steeper than 1:48	Low	Re-grade to 1:48 max	High		
Fire	Disabled parking signs too low	Low	Increase height of sign (60" from bottom)	Low		2020
Fire	Training room sign obstructed & on wrong side of door	Low	Add sign to right side, or move sign	Low		2020
Fire	Slope of disabled spaces and access aisle too steep	Moderate	Re-grade for disabled spaces	High		
Fire	Slope of curb ramp exceeds 1:12	Moderate	Re-grade to 1:12	High		
Jensen	Women's restroom requires more than 5 lbs pressure	High	Repair sticking door	Low		
Jensen	Insulation needed for pipes under sink	Low	Install plastic cover on drain pipes	Low		
Jensen	Heating/Cooling controls too high	Low	Lower to no greater than 48" to control	Moderate		
Jensen	No signage from non-accessible to accessible bathrooms	Moderate	Install signs to ADA (outside) bathrooms	Low		
Jensen	Lock on accessible stall broken (Men's)	Moderate	Repair lock	Low		
Jensen	Exit signs inadequate	Moderate	Replace batteries in Exit signs	Low		
Jensen	No anti-tip bracket on stove	N/A	Install anti-tip bracket	Low		
Museum	Items/furniture blocking 36' access throughout building	High	Move displays/items to ensure clear paths	Low		
Museum	Flush control on closed side of WC	Low	Move control	Low		

Museum	Wooden ramps in barns too steep	Moderate	Create new ramps	Low		
Museum	No van accessible sign on 1 of 3 disabled parking spaces	Low	Install sign	Low		
Museum	Signage outside lacking braille	Low	Replace sign with braille features	Low		
Museum	Cabin inaccessible due to steps only	High	Ramp or other means to access	Moderate		
Police	Emergency lights/fire alarms?	High	Ensure fire alarms are adequate	High		
Police	Cross-slope of sidewalk/ramp steeper than 1:48	Low	Re-grade to 1:48 max	High		
Police	Front approach to pull-side of door not 18 in.	Low	Remodel bathroom	High		
Police	Disabled parking signs too low	Low	Increase height of sign (60" from bottom)	Low		2019
Police	Bathroom doors feel heavy	Low	Loosen closer	Low		
Police	Bathroom - Women's toilet flush handle on closed side	Low	Move control	Low	Installed automatic flush	2021
Police	Fingerprint room - soap dispenser too high	Low	Adjust height of dispenser	Low		
Police	Exit signs inadequate	Low	Install exit signs as per fire code	Moderate		
Police	Ramp steeper than 1:12	Moderate	Install new ramp at 1:12	High		
Police	Bathroom - No 60-inch diameter	Moderate	Remodel bathroom	High		
Police	Top of handrail gripping surface higher than 38"	Moderate	Replace railing	Moderate		
Police	Handrail grip not continuous and unobstructed	Moderate	Replace railing	Moderate		
Police	Bathroom signs too high (48" max)	Low	Move sign	Low		
PW	Flush control on closed side of WC	Low	Move control	Low	Changed to automatic flush	2021
PW	Inadequate number of accessible parking spaces (3 total)	Low	Install one additional accessible space	Low		
PW	Sinks are 35" high - should be 34"	Low	Lower sink or raise floor in front of sink	High		
PW	Vertical grab bar in accessible toilets	Moderate	Install bar	Low		
PW	Door opener required due to vestibule	Moderate	Install door opener	High		
PW	Exit signs inadequate	Moderate	Install signs in hallways leading to exits	Moderate		

Addendum C - Curb Ramp Corrections

Address	Meets_Standard	Ramp	Truncated Dome Panel	On 5-year Capital Plan?	Est. Correction Date	Date Corrected
City Hall	No	No	No			2020
City Hall	No	No	No			2020
City Hall	No	No	No			2020
City Hall	No	No	Yes			2020
1000 S Banbury Dr	No	Yes	No	Yes		2020
1000 S Banbury Dr	No	Yes	No	Yes		2020
1000 S Banbury Dr	No	Yes	No	Yes		2020
1000 S Banbury Dr	No	Yes	No	Yes		2020
1050 S Banbury Dr	No	Yes	No	Yes		2020
1050 S Banbury Dr	No	Yes	No	Yes		2020
1120 S Banbury Dr	No	Yes	No	Yes		2020
1120 S Banbury Dr	No	Yes	No	Yes		2020
1175 S Banbury Dr	No	Yes	No	Yes		2020
1175 S Banbury Dr	No	Yes	No	Yes		2020
1700 W Heritage Pkwy	No	Yes	No	Yes		2020
1700 W Heritage Pkwy	No	Yes	No	Yes		2020
1700 W Heritage Pkwy	No	Yes	No	Yes		2020
1700 W Heritage Pkwy	No	Yes	No	Yes		2020
1760 W Heritage Pkwy	No	Yes	No	Yes		2020
1760 W Heritage Pkwy	No	Yes	No	Yes		2020
1810 W Heritage Pkwy	No	Yes	No	Yes		2020
1810 W Heritage Pkwy	No	Yes	No	Yes		2020
1875 W Heritage Pkwy	No	Yes	No	Yes		2020
1875 W Heritage Pkwy	No	Yes	No	Yes		2020
1875 W Heritage Pkwy	No	Yes	No	Yes		2020
1875 W Heritage Pkwy	No	Yes	No	Yes		2020
2000 W Craig Ln	No	Yes	No	Yes		2020

2000 W Craig Ln	No	Yes	No	Yes		2020
2025 S 2000 W	No	Yes	No	Yes		2020
2025 S 2000 W	No	Yes	No	Yes		2020
770 S Banbury Dr	No	Yes	No	Yes		2020
770 S Banbury Dr	No	Yes	No	Yes		2020
2500 S 2000 W	No	Yes	No			2020
2500 S 2000 W	No	Yes	No			2020
2175 S 2000 W	No	Yes	Yes	Yes		2020
2175 S 2000 W	No	Yes	Yes	Yes		2020
2175 S 2000 W	No	Yes	Yes	Yes		2020
2175 S 2000 W	No	Yes	Yes	Yes		2020
2250 S 2000 W	No	Yes	Yes	Yes		2020
2250 S 2000 W	No	Yes	Yes	Yes		2020
900 S Banbury Dr	No	Yes	Yes	Yes		2020
900 S Banbury Dr	No	Yes	Yes	Yes		2020
925 S Banbury Dr	No	Yes	Yes	Yes		2020
925 S Banbury Dr	No	Yes	Yes	Yes		2020
925 S Banbury Dr	No	Yes	Yes	Yes		2020
925 S Banbury Dr	No	Yes	Yes	Yes		2020
1806 S 2000 W	No	Yes	Yes			2020
1806 S 2000 W	No	Yes	Yes			2020

ENGINEERING – ADA Sidewalk Ramp Replacement Priority

This applies only to city-owned and maintained sidewalks and ramps. In accordance with the Americans with Disabilities Act Accessibility Guidelines, the FHWA developed guidance that indicates: New construction must comply with all current ADA requirements; and Alterations must comply to the maximum degree of feasibility. All sidewalk ramps in a capital project area where the road is getting major resurfacing must be determined if it meets current ADA ramp standards. Ramps that do not meet the ADA standard must be brought to meet standard during construction of the project. Roads that are getting general maintenance do not require the need to modify ramps. The following table indicates examples of roads getting major resurfacing versus roads that are getting general maintenance.

General Maintenance	**Major Resurfacing**
Crack fill and seal	Asphalt pavement reconstruction
Pavement patching	Asphalt overlay
Diamond blade grinding	Mill & fill / Mill & Overlay
Spot treatment	Hot in-place recycling
Pavement painting	
Surface seal (slurry, fog, HDMB)	
Chip seal	

If Syracuse receives a valid meritorious request or complaint from an individual or public agency about a substandard sidewalk ramp that is not already programmed for modification, the city engineer will investigate the ramp and provide mitigation as feasible through the Class C funds.

Priorities of ramp modifications are as follows:

1. Government facilities
2. Schools, public parks and trails
3. Major public transportation facilities
4. Citizen requests
5. City-identified safety concerns

Citizen requests are based upon the actual need to accommodate properties that have individuals with disabilities and available funding to modify the ramp.

COUNCIL AGENDA
June 28, 2022

Agenda Item **"c"** Discussion on RFP for Engineering Services Contract Pool

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero

- In 2010, the City conducted a competitive RFP process for a consulting engineer. Based on that competitive process, one engineering firm was selected to be the City's designated consulting engineer. This allowed the City to assign projects and tasks on an as needed basis in order get design work and studies done in a streamlined fashion.

- The Administration believes it is time to re-examine the consulting engineer arrangement utilized by the City. From time to time, this is healthy and prudent as the City grows and conditions change.

Proposed Approach

- Rather than having one consulting engineering firm, Administration feels it is in the best interest of the city to solicit a competitive process to create a pool of engineering firms, perhaps in the neighborhood of 3 to 4, to be able to use as needed.

- Under this scenario, the City could either select the firm in the pool that it feels is best for the project/task, or it could ask for price quotes from the pool and quickly get a selection for any given task. This would, for example, give the City the ability to select the firm with the strongest skills in water for a water project, but then select a different firm for another project like roads or parking lot projects.
- This type of arrangement does not bind the City only to the firms in the pool. The City would still have the freedom to go out to competitive bids for large projects if it wanted to.

- The expected timeframe for this arrangement with the pool would be 5 years, after which the City would conduct another competitive process if it so chooses.

Goals of Discussion

Discuss this approach and give direction to the Administration on whether to pursue it further.

COUNCIL AGENDA
June 28, 2022

Agenda Item **"d.2"** Updates to general plan moderate income housing elements, due to Utah HB 462

Factual Summation

- Any question regarding this agenda item may be directed at Paul Roberts or Noah Steele

- HB 462 of the 2022 Utah Legislative Session included some requirements that must be addressed in the City's general plan:

    - Adoption of an implementation plan
    - Selecting at least three strategies for the implementation plan

- It is proposed that we update the General Plan to meet these requirements. The strategies may be one-time goals or ongoing goals.

- The implementation plan requires more than just selecting strategies and writing it down in the general plan text. It must include specific and measurable benchmarks and a timeline for the implementation of the strategies selected. It should also be flexible so that the city can make adjustments based upon changes in the community and market.

- The General Plan amendment will need to be considered by the Planning Commission with public hearings on the amendment. The implementation plan and MIH elements must be adopted by cities by October 1, 2022.

- The city selected the following strategies in its October 2019 general plan:

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

- Here is the list of potential housing strategies from the State Code (10-9a-403):

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

(A) rezone for densities necessary to facilitate the production of moderate income housing;

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) amend land use regulations to allow for single room occupancy developments;

(J) implement zoning incentives for moderate income units in new developments;

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;

(L) reduce, waive, or eliminate impact fees related to moderate income housing;

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;

(S) create a program to transfer development rights for moderate income housing;

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;

- A copy of the page dedicated to housing in the General Plan, along with the Appendix providing the analysis backing up that page, accompanies this report.

Discussion Goals

The following items outline the goals of this discussion:

1. Give general direction on which strategies the Council wishes to implement.

2. Staff will take these selected strategies to the Planning Commission for them to develop an implementation plan – i.e., suggesting how and when we will achieve those goals. After a recommended amendment to the General Plan is adopted by the Commission, it will return to the Council for final review and adoption.

HOUSING

Our housing stock is about 92 percent single-family homes. Very few of those are attached housing units, and most were built prior to 1990. The City's preference is to remain a predominantly bedroom community maintaining the majority of our housing stock as single family dwellings. The city acknowledges that as population increases, a broader diversity of housing types will be needed and desired by our residents. Basement apartments and backyard cottage apartments also known as accessory dwelling units (ADU) are viewed as a preferred way of providing housing options, while also giving a financial boost to the homeowner. Townhomes are another acceptable option but should be limited to locations along arterial roads and major intersections. Townhomes are generally preferred over apartments. Apartments could be an appropriate use if located adjacent to existing commercial, along state highways, or near the West Davis Corridor interchanges. Attached housing is not wanted unless it is well designed to match the architecture and building height of surrounding development.

Moderate-Income Housing

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

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

Action Items

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

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



Appendix 2 Affordable Housing Analysis

HOUSING ANALYSIS

Moderate-Income Housing

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

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

In Syracuse, the average home price has increased by about 68.76% since 2010. *See Chart 2.* This places a significant burden on young households desiring to live in the city. Residents who purchased before the increase may have a high amount of equity in their home but may find that even a smaller home may be more expensive than where they currently live. Syracuse Annual Median Income (AMI) is over 19% higher than that of Davis County generally, so we have fewer low-income families than neighboring communities. However, the increase in home prices is far outpacing any increase in wages and there are thousands of individuals and families that live in income-distressed housing situations in Syracuse.

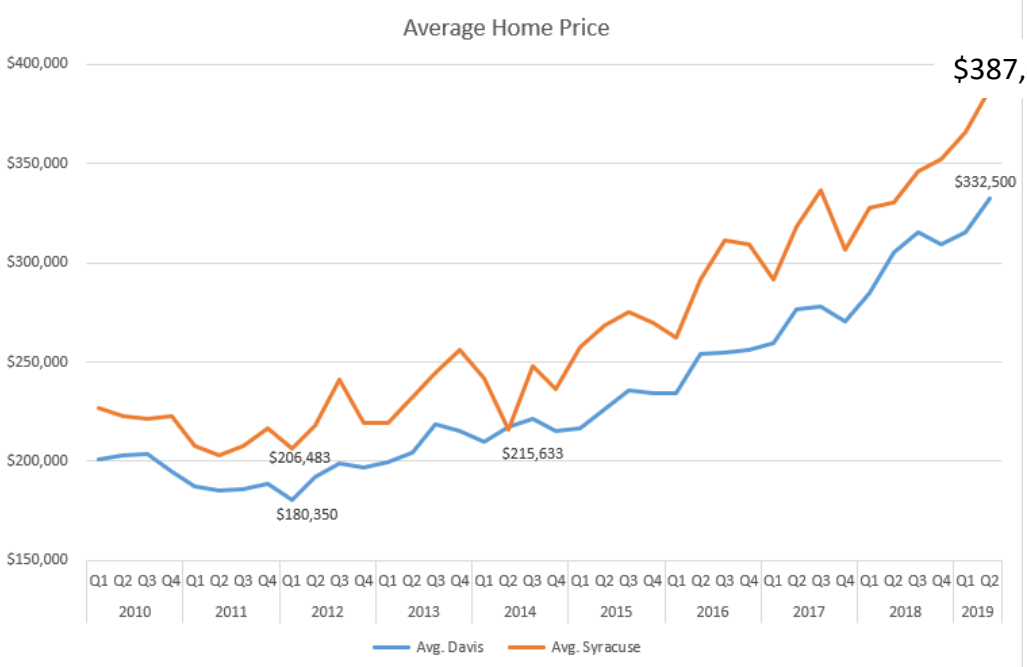


Chart 2 - Home Sale Prices. Source: Kem C. Gardener Policy Institute data from completed real estate transactions.

HOUSING ANALYSIS (cont.)

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

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

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

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

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

Council Agenda

June 28, 2022

Agenda Item "d.2" Potential Rezone/Preliminary Plat from A1 to PRD and GC

Summary

Erik Craythorn has applied to amend approximately 2.5 acres of the city's zoning map from A1 to PRD and GC. The applicant intends to build a 95 unit townhome project and to sell the corner land for commercial development. The proposed townhome development is approximately 9.45 acres and the commercial pad is approximately .5 acres. The applicant already has PRD zoning for approximately 7 acres of the project. The project is located at approximately 1700 S Banbury Drive. Density for the project is approximately 10 units per acre. The change is consistent with the General Plan which is slated as 'High Density Residential'. There is only one place in the entire city where the high density residential designation is planned for.

The process as described in city ordinance for an amendment to the zoning map includes holding a public hearing and receiving a recommendation from Planning Commission. The hearing and recommendation results are then reported to City Council who makes the final decision.

The PRD ordinance requires that along with the zoning application, a preliminary plat, architectural plans, and landscape plan. There is also a requirement for a development agreement (DA). The DA, Zoning, and Preliminary Plat are considered concurrently for a PRD development.

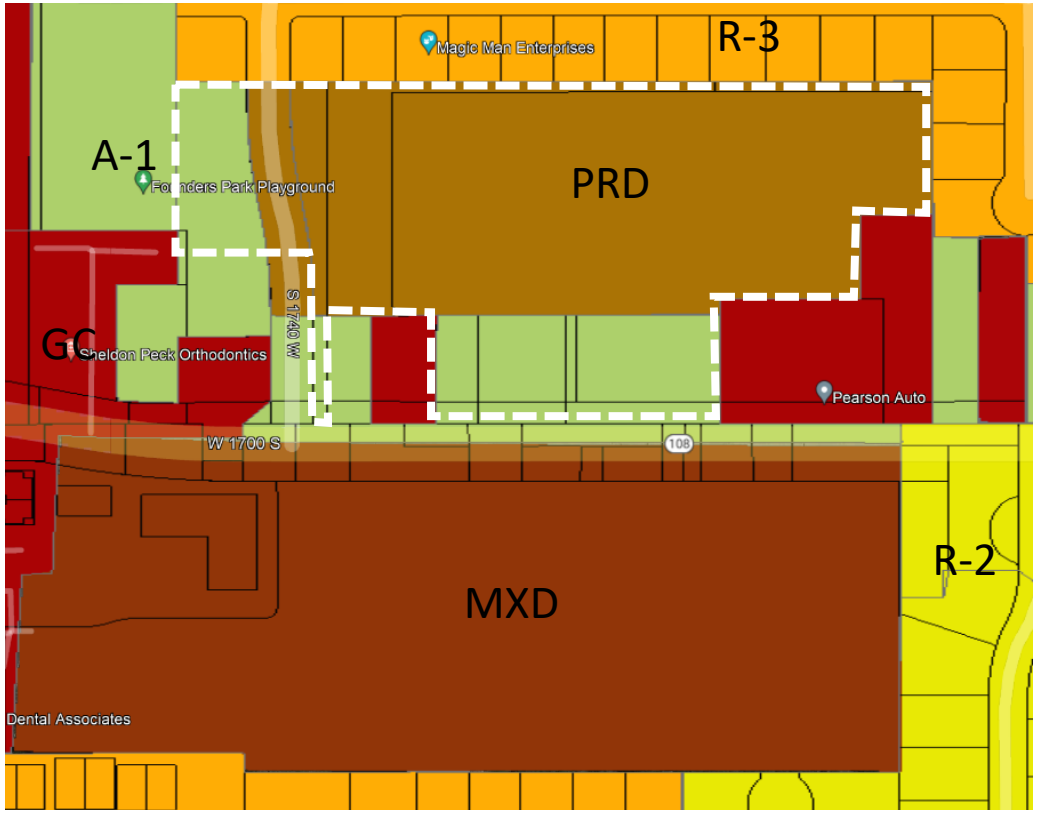
Recommendation

Planning Commission held a public hearing on June 21, 2022 and voted to recommend denial of the requested rezone. The vote was 6-1. The public hearing was well attended where the neighbors to the north expressed opposition to the project and to it's perceived impacts to traffic, schools, police, and infrastructure among other concerns expressed.

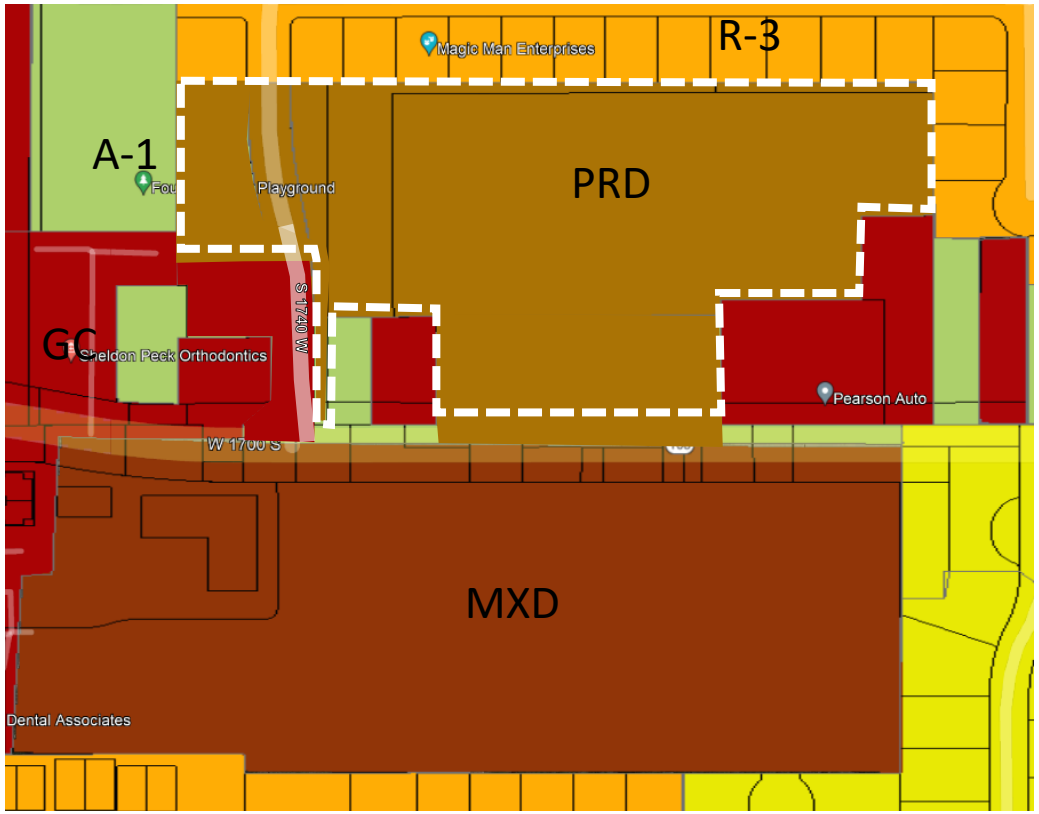
Attached

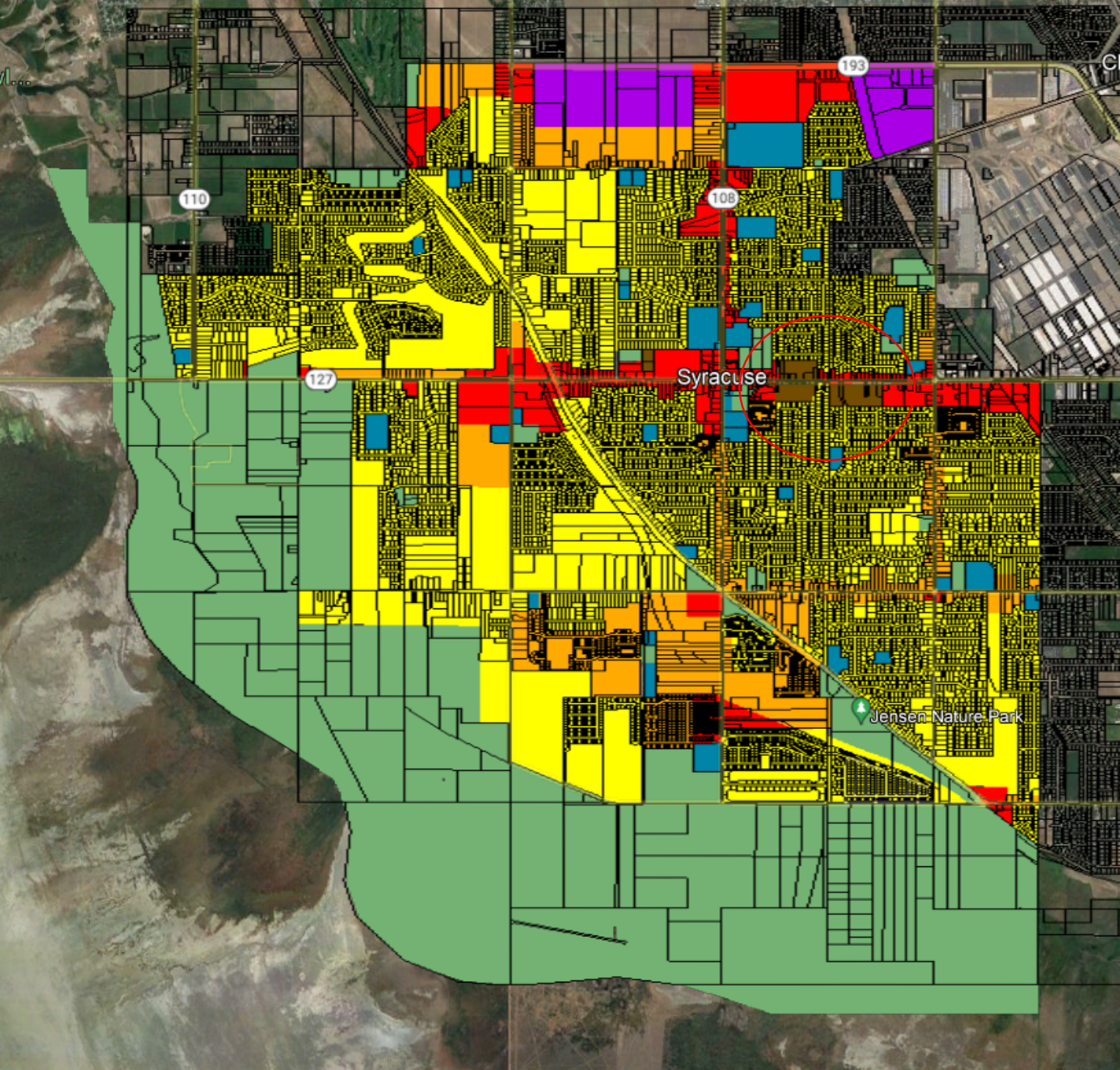
Proposed Rezone Map
General Plan Map
Architectural Elevations
Preliminary Plat
Landscape Plans
Draft Development Agreement

Current Zoning Map



Proposed Zoning Map




193
110
108
127
Syracuse
Jensen Nature Park



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

EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
HARDI SIDING	1,562 SQ. FT.	66%
STONE VENEER	790 SQ. FT.	34%
TOTAL	2,352 SQ. FT.	100%

AREAS CALCULATED REPRESENT TOTAL AREA OF MATERIAL TYPE FROM FOUNDATION TO ROOF LINE ON THE 2D FRONT ELEVATION



REAR ELEVATION
3/16" = 1'-0"

UNDERGROUND ASSURANCE
UTAH
UTAH811.COM
BOOK A SAFE DIG
811
THERE MUST BE NO EXCAVATION OF ANY KIND UNTIL YOUR LOCATE REQUEST IS ACTIVE AND IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNMARKED FACILITIES

PLAN: 6 PLEX STYLE 3 - BUILDING X
DATE: 05.19.2022
STATUS: FOR REVIEW

PROJECT: LOT # 00, BANBURY CROSSING
ADDRESS, SYARACUSE, UTAH
CLIENT: CRAYTHORNE CONSTRUCTION

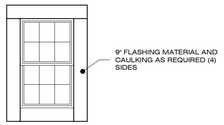
1

SHEET: FRONT AND REAR ELEVATIONS
SCALE: 3/16" = 1'-0"

STONE VENEER NOTES:

17 GAUGE WIRE MESH OR EXPANDED METAL DIAMOND MESH REQUIRED BEHIND ALL STONE VENEER APPLICATIONS, ATTACHED AS PER MANUFACTURER SPECIFICATIONS.

WINDOW / DOOR FLASHING NOTES:



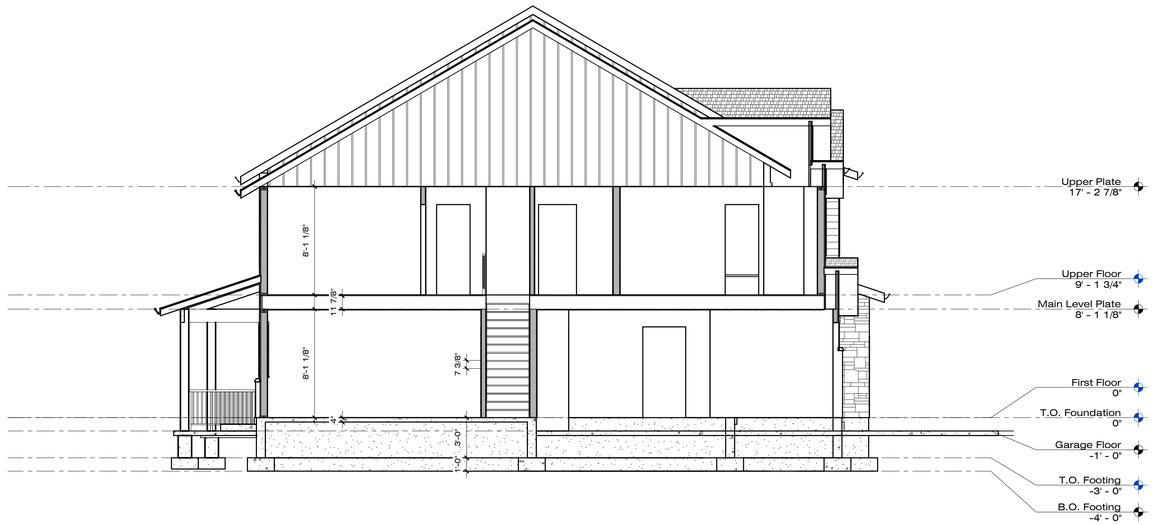
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

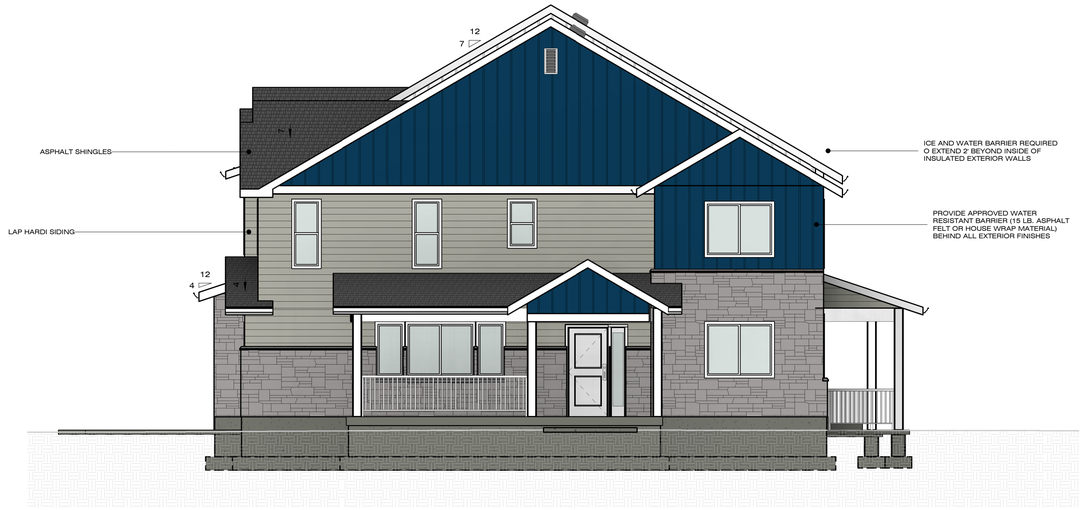
PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.



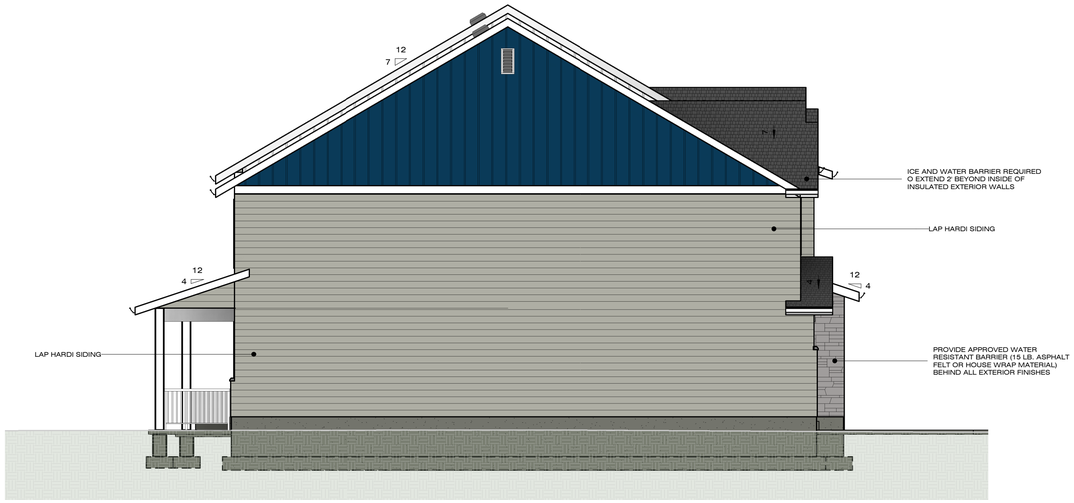
A TRANSVERSE
3/16" = 1'-0"



B RIGHT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
HARDI SIDING	718 SQ. FT.	69%
STONE VENEER	315 SQ. FT.	31%
TOTAL	1,033 SQ. FT.	100%

AREAS CALCULATED REPRESENT TOTAL AREA OF MATERIAL TYPE FROM FOUNDATION TO ROOF LINE ON THE 2D FRONT ELEVATION



C LEFT ELEVATION
3/16" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUNDENGINEERING.COM
801-541-7736

THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE

PLAN: 6 PLEX STYLE 3 - BUILDING X
DATE: 05.19.2022
STATUS: FOR REVIEW

PROJECT: LOT # 00, BAMBURY CROSSING
ADDRESS, SYARACUSE, UTAH
CLIENT: CRAYTHORNE CONSTRUCTION

2
SHEET: SIDE ELEVATIONS
SCALE: 3/16" = 1'-0"



A FRONT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SIDING, STUCCO	1,724 SQ. FT.	63%
STONE VENEER	1,020 SQ. FT.	37%
TOTAL	2,744 SQ. FT.	100%
AREAS CALCULATED REPRESENT TOTAL AREA OF MATERIAL TYPE FROM FOUNDATION TO ROOF LINE ON THE 2D FRONT ELEVATION		



B REAR ELEVATION
3/16" = 1'-0"

UNDERGROUND ARCHITECTURE
UNDERGROUNDARCHITECTURE.COM
801-941-3727

THESE PLANS ARE FOR CONSTRUCTION OF THE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE

PLAN: 6 PLEX -3 STORY CONCEPT
DATE: 05.19.2022
STATUS: FOR REVIEW

PROJECT: LOT # 00, BANBURY CROSSING
ADDRESS, SYARACUSE, UTAH
CLIENT: CRAITHORNE CONSTRUCTION

1

SHEET: FRONT AND REAR ELEVATIONS
SCALE: 3/16" = 1'-0"

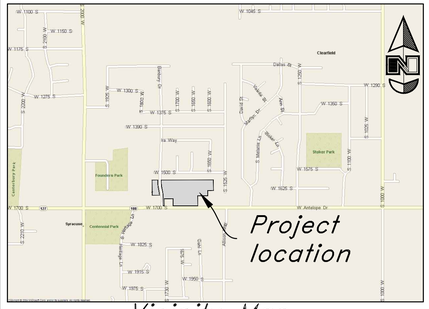
A Preliminary Plan for

Banbury Town Homes

A part of the Southwest 1/4 of Section 10, T4N, R2W, SLB&M, U.S. Survey

Syracuse City, Davis County, Utah

May 2022



Vicinity Map
Not to Scale

Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

FLOOD PLANE INFORMATION:
By Graphic plotting only Property is located in Zone X, Areas of 0.2% annual flood chance, according to FEMA Map #49011C0210E with an effective Date of June 18, 2007

BENCHMARK INFORMATION:
" Top bolt of fire hydrant located in the Northeast Corner of Antelope Drive (1700 South Street) and Banbury Drive with an elevation of 4298.75 feet.

PROPOSED UTILITY NOTE

Sanitary Sewer – 8" SDR-35

Water (Culinary) – 8" PVC
(Unless otherwise specified on plans)

Secondary Water – 6" Stub-in off Banburry

Storm Drain – 8"PVC to 24"RCP as needed based on Stormwater Study

A minimum of 10' separation will be maintained between Culinary water and Sanitary Sewer.

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Finish Floor	FF
Water Manhole	W	Top of Curb	TC
Storm Drain Manhole	D	Top of Wall	TWL
Cleanout	X	Top of Walk	TW
Electrical Manhole	E	Top of Concrete	TCN
Catch Basins		Natural Ground	NG
Exist. Fire Hydrant		Finish Grade	FG
Fire Hydrant		Match Existing	ME
Exist. Water Valve	WV	Fire Department Connection	FDC
Water Valve		Finish Contour	90
Sanitary Sewer	S	Exist. Contour	90
Culinary Water	W	Finish Grade	95.33TA
Gas Line	G	Exist. Grade	95.72TA
Irrigation Line	IW	Ridge Line	R
Storm Drain	SD	Direction of Flow	
Telephone Line	T	Existing Asphalt	
Secondary Waterline	SW	New Asphalt	
Power Line	P		
Fire Line	F	Heavy Duty Asphalt	
Land Drain	LD		
Power pole		Existing Concrete	
Power pole w/guy			
Light Pole		New Concrete	
Fence			
Flowline of ditch		Spill Curb & Gutter	
Overhead Power line	OHP		
Corrugated Metal Pipe	CMP	Demo Tree	
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		

Banbury Place Phase 5 Subdivision
Banbury Place Phase 1 Subdivision
Banbury Place Phase 4 Subdivision
Pheasant Run Subdivision
Exist. Playground
Syracuse City
Exist. Pickle Ball Courts
Banbury Drive
Private Road
Private Alley
Community Space
Community Play Area
Dog Park Community Space
Open Space
Detention Area
Proposed Fire Hydrant
Point of Beginning
10.0' PUE
5' Walk
ADA Sign
Pickleball
6' Landscape Buffer
Landscaping Open Space
Future Commercial
Cody Madsen
Wayne L. Hughes et. al.
Kenneth Jay & Sharon L. Pearson
William C. & Christy L. Frazier
Lester L. Wells Trust
1700 South Street (Antelope Drive)

Parking Data

Interior Garage Parking Spaces: 165 Stalls
10/6plex = 100
9/5plex = 27
6/4plex = 6
12/rear load 6 plex = 24
8/rear load 4 plex = 8

Driveway Parking Stalls: 49

Guest Parking Spaces: 104 Stalls

Total Parking Spaces: 318 Stalls
Stalls/Unit: 3.35
10 = ten parking stalls

Northwest corner of the Southwest 1/4 of Section 10, T4N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument).

S 0°09'42" W 2641.77'

N 89°58'46" E

Southwest corner of Section 10, T4N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument).

Southeast corner of Section 10, T4N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument).

Hot Tap

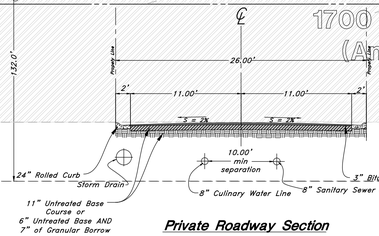
2657.47'

S 89°58'46" W

Southeast corner of the Southwest 1/4 of Section 10, T4N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument).

Arlo Drive Entrance

24.5'



Private Roadway Section

THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AS MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT SUABILITY. DEVELOPER MAY SUBMIT AND ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TEST ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C2	13°34'19"	686.00'	162.50'	162.12'	N 6°37'42" W
C3	8°43'47"	615.20'	93.73'	93.64'	N 9°02'43" W
C4	12°26'38"	679.85'	147.66'	147.37'	S 7°11'38" E
C5	13°34'29"	619.88'	146.86'	146.52'	S 6°37'42" E

BOUNDARY DESCRIPTION:

A part of the South Half of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Intersection of the North Right of Way line of Antelope Drive (SR-127) and the East Right of Way line of Banbury Drive, said point being North 89°58'46" East 1430.05 feet along the Section Line and North 0°01'14" West 33.00 feet from the Southwest Corner of said Section 10; and running thence four (4) courses along said East Right of Way line as follows: (1) North 00°01'52" West 161.56 feet to the point of curve of a non-tangent curve, of which the radius point lies South 89°01'42" West; (2) Northerly along the arc of a 679.85 feet radius curve to the left a distance of 147.66 feet (Central Angle equals 12°26'38" and Long Chord bears North 07°11'38" West 147.37 feet) to a point of reverse curvature; (3) Northerly along the arc of a 619.88 feet radius curve to the right a distance of 146.86 feet (Central Angle equals 13°34'29" and Long Chord bears North 06°37'42" West 146.52 feet); and (4) North 00°09'32" East 33.70 feet to the South Boundary line of Banbury Place Phase 1 Subdivision; thence North 89°58'46" East 980.40 feet along said South Boundary Line and the South Boundary line of Banbury Place Phase 4 Subdivision; thence South 00°13'46" East 137.53 feet; thence South 89°29'57" West 108.37 feet; thence South 00°01'14" East 92.25 feet; thence South 89°56'58" West 180.57 feet; thence South 00°02'04" East 196.24 feet to said North Right of Way line; thence South 89°58'46" West 471.50 feet along said North Right of way line; thence North 135.91 feet; thence West 163.91 feet; thence South 00°03'22" West 135.37 feet to said North Right of Way Line; thence South 89°58'46" West 21.50 feet along said North Right of Way line to the POINT OF BEGINNING.

Containing 8.6787 acres, more or less.

Together with:

Beginning at a point North 89°58'46" East 1224.40 feet and North 0°01'14" West 233.00 feet from the Southwest Corner of said Section 10; and running thence North 00°01'14" West 62.02 feet; thence South 89°58'46" West 5.36 feet; thence North 00°09'27" East 225.00 feet; thence North 89°58'46" East 107.13 feet to the West Right of Way line of Banbury Drive; thence three (3) courses along said West Right of Way line as follows: (1) South 00°09'47" West 33.50 feet to the point of curve of a non-tangent curve, of which the radius point lies South 89°50'33" East; (2) Southerly along the arc of a 686.00 feet radius curve to the left a distance of 162.50 feet (Central Angle equals 13°34'19" and Long Chord bears South 06°37'43" East 162.12 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 76°15'23" West; and (3) Southerly along the arc of a 615.20 feet radius curve to the right a distance of 93.73 feet (Central Angle equals 08°43'47" and Long Chord bears South 09°02'43" East 93.64 feet); thence South 89°58'46" West 137.71 feet to the POINT OF BEGINNING.

Containing 0.7836 acres, more or less.

NOTE Rotate Bearings 0°20'20" clockwise for NAD83 Bearings

Preliminary Plan

ENGINEER
Great Basin Engineering Inc.
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER
Craythorne Development Inc.
C/O Erik Craythorne
601 West 1700 South
Syracuse, Utah 84075
(801) 776-4962

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV | DATE | DESCRIPTION

Preliminary Plan

Banbury Town Homes
1650 South Banbury Drive
Syracuse City, Davis County, Utah
A part of Section 10, T4N, R2W, SLB&M, U.S. Survey

May 2022

SHEET NO. 1

13N734 – Prelim

W:\13N734 CRAYTHORNE BANBURY\DWG\13N734 - Prelim.dwg, 5/17/2022 11:09:20 AM, Kortneyg, 1:1



Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

Concept

REV.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Concept Landscape Plan

Banbury Town Homes

1650 South Banbury Drive
Syracuse City, Davis County, Utah
A part of Section 10, T4N, R2W, SLB&M, U.S. Survey

June, 2022

SHEET NO.
L1

13N734 – Prelim

section, the development application shall be consistent with the themes and plan established by this Agreement, unless the City Council first approves such deviations, which shall serve as an amendment to this Agreement.

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council. The Development Plan includes a site plan, landscape plan and architectural theme/elevations/floor plans, is attached to this Agreement as Exhibit B and is incorporated by this reference. Unless specifically excepted by this Agreement, the Syracuse Municipal Code applies to all aspects of the Project, even if the Development Plan is inconsistent with those codes.

4. **Development Theme.** The Developer has submitted themes proposed to govern the homes to be constructed within the subdivision in the Development Plan (Exhibit B). The Parties agree that the elevations provided are attached as concepts and illustrative themes only and may not comply with all City zoning and building requirements. The Parties acknowledge and agree that, notwithstanding the elevations' inclusion in this Agreement, before any homes are built in the Project, the home plans, elevations and designs must be approved by the City and must comply with all applicable City ordinances, codes and other requirements. The inclusion of a specific feature in a theme drawing does not entitle the Developer to include that feature if it is inconsistent with City code.

5. **Architectural Thematic Elements.** Notwithstanding any other provision of this Agreement, Developer shall strictly comply with the following requirements related to architectural thematic elements in the Project:

a) Varied rooflines;
b) Buildings may not exceed two stories;
c) Windows will vary in their muntin/mullion, and be of the size, quantity and location identified in the Development Plan;
d) Buildings of identical facades shall not be located abutting one another;
e) Garages shall be provided for each unit;
f) Each unit's front entrance shall include a window within the door, and a window to the side of the door, or above
g) Building materials for the front façade shall be constructed as depicted in the Development Plan, including natural stone, cementitious fiber-board, and asphalt shingles
h) No vinyl siding shall be utilized on the side or rear of the buildings

Commented [PR1]: Need CED Input

6. **Landscaping.** The Developer shall landscape and improve all open spaces around or adjacent to building lots, as well as common spaces. The Developer or applicable homeowner's association shall replace any dead street trees planted within park strips owned or maintained by the Developer or applicable homeowner's association, within six months of notification of the tree's death.

a) **Waterwise Landscaping.** Landscaping in park strips and in areas not intended to be utilized for recreational purposes shall be water-wise and utilize a mix of

vegetation and non-vegetative substances, utilizing drip irrigation once the vegetation has been established.

b) **Landscape Buffers.** The following apply to buffers along each perimeter:
   (i) East buffer.
   (ii) North buffer.
   (iii) West buffer
   (iv) South buffer

c) **Street Trees.** The Developer shall plant trees at least every thirty feet (30') on both sides of road on all shared drives.

Commented [PR2]: Do we want this included?

Commented [PR3]: Do we need additional buffer requirements or can we rely on the buffer table in code?

7. **Minimum Lot Standards.** All lots designed for this Project meet or exceed the standards set forth in City Code.

a) **Density.** The lots in the Project represent a net density of 10.04 units per acre. The maximum number of lots in the Project is 95.
b) **Common Space.** The project contains at least 20% of common spaces which are generally contiguous and meet all other applicable standards of the City Code and PRD Zone or has been reduced through agreement to pay an in lieu fee in Section 8 of this Agreement.
c) **Building Height.** Buildings built within the Project may be two stories, but no more than 35 feet in height from grade.
d) **Parking.** Each unit shall include an enclosed garage, driveway parking and guest parking, as provided on the Development Plan, for a total parking yield of 318 stalls.
e) **Layout, Circulation and Connectivity.** The layout of the Project as shown in the Preliminary Plat, attached hereto as Exhibit C and incorporated by reference, is approved by the City.

8. **Homeowner Association.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private homeowner's association. The association shall either be created for this Property, or it shall be absorbed by another Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the homeowner's association. The City shall have no maintenance responsibility in relation to the property owned by the homeowner association and shall only plow and maintain public roads that are designated as public on the plat.

9. **Onsite Improvements.** The Developer (and/or any subsequent owner of the Project) shall be responsible for the installation of all onsite parking, drive aisles, culinary water, secondary water, sewer, and storm drainage improvements sufficient for the development of the Project in accordance with the City Code. The culinary water, secondary water, sewer, stormwater detention basin, and storm drain connections shall be made where and as approved by the City, which approval will not be unreasonably withheld. The existing utilities stubbed into the property are privately owned and approvals for connection to those mains shall be approved by the utility

owner. The City does not object to connecting to those mains provided they are adequately sized to service the development. The City shall have no responsibility of maintenance related to the improvements.

10. **Parking Lot.**

a) The Project shall include a 50-stall parking lot (the "Parking Lot") on the West side of Banbury Drive (Parcel Number 12-052-0146), as designated on the Development Plan.

b) At the conclusion of warranty period for the improvements, the Developer shall convey Parcel 12-052-0146 and the Parking Lot improvements to the City via Warranty Deed, subject to a perpetual easement for the Developer and subsequent property owners to utilize the Parking Lot for the benefit of the Project and the parcel South of the Parking Lot (Parcel 12-052-0124).

c) The warranty deed shall be prepared by the City, subject to the Developer's reasonable approval, and all costs of recordation for the conveyance shall be borne by the City.

d) Upon recordation of the warranty deed, all maintenance responsibility for the Parking Lot shall be borne by the City. Maintenance responsibilities prior to that date shall be retained by the Developer.

11. **Culinary Water**.

a) The Developer shall meet or exceed the minimum culinary water requirements set forth in the Utah Division of Drinking Water R309-105 and Syracuse City Engineering Standards and Specifications.

b) Two connections to the City's culinary system are required and no more than fifteen (15) services may be served off a dead end culinary main.

12. **Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

13. **Vested Rights.** The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement. Notwithstanding this section,

the development application shall not be inconsistent with the themes and plan established by this Agreement, without prior City Council approval of that application, which shall serve as an amendment to this Agreement.

14. **Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

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

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

17. **Notices.**

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

To Developer:

Q-2, LLC
601 West 1700 South
Syracuse, UT 84075

To the City:

Syracuse City Attorney
1979 West 1900 South
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager
1979 West 1900 South

Syracuse, UT 84075

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

18. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

19. **General Terms and Conditions.**

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

b) Default & Limited Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

c) Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

d) Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes or the approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.

e) Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee

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

f) No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

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

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

Q-2, LLC

By: _____
Owner/Manager

_____ _____
Signature Date

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2022, personally appeared before me _____, the authorized signer and trustee of _____, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

SYRACUSE CITY

By _____
David Maughan, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2022, personally appeared before me Mayor David Maughan, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT A

PROPERTY BOUNDARY DESCRIPTIONS

Parcel 12-052-0079

BEG ON THE E LINE OF THE PPTY CONV BY DEED RECORDED AS ENTRY #525338 & THE NW COR OF THE PPTY CONV BY DEED RECORDED AS ENTRY #357107, WH PT IS W 1204.5 FT ALG THE SEC LINE & N 10 RODS FR THE S 1/4 COR OF SEC 10-T4N-R2W SLM, & RUN TH E 100 FT; TH N 0^0'14" E 335.993 FT; TH N 89^58'46" E 493.56 FT;TH N 0^01'14" E 15.09 FT TO THE COMMON LINE OF BANBURY PLACE PHASES 1,4,& 5,TH S 89^58'46"W 593.72 FT ALG SD LINE,TH S 0^01'14" E 353.56 FT TO THE POB. CONT. 1.03 ACRES

Parcel 12-052-0080

BEG ON THE S'LY LINE OF BANBURY PLACE PHASE 4, SD PT BEING W 1204.5 FT ALG THE SEC LINE & N 10 RODS & E 100 FT & N 0^0'14" E 335.993 FT & N 89^58'46" E 593.72 FT FR THE S 1/4 COR OF SEC 10-T4N-R2W, SLM; & RUN TH ALG THE LN OF SD SUBD; N 89^58'46" E 332.99 FT, TH S 15.09 FT, M/L, TO A PT E OF THE POB. TH W 333 FT, M/L, TH N 0^01'14" E 15.09 FT T0 THE POB. CONT. 0.12 ACRES

Parcel 12-052-0110

BEG AT A PT ON THE N LN OF ANTELOPE DRIVE (1700 SOUTH); SD PT BEING S 89^58'46" W 841.50 FT ALG SEC LN & N 00^01'14" W 33.00 FT FR THE S 1/4 COR OF SEC 10-T4N-R2W, SLM; & RUN TH N 00^01'14" W 132.00 FT; TH S 89^58'46" W 132 FT; TH S 00^01'14" E 132 FT TO SD N LN; TH N 89^58'46" E 132 FT TO THE POB. CONT. 0.40 ACRES

Parcel 12-052-0145

BEG AT A PT W ALG THE SEC LINE 1204.5 FT & N 00^19'03" E 33.00 FT TO THE N'LY HWY R/W OF EXISTING SR-108 FR THE S 1/4 COR OF SEC 10-T4N-R2W, SLM, & RUN TH N 89^40'57" W 19.10 FT TO THE E LINE OF BANBURY DR; TH THE FOLLOWING 4 COURSES & DISTANCES ALG SD LINE: N 00^00'14" E 149.95 FT & NE'LY 159.25 FT ALG THE ARC OF A 680.00 FT RAD CURVE TO THE LEFT (LC BEARS N 6^42'19" W 158.89 FT) & NE'LY 146.86 FT ALG THE ARC OF A 620.00 FT RAD CURVE TO THE RIGHT (LC BEARS N 6^37'47" W 146.52 FT) & N 00^09'27" E 33.7 FT TO THE S LINE OF

LOT 51, BANBURY PLACE PH 5 SUB; TH ALG SD S LINE N 89^58'46" E 56.87 FT; TH S ALG SD E LINE 485.56 FT TO THE POB. CONT. 0.396 ACRES

Parcel 12-052-0146

BEG AT A PT W ALG THE SEC LINE 1204.5 FT & W 87.22 FT & N 133 FT FR THE S 1/4 COR OF SEC 10-T4N-R2W, SLM; & RUN TH W 127.41 FT, M/L, TO W LINE OF PPTY CONV BY DEED RECORDED AS ENTRY #525338; TH N ALG THE W LINE OF SD PPTY 160.31 FT; TH W 18.10 FT TO PT OF BNDRY AGMT 2108-166; TH ALG SD AGMT N 0^09'27" E 225.00 FT TO THE SW COR OF BANBURY PLACE PH 5; TH ALG SD LINE N 89^58'46" E 107.13 FT TO THE W LINE OF BANBURY DR; TH ALG SD W LINE THE FOLLOWING 4 COURSES & DISTANCES: S 00^09'27" W 33.5 FT & SE'LY 162.50 FT ALG THE ARC OF A 686.00 FT RAD CURVE TO THE LEFT (LC BEARS S 6^37'47" E 162.12 FT) & SE'LY 143.80 FT ALG THE ARC OF A 614.00 FT RAD CURVE TO THE RIGHT (LC BEARS S 6^42'19" E 143.47 FT) & S 00^00'14" W 49.98 FT, M/L, TO THE POB. CONT. 0.97 ACRES

Parcel 12-052-0147

BEG 59 RODS W & N 00^19'03" E 33.00 FT OF THE SE COR OF THE SW 1/4 OF SEC 10-T4N-R2W, SLM; RUN TH 132.00 FT N; TH 4 RODS W; TH 132.00 FT S; TH S 89^40'57" E 66.00 FT TO THE POB. CONT. 0.20 ACRES

Parcel 12-052-0148

BEG AT A PT 2940.43 FT W & N 0^09'27" W 317.52 FT FR SE COR SEC 10-T4N-R2W, SLM; TH N 183.149 FT, TH S 89^58'46" W 820.61 FT, TH S 0^00'14" W 335.993 FT, TH E 279.50 FT; TH S 132.00 FT, TH N 89^40'57" E 216.85 FT, M/L, TO THE NE COR OF THE PPTY DESC IN THE THIRD DESCRIPTION IN WARRANTY DEED RECORDED 10/02/2008 AS E# 2396246 BK 4627 PG 182; TH N 0^09'27" E 156.61 FT; TH N 89^58'46" E 215.73 FT, TH N 0^12'52" E 127.0 FT, TH N 89^29'57" E 108.37 FT TO POB. CONT. 6.478 ACRES

Parcel 12-052-0149

BEG AT A PT S 89^58'46" W 51 RODS W & N 00^20'17" E 33.00 FT FR THE SE (COR) SW 1/4 SEC 10-T4N-R2W, SLM; & RUN N 132.00 FT; TH E 16.33 FT; TH S 132.00 FT; TH N 89^40'57" W 16.33 FT TO THE POB. CONT. 0.05 ACRES

EXHIBIT B

Development Plan

Including: Site Plan, Landscaping Plan, and Architectural Theme/Elevations/Floor Plans

EXHIBIT C

Preliminary Plat

COUNCIL AGENDA

June 28, 2022

Agenda Item "d.3"

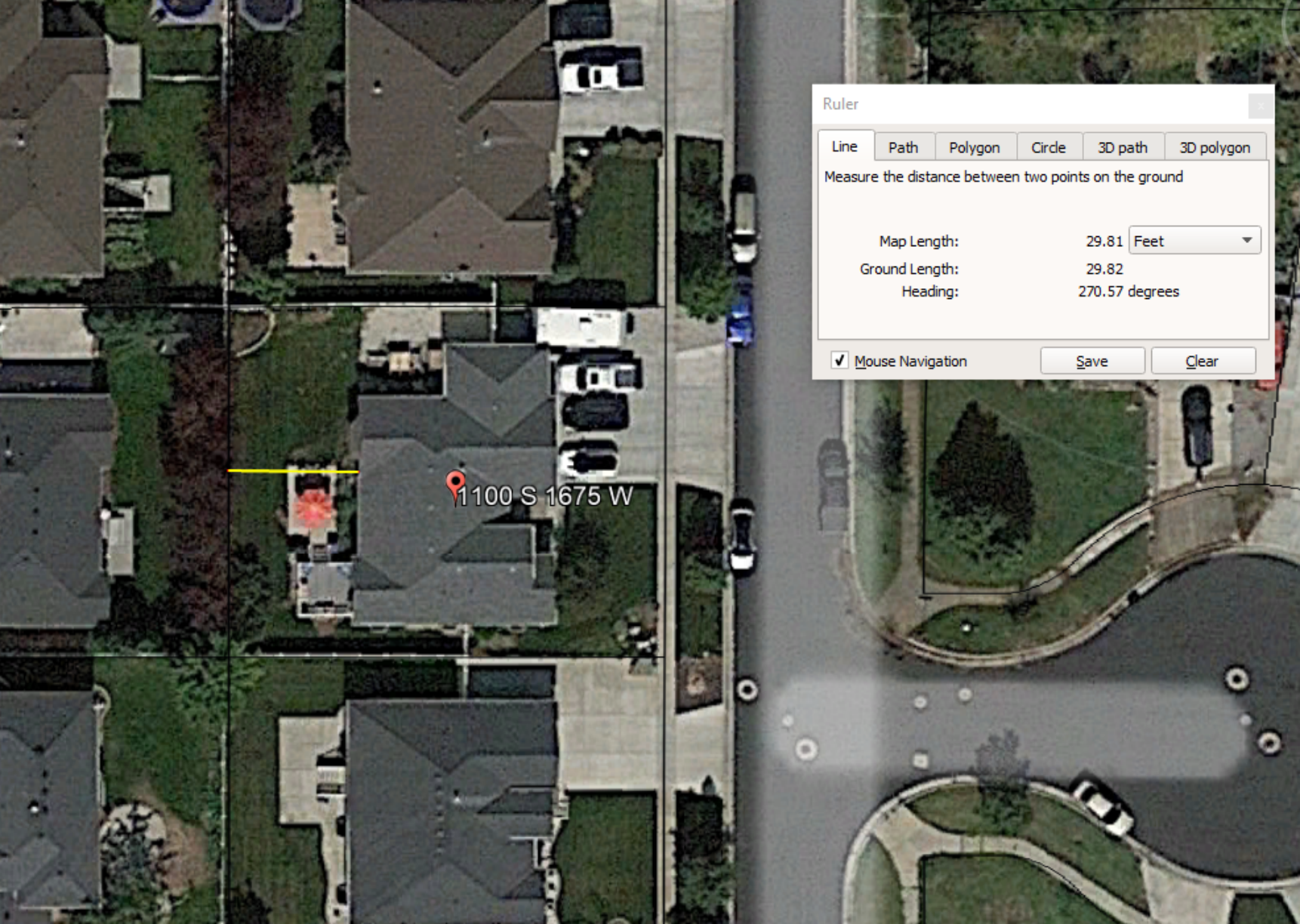
Potential Rezone from R2 to R3

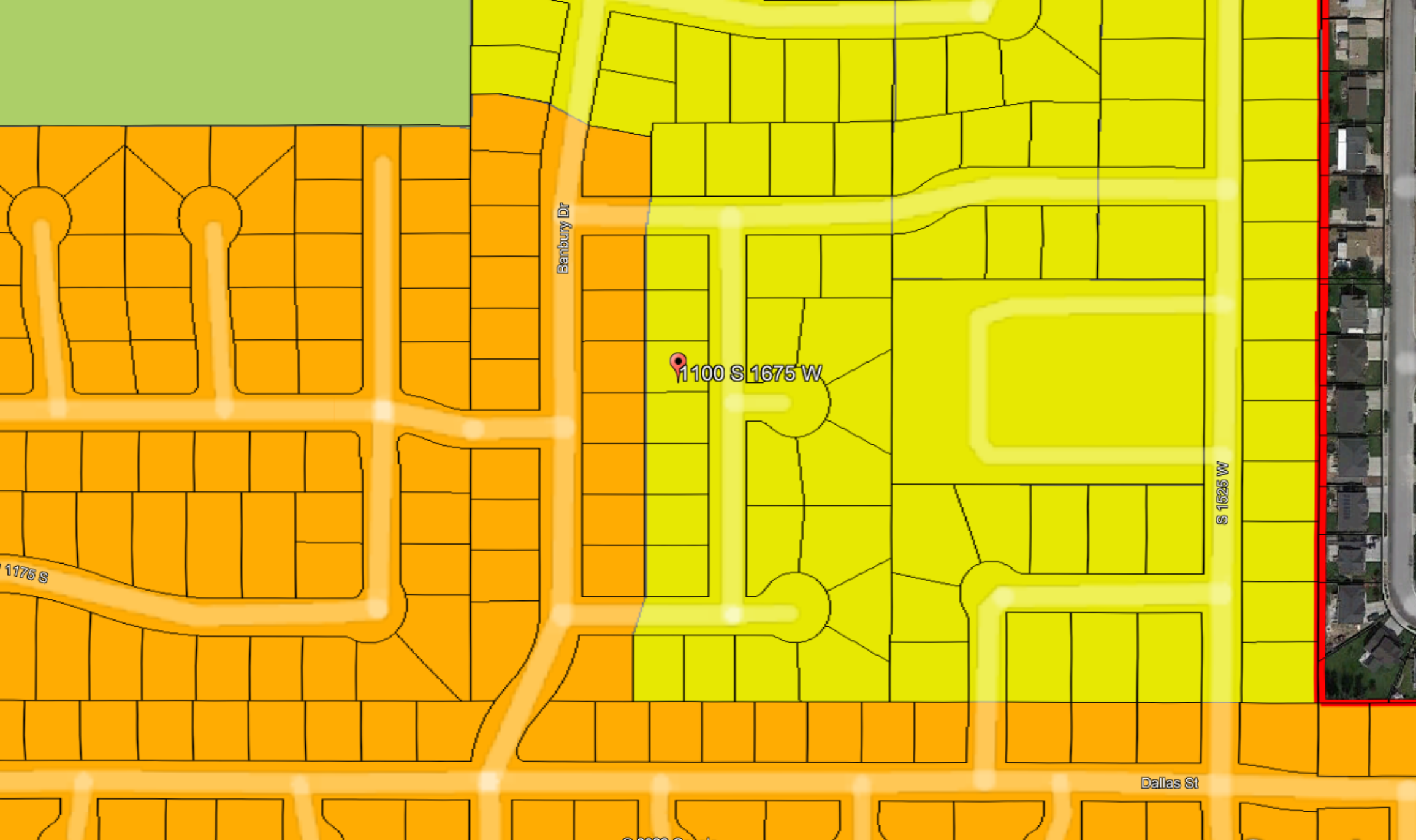
Summary

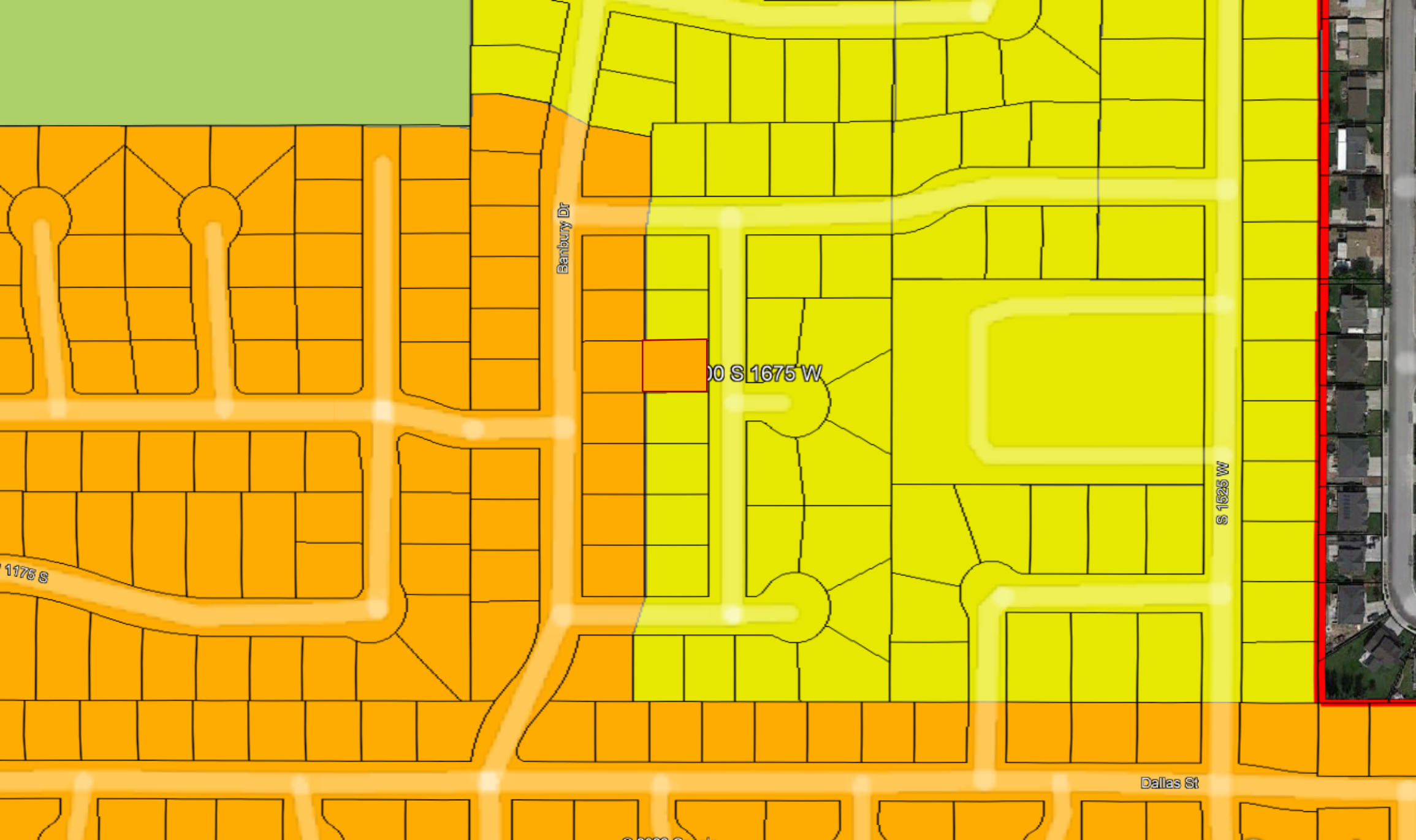
Lance Cheshire has requested to rezone his property at 1100 S 1675 W from R-2 to R-3. He desires to construct a stairway and entrance into his basement. Our current practice for measuring setbacks associated with a building permit is to measure from the foundation to the property line. Since his concrete retaining wall stairs tie into the concrete foundation of the home, for purposes of setback measurement, the stairways addition places the home closer to the rear property line. The R-2 rear setback requirement is 30 feet and the R-3 setback requirement is only 20 feet. As measured, the new stairway would encroach into the 30 foot setback. For this reason he is applying to the R-2 zone for an additional 10 feet of rearyard for his desired stairs down to his basement. The homes along his rear yard boundary are already R-3 so this rezone doesn't create and island. The rezone is also still consistent with the General Plan designation of 'low density residential'.

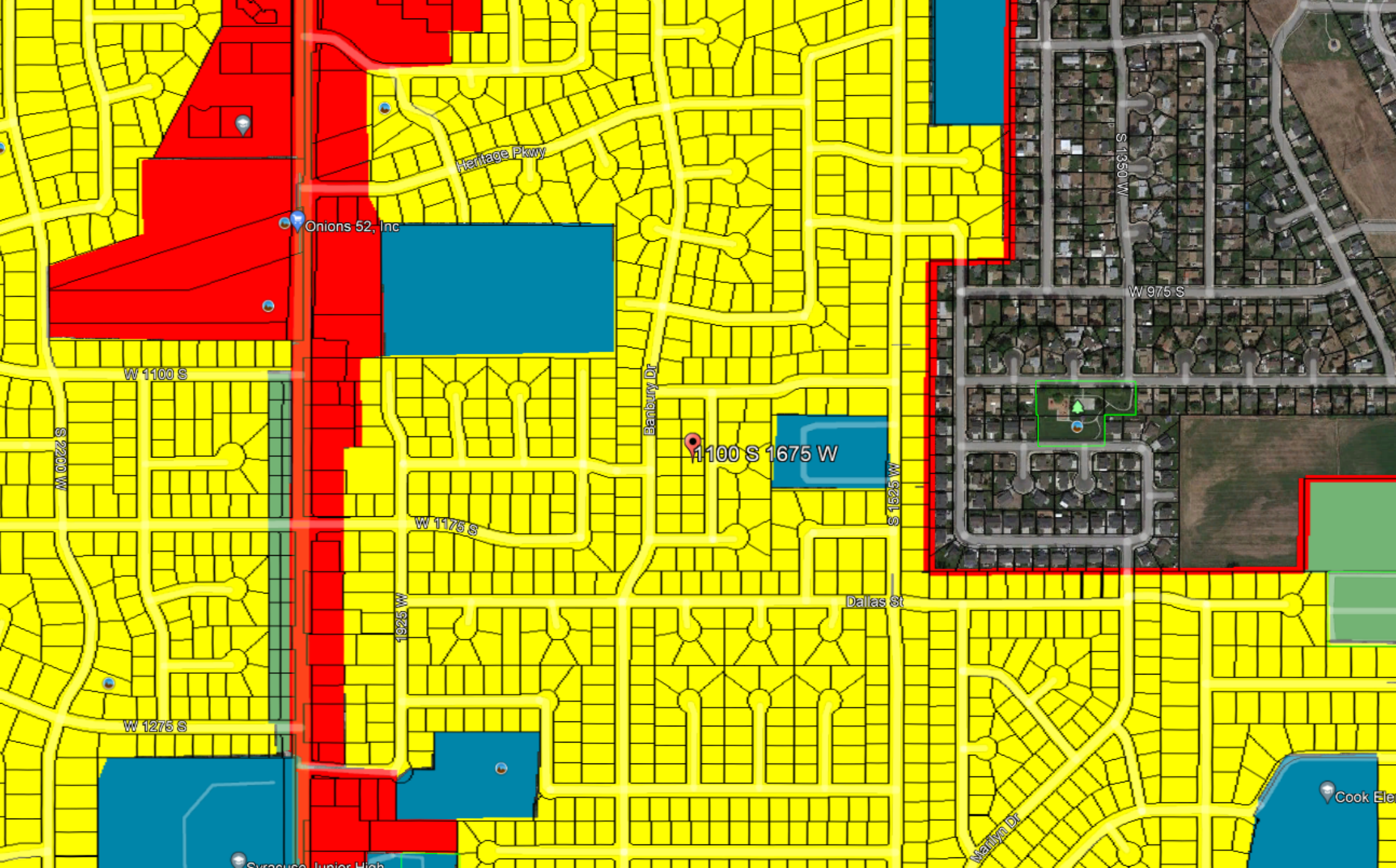
Recommendation

Planning Commission held a public hearing on this item on June 21, 2022. No comments were recieved from the public. The Commission voted to recommend approval 6-1. The dissenting vote felt that the item should have been a variance and not a rezone.


1100 S 1675 W
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length:
29.81
Feet
Ground Length:
29.82
Heading:
270.57 degrees
Mouse Navigation
Save
Clear


1100 S 1675 W
Banbury Dr
S 1525 W
1175 S
Dallas St


Banbury Dr
00 S 1675 W
S 1525 W
1175 S
Dallas St


Heritage Pkwy
Onions 52, Inc
W 1100 S
S 2200 W
Banbury Dr
1100 S 1675 W
S 1525 W
W 1175 S
W 925 S
Dallas St
W 1275 S
S 1350 W
W 975 S
Marilyn Dr
Cook Ele

COUNIL AGENDA

June 28, 2022

Agenda Item "d.4"

Potential Text Amendment of Ordinance 10.30.020

Summary

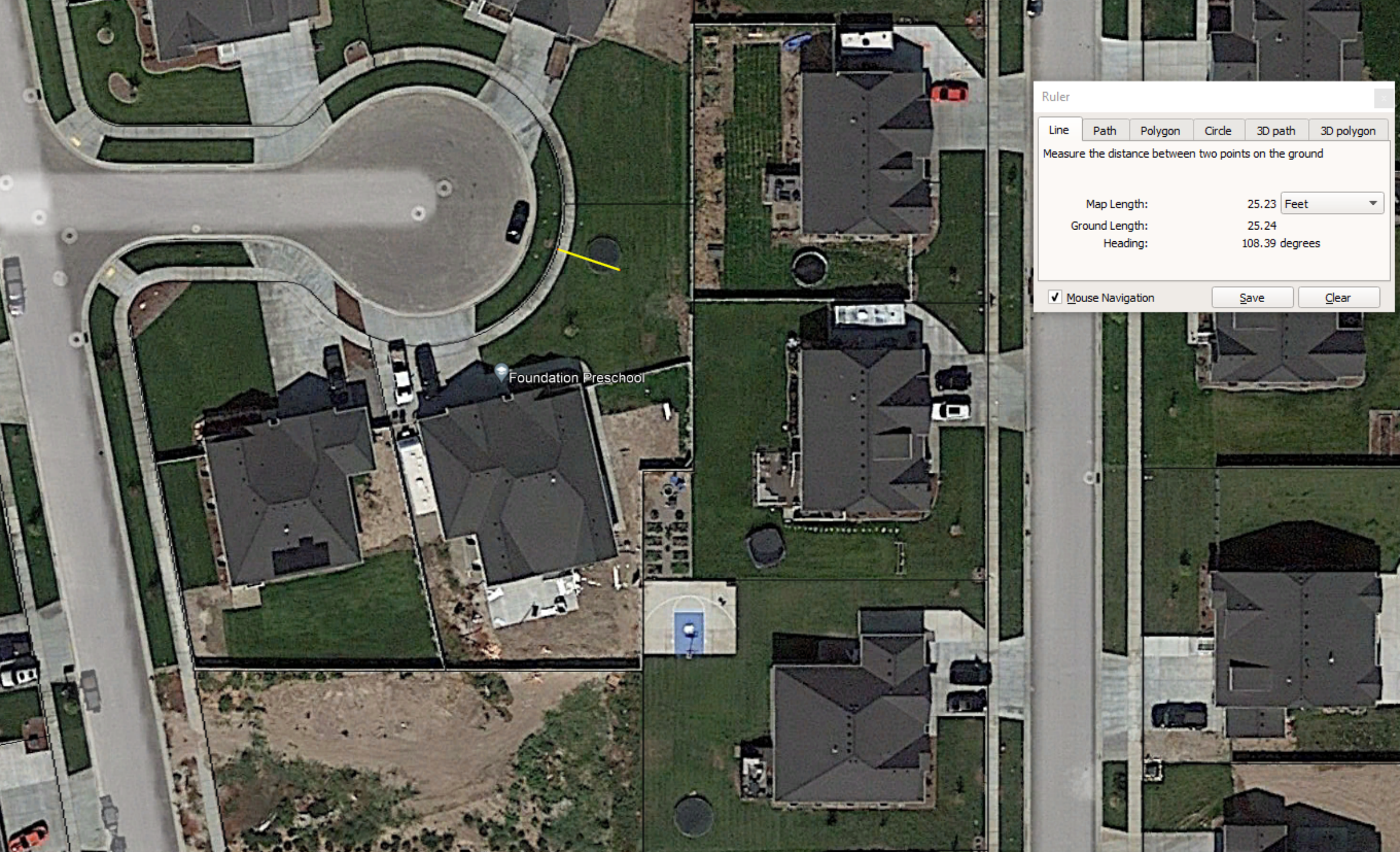
Jared Stoker has requested to amend the ordinance to allow him to place an accessory structure closer to the street than currently allowed. Currently ordinance requires that accessory structures not be placed in the front yard setback. They may be placed in the rear or side yards and setbacks are determined by the height of the accessory structure. The applicant's house is in an R-1 zone which as a front setback of 25 feet. The applicant's house is also located in a cul-de-sac. The applicant argues that the unique context of this situation would have minimal impact to the surrounding neighborhood since there is low traffic on his street.

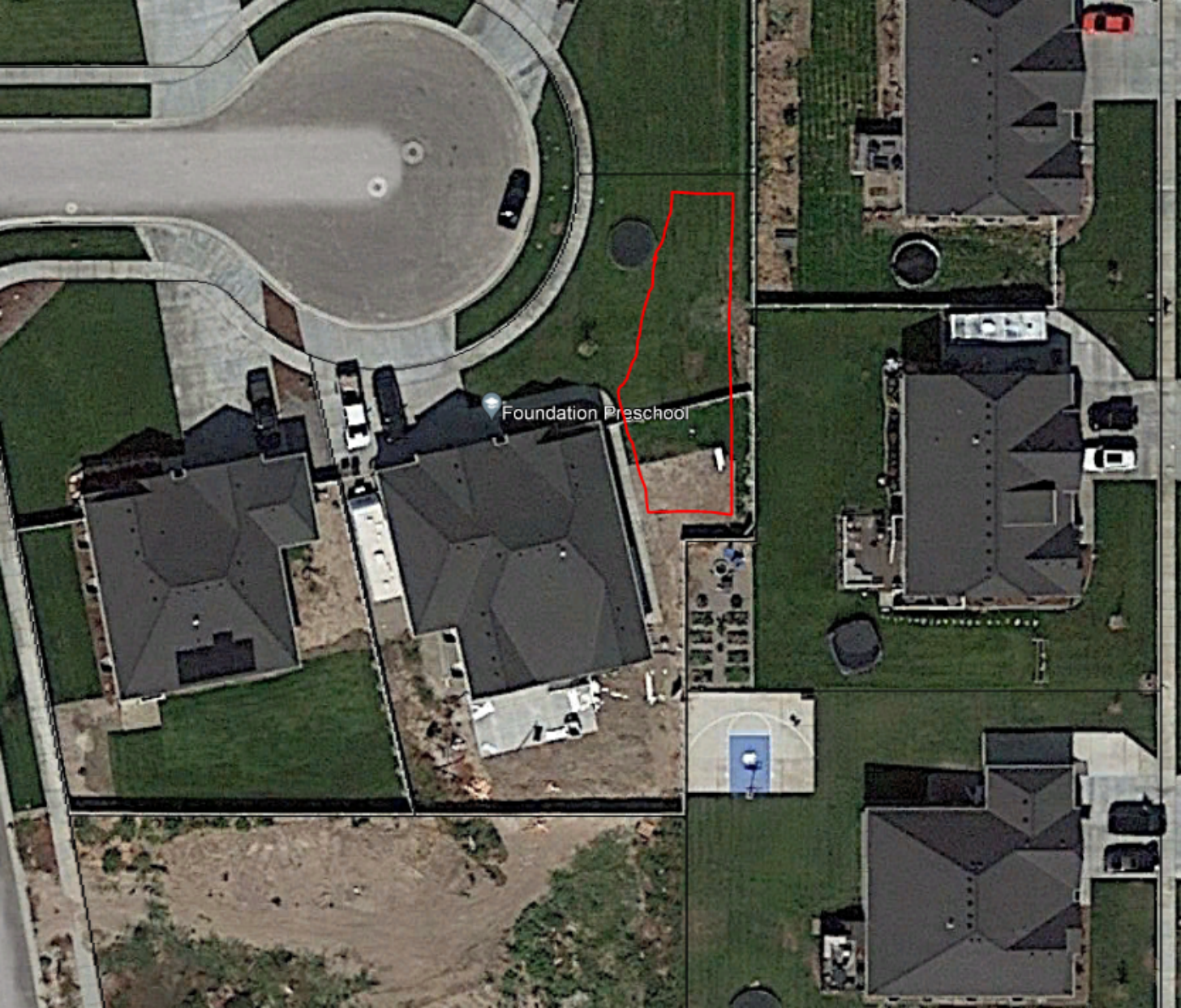
Recommendation

Planning Commission reviewed the item and held a public hearing on June 21, 2022. No public comments were received. The Planning Commission voted to recommend denial of this amendment. They all felt that rather than amend the ordinance, instead the item would be a better candidate for a variance through the Board of Adjustment.

Attachements

-Front setback map
-Accessory structure buildable area
-Ordinance concerning accessory structures


Foundation Preschool
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length:
25.23
Feet
Ground Length:
25.24
Heading:
108.39 degrees
Mouse Navigation
Save
Clear


Foundation Preschool

(a) An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.

(b) An accessory dwelling unit that contains two or more bedrooms shall require two additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on-street parking is also available and the lot is not located within a cul-de-sac.

(19) Location of Entrance to Accessory Dwelling Unit.

(a) Internal or Attached Units. Accessory dwelling units that are internal to or attached to a principal dwelling may access from an existing entrance on a street-facing front facade of the principal dwelling. No new street-facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least 20 feet behind the front facade of the principal dwelling unit.

(b) Detached Units. Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing facade as long as the entrance is located a minimum of 20 feet behind the front facade of the principal dwelling.

(20) Exterior Design. Accessory dwelling units shall be regulated by the following exterior design standards:

(a) Height and setbacks of accessory dwelling units shall meet the accessory building standards in subsection (F) of this section.

(21) Conditional Use Permit Required. A minor conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code. Applications which do not meet the minimum standards set forth herein and have been denied by the Land Use Administrator as a minor conditional use permit may be appealed to the Planning Commission for review.

(22) Building Permit. A building permit is required for the proposed accessory dwelling unit, regardless of method of creation.

(23) Occupancy. No accessory dwelling unit shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the City.

(F) Accessory Buildings and Structures.

(1) General Requirements.

(a) No accessory building may be located within a recorded easement unless authorized by the applicable easement holder through written approval.

(b) No accessory building or structure may encroach into the following: a required front yard setback as defined in the applicable zone, between the front facade of the home and a public street, and/or onto neighboring property.

(c) Accessory buildings shall not direct water onto neighboring property.

(d) No accessory building, structure, or group of buildings or structures, excluding swimming pools in any residential zone shall, in combination, cover more than 25 percent of the rear yard space.

(e) All accessory structures 200 square feet or more must maintain a distance of five feet from any structure 200 square feet or greater.

(2) Accessory buildings or structures 200 square feet or less shall comply with the following:

(a) Not larger than 200 square feet.

(i) Awnings, carports or other attached features are not considered part of the structure and shall not exceed the size of the accessory building.

(b) Not taller than 15 feet to the peak of the roof structure.

(c) The following setbacks to property lines shall apply:

Roof Height (feet)	0+ to 10	10+ to 15
Minimum Setback (feet)	0	3

(d) May be directly adjacent to a structure 200 square feet or greater.

(3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements:

(a) Building Permit and Conditional Use Permit. Approval for a minor conditional use permit and issuance of a building permit is required prior to construction. Persons desiring to

construct accessory buildings shall make application to the land use authority or designee for minor conditional use approval as outlined in SCC 10.30.100.

Application shall include the following submittals:

(i) Site plan showing location of the home, property line, setbacks, location of the proposed buildings, parking spaces, and easements.

(ii) Elevation drawings showing the roof structure, type of material, and design finish of the building, and building structure measurements.

(b) Size. Accessory building or structure shall conform to requirements of subsection (G)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(c) Setback. The building shall be set back from any property line the distance specified in the table below:

Roof Height (feet)	Up to 20	20+ to 25	25+ to 30
Minimum Setback (feet)	3*	5*	10

* Must be fire rated as specified in the International Residential Code.

(d) Corner Lot. Accessory buildings on corner lots shall be set back a minimum of 20 feet from the street side property line when a driveway accesses the street from the rear or side yard.

(e) Height. The height, as measured from grade of the ground to the highest point on the roof, shall not exceed the height of the primary structure unless the property is larger than one acre and in no case shall exceed 30 feet.

(f) Existing accessory structures over 200 square feet in size that have previously been built closer than five feet from the property line or existing structure over 200 square feet in size shall be deemed compliant if the following requirements are met:

(i) Owner provides documentation that a building permit was issued for the structure.

(ii) Owner provides written approval from any affected utilities, if within a utility easement.

(iii) The structure is retrofitted to become fire rated as specified by the International Residential Code. Fire rating is not required for posts on wall-less structures.

(iv) Roof eaves do not project across property lines and do not allow water to run off directly onto neighboring properties.

(4) Other Structures. Additional structures such as pergolas, green houses, awnings, carport, tents, arbors, and trellises, occur to provide outdoor spaces for relaxation and storage. The following apply to each structure type:

(a) Temporary carports, tents or similar items are often made out of metal, canvas, or other fabric material with pole support structures. All temporary enclosures of this nature shall:

(i) Be securely tethered to the ground at all times.

(ii) Not be allowed in the front yard setback or between the front facade and the street.

(iii) Be repaired, replaced or removed immediately if they fall into disrepair.

(iv) Not direct water onto neighboring properties.

(v) Not exceed 14 feet in height, measured from the highest point on the item to the ground.

(vi) No minimum setback required.

(b) Pergolas, Arbors, Trellises. The following rules shall apply to these types of structures:

(i) If attached to home, a building permit is required.

(ii) Over 200 square feet requires a building permit.

(iii) No minimum setback required.

(iv) Shall not direct water onto neighboring properties.

(v) Shall not be placed where it reduces visibility between cars and pedestrians or other cars while turning or backing out.

(c) Pavilions and other picnic structures are required to follow standard procedures set forth in this chapter.

(d) Carports, shed roof, or similar structures which are attached to a residence are additions to the principal structure and must meet all required side, front, and rear setbacks established by the zone. Additions require a building permit. [Ord. 20-10 § 1 (Exh. A); Ord. 20-02 § 1 (Exh. A); Ord. 19-20 § 1 (Exh. A); Ord. 18-05 § 1 (Exh. A); Ord. 18-02 § 1 (Exh. A); Ord. 17-16 § 1 (Exh. A); Ord. 14-01 § 1; Ord. 11-04 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-08; amended 1994; Code 1971 § 10-6-020.]

10.30.025 Second kitchen.

City residents shall be permitted to have a second kitchen within a single-family dwelling unit for use by the family residing within the dwelling unit for the purpose of entertaining, recreation or convenience, accessory to the first kitchen within the dwelling unit.

Approval of a second kitchen within a single-family dwelling unit shall not be an approval of a second dwelling unit or accessory dwelling unit without the required approvals for such as prescribed under SCC 10.30.020. [Ord. 15-03 § 1 (Exh. A).]

10.30.030 Regulations for the use of land.

This title allows the following uses as permitted or conditional, provided the applicants meet and comply with the regulations established herein for each specific use and provided they obtain site plan approval from the City Council, who shall act as the Land Use Authority for this section.

(A) Dwelling Groups. The Land Use Administrator shall not issue a building permit for the erection of any dwelling group unless that dwelling group conforms to all the following conditions and requirements and receives a recommendation of approval by the Planning Commission:

(1) The area of the lot, on which the dwelling group is to be located, shall be at least equal to the aggregate of the lot areas otherwise required for the individual dwellings in the group.

(2) No building in a dwelling group shall be closer to any lot line than the front, side, or rear yard distances otherwise required in the zone in which the building will be located. When the buildings in a dwelling group are arranged in a row, side by side, the distance between buildings shall not be less than two times the side yard requirement of the zone. When the buildings in a dwelling group face a side lot line, the side yard between the front of the building and said lot line shall not be less than the front yard requirement for the zone. When the buildings in a dwelling group are arranged in a row, front to back, the distance between buildings shall not be less than two times the front yard requirement of the zone.

COUNCIL AGENDA

June 28, 2022

Agenda Item **"d.5"**

193 Access Agreement

Factual Summation

State Road 193 extention between State Street and 2000 West was built in 2014. The extention between 2000 W and 3000 W was completed in 2018. UDOT owns and maintains the facility including controlling all access roads and driveways feeding onto the facility. The current allowed access points that UDOT has approved are located 1/2 mile at signalized full movement intersections. UDOT is protective of the access points because the facility's designed speeds and projected traffic volumes could create a dangerous traffic condition when cars pull out and accelerate into traffic or brake to pull out of traffic flow. To faciliate development, West Point and Syracuse have jointly approached UDOT to ask for more access onto the facility for economic development and improved circulation. UDOT has agreed to granting additional access by allowing additional right in right out (RIRO) intersections with center medians at the 1/4 mile marks. The RIRO intersection according to UDOT is safer since it doesn't allow a left hand turn movement which has been proven to be the more dangerous traffic movement since you are crossing multiple lanes of oncoming traffic resulting in 'T-bone' or head on collissions. Please find attached the draft agreement and accompanying map exhibit.

Goal of Discussion

Review the agreement document and decide if it is ready to be forwarded to the business meeting for approval on July 12.

COOPERATIVE

CORRIDOR PRESERVATION AGREEMENT

THIS CORRIDOR PRESERVATION AGREEMENT, made and entered into this day of _____ 2022, by and between the **UTAH DEPARTMENT OF TRANSPORTATION,** hereinafter referred to as **"UDOT,"** and the cities of **SYRACUSE CITY,** and **WEST POINT CITY**, hereinafter referred to as the **"MUNICIPALITIES"**,

WITNESSETH:

WHEREAS, **UDOT** and the **MUNICIPALITIES** desire to facilitate traffic flow along the corridor of SR-193 within Davis County, Utah, by identifying and stipulating the locations of existing and future traffic signal installations and unsignalized access points between 1000 West and the SR-193 west terminus; and

WHEREAS, in order to manage traffic flow and improve safety, other considerations will be necessary within the corridor as described herein; and

WHEREAS, **UDOT** and the **MUNICIPALITIES** agree to enter into this **PRESERVATION AGREEMENT** to accomplish this common goal; and

WHEREAS, **UDOT** has determined by formal finding that said work on public right-of-way is not in violation of the laws of the State of Utah and the **MUNICIPALITIES** represent that the work does not violate any contract with the **MUNICIPALITIES**.

This **PRESERVTION AGREEMENT** is made to set out the terms and conditions where under said corridor preservation shall be accomplished.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. The parties hereto agree that the following intersections are identified as locations for existing or future signalization:

a) SR-193 and 1000 West (existing)
b) SR-193 and 1550 West (existing)
c) SR-193 and 2000 West (existing)
d) SR-193 and 2500 West (future)
e) SR-193 and 3000 West (existing)

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f) SR-193 and Thurgood Lane (future)
g) SR-193 and West Davis Corridor ramps (future)
h) SR-193 and 4000 West (future)
i) SR-193 and SR-110 (future)

2. The parties hereto agree that the following intersections are identified as locations for future unsignalized full movement access to public streets:

   a) SR-193 and 4100 West
   b) SR-193 and 4250 West
   c) SR-193 and 4375 West

3. The parties hereto agree that the following intersections are identified as locations for future right-in/right-out access to public streets or private driveways with public cross access easements:

   a) SR-193 and 1250 West
   b) SR-193 and 1750 West
   c) SR-193 and 2250 West
   d) SR-193 and 2750 West
   e) SR-193 and 3250 West
   f) SR-193 and 3425 West restricted to only the north side of SR-193 and placed at a minimum of 650' east of the West Davis Corridor interchange northbound ramps
   g) SR-193 and 3750 West placed at a minimum of 650' west of the West Davis Corridor interchange southbound ramps
   h) SR-193 and 4450 West

4. The Parties hereto agree that traffic signals will only be installed at those intersections that are listed above subject to meeting minimum traffic signal warrants as defined by the *Manual on Uniform Traffic Control Devices (MUTCD)* and a **UDOT** field review.

5. The **MUNICIPALITIES** agree that other locations along the SR-193 corridor will not be considered for future signalization.

6. **UDOT** agrees that the proposed quarter mile spacing of the accesses between 1000 West and Thurgood Lane may be adjusted by up to 200' provided that both **Municipalities** agree to the adjustment of the proposed signalized intersections and that the full deceleration length for left and right-turn lanes can be provided at each access location.

7. The **MUNICIPALITIES** agree that access to SR-193 will be strictly limited to the existing and future traffic signals and future full movement and right-in/right-out intersections listed in Items 1 through 3.

8. The **MUNICIPALITIES** agree that right-in/right-out access to SR-193 will be established by the construction of raised median between 1000 West and 1550 West and between 1550 West and 2000 West. Right-in/right-out access to SR-193 at 3750 West and 4450 West will also be established by the construction of raised median. The raised median and all appurtenances will be constructed at the time of the construction of the public streets listed in Item 3, and the entire cost will be the responsibility of the developer or **MUNICIPALITY** requesting access. The raised median design must meet the current UDOT standards and specifications.

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9. The **MUNICIPALITIES** agree that right-in/right-out access to SR-193 will be established by the construction of median barrier between 2000 West and 2500 West and between 2500 West and 3000 West. Median barrier will also be constructed at 3250 West and 3425 West. The median barrier and all appurtenances will be constructed at the time of the construction of the public streets listed in Item 3, and the entire cost will be the responsibility of the developer or MUNICIPALITY requesting access. The median barrier design must meet the current UDOT standards and specifications.

10. The **MUNICIPALITIES** agree to support the current version of this agreement and the **UDOT**'s access management rule and to master plan with respect to the identified signals and access spacing required along this corridor. The **MUNICIPALITIES** also agree to support this agreement through the development of a street network to facilitate and provide access to the public streets and accesses identified in Items 1 through 3. The street network is shown in the attached Exhibit A for Syracuse City and Exhibit B for West Point City.

11. The **MUNICIPALITIES** agree to support Administrative Rule R930-6, including revisions based on this agreement, with respect to development occurring within the subject corridor and related issues.

12. The **MUNICIPALITIES** agree that this agreement may be amended at any time to reflect changes which would not degrade the safety, operations, desired level of service as determined by **UDOT**, or functional classification as certified by a traffic engineering study performed by a licensed engineer certified and qualified to perform this analysis in the State of Utah, and as agreed upon in writing by **UDOT** and all of the **MUNICIPALITIES**.

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

City Recorder

ATTEST:

_____
City Recorder

ATTEST:

_____

SYRACUSE CITY

By: _____
Mayor

WEST POINT CITY

By: _____
Mayor

****

RECOMMENDED FOR APPROVAL

By _____
Region Traffic Operations Engineer

UTAH DEPARTMENT OF TRANSPORTATION

By _____
Region Director

APPROVED AS TO FORM:
As evidence by the signature below, the Attorney General's Office has reviewed this Agreement pursuant to Utah Code Annotated, Section 11-13-9, and authorizes and approves it.

ASSISTANT UDOT ATTORNEY GENERAL
JODI HOWICK

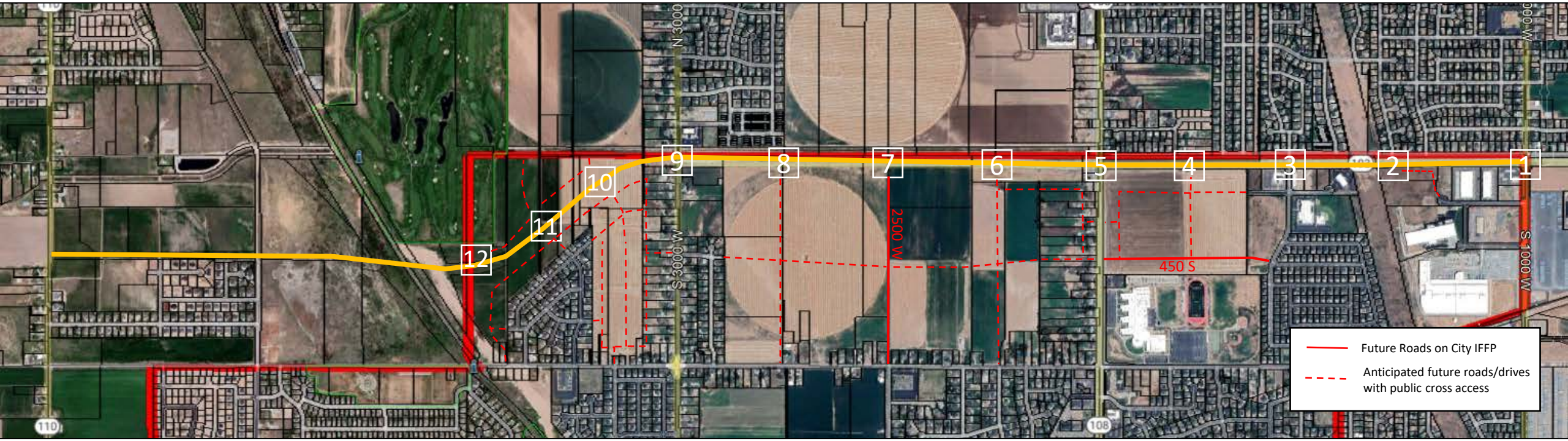
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Approved

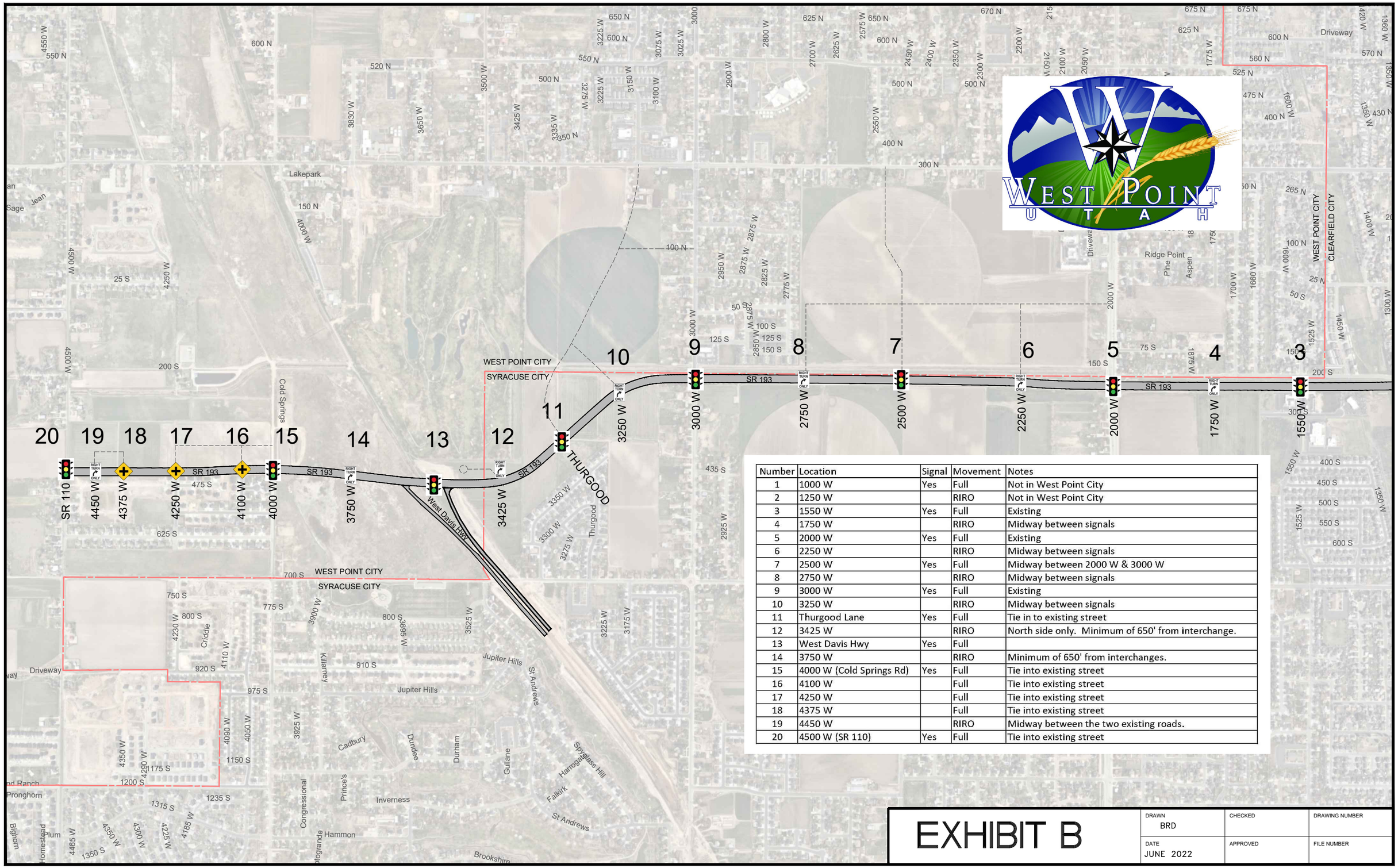
By: _____
UDOT Comptroller Office Date
Contract Administrator

DRAFT

Exhibit A – Syracuse SR-193 Access Locations



Number	Location	Status	Signal	Median	Movement	Notes
1	SR-193 and 1000 West	existing	yes	no	full	
2	SR-193 and 1250 West	future	no	yes	RIRO	private driveway with public cross access
3	SR-193 and 1550 West	existing	yes	no	full	
4	SR-193 and 1750 West	future	no	yes	RIRO	
5	SR-193 and 2000 West	existing	yes	no	full	
6	SR-193 and 2250 West	future	no	yes	RIRO	will be either a public road or private driveway with public cross access depending on development
7	SR-193 and 2500 West	future	yes	no	full	
8	SR-193 and 2750 West	future	no	yes	RIRO	will be either a public road or private driveway with public cross access depending on development
9	SR-193 and 3000 West	existing	yes	no	full	
10	SR-193 and 3250 West	future	no	yes	RIRO	
11	SR-193 and Thurgood Lane (3350 W)	future	yes	no	full	
12	SR-193 and 3425 West	future	no	yes	RIRO	Will be either a public road or private driveway with public cross access depending on development. Restricted to only the north side of SR-193 and placed at a minimum of 650’ east of the West Davis Corridor interchange northbound ramps



Number	Location	Signal	Movement	Notes
1	1000 W	Yes	Full	Not in West Point City
2	1250 W		RIRO	Not in West Point City
3	1550 W	Yes	Full	Existing
4	1750 W		RIRO	Midway between signals
5	2000 W	Yes	Full	Existing
6	2250 W		RIRO	Midway between signals
7	2500 W	Yes	Full	Midway between 2000 W & 3000 W
8	2750 W		RIRO	Midway between signals
9	3000 W	Yes	Full	Existing
10	3250 W		RIRO	Midway between signals
11	Thurgood Lane	Yes	Full	Tie in to existing street
12	3425 W		RIRO	North side only. Minimum of 650' from interchange.
13	West Davis Hwy	Yes	Full	
14	3750 W		RIRO	Minimum of 650' from interchanges.
15	4000 W (Cold Springs Rd)	Yes	Full	Tie into existing street
16	4100 W		Full	Tie into existing street
17	4250 W		Full	Tie into existing street
18	4375 W		Full	Tie into existing street
19	4450 W		RIRO	Midway between the two existing roads.
20	4500 W (SR 110)	Yes	Full	Tie into existing street

EXHIBIT B

DRAWN	CHECKED	DRAWING NUMBER
BRD		
DATE	APPROVED	FILE NUMBER
JUNE 2022		

COUNCIL AGENDA
June 28, 2022

Agenda Item **"d.6"** Discussion of Good Landlord Program/Crime-free Housing Program

Factual Summation

- Any question regarding this agenda item may be directed at Paul Roberts, Garret Atkin or Noah Steele

- We received a council request to address with the Council the possibility of establishing a good landlord program in Syracuse.

Background on City & Rental Licensing

- Syracuse currently does not require a business license or require payment of a fee to those seeking to rent out residential units, including apartments.

- Utah law allows cities to require business licenses for owners of rental dwellings, if the city so chooses. UCA § 10-8-85.5(2). If it does so, then it would be required to apply that requirement to all rentals equally, and the fee would be limited to covering the cost of administration of the licensing. The fee would be determined by the overall cost of administration and divided among all landlords equally. A *business license fee* may not be higher based upon the number of units, nor can the city require a separate business license for each unit.

- Such a program could include inspections by City officials to ensure safety and habitability. The City is prohibited from collecting a fee for these inspections, however.

Good Landlord Programs & Disproportionate Rental Fees

- In addition to the administrative licensing fee, cities are also allowed to impose a disproportionate rental fee, under specific circumstances.

    - The fee must be determined by a study that demonstrates that rental properties present a disproportionate cost of providing municipal services to residential rental units, compared to similar owner-occupied housing. Such a study could be commissioned by the Council and conducted by an independent firm that does these types of studies. Generally, they will partition the city into single-family and rental units, and then use

geolocation to assign enumerated municipal services to the addresses. The list includes many services which may or may not be trackable. *See* Utah Code Ann. § 10-1-203.5(1)(g). The two are compared on a per-dwelling basis. If the City expends more resources on the rental dwellings than it does on owner-occupied housing, then the study has justified a disproportionate rental fee. Unlike the business license fee, this fee would be imposed on a *per-unit basis*, rather than on a per-landlord basis.

- A City that imposes a disproportionate rental fee may also operate a Good Landlord Program under state law. Participation in the good landlord program provides a "carrot" to those landlords who wish to participate. No landlords are required to participate in any city in the state.
    - A landlord who participates in the Good Landlord program is entitled to a reduction of any imposed disproportionate rental fee, in a standardized amount determined by the Council.
    - A City may choose to also reduce the business license fee for good landlord participants but is not required to do so.

- Certain landlords are exempt from the disproportionate rental fee in any case, regardless of whether they create a burden: those who operate owner-occupied rental units of four or fewer units. A single-family home with an accessory dwelling unit in the basement or in a small home on the property would therefore be exempt from the fee, so long as the owner also lives on-site.

- Good landlord participants may be required to run background checks on potential tenants, evict those that commit crimes on the premises, comply with the Fair Housing Act, keep the property properly maintained and similar restrictions.

- Good landlord programs <u>may not</u> require a landlord to reject a tenant based upon the results of the criminal background check, with a very narrow statutory exception for which our city does not qualify. They are not subject to random or unannounced inspections merely because they are on the program. *See* UCA § 10-1-203.5(3).
    - This is not a one-sided proposal. Municipalities with good landlord programs dedicate resources to providing information to landlords of criminal activity on their properties. We find that landlords often are not aware of the activity, because tenants are not likely to self-report.

Crime-Free Multi-Housing Program

Through contractual agreements connected to land use approvals, the more recent multi-family housing projects have agreed to participate in crime-free housing programs with the City. The Police Department has made preparations for the City to effectively participate in the program with the landlords.

The Crime Free Multi-Housing program consists of three phases that must be completed under the supervision of the Police Department. The property becomes certified upon successful completion of all three phases.

The anticipated benefits are reduced police calls for service, a safer plus more stable resident base, and improved police/community relationships. According to http://www.crime-free-association.org, "fully certified properties have reported reductions in police calls for service up to 70% over previous years."

Training Coordinators
Sgt. Ryan Carter and Administrative Professional Mariana Luna have completed 24-hours of intensive training and becomes certified as an instructor of the program. Chief Atkin also has extensive experience running this program from his time as a Community Resource Officer with Layton PD. Our PowerPoint is nearly complete. We are working on obtaining subject matter experts to help teach various components of the training. Our plan is to schedule a date in August 2022 for this training.

Crime Free Multi-Housing Program Benefits:

- A stable, more satisfied tenant base. Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs. Increased property values
- Improved personal safety for tenants, landlords, and managers

Here is a brief outline of the three phases of program that are required for property certification:

Phase I - Management Training (8-Hours) Taught by the Police

- Crime prevention theory
- Crime Prevention Through Environmental Design (CPTED) theory
- Resident screening guidelines
- Lease agreements and eviction issues
- Crime Free Lease Addendum
- Key control and master key use
- On-going security management monitoring and responding to criminal activity
- Gangs, drugs activity, and crime prevention
- Legal warnings, notices, and evictions
- Working smarter with the police
- Fire and life safety training
- Community awareness

A 100-page resource manual is supplied with additional handouts.

Phase II - CPTED - Survey by the Police

- CPTED on-site survey/evaluation
    - Minimum door, window, and lock standards compliance inspection
    - Minimum exterior lighting standards evaluation
    - Key Control procedures evaluation
    - Landscape maintenance standards compliance

Phase III - Community Awareness Training

- Annual crime prevention social held by property management and supported by the Department.
- Community awareness and continuous participation is encouraged

Full certification (gold certificate) permits the right to post the Crime Free Multi-Housing Program sign and advertise membership in the Crime Free Multi-Housing Program in the print media using the official logo. This certificate usually expires every year unless renewed following compliance with Phases II & III.

Administrative Cost of Respective Programs

- The Police Department has the Crime-free Multi-Housing program ready to go; the amount of time and resources required to maintain the program is not currently quantified. If expanded to include all willing landlords, the program's administrative burden would increase correspondingly.

- A Good Landlord Program would require the establishment of a business license to operate a rental property. And in order to provide an incentive for participation in the program, the City would need to fund a study of disproportionate impacts due to rental properties and establish a disproportionate rental fee. The program would be available to all landlords who maintain rental properties in the city, which was reportedly estimated to be about 10% of households in Syracuse. This likely would require additional allocation of resources to the business licensing division of the CED Department. Roughly the same level of police resources would be required to maintain the Good Landlord Program.

Discussion Goals

The following items outline the goals of this discussion:

1. Provide information to the Council about the programs available to the City related to crime-free rental housing.

2. Receive direction from the City Council.

COUNCIL AGENDA

June 28, 2022

Agenda Item **"d.7"** RDA Report

Factual Summation

It was requested to report on the City's RDA/EDA/CDA areas. The City has four Tax Increment Financing (TIF) project areas. All four are managed by the RDA board which is also the City Council. Please see attached for a summary table of the four project areas. Also attached is the 5 year financial report of the areas and Zion's bank report.

Goal of Discussion

Increase understanding of the project areas and how the money can be used.

RDA Q and A

What does RDA stand for?

Redevelopment Agency. Often is referred as 'the Agency' and is the board of people that manages the funds. All four project areas in the city are managed by one Redevelopment Agency, which in Syracuse, is also the City Council. The agency will vote to approve annual budgets and any proposed economic development incentive deals or major un-budgeted expenditures. The purpose of the agency is to manage the diverted property tax money for economic development purposes such as attracting businesses, jobs, cleaning up run down parts of town etc.

What's with all of the acronyms?

Call it an EDA, RDA, CDA, or CRA they all do basically the same thing. It is easier to call them 'project areas' rather than what type of project area since the legislature keeps amending the legal name based off the intended purpose of the diversion. Redevelopment Areas (RDA) were originally to clean up blighted areas. Economic Development Areas (EDA) are for job creation. Commercial Development Areas (CDA) were for commercial development primarily. Community Reinvestment Agency (CRA) is the current acronym and focuses more holistically on attracting investment including affordable housing, jobs, etc. but has gone away from incentivizing big box retailers. Syracuse City has four project areas with a fifth one in the works.

How does a project area work?

Once a project area is set up, it diverts a portion of property taxes away from the taxing entities and to a Redevelopment Agency. For example, a normal 'non-project area' property, a private property owner pays their property tax to the county treasurer each November, then the county takes that money and divides it up to the various taxing entities using their approved tax rate. When a property within a project area pays taxes, rather than distribute all the funds to the taxing entities, the county first takes the approved percentage of taxes and diverts that money to the RDA. Then the entities get the remaining smaller percentage of taxes.

How can a City use RDA funds?

RDA can use the funds for many different things. The guiding principle is that you must be able to make a logical explanation as to how the expenditure benefits the RDA area. This includes a wide range of economic development activities such as building roads, sewer lines, water lines, buying property, hiring staff, managing property, building structures, incentivizing companies to locate, branding and wayfinding signage, banners, street trees, and even taking out loans to complete projects. The funds can even be used outside of the geographic boundaries of the project area so long as the benefit connection can by justified. Funds can also be transferred or loaned between project areas or even other city accounts.

What happens to the RDA funds when the project area expires?

In theory, if the funds are not going to be used, they should be returned to the taxing entities. However, since the funds can be used on such a wide range of things, it should be easy to utilize the money in a justifiable way benefitting the RDA. Once the project area expires, the funds remain in the Agency account indefinitely. An effort should be made to utilize the funds prior to the project area expiring. Just as all thing things with city finances, we could be subject to an audit if there is suspicion of misuse of the funds.

How is a project area formed?

First a city makes a resolution that announces our intention of creating the project area. Next, the city commissions a project area study. In the past, we have used Zion's Bank. The study will identify the anticipated needs of the area and investment amounts anticipated. It will identify a base value and a projected buildout value with the assumed land uses. With the study, the city will determine the projected number of years and percent of property tax to be diverted to accomplish the goals of the area. For example a conservative duration and percent of tax diversion for a property area is 15 years at 50%. With the projected base value and buildout value and the tax rates, and duration and percentage, a draft budget can be established predicting the funds that will be available to the RDA. With the study completed, the city can approach the other taxing entities and negotiates the duration and rate. If and agreement is made, the entity then signs a memorandum of understanding (MOU) indicating their approval of the property tax diversion. Then, the city will finalize the project area plan and anticipated trigger date by adopting it by ordinance.

Who are the taxing entities?

They are: Davis School District, Davis County, Syracuse City, and Special Districts: (Health Department, Library, Jail, Mosquito Abatement, Weber Basin Water, Paramedic, Flood, North Davis Sewer.) If you look at your property tax notice, they are listed along with their approved tax rates.

Area	Syracuse Town Center RDA (1700 S)	750 W RDA	SR-193 EDA	Syracuse Antelope Dr. CDA
Duration	25 years (2007-2031)	25 years (2007-2031)	15 years (2014-2028) or 9,052,944 in tax increment revenues. Only at $1,543,634 at this point.	20 years (2020-2039)
Percentages entities/agency	decreasing over time: 2013 to 2016 is 20%/80% , 2017 to 2021 is 25/75 split, 2022 to 2026 is a 30/70, and 2027 to 2031 is a 40/60 split	decreasing over time: 2013 to 2016 is 20/80, 2017 to 2021 is 25/75 split, 2022 to 2026 is a 30/70, and 2027 to 2031 is a 40/60 split	20/80% split	40/60% split except Syracuse is 10/90%
Incentive 1	wendy's sign	Thayne	Initial with Developer	EOS Fitness
Incentive 2	drainage repair		US Cold	Arlo Office
Incentive 3	clock tower sign		Tenant Improvement Program	
Incentive 4	clock tower clock repair			
Incentive 5	Parking lot improvement			
Incentive 6	Holrob			
Incentive 7	Fun Center Swimming Pool			
Incentive 8	Fun Center Foam Pit			
Current Balance	$170,819	$1,242,111	$1,848	$123,457
2021 Revenue	$176,324	$225,958	$678,152	$81,148

FY2022

Line Description	Total RDA	1700 South RDA	750 West RDA	SR-193 EDA	Antelope Dr. CDA
Revenues					
Tax Increment	$ 380,696.00	$ 174,290.00	$ 206,406.00	$ 677,872.00	$ 80,932.00
Interest	$ 4,443.39	$ 2,034.27	$ 2,409.12	$ 279.98	$ 216.44
Other Revenue	$ 17,142.53	$ -	$ 17,142.53	$ -	$ -
Total Revenues	$ 402,281.92	$ 176,324.27	$ 225,957.65	$ 678,151.98	$ 81,148.44
Expenses					
Infrastructure Impr.	$ 3,775.00	$ 3,775.00	$ -	$ -	$ -
Repayment to Financers	$ 436,113.25	$ 140,133.00	$ 295,980.25	$ 643,978.00	$ -
Professional & Tech	$ 1,543.75	$ 1,543.75	$ -	$ -	$ -
RDA Management Fee	$ 19,034.80	$ 8,714.50	$ 10,320.30	$ 33,894.00	$ 4,046.60
Tenant Outreach	$ -	$ -	$ -	$ -	$ -
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Transfer Out	$ -	$ -	$ -	$ -	$ -
Total Expenses	$ 460,466.80	$ 154,166.25	$ 306,300.55	$ 677,872.00	$ 4,046.60
Net increase (decrease)	$ (58,184.88)	$ 22,158.02	$ (80,342.90)	$ 279.98	$ 77,101.84
Beginning Fund Balance	$ 1,471,114.97	$ 148,661.31	$ 1,322,453.66	$ 1,568.22	$ 46,355.04
Change in Fund Balance	$ (58,184.88)	$ 22,158.02	$ (80,342.90)	$ 279.98	$ 77,101.84
Ending Fund Balance	$ 1,412,930.09	$ 170,819.33	$ 1,242,110.76	$ 1,848.20	$ 123,456.88

Notes for 1700 South RDA:

Repayment to financers include: Strategic Credit Partners reimbursement = $59,544, City = $7,435, and Syracuse Family Fun Center = $73,154. There was Infrastructure Improvements completed during FY2022 for the clock tower repairs. The other income is for the RDA loan repayments over the next 2 years.

Notes for 750 West RDA:

Repayment to financers include Trico Holdings reimbursement for infrastructure improvements in the area. There will be additional payments for the improvements once they are complete.

Notes for SR-193 EDA:

Repayment to financers include: US Cold reimbursement = $122,322 and Ninigret = $521,656. There was no Infrastructure Improvements completed during FY2022.

FY2021

Line Description	Total RDA	1700 South RDA	750 West RDA	SR-193 EDA	Antelope Dr. CDA
Revenues					
Tax Increment	$ 392,119.00	$ 191,722.00	$ 200,397.00	$ 489,394.00	$ 57,535.00
Interest	$ 5,529.56	$ 2,703.61	$ 2,825.95	$ 155.70	$ 59.29
Other Revenue	$ 203,238.16		$ 203,238.16	$ -	$ -
Transfer In	$ 8,362.50		$ 8,362.50	$ -	
Total Revenues	$ 609,249.22	$ 194,425.61	$ 414,823.61	$ 489,549.70	$ 57,594.29
Expenses					
Infrastructure Impr.	$ -		$ -	$ -	
Repayment to Financers	$ 145,552.00	$ 145,552.00	$ -	$ 464,925.10	
Interest Expense	$ -	$ -	$ -	$ -	
Professional & Tech	$ 7,735.41	$ 7,735.41	$ -	$ -	
Office Supplies	$ -	$ -	$ -	$ -	
RDA Management Fee	$ 19,605.95	$ 9,586.10	$ 10,019.85	$ 24,469.70	$ 2,876.75
Tenant Outreach	$ -	$ -			
Capital Outlay	$ -				
Transfer Out	$ -	$ -	$ -	$ -	$ 8,362.50
Total Expenses	$ 172,893.36	$ 162,873.51	$ 10,019.85	$ 489,394.80	$ 11,239.25
Net increase (decrease)	$ 436,355.86	$ 31,552.10	$ 404,803.76	$ 154.90	$ 46,355.04
Beginning Fund Balance	$ 1,034,759.11	$ 117,109.21	$ 917,649.90	$ 1,413.32	$ -
Change in Fund Balance	$ 436,355.86	$ 31,552.10	$ 404,803.76	$ 154.90	$ 46,355.04
Ending Fund Balance	$ 1,471,114.97	$ 148,661.31	$ 1,322,453.66	$ 1,568.22	$ 46,355.04

Notes for 1700 South RDA:

Repayment to financers include: Strategic Credit Partners reimbursement = $59,544, City = $7,435, and Syracuse Family Fun Center = $78,573. There was no Infrastructure Improvements completed during FY2021. CARES Act funding repaid most of RDA loans given out in FY2020. The remaining loans will be paid back over 3 years.

Notes for SR-193 EDA:

Repayment to financers include: US Cold reimbursement = $63,171.76 and Ninigret = $401,753.34. There was no Infrastructure Improvements completed during FY2021.

FY2020

Line Description	Total RDA	1700 South RDA	750 West RDA	SR-193 EDA
Revenues				
Tax Increment	$ 426,513.00	$ 216,539.00	$ 209,974.00	$ 433,936.00
Interest	$ 21,787.93	$ 11,061.65	$ 10,726.28	$ 564.82
Other Revenue	$ 1,758.12	$ 1,758.12	$ -	$ -
Total Revenues	$ 450,059.05	$ 229,358.77	$ 220,700.28	$ 434,500.82
Expenses				
Infrastructure Impr.	$ -		$ -	$ -
Repayment to Financers	$ 148,984.00	$ 148,984.00	$ -	$ 412,238.96
Interest Expense	$ -	$ -	$ -	$ -
Professional & Tech	$ 1,450.00	$ 1,450.00	$ -	$ -
Office Supplies	$ -	$ -	$ -	$ -
RDA Management Fee	$ 21,325.65	$ 10,826.95	$ 10,498.70	$ 21,696.80
Tenant Outreach	$ 250,000.00	$ -	$ 250,000.00	
Capital Outlay	$ 225,195.00	$ 225,195.00		
Transfer Out	$ -	$ -	$ -	$ -
Total Expenses	$ 646,954.65	$ 386,455.95	$ 260,498.70	$ 433,935.76
Net increase (decrease)	$ (196,895.60)	$ (157,097.18)	$ (39,798.42)	$ 565.06
Beginning Fund Balance	$ 1,231,654.71	$ 274,206.39	$ 957,448.32	$ 848.26
Change in Fund Balance	$ (196,895.60)	$ (157,097.18)	$ (39,798.42)	$ 565.06
Ending Fund Balance	$ 1,034,759.11	$ 117,109.21	$ 917,649.90	$ 1,413.32

Notes for 1700 South RDA:

Repayment to financers include: Strategic Credit Partners reimbursement = $59,544, City = $7,435, and Syracuse Family Fun Center = $82,005.00. There was no Infrastructure Improvements completed during FY2020. We did a RDA loan to 14 businesses totaling $250,000 for COVID relief.

Notes for SR-193 EDA:

Repayment to financers include: US Cold reimbursement = $66,502.76 and Ninigret = $345,736.20. There was no Infrastructure Improvements completed during FY2020.

FY2019

Line Description	Total RDA	1700 South RDA	750 West RDA	SR-193 EDA
Revenues				
Tax Increment	$ 377,918.00	$ 185,516.00	$ 192,402.00	$ 377,918.00
Interest	$ 29,550.35	$ 14,505.96	$ 15,044.39	$ 848.82
Other Revenue	$ 4,834.83	$ 4,834.83	$ -	$ -
Transfer In	$ -	$ -	$ -	$ -
Total Revenues	$ 412,303.18	$ 204,856.79	$ 207,446.39	$ 378,766.82
Expenses				
Infrastructure Impr.	$ -		$ -	$ -
Repayment to Financers	$ 190,168.00	$ 190,168.00	$ -	$ 359,563.15
Interest Expense	$ -	$ -	$ -	$ -
Professional & Tech	$ 2,037.50	$ 2,037.50	$ -	$ -
Office Supplies	$ -	$ -	$ -	$ -
RDA Management Fee	$ 18,895.90	$ 9,275.80	$ 9,620.10	$ 18,895.95
Tenant Outreach	$ -	$ -	$ -	
Transfer Out	$ -	$ -	$ -	$ -
Total Expenses	$ 211,101.40	$ 201,481.30	$ 9,620.10	$ 378,459.10
Net increase (decrease)	$ 201,201.78	$ 3,375.49	$ 197,826.29	$ 307.72
Beginning Fund Balance	$ 1,030,452.93	$ 270,830.90	$ 759,622.03	$ 540.54
Change in Fund Balance	$ 201,201.78	$ 3,375.49	$ 197,826.29	$ 307.72
Ending Fund Balance	$ 1,231,654.71	$ 274,206.39	$ 957,448.32	$ 848.26

Notes for 1700 South RDA:

Repayment to financers include: Strategic Credit Partners reimbursement = $59,544, City = $7,435, and Syracuse Family Fun Center = $123,189. There was no Infrastructure Improvements completed during FY2019.

Notes for SR-193 EDA:

Repayment to financers include: US Cold reimbursement = $57,063.15 and Ninigret = $302,500. There was no Infrastructure Improvements completed during FY2019.

FY2018

Line Description	Total RDA	1700 South RDA	750 West RDA	SR-193 EDA
Revenues				
Tax Increment	$ 241,663.44	$ 157,778.51	$ 83,884.93	$ 292,096.67
Interest	$ 17,327.58	$ 11,312.92	$ 6,014.66	$ 544.93
Other Revenue	$ 4,834.88	$ 4,834.88	$ -	
Transfer In	$ 35,740.56	$ 23,334.49	$ 12,406.07	$ 43,199.33
Total Revenues	$ 299,566.46	$ 197,260.80	$ 102,305.66	$ 335,840.93
Expenses				
Infrastructure Impr.	$ -		$ -	$ -
Repayment to Financers	$ 195,586.00	$ 195,586.00	$ -	$ 319,001.82
Interest Expense	$ -	$ -	$ -	$ -
Professional & Tech	$ 31,834.00	$ 31,834.00	$ -	$ -
Office Supplies	$ -	$ -	$ -	$ -
RDA Management Fee	$ 13,870.20	$ 9,055.65	$ 4,814.55	$ 16,764.80
Tenant Outreach	$ -	$ -	$ -	
Transfer Out	$ -	$ -	$ -	$ -
Total Expenses	$ 241,290.20	$ 236,475.65	$ 4,814.55	$ 335,766.62
Net increase (decrease)	$ 58,276.26	$ (39,214.85)	$ 97,491.11	$ 74.31
Beginning Fund Balance	$ 972,176.67	$ 310,045.75	$ 662,130.92	$ 466.23
Change in Fund Balance	$ 58,276.26	$ (39,214.85)	$ 97,491.11	$ 74.31
Ending Fund Balance	$ 1,030,452.93	$ 270,830.90	$ 759,622.03	$ 540.54

Notes for 1700 South RDA:

Repayment to financers include: Strategic Credit Partners reimbursement = $59,544, City = $7,435, and Syracuse Family Fun Center = $128,607. There was no Infrastructure Improvements completed during FY2018.

Notes for SR-193 EDA:

Repayment to financers include: US Cold reimbursement = $65,783.84, City = $25,235.98, and Ninigret = $227,982. There was no Infrastructure Improvements completed during FY2018.

ZIONS PUBLIC FINANCE, INC.



Redevelopment Agency of Syracuse City
2022 Annual Report





Zions Public Finance, Inc.
June 2022

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Chapter 1 – Background and Overview

This report is prepared for the Redevelopment Agency of Syracuse City in accordance with the requirements of Utah Code Section 17C-1-603 which requires that an Agency prepare an annual report on or before June 30 of each year that provides an updated status on each of the project areas. This report must be submitted to the county auditor, State Tax Commission, the State Board of Education and each taxing entity that levies a tax on property from which the agency collects tax increment. The applicable taxing entities are as follows and vary by project area and taxing districts included in each project area:

- Davis County
- Davis School District
- Syracuse City
- Weber Basin Water Conservancy District
- Davis County Mosquito Abatement District
- North Davis Sewer District
- Davis County Library

There are four project areas in Syracuse City. All four of these areas are currently collecting tax increment; Antelope Drive began collecting increment funds in the 2020 tax year.

- Syracuse Town Center (1700 South) RDA
- Syracuse 750 West RDA
- Syracuse SR-193 EDA
- Antelope Drive CDA

The requirements for the report are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the four active project areas whose project area funds collection period has not expired.

a) An assessment of the ***change in marginal value,*** *including:*
- *(i) The base year;*
- *(ii) The base taxable value;*
- *(iii) The prior year's assessed value;*
- *(iv) The estimated current assessed value;*
- *(v) The percentage change in marginal value; and*
- *(vi) A narrative description of the relative growth in assessed value;*

b) The amount of ***project area funds the agency received for each year of the project area funds collection period****, including:*
- *(i) A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;*
- *(ii)*
  - *(A) The Agency's historical receipts of project area funds, including the tax year for which the Agency first received project area funds from the project area; or*
  - *(B) If the Agency has not yet received project area funds from the project*

area, the year in which the Agency expects each project area funds collection period to begin;

(iii) A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and

(iv) The amount paid to other taxing entities under Section 17C-1-410, if applicable;

c) A ***description of current and anticipated project area development,*** *including:*

(i) A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and

(ii) Other details of development within the project area, including

(A) The total developed acreage;

(B) The total undeveloped acreage;

(C) The percentage of residential development; and

(D) The total number of housing units authorized, if applicable;

(d) The ***project area budget,*** *if applicable, or other project area funds analysis, including:*

(i) Each project area funds collection period;

(A) The start and end date of the project area funds collection period; and

(B) The number of years remaining in each project area funds collection period;

(ii) The total amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity, including;

(A) The total dollar amount; and

(B) The percentage of the total amount of project area funds generated within the project area;

(iii) The remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity; and

(iv) The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, as described in Subsection 17B-1-409(1), including:

(A) The total dollar amount; and

(B) The percentage of the total amount of all project area funds;

(e) The estimated ***amount of project area funds*** *that the Agency is authorized to receive from the project area for the* ***current calendar year;***

(f) The estimated ***amount of project area funds*** *to be paid to the Agency for the* ***next calendar year****;*

(g) A ***map*** *of the project area; and*

(h) Any other relevant information the Agency elects to provide.

The information provided in this report is for informational purposes only and does not alter the amount of project area funds that an Agency is authorized to receive from a project area.

This report meets all legal requirements and is organized as follows:

Chapter 1: Background and Overview
Chapter 2: Syracuse Town Center (1700 South) RDA
Chapter 3: Syracuse 750 West RDA
Chapter 4: Syracuse SR-193 EDA
Chapter 5: Antelope Drive CDA

Chapter 2 – Syracuse Town Center (1700 South) RDA

Background Information

The Syracuse Town Center (1700 South) RDA was created in 1992 and increment was triggered in 2007. Increment is to be collected for a 25-year time period, thus expiring in 2031.

The general boundaries of the Project Area are 1900 West on the east, 2500 West on the west, 1500 South on the north to approximately 1900 South on the south.

Table 2.1: Project Area Description

Project Area Data	
Year Established	1992
Initial Year of Tax Increment	2007
Time Frame for Tax Increment Collection	25 years
Last Year of Tax Increment	2031

The Project Area was originally created to reduce or eliminate blight, prevent further deterioration within the Project Area, facilitate new development of types and quality desired by the community, encourage the existing businesses to renovate and beautify properties, and to take any other steps necessary to promote or further the aim of improving the Project Area.

A. Changes in Marginal Value *(Utah Code 17C-1-603(3)(a))*

The base year value, as reflected by the County Auditor's Office, is $671,464.

Table 2.2: Taxable and Marginal Values

		Value
(i)	Base Year	1992
(ii)	Base Taxable Value	$671,464
(iii)	Prior Year (2020) Assessed Value	$22,412,795
	Prior Year (2021) Assessed Value	$21,859,144
(iv)	Estimated Current Year (2022) Assessed Value	$22,514,918
	Marginal Value 2020	$21,741,331
	Marginal Value 2021	$21,187,680
(v)	% Change in Marginal Value (2020 to 2021)	-2.5%

(vi) Total taxable value in the Project Area has grown from $671,464 at the inception of the Project Area – to $21,859,144 in 2021 – an increase of 3,155 percent in taxable value. The 2020 assessed value of the Syracuse Town Center (1700 South) Project Area was $22,412,795. The 2021 taxable value decreased to $21,859,144 – a decrease of 2.5 percent over the one-year period. In comparison, the 2020 taxable value of Syracuse City was $1,975,071,517[1]. The 2021 taxable value of Syracuse City was $2,339,752,648[2] representing an increase of 18.5 percent over the one-year period.

[1] https://propertytax.utah.gov/rates/final-values/
[2] https://propertytax.utah.gov/rates/final-values/

B. Amount of Project Area Funds Received by Agency *(Utah Code 17C-1-603(3)(b))*

In 2021, the Agency received $174,290 in tax increment funds. The Agency's historical receipts of project area funds for which data could be obtained are shown below. Original projections for the Project Area are not available.

Table 2.3: Project Area Funds Received

Year	Amount Received
2021	$174,290
2020	$191,722
2019	$216,539
2018	$185,516
2017	$181,113
2016	$208,810
2015	$203,565
2014	$248,737
2013	$260,596

Benefits received by each taxing entity are summarized as follows:

Table 2.4: Benefits to Taxing Entities

Taxing Entity	Benefits
Davis County	Incremental tax revenues to taxing entities; development of destination attractions
Davis School District	Incremental tax revenues to taxing entities; development of destination attractions
Syracuse City	Incremental tax revenues to taxing entities; development of destination attractions
Weber Water Basin	Incremental tax revenues to taxing entities; development of destination attractions
Davis Mosquito Abatement	Incremental tax revenues to taxing entities; development of destination attractions
North Davis Sewer	Incremental tax revenues to taxing entities; development of destination attractions
Davis County Library	Incremental tax revenues to taxing entities; development of destination attractions

C. Description of Current and Anticipated Project Area Development *(Utah Code 17C-1-603(3)(c))*

The Redevelopment Agency has worked closely with the Syracuse Family Fun Center ("Developer"), a limited liability company to make improvements to its facility, such as a ropes course and climbing wall. The Agency believes that the installation of improvements will increase the overall economic health of the Center and the surrounding businesses. The Agency has agreed to rebate to the Developer no more than $485,528 of the property taxes received by the Agency from property taxes received in the tax increment collection area. The payments by the City to the Developer are set forth in the Agreement as follows:

TABLE 2.5: PAYMENTS TO DEVELOPER

Tax Year	Year of Payment	Rebate to Developer
2017	2018	$128,607
2018	2019	$123,189
2019	2020	$82,005
2020	2021	$78,573
2021	2022	$73,154

To be eligible to receive the above payments, the Developer must have completed construction of the improvements noted above.

The Agency continues to pursue other opportunities to renovate older properties in the Project Area.

There are approximately 19.0 developed acres, 2.2 undeveloped acres, and 12.0 road acres within the Project Area. Approximately 2.5 percent of the Project Area is developed as residential. No specific number of housing units has been authorized in the Project Area.

D. PROJECT AREA BUDGET *(UTAH CODE 17C-1-603(3)(d))*

A project area budget for the Town Center is included at the end of this section.

The collection period commenced in 2007 and extends through 2031 for a total period of 25 years. Therefore, there are 10 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

TABLE 2.6: DISTRIBUTION TO TAXING ENTITIES AND AGENCY

Timeframe	% to Taxing Entities	% to Agency
2013-2016	20%	80%
2017-2021	25%	75%
2022-2026	30%	70%
2027-2031	40%	60%

The Agency is authorized to allocate five percent of all revenues received as administrative costs. There is no dollar cap on the administrative costs to be received. Rather, the cap amount is five percent per year of all funds received by the Agency.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency. The projections below represent a 3% annual growth rate in assessed value.

TABLE 2.7: PROJECTED AGENCY REVENUES 2022

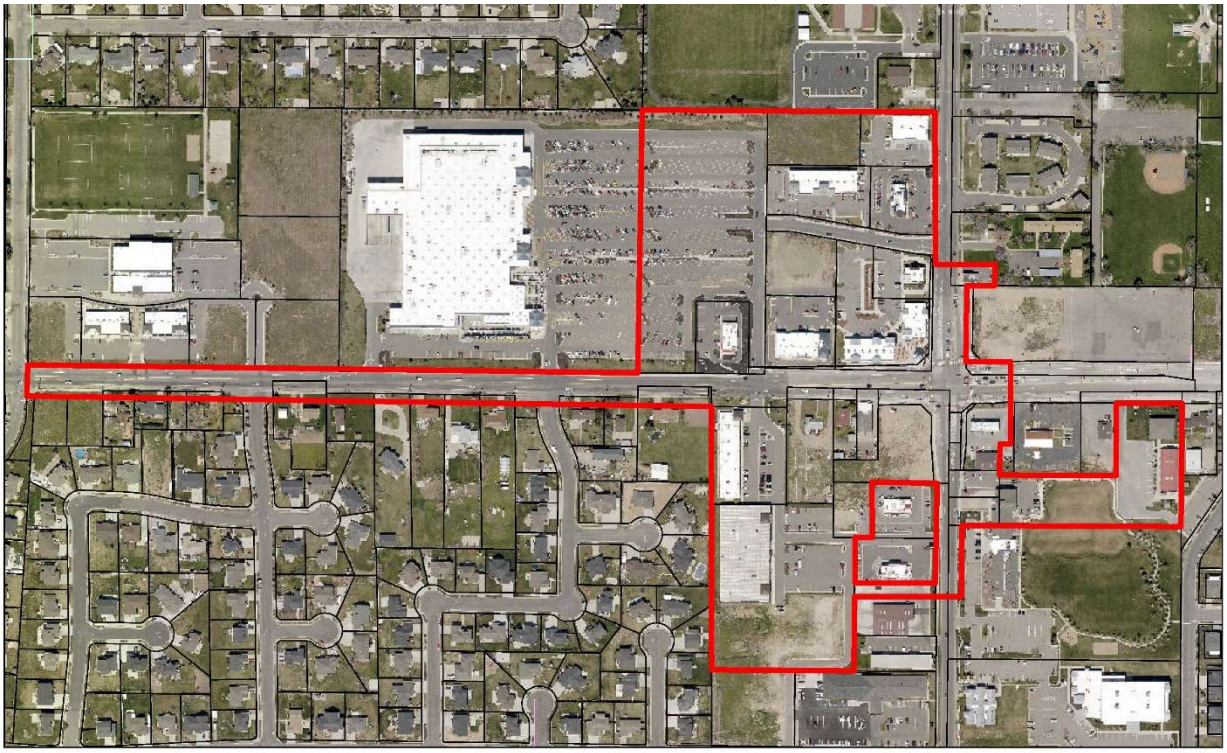
Incremental Tax Revenues to Agency	2022
Davis County	$22,262
Davis School District	$105,184
Syracuse City	$21,711
Weber Water Basin	$2,035
Davis Mosquito Abatement	$1,527
North Davis Sewer	$10,531
Davis County Library	$4,454
TOTAL	**$167,704**

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

TABLE 2.8: PROJECTED AGENCY REVENUES 2023

Incremental Tax Revenues to Agency	2023
Davis County	$22,951
Davis School District	$108,436
Syracuse City	$22,383
Weber Water Basin	$2,098
Davis Mosquito Abatement	$1,574
North Davis Sewer	$10,856
Davis County Library	$4,592
TOTAL	**$172,889**

G. Map of Project Area



Syracuse Town Center (1700 South) RDA

SYRACUSE TOWN CENTER (1700 South)
RDA

Project Year		**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**
RDA Budget Year		**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Tax Increment Year	**TOTAL**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Base Year Value		$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464	$671,464
Real Property Assessed Value							$19,353,820	$19,765,842	$22,488,268	$21,090,845	$19,941,631	$20,539,880	$21,156,076	$21,790,759	$22,444,481	$23,117,816	$23,811,350	$24,525,691	$25,261,462	$26,019,305	$26,799,885
Personal Property Assessed Value							$822,726	$1,191,190	$956,422	$972,748	$1,635,155	$1,684,210	$1,734,736	$1,786,778	$1,840,381	$1,895,593	$1,952,461	$2,011,034	$2,071,365	$2,133,506	$2,197,512
Centrally Assessed Assessed Value							$210,868	$436,744	$365,959	$349,202	$282,358	$290,829	$299,554	$308,540	$317,796	$327,330	$337,150	$347,265	$357,683	$368,413	$379,466
Total Assessed Value		$20,524,853	$23,482,408	$23,645,687	$19,106,335	$20,524,853	$20,387,414	$21,393,776	$23,810,649	$22,412,795	$21,859,144	$22,514,918	$23,190,366	$23,886,077	$24,602,659	$25,340,739	$26,100,961	$26,883,990	$27,690,510	$28,521,225	$29,376,862
Real Property Marginal Value							$18,682,356	$19,094,378	$21,816,804	$20,419,381	$19,270,167	$19,868,416	$20,484,612	$21,119,295	$21,773,017	$22,446,352	$23,139,886	$23,854,227	$24,589,998	$25,347,841	$26,128,421
Personal Property Marginal Value							$822,726	$1,191,190	$956,422	$972,748	$1,635,155	$1,684,210	$1,734,736	$1,786,778	$1,840,381	$1,895,593	$1,952,461	$2,011,034	$2,071,365	$2,133,506	$2,197,512
Centrally Assessed Marginal Value							$210,868	$436,744	$365,959	$349,202	$282,358	$290,829	$299,554	$308,540	$317,796	$327,330	$337,150	$347,265	$357,683	$368,413	$379,466
TOTAL Marginal Value		**$19,853,389**	**$22,810,944**	**$22,974,223**	**$18,434,871**	**$19,853,389**	**$19,715,950**	**$20,722,312**	**$23,139,185**	**$21,741,331**	**$21,187,680**	**$21,843,454**	**$22,518,902**	**$23,214,613**	**$23,931,195**	**$24,669,275**	**$25,429,497**	**$26,212,526**	**$27,019,046**	**$27,849,761**	**$28,705,398**
Tax Rate Assumptions - Real and Centrally Assessed																					
Davis County			*0.00229*	*0.00212*	*0.002153*	*0.001779*	*0.001643*	*0.001494*	*0.001760*	*0.001707*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*
Davis School District			*0.00855*	*0.00811*	*0.008555*	*0.008125*	*0.007575*	*0.007701*	*0.007808*	*0.007670*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*
Syracuse City			*0.00175*	*0.00163*	*0.001639*	*0.001573*	*0.001447*	*0.001348*	*0.001512*	*0.001467*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*
Weber Water Basin			*0.00021*	*0.00020*	*0.000196*	*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*
Davis Mosquito Abatement			*0.00010*	*0.00012*	*0.000122*	*0.000116*	*0.000107*	*0.000100*	*0.000112*	*0.000110*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*
North Davis Sewer			*0.00101*	*0.00101*	*0.001025*	*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*
Davis County Library			*0.00038*	*0.00035*	*0.000361*	*0.000342*	*0.000314*	*0.000244*	*0.000329*	*0.000319*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*
TOTAL			***0.014285***	***0.013538***	***0.014051***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Less: State Assessment					*0.000236*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: County Assessment					*0.000012*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL Rate					***0.013803***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Taxing Entity Rates - Personal Property																					
Davis County							*0.001779*	*0.001643*	*0.001844*	*0.001760*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*
Davis School District							*0.008125*	*0.007575*	*0.007701*	*0.007492*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*
Syracuse City							*0.001573*	*0.001447*	*0.001512*	*0.001412*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*
Weber Water Basin							*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*
Davis Mosquito Abatement							*0.000116*	*0.000107*	*0.000119*	*0.000112*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*
North Davis Sewer							*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*
Davis County Library							*0.000342*	*0.000314*	*0.000349*	*0.000329*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*
TOTAL							***0.013147***	***0.012209***	***0.012558***	***0.012058***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***
Base Year Taxes to Taxing Entities																					
Davis County		$20,634		$1,536	$1,425	$1,446	$1,195	$1,103	$1,003	$1,182	$1,146	$964	$964	$964	$964	$964	$964	$964	$964	$964	$964
Davis School District		$93,357		$5,740	$5,445	$5,744	$5,456	$5,086	$5,171	$5,243	$5,150	$4,575	$4,575	$4,575	$4,575	$4,575	$4,575	$4,575	$4,575	$4,575	$4,575
Syracuse City		$18,764		$1,178	$1,094	$1,101	$1,056	$972	$905	$1,015	$985	$951	$951	$951	$951	$951	$951	$951	$951	$951	$951
Weber Water Basin		$1,929		$138	$131	$132	$126	$117	$110	$103	$98	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89
Davis Mosquito Abatement		$1,329		$68	$82	$82	$78	$72	$67	$75	$74	$66	$66	$66	$66	$66	$66	$66	$66	$66	$66
North Davis Sewer		$10,039		$675	$676	$688	$688	$637	$584	$537	$516	$458	$458	$458	$458	$458	$458	$458	$458	$458	$458
Davis County Library		$3,911		$256	$238	$242	$230	$211	$164	$221	$214	$194	$194	$194	$194	$194	$194	$194	$194	$194	$194
TOTAL		**$142,667**	**$0**	**$9,592**	**$9,090**	**$9,435**	**$8,828**	**$8,198**	**$8,004**	**$8,376**	**$8,184**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**	**$7,296**
Taxing Entity Contribution																					
Davis County			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis School District			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Syracuse City			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Weber Water Basin			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis Mosquito Abatement			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
North Davis Sewer			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis County Library			*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Incremental Taxes to Taxing Entities - Real																					
Davis County		$193,711	$9,278	$10,437	$9,749	$7,938	$7,064	$7,760	$7,295	$9,760	$8,863	$7,014	$8,679	$8,948	$9,225	$9,510	$9,804	$13,476	$13,892	$14,320	$14,761	$15,216
Davis School District		$889,294	$34,668	$39,000	$37,261	$31,542	$32,262	$35,779	$37,602	$43,301	$39,824	$33,303	$41,203	$42,481	$43,796	$45,151	$46,547	$63,980	$65,954	$67,987	$70,082	$72,239
Syracuse City		$180,384	$7,113	$8,001	$7,485	$6,043	$6,246	$6,835	$6,582	$8,385	$7,617	$6,922	$8,564	$8,829	$9,103	$9,384	$9,674	$13,297	$13,708	$14,130	$14,566	$15,014
Weber Water Basin		$18,016	$836	$940	$898	$723	$743	$822	$801	$848	$758	$645	$798	$823	$849	$875	$902	$1,240	$1,278	$1,317	$1,358	$1,400
Davis Mosquito Abatement		$12,730	$410	$461	$559	$450	$461	$505	$488	$621	$571	$484	$599	$617	$636	$656	$676	$930	$958	$988	$1,018	$1,050
North Davis Sewer		$93,551	$4,080	$4,589	$4,624	$3,779	$4,070	$4,482	$4,243	$4,437	$3,993	$3,334	$4,125	$4,252	$4,384	$4,520	$4,659	$6,405	$6,602	$6,806	$7,015	$7,231
Davis County Library		$37,357	$1,548	$1,742	$1,629	$1,331	$1,358	$1,483	$1,191	$1,825	$1,656	$1,413	$1,748	$1,802	$1,858	$1,915	$1,974	$2,714	$2,798	$2,884	$2,973	$3,064
Total		**$1,425,044**	**$57,932**	**$65,171**	**$62,205**	**$51,806**	**$52,203**	**$57,667**	**$58,203**	**$69,177**	**$63,282**	**$53,114**	**$65,715**	**$67,752**	**$69,850**	**$72,012**	**$74,238**	**$102,041**	**$105,189**	**$108,433**	**$111,773**	**$115,214**
Davis School District							$1,671	$2,256	$1,841	$1,822	$3,135	$3,875	$3,992	$4,111	$4,235	$4,362	$5,990	$6,170	$6,355	$6,546	$6,742
Syracuse City							$324	$431	$362	$343	$600	$741	$763	$786	$810	$834	$1,146	$1,180	$1,215	$1,252	$1,289
Weber Water Basin							$38	$52	$39	$37	$60	$74	$76	$78	$81	$83	$114	$117	$121	$125	$128
Davis Mosquito Abatement							$24	$32	$28	$27	$45	$56	$57	$59	$61	$63	$86	$88	$91	$94	$97
North Davis Sewer							$211	$283	$208	$195	$314	$389	$400	$412	$425	$437	$601	$619	$637	$656	$676
Davis County Library							$70	$94	$83	$80	$130	$161	$166	$171	$176	$181	$249	$257	$264	$272	$280

Syracuse Town Center (1700 South) RDA

SYRACUSE TOWN CENTER (1700 South)
RDA

Project Year		**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**
RDA Budget Year		**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Tax Increment Year	**TOTAL**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Total							**$2,338**	**$3,147**	**$2,562**	**$2,504**	**$4,285**	**$5,296**	**$5,455**	**$5,618**	**$5,787**	**$5,960**	**$8,185**	**$8,431**	**$8,684**	**$8,945**	**$9,213**
AGENCY BUDGET																					
Incremental Taxes to Agency																					
Davis County	$506,615	$37,112	$41,749	$38,998	$31,752	$28,255	$24,379	$23,352	$30,604	$27,873	$23,137	$22,262	$22,951	$23,659	$24,389	$25,141	$22,213	$22,897	$23,601	$24,327	$25,074
Davis School District	$2,279,353	$138,671	$155,998	$149,043	$126,168	$129,047	$112,351	$119,574	$135,426	$124,937	$109,315	$105,184	$108,436	$111,785	$115,234	$118,787	$104,955	$108,186	$111,514	$114,941	$118,472
Syracuse City	$456,968	$28,451	$32,006	$29,939	$24,172	$24,984	$21,474	$21,039	$26,240	$23,881	$22,564	$21,711	$22,383	$23,074	$23,786	$24,520	$21,665	$22,332	$23,019	$23,726	$24,455
Weber Water Basin	$47,134	$3,343	$3,761	$3,591	$2,891	$2,970	$2,581	$2,558	$2,663	$2,386	$2,115	$2,035	$2,098	$2,163	$2,229	$2,298	$2,030	$2,093	$2,157	$2,224	$2,292
Davis Mosquito Abatement	$32,423	$1,640	$1,845	$2,238	$1,799	$1,842	$1,588	$1,560	$1,949	$1,795	$1,587	$1,527	$1,574	$1,623	$1,673	$1,724	$1,523	$1,570	$1,619	$1,668	$1,720
North Davis Sewer	$245,227	$16,319	$18,358	$18,497	$15,117	$16,280	$14,080	$13,577	$13,933	$12,562	$10,944	$10,531	$10,856	$11,191	$11,537	$11,893	$10,508	$10,831	$11,164	$11,507	$11,861
Davis County Library	$95,638	$6,193	$6,967	$6,515	$5,324	$5,432	$4,660	$3,855	$5,724	$5,209	$4,629	$4,454	$4,592	$4,734	$4,880	$5,030	$4,445	$4,581	$4,722	$4,868	$5,017
Less: State Assessment	($3,481)				($3,481)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: County Assessment	($7,098)				($177)	$0	$0	$0	$0	($6,921)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL with adjustments	**$3,652,779**	**$231,729**	**$260,596**	**$248,737**	**$203,565**	**$208,810**	**$181,113**	**$185,516**	**$216,539**	**$191,722**	**$174,290**	**$167,704**	**$172,889**	**$178,228**	**$183,729**	**$189,394**	**$167,339**	**$172,490**	**$177,796**	**$183,262**	**$188,891**
Expenditures																					
Administrative Percentage		*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*
Administration	($182,630)	($11,586)	($13,030)	($12,437)	($10,178)	($10,441)	($9,056)	($9,276)	($10,827)	($9,586)	($8,715)	($8,385)	($8,644)	($8,911)	($9,186)	($9,470)	($8,367)	($8,625)	($8,890)	($9,163)	($9,445)
Remaining Increment for Projects	**$3,469,978**	**$220,142**	**$247,566**	**$236,300**	**$193,387**	**$198,370**	**$172,057**	**$176,240**	**$205,712**	**$182,136**	**$165,576**	**$159,319**	**$164,244**	**$169,317**	**$174,542**	**$179,924**	**$158,972**	**$163,866**	**$168,907**	**$174,099**	**$179,446**

Chapter 3 – Syracuse City 750 West RDA

Background Information

The Syracuse 750 West Redevelopment Project Area was initially created in 2003 and triggered increment in 2007, runs for a 25-year period, and expires in 2031.

The general boundaries of the Project Area are 1500 South on the north, 1900 South on the south, 1075 West on the west, and 600 West on the east.

Table 3.1: Project Area Description

Project Area Data	
Year Established	2003
Initial Year of Tax Increment	2007
Time Frame for Tax Increment Collection	25 years
Last Year of Tax Increment	2031

The Project Area was originally created to encourage and assist redevelopment in order for a public or private employer to create additional jobs within the State and City. Other goals included the removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels necessary for redevelopment and the elimination of irregular lot subdivision, environmental deficiencies, improper drainage, overcrowding or underutilization of real property. Objectives also included greater economic diversification that would strengthen the property and income tax base, as well as the provision of utilities, streets, curbs, sidewalks, parking areas, landscape areas and other infrastructure improvements necessary to promote economic development.

A. Changes in Marginal Value *(Utah Code 17C-1-603(3)(a))*

The base year value, as reflected by the County Auditor's Office, is $10,093,310.

Table 3.2: Taxable and Marginal Values

		Value
(i)	Base Year	2007
(ii)	Base Taxable Value	$10,093,310
(iii)	Prior Year (2020) Assessed Value	$32,731,358
	Prior Year (2021) Assessed Value	$34,903,162
(iv)	Estimated Current Year (2022) Assessed Value	$35,950,257
	Marginal Value 2020	$22,638,048
	Marginal Value 2021	$24,809,852
(v)	% Change in Marginal Value (2020 to 2021)	9.6%
(vi)	The base year assessed value, as reflected by the County Auditor's Office, is $10,093,310. Total taxable value in the Project Area has grown from $10,093,310 at the inception of the Project Area – to $34,903,162 in 2021 – an increase of 246 percent in taxable value. The 2020 assessed value of the 750 West Project Area was $32,731,358. The 2021 taxable value increased to $34,903,162 – an increase of 6.6 percent over the one-year period. In comparison, the 2020 taxable value of Syracuse City was	

$1,975,071,517[3]. The 2021 taxable value of Syracuse City was $2,339,752,648[4] representing an increase of 18.5 percent over the one-year period.

B. Amount of Project Area Funds Received by Agency *(Utah Code 17C-1-603(3)(b))*

In 2021, the 750 West Project Area received $206,406 in tax increment funds. The original Project Area Plan, with the original projections for this project area, is not available. The Agency's historical receipts of project area funds for which data could be obtained are shown below.

Table 3.3: Project Area Funds Received

Year	Amount Received
2021	$206,406
2020	$200,397
2019	$209,974
2018	$192,402
2017	$96,291
2016	$100,430
2015	$74,642
2014	$67,375
2013	$71,564

Benefits received by each taxing entity are summarized as follows:

Table 3:4 Summary of Benefits

Taxing Entity	Benefits
Davis County	Incremental tax revenues to taxing entities; increased property values
Davis School District	Incremental tax revenues to taxing entities; increased property values
Syracuse City	Incremental tax revenues to taxing entities; increased property values
Weber Water Basin	Incremental tax revenues to taxing entities; increased property values
Davis Mosquito Abatement	Incremental tax revenues to taxing entities; increased property values
North Davis Sewer	Incremental tax revenues to taxing entities; increased property values
Davis County Library	Incremental tax revenues to taxing entities; increased property values

C. Description of Current and Anticipated Project Area Development *(Utah Code 17C-1-603(3)(c))*

The Agency continues to pursue other opportunities to renovate and develop properties in the Project Area. The Agency has entered into a contract with Trico Holdings to install infrastructure improvements to the 750 West area RDA in order to attract commercial and flex development. The Agency has agreed to reimburse Trico Holdings up to $512,897 for infrastructure improvements made to the area as long as they also subsequently develop some storage units, flex office/warehouse, and a retail commercial building by 2024.

[3] https://propertytax.utah.gov/rates/final-values/
[4] https://propertytax.utah.gov/rates/final-values/

This area has approximately 36.5 developed acres, 7.3 undeveloped acres, and 4.4 road acres. Approximately 16.97 percent of the area is residential development. There is no set number of approved housing units for the Project Area.

D. Project Area Budget *(Utah Code 17C-1-603(3)(d))*

A project area budget is included at the end of this section.

The collection period for the project area funds commenced in 2007 and extends through 2031. Therefore, there are 10 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

Table 3.5: Tax Increment Distribution Schedule

Timeframe	% to Taxing Entities	% to Agency
2013-2016	20%	80%
2017-2021	25%	75%
2022-2026	30%	70%
2027-2031	40%	60%

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table.

The Agency is authorized to allocate five percent of all revenues received as administrative costs. There is no dollar cap on the administrative costs to be received. Rather, the cap amount is five percent per year of all funds received by the Agency.

E. Projected Tax Increment Receipts for Current Year

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency. The projections below represent a 3% annual growth rate in assessed value.

Table 3.6: Projected Agency Revenues 2022

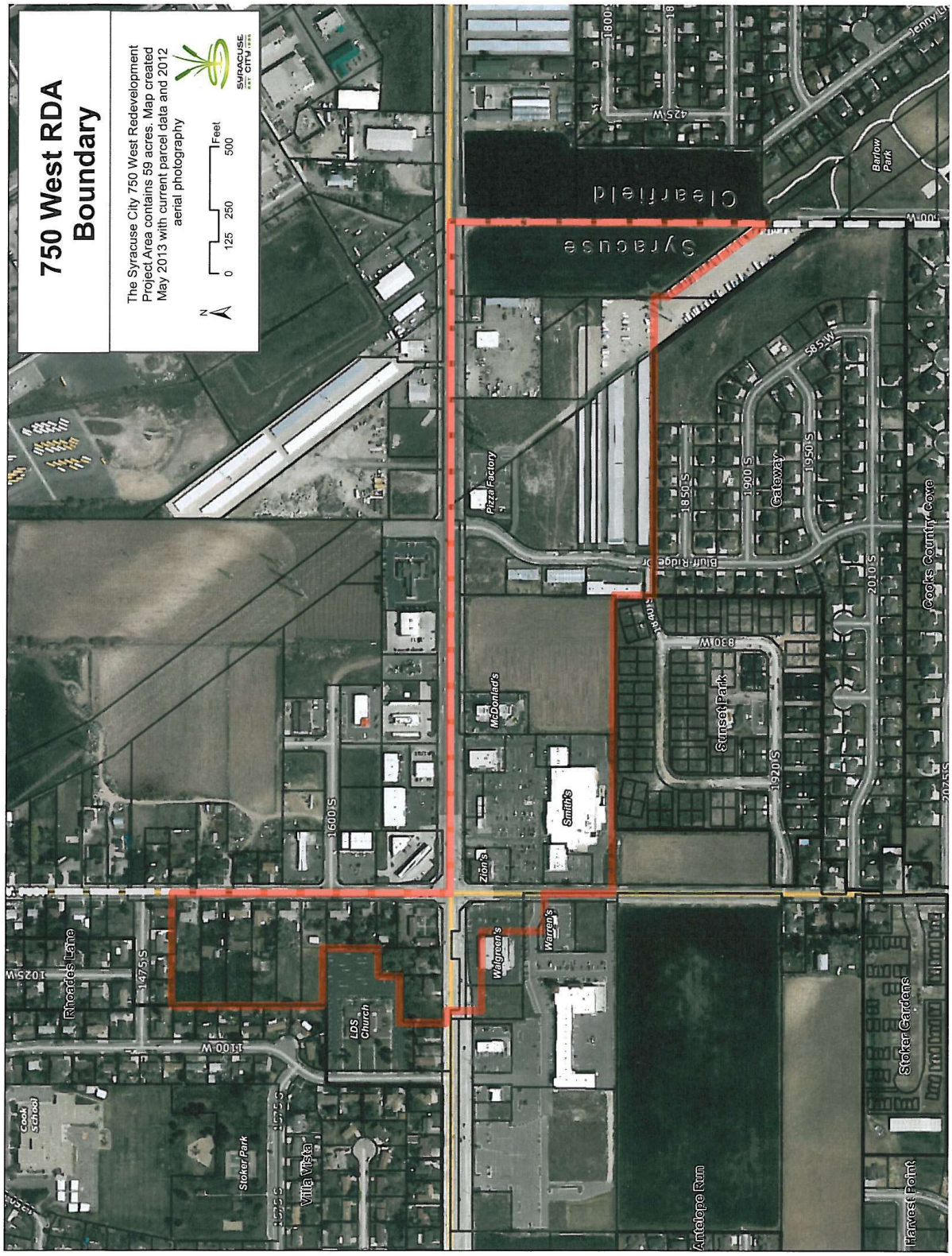
Incremental Tax Revenues to Agency	2022
Davis County	$26,808
Davis School District	$125,943
Syracuse City	$25,786
Weber Water Basin	$2,432
Davis Mosquito Abatement	$1,826
North Davis Sewer	$12,611
Davis County Library	$5,323
TOTAL	**$200,728**

F. Projected Tax Increment Receipts for Next Calendar Year

Table 3.7: Projected Agency Revenues 2023

Incremental Tax Revenues to Agency	2023
Davis County	$27,916
Davis School District	$131,165
Syracuse City	$26,860
Weber Water Basin	$2,533
Davis Mosquito Abatement	$1,901
North Davis Sewer	$13,134
Davis County Library	$5,544
TOTAL	**$209,053**

G. Map of Project Area



Syracuse City 750 West RDA

750 WEST																					
Project Year		**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**
RDA Budget Year		**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Tax Increment Year	**TOTAL (2013-2030)**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Base Year Value		$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,093,310	$10,396,109
Real Property Assessed Value							$17,994,769	$29,131,696	$28,854,697	$27,909,056	$29,648,562	$30,538,019	$31,454,159	$32,397,784	$33,369,718	$34,370,809	$35,401,934	$36,463,992	$37,557,911	$38,684,649	$39,845,188
Personal Property Assessed Value							$1,660,466	$1,551,934	$2,633,331	$3,712,165	$4,254,136	$4,381,760	$4,513,213	$4,648,609	$4,788,068	$4,931,710	$5,079,661	$5,232,051	$5,389,012	$5,550,683	$5,717,203
Centrally Assessed Assessed Value							$826,344	$893,495	$1,031,466	$1,110,137	$1,000,464	$1,030,478	$1,061,392	$1,093,234	$1,126,031	$1,159,812	$1,194,606	$1,230,445	$1,267,358	$1,305,379	$1,344,540
Assessed Value		$0	$16,355,509	$16,314,193	$16,852,893	$19,642,045	$20,481,579	$31,577,125	$32,519,494	$32,731,358	$34,903,162	$35,950,257	$37,028,765	$38,139,628	$39,283,816	$40,462,331	$41,676,201	$42,926,487	$44,214,281	$45,540,710	$46,906,931
Real Property Marginal Value							$7,901,459	$19,038,386	$18,761,387	$17,815,746	$19,555,252	$20,444,709	$21,360,849	$22,304,474	$23,276,408	$24,277,499	$25,308,624	$26,370,682	$27,464,601	$28,591,339	$29,449,079
Personal Property Marginal Value							$1,660,466	$1,551,934	$2,633,331	$3,712,165	$4,254,136	$4,381,760	$4,513,213	$4,648,609	$4,788,068	$4,931,710	$5,079,661	$5,232,051	$5,389,012	$5,550,683	$5,717,203
Centrally Assessed Marginal Value							$826,344	$893,495	$1,031,466	$1,110,137	$1,000,464	$1,030,478	$1,061,392	$1,093,234	$1,126,031	$1,159,812	$1,194,606	$1,230,445	$1,267,358	$1,305,379	$1,344,540
Total Marginal Value		**($10,093,310)**	**$6,262,199**	**$6,220,883**	**$6,759,583**	**$9,548,735**	**$10,388,269**	**$21,483,815**	**$22,426,184**	**$22,638,048**	**$24,809,852**	**$25,856,947**	**$26,935,455**	**$28,046,318**	**$29,190,506**	**$30,369,021**	**$31,582,891**	**$32,833,177**	**$34,120,971**	**$35,447,400**	**$36,510,822**
Tax Rates - Real & Centrally Assessed																					
Property																					
Davis County			*0.00229*	*0.00212*	*0.002153*	*0.001779*	*0.001643*	*0.001494*	*0.001760*	*0.001707*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*
Davis School District			*0.00855*	*0.00811*	*0.008555*	*0.008125*	*0.007575*	*0.007701*	*0.007808*	*0.007670*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*
Syracuse City			*0.00175*	*0.00163*	*0.001639*	*0.001573*	*0.001447*	*0.001348*	*0.001512*	*0.001467*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*
Weber Water Basin			*0.00021*	*0.00020*	*0.000196*	*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*
Davis Mosquito Abatement			*0.00010*	*0.00012*	*0.000122*	*0.000116*	*0.000107*	*0.000100*	*0.000112*	*0.000110*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*
North Davis Sewer			*0.00101*	*0.00101*	*0.001025*	*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*
Davis County Library			*0.00038*	*0.00035*	*0.000361*	*0.000342*	*0.000314*	*0.000244*	*0.000329*	*0.000319*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*
TOTAL		**-**	***0.014285***	***0.013538***	***0.014051***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Less: State Assessment					*0.000236*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: County Assessment					*0.000012*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL Rate					***0.013803***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Tax Rates - Personal Property																					
Davis County							*0.001779*	*0.001643*	*0.001844*	*0.001760*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*
Davis School District							*0.008125*	*0.007575*	*0.007701*	*0.007492*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*
Syracuse City							*0.001573*	*0.001447*	*0.001512*	*0.001412*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*
Weber Water Basin							*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*
Davis Mosquito Abatement							*0.000116*	*0.000107*	*0.000119*	*0.000112*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*
North Davis Sewer							*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*
Davis County Library							*0.000342*	*0.000314*	*0.000349*	*0.000329*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*
TOTAL							***0.013147***	***0.012209***	***0.012558***	***0.012058***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***
Base Year Taxes to Taxing Entities																					
Davis County	$310,608		$23,091	$21,416	$21,731	$17,956	$16,583	$15,079	$17,764	$17,229	$14,484	$14,484	$14,484	$14,484	$14,484	$14,484	$14,484	$14,484	$14,484	$14,484	$14,918
Davis School District	$1,405,383		$86,282	$81,849	$86,348	$82,008	$76,457	$77,729	$78,809	$77,416	$68,766	$68,766	$68,766	$68,766	$68,766	$68,766	$68,766	$68,766	$68,766	$68,766	$70,829
Syracuse City	$282,484		$17,702	$16,441	$16,543	$15,877	$14,605	$13,606	$15,261	$14,807	$14,292	$14,292	$14,292	$14,292	$14,292	$14,292	$14,292	$14,292	$14,292	$14,292	$14,721
Weber Water Basin	$29,043		$2,080	$1,972	$1,978	$1,887	$1,756	$1,655	$1,544	$1,474	$1,332	$1,332	$1,332	$1,332	$1,332	$1,332	$1,332	$1,332	$1,332	$1,332	$1,372
Davis Mosquito Abatement	$20,003		$1,020	$1,229	$1,231	$1,171	$1,080	$1,009	$1,130	$1,110	$999	$999	$999	$999	$999	$999	$999	$999	$999	$999	$1,029
North Davis Sewer	$151,116		$10,154	$10,158	$10,346	$10,346	$9,579	$8,771	$8,075	$7,762	$6,884	$6,884	$6,884	$6,884	$6,884	$6,884	$6,884	$6,884	$6,884	$6,884	$7,090
Davis County Library	$58,873		$3,853	$3,578	$3,644	$3,452	$3,169	$2,463	$3,321	$3,220	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$3,004
TOTAL	**$2,257,510**	**$0**	**$144,183**	**$136,643**	**$141,821**	**$132,697**	**$123,229**	**$120,312**	**$125,904**	**$123,017**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$109,674**	**$112,964**
Taxing Entity Contribution																					
Davis County		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis School District		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Syracuse City		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Weber Water Basin		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis Mosquito Abatement		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
North Davis Sewer		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis County Library		*80%*	*80%*	*80%*	*80%*	*80%*	*75%*	*75%*	*75%*	*75%*	*75%*	*70%*	*70%*	*70%*	*70%*	*70%*	*60%*	*60%*	*60%*	*60%*	*60%*
Incremental Taxes to Taxing Entities																					
Davis County	$216,180	$0	$2,865	$2,640	$2,911	$3,397	$4,323	$8,082	$9,923	$9,710	$9,190	$11,489	$11,964	$12,453	$12,957	$13,476	$18,681	$19,415	$20,172	$20,951	$21,579
Davis School District	$1,006,029	$0	$10,706	$10,089	$11,566	$15,517	$19,901	$41,313	$43,705	$43,243	$43,169	$53,976	$56,214	$58,519	$60,893	$63,339	$87,811	$91,271	$94,834	$98,504	$101,459
Syracuse City	$203,213	$0	$2,197	$2,027	$2,216	$3,004	$3,810	$7,278	$8,477	$8,251	$8,837	$11,051	$11,511	$11,985	$12,473	$12,976	$17,992	$18,703	$19,436	$20,191	$20,796
Weber Water Basin	$19,807	$0	$258	$243	$265	$357	$457	$885	$865	$833	$834	$1,042	$1,086	$1,130	$1,176	$1,223	$1,696	$1,763	$1,832	$1,903	$1,960
Davis Mosquito Abatement	$14,486	$0	$127	$151	$165	$222	$282	$540	$633	$624	$626	$782	$815	$848	$883	$918	$1,273	$1,323	$1,375	$1,428	$1,471
North Davis Sewer	$103,066	$0	$1,260	$1,252	$1,386	$1,957	$2,496	$4,698	$4,531	$4,381	$4,323	$5,405	$5,629	$5,860	$6,097	$6,342	$8,793	$9,139	$9,496	$9,863	$10,159
Davis County Library	$42,137	$0	$478	$441	$488	$653	$827	$1,338	$1,858	$1,815	$1,824	$2,281	$2,376	$2,473	$2,574	$2,677	$3,712	$3,858	$4,009	$4,164	$4,289
Total	**$1,604,918**	**$0**	**$17,891**	**$16,844**	**$18,996**	**$25,107**	**$32,097**	**$64,134**	**$69,991**	**$68,857**	**$68,802**	**$86,026**	**$89,594**	**$93,269**	**$97,054**	**$100,953**	**$139,958**	**$145,473**	**$151,153**	**$157,004**	**$161,714**
AGENCY BUDGET																					
Incremental Taxes to Agency																					
Davis County	$467,595	$0	$11,461	$10,560	$11,643	$13,590	$12,970	$24,246	$29,768	$29,130	$27,569	$26,808	$27,916	$29,058	$30,234	$31,445	$28,022	$29,123	$30,258	$31,426	$32,369
Davis School District	$2,159,854	$0	$42,826	$40,357	$46,263	$62,067	$59,703	$123,938	$131,116	$129,730	$129,506	$125,943	$131,165	$136,544	$142,085	$147,791	$131,717	$136,906	$142,251	$147,756	$152,189
Syracuse City	$433,406	$0	$8,786	$8,107	$8,863	$12,016	$11,431	$21,835	$25,431	$24,754	$26,511	$25,786	$26,860	$27,965	$29,105	$30,278	$26,988	$28,055	$29,154	$30,286	$31,195
Weber Water Basin	$43,044	$0	$1,033	$972	$1,060	$1,428	$1,372	$2,654	$2,595	$2,498	$2,501	$2,432	$2,533	$2,637	$2,744	$2,854	$2,544	$2,644	$2,748	$2,854	$2,940
Davis Mosquito Abatement	$30,985	$0	$506	$606	$660	$886	$845	$1,619	$1,898	$1,873	$1,877	$1,826	$1,901	$1,979	$2,060	$2,143	$1,910	$1,985	$2,062	$2,142	$2,206

Syracuse City 750 West RDA

750 WEST																					
Project Year		**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**
RDA Budget Year		**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Tax Increment Year	**TOTAL (2013-2030)**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
North Davis Sewer	$224,325	$0	$5,040	$5,009	$5,543	$7,830	$7,488	$14,095	$13,592	$13,143	$12,968	$12,611	$13,134	$13,672	$14,227	$14,799	$13,189	$13,708	$14,244	$14,795	$15,239
Davis County Library	$90,167	$0	$1,913	$1,764	$1,952	$2,613	$2,481	$4,013	$5,573	$5,444	$5,473	$5,323	$5,544	$5,771	$6,006	$6,247	$5,568	$5,787	$6,014	$6,246	$6,434
Less: State Assessment	($1,276)				($1,276)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: County Assessment	($6,240)				($65)	$0	$0	$0	$0	($6,175)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL with adjustments	**$3,441,858**		**$71,564**	**$67,375**	**$74,642**	**$100,430**	**$96,291**	**$192,402**	**$209,974**	**$200,397**	**$206,406**	**$200,728**	**$209,053**	**$217,628**	**$226,460**	**$235,557**	**$209,937**	**$218,209**	**$226,730**	**$235,506**	**$242,571**
Expenditures																					
Administrative Percentage		*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*
Administration	($172,093)	$0	($3,578)	($3,369)	($3,732)	($5,021)	($4,815)	($9,620)	($10,499)	($10,020)	($10,320)	($10,036)	($10,453)	($10,881)	($11,323)	($11,778)	($10,497)	($10,910)	($11,336)	($11,775)	($12,129)
Remaining Increment for Projects	$3,269,765	$0	$67,986	$64,006	$70,910	$95,408	$91,476	$182,782	$199,475	$190,378	$196,086	$190,692	$198,600	$206,746	$215,137	$223,779	$199,440	$207,299	$215,393	$223,730	$230,442

Chapter 4 – SR-193 Economic Development Area

Background Information

The SR-193 Economic Development Project Area was created in 2012 and increment triggered in 2014.

The general boundaries of the Project Area are west of 1000 West, north of 700 South, south of 200 South and east of approximately 1700 West.

Table 4.1: Project Area Description

Project Area Data	
Year Established	2012
Initial Year of Tax Increment	2014
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2028

The Project Area was created to facilitate economic development and create jobs in a premium quality business park that has excellent roadway access and rail access.

A. Changes in Marginal Value *(Utah Code 17C-1-603(3)(a))*

The base year assessed value is $0. Tax increment collection began in 2014.

Table 4.2: Taxable and Marginal Values

		Value
(i)	Base Year	2012
(ii)	Base Taxable Value	$0
(iii)	Prior Year (2020) Assessed Value	$51,465,473
	Prior Year (2021) Assessed Value	$75,239,907
(iv)	Estimated Current Year (2022) Assessed Value	$77,497,104
	Marginal Value 2020	$51,465,473
	Marginal Value 2021	$75,239,907
(v)	% Change in Marginal Value (2020 to 2021)	46.2%

(vii) Total taxable value in the Project Area has grown from $0 at the inception of the Project Area – to $75,239,907 in 2021. The 2020 assessed value of the SR-193 Project Area was $51,465,473. The 2021 taxable value increased to $75,239,907 – an increase of 46.2 percent over the one-year period. In comparison, the 2020 taxable value of Syracuse City was $1,975,071,517[5]. The 2021 taxable value of Syracuse City was $2,339,752,648[6] representing an increase of 18.5 percent over the one-year period.

[5] https://propertytax.utah.gov/rates/final-values/
[6] https://propertytax.utah.gov/rates/final-values/

B. Amount of Project Area Funds Received by Agency *(Utah Code 17C-1-603(3)(b))*

In 2021, the SR193 EDA generated $677,872 in incremental tax revenues for the Agency. The original estimate of tax increment to be generated in 2021 was $834,575.

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

Table 4.3: Project Area Funds Received

Year	Amount Received
2021	$677,872
2020	$489,394
2019	$433,936
2018	$377,919
2017	$335,296
2016	$272,507
2015	$170,711
2014	$34,508

Benefits received by each taxing entity are as follows:

Table 4.4: Summary of Benefits

Taxing Entity	Benefits
Davis County	Incremental tax revenues to taxing entities; increased property values
Davis School District	Incremental tax revenues to taxing entities; increased property values
Syracuse City	Incremental tax revenues to taxing entities; increased property values
Weber Water Basin	Incremental tax revenues to taxing entities; increased property values
Davis Mosquito Abatement	Incremental tax revenues to taxing entities; increased property values
North Davis Sewer	Incremental tax revenues to taxing entities; increased property values
Davis County Library	Incremental tax revenues to taxing entities; increased property values

C. Description of Current and Anticipated Project Area Development Activity *(Utah Code 17C-1-603(3)(c))*

A 7-11 store opened in Summer 2019. Multiple storage units are planned for the area and are in the permitting process.

US Cold Storage completed construction on its phase II expansion in December 2020.

The Agency has enacted a post-performance incentive plan to businesses that pay higher median wages in the project area. This incentive (TIP) plan includes a rebate of lease amounts per square foot that are dependent on the jobs created and wages paid.

Tenants may qualify for TIP funding only if they: (1) enter into a lease of at least five (5) years in length, (2) generate new jobs at the Business Park that work on a full-time basis within the leased space, and (3) have occupied the lease space with employees. The amount of TIP funding available is based upon the following three categories:

A. A tenant that generates at least one new, full-time job who is employed full-time at the leased premises, may receive reimbursement of up to $0.10 per square foot of leased s pace for each month of lease actually paid.

B. A tenant that generates and maintains throughout the reimbursement period at least ten (10) full-time jobs who are employed full-time at the leased premises, may receive the amount identified in Subsection 2.3(A), plus an additional $0.02 per square foot of leased space for each month of lease actually paid, for a total of up to $0.12 per square foot.

C. A tenant that generates and maintains throughout the reimbursement period at least ten (10) full-time jobs who are employed full-time at the leased premises, with an average gross salary of at least $50,000 per year among all of the employees who are employed at the leased premises, may receive the amount identified in Subsection 2.3(A), plus an additional $0.05 per square foot of leased space, for a total of $0.15 per square foot.

The project area has 128.49 developed acres, 28.63 undeveloped acres, and 16.8 road acres.[7] However, only the easternmost portion of 73.88 acres is included in the tax increment collection area. Of the 73.88 acres, 64.17 acres are developed, 3.6 acres are undeveloped, and 5.7 acres are roads. Approximately 41.35 percent of the Project Area is residential development.

D. Project Area Budget *(Utah Code 17C-1-603(3)(d))*

A project area budget for the SR-193 EDA is included at the end of this section.

The collection period for the project area funds commenced in 2014 and extends through 2028 – a period of 15 years. There are, therefore, 7 years remaining for the collection of tax increment. The Agency is authorized to receive 80 percent of the incremental property taxes for a period of 15 years. The project area will end with the first of either 15 years or $9,052,944 in tax increment revenues (after administrative costs of five percent are taken out each year) paid to the Agency as outlined in the Project Area Plan and Budget.

Total tax increment funds received to date, after administrative expenses, are as follows:

Table 4.5: Total Increment Funds to Date (after Administrative Costs)

Year	Amount Received by Agency (after Administrative Funds)
2014	$32,783
2015	$162,175
2016	$258,882

[7] Parcel boundaries are adjusted from year to year and can result in changes to developed totals as large parcels which have been classified as developed are split and undeveloped land within the old boundaries are recategorized.

Year	Amount Received by Agency (after Administrative Funds)
2017	$318,532
2018	$359,023
2019	$412,240
2020	$464,924
2021	$643,979
TOTAL	$2,652,537
CAP Amount	$9,052,944
Amount Remaining	$6,400,407

The Agency is authorized to allocate five percent of funds received by the Agency as administrative costs for the period of time for which it is authorized to collect tax increment.

E. Projected Tax Increment Receipts for Current Year

The projections below are estimates only and are not intended to limit in any way the actual funds received by the Agency. The projections below represent a 3% annual growth rate in assessed value.

Table 4.6: Projected Tax Increment Receipts for 2022

Incremental Tax Revenues to Agency	2022
Davis County	$94,016
Davis School District	$438,300
Syracuse City	$88,735
Weber Water Basin	$8,444
Davis Mosquito Abatement	$6,342
North Davis Sewer	$43,897
Davis County Library	$18,474
TOTAL	**$698,208**

F. Projected Tax Increment Receipts for Next Calendar Year

Table 4.7: Projected Tax Increment Receipts for 2023

Incremental Tax Revenues to Agency	2023
Davis County	$96,837
Davis School District	$451,449
Syracuse City	$91,398
Weber Water Basin	$8,697
Davis Mosquito Abatement	$6,532
North Davis Sewer	$45,214
Davis County Library	$19,028
TOTAL	**$719,155**

G. Map of Project Area



SR-193 Economic Development Area

SR-193 EDA																
Project Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
RDA Budget Year		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Tax Increment Year	**TOTAL (2014-2028)**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
Base year taxable value		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Real property taxable value		$3,125,057		$21,076,782	$26,192,784	$26,786,784	$31,845,514	$35,220,574	$52,027,907	$53,588,744	$55,196,407	$56,852,299	$58,557,868	$60,314,604	$62,124,042	$63,987,763
Personal property taxable value				$4,547,595	$7,224,761	$12,056,956	$10,964,803	$15,549,472	$22,529,123	$23,204,997	$23,901,147	$24,618,181	$25,356,726	$26,117,428	$26,900,951	$27,707,980
Centrally assessed taxable value				$285,264	$356,202	$494,685	$599,937	$695,427	$682,877	$703,363	$724,464	$746,198	$768,584	$791,642	$815,391	$839,853
Total Taxable Value		$3,125,057	$15,459,571	$25,909,641	$33,773,747	$39,338,425	$43,410,254	$51,465,473	$75,239,907	$77,497,104	$79,822,017	$82,216,678	$84,683,178	$87,223,674	$89,840,384	$92,535,595
Marginal Value		**$3,125,057**	**$15,459,571**	**$25,909,641**	**$33,773,747**	**$39,338,425**	**$43,410,254**	**$51,465,473**	**$75,239,907**	**$77,497,104**	**$79,822,017**	**$82,216,678**	**$84,683,178**	**$87,223,674**	**$89,840,384**	**$92,535,595**
Taxing Entity Tax Rates - Real Property:																
Davis County		*0.002153*	*0.002153*	*0.001779*	*0.001643*	*0.001494*	*0.001760*	*0.001707*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*
Davis School District		*0.008555*	*0.008555*	*0.008125*	*0.007575*	*0.007701*	*0.007808*	*0.007670*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*
Syracuse City		*0.001639*	*0.001639*	*0.001573*	*0.001447*	*0.001348*	*0.001512*	*0.001467*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*
Weber Basin Water Conservancy District		*0.000196*	*0.000196*	*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*
Davis County Mosquito Abatement District		*0.000122*	*0.000122*	*0.000116*	*0.000107*	*0.000100*	*0.000112*	*0.000110*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*
North Davis Sewer District		*0.001025*	*0.001025*	*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*
County Library		*0.000361*	*0.000361*	*0.000342*	*0.000314*	*0.000244*	*0.000329*	*0.000319*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*
TOTAL		***0.014051***	***0.014051***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Less: State Assessment		*0.000236*	*0.000236*	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: County Assessment		*0.000012*	*0.000012*	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL with adjustments		***0.013803***	***0.013803***	***0.013147***	***0.012209***	***0.011920***	***0.012474***	***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Taxing Entity Tax Rates - Personal Property																
Davis County					*0.001779*	*0.001643*	*0.001844*	*0.001760*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*
Davis School District					*0.008125*	*0.007575*	*0.007701*	*0.007492*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*
Syracuse City					*0.001573*	*0.001447*	*0.001512*	*0.001412*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*
Weber Basin Water Conservancy District					*0.000187*	*0.000174*	*0.000164*	*0.000153*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*
Davis County Mosquito Abatement District					*0.000116*	*0.000107*	*0.000119*	*0.000112*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*
North Davis Sewer District					*0.001025*	*0.000949*	*0.000869*	*0.000800*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*
County Library					*0.000342*	*0.000314*	*0.000349*	*0.000329*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*
TOTAL					*0.013147*	*0.012209*	*0.012558*	*0.012058*	*0.012188*	*0.012188*	*0.012188*	*0.012188*	*0.012188*	*0.012188*	*0.012188*	*0.012188*
Taxing Entity Percentages																
Davis County		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
Davis School District		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
Syracuse City		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
Weber Basin Water Conservancy District		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
Davis County Mosquito Abatement District		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
North Davis Sewer District		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
County Library		*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*	*80%*
Incremental Taxes to Taxing Entities - Real																
Davis County	$192,303	$1,346	$6,657	$9,219	$8,724	$8,152	$11,421	$12,262	$15,128	$15,582	$16,049	$16,531	$17,027	$17,537	$18,064	$18,606
Davis School District	$900,585	$5,347	$26,451	$42,103	$40,222	$42,019	$50,667	$55,095	$71,824	$73,978	$76,198	$78,484	$80,838	$83,263	$85,761	$88,334
Syracuse City	$182,373	$1,024	$5,068	$8,151	$7,683	$7,355	$9,812	$10,538	$14,928	$15,376	$15,837	$16,312	$16,801	$17,305	$17,824	$18,359
Weber Basin Water Conservancy District	$17,932	$123	$606	$969	$924	$895	$993	$1,049	$1,392	$1,433	$1,476	$1,521	$1,566	$1,613	$1,662	$1,711
Davis County Mosquito Abatement District	$12,966	$76	$377	$601	$568	$546	$727	$790	$1,044	$1,075	$1,107	$1,140	$1,175	$1,210	$1,246	$1,284
North Davis Sewer District	$93,551	$641	$3,169	$5,311	$5,039	$4,742	$5,191	$5,524	$7,190	$7,405	$7,628	$7,856	$8,092	$8,335	$8,585	$8,842
County Library	$37,631	$226	$1,116	$1,772	$1,667	$1,331	$2,135	$2,291	$3,047	$3,138	$3,232	$3,329	$3,429	$3,532	$3,638	$3,747
TOTAL	**$1,437,340**	**$8,782**	**$43,444**	**$68,127**	**$64,827**	**$65,039**	**$80,945**	**$87,549**	**$114,551**	**$117,988**	**$121,527**	**$125,173**	**$128,928**	**$132,796**	**$136,780**	**$140,883**
Incremental Taxes to Taxing Entities - Personal Property																
Davis County					$2,571	$3,962	$4,044	$5,473	$7,691	$7,922	$8,160	$8,405	$8,657	$8,916	$9,184	$9,460
Davis School District					$11,740	$18,266	$16,888	$23,299	$34,560	$35,596	$36,664	$37,764	$38,897	$40,064	$41,266	$42,504
Syracuse City					$2,273	$3,489	$3,316	$4,391	$6,610	$6,808	$7,013	$7,223	$7,440	$7,663	$7,893	$8,130
Weber Basin Water Conservancy District					$270	$420	$360	$476	$658	$678	$698	$719	$740	$763	$786	$809
Davis County Mosquito Abatement District					$168	$258	$261	$348	$496	$511	$526	$542	$558	$575	$592	$610
North Davis Sewer District					$1,481	$2,288	$1,906	$2,488	$3,465	$3,569	$3,676	$3,786	$3,900	$4,017	$4,137	$4,261
County Library					$494	$757	$765	$1,023	$1,437	$1,480	$1,525	$1,571	$1,618	$1,666	$1,716	$1,768
TOTAL					**$18,997**	**$29,441**	**$27,539**	**$37,499**	**$54,917**	**$56,564**	**$58,261**	**$60,009**	**$61,810**	**$63,664**	**$65,574**	**$67,541**
AGENCY BUDGET																
Incremental Taxes to Agency																

SR-193 Economic Development Area

SR-193 EDA																
Project Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
RDA Budget Year		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Tax Increment Year	**TOTAL (2014-2028)**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
Davis County	$1,106,989	$5,383	$26,628	$36,875	$45,178	$48,454	$61,858	$70,941	$91,278	$94,016	$96,837	$99,742	$102,734	$105,816	$108,990	$112,260
Davis School District	$5,112,379	$21,388	$105,805	$168,413	$207,848	$241,141	$270,219	$313,578	$425,534	$438,300	$451,449	$464,992	$478,942	$493,310	$508,109	$523,353
Syracuse City	$1,018,483	$4,098	$20,271	$32,605	$39,825	$43,377	$52,509	$59,716	$86,151	$88,735	$91,398	$94,139	$96,964	$99,873	$102,869	$105,955
Weber Basin Water Conservancy District	$101,229	$490	$2,424	$3,876	$4,776	$5,258	$5,410	$6,098	$8,198	$8,444	$8,697	$8,958	$9,227	$9,503	$9,788	$10,082
Davis County Mosquito Abatement District	$73,633	$305	$1,509	$2,404	$2,943	$3,215	$3,951	$4,554	$6,157	$6,342	$6,532	$6,728	$6,930	$7,138	$7,352	$7,573
North Davis Sewer District	$530,102	$2,563	$12,677	$21,246	$26,080	$28,120	$28,388	$32,047	$42,619	$43,897	$45,214	$46,571	$47,968	$49,407	$50,889	$52,416
County Library	$213,810	$903	$4,465	$7,089	$8,646	$8,354	$11,601	$13,258	$17,936	$18,474	$19,028	$19,599	$20,187	$20,793	$21,417	$22,059
Less: State Assessment	($3,509)	($590)	($2,919)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: County Assessment	($10,976)	($30)	($148)	$0	$0	$0	$0	($10,798)	$0	$0	$0	$0	$0	$0	$0	$0
Total Incremental Taxes	**$8,142,140**	**$34,508**	**$170,711**	**$272,507**	**$335,296**	**$377,919**	**$433,936**	**$489,394**	**$677,872**	**$698,208**	**$719,155**	**$740,729**	**$762,951**	**$785,840**	**$809,415**	**$833,697**
Expenditures																
Administrative Percentage		*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*
Administration	($407,107)	($1,725)	($8,536)	($13,625)	($16,765)	($18,896)	($21,697)	($24,470)	($33,894)	($34,910)	($35,958)	($37,036)	($38,148)	($39,292)	($40,471)	($41,685)
Remaining Increment for Projects	**$7,735,033**	**$32,783**	**$162,175**	**$258,882**	**$318,532**	**$359,023**	**$412,240**	**$464,924**	**$643,979**	**$663,298**	**$683,197**	**$703,693**	**$724,804**	**$746,548**	**$768,944**	**$792,013**

Chapter 5 – Antelope Drive CDA

Background Information

The Syracuse Antelope Drive CDA was approved in 2016. 2020 was the first year where increment was triggered.

The Project Area consists of approximately 66.7 acres[8] located along the south side of Antelope Drive between approximately 800 West and Heritage Lane and the north side of Antelope Drive between Heritage Lane and 2000 West.

Table 5.1: Project Area Description

Project Area Data	
Year Established	2016
Initial Year of Tax Increment	2020
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2039

The Project Area was created to encourage and promote retail, office and mixed-use development along a very visible and prominent section of Antelope Drive.

A. Changes in Marginal Value *(Utah Code 17C-1-603(3)(a))*

The base year assessed value for the project area is the year 2015 taxable value of $11,450,610.

Table 5.2: Taxable and Marginal Values

		Value
(i)	Base Year	2015
(ii)	Base Taxable Value	$11,450,610
(iii)	Prior Year (2020) Assessed Value	$18,874,516
	Prior Year (2021) Assessed Value	$22,919,623
(iv)	Estimated Current Year (2022) Assessed Value	$23,607,212
	Marginal Value 2020	$7,423,906
	Marginal Value 2021	$11,469,013
(v)	% Change in Marginal Value (2020 to 2021)	54.5%

(vi) Total taxable value in the Project Area has grown from $11,450,610 at the inception of the Project Area to $22,919,623 in 2021 – an increase of 100.2 percent. The project area triggered in 2020. In comparison, the 2020 taxable value of Syracuse City was $1,975,071,517[9]. The 2021 taxable value of Syracuse City was $2,339,752,648[10] representing an increase of 18.5 percent over the one-year period.

[8] The total parcel acreage in the area is 61.0 acres; however, the total acreage, including roads is 66.7 acres.
[9] https://propertytax.utah.gov/rates/final-values/
[10] https://propertytax.utah.gov/rates/final-values/

B. Amount of Project Area Funds Received by Agency *(Utah Code 17C-1-603(3)(b))*

In 2021, the Antelope Drive CDA generated $80,932 in incremental tax revenues for the Agency. The original estimate of tax increment to be generated in 2021 was $204,303.

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

Table 5.3: Project Area Funds Received

Year	Amount Received
2021	$80,932
2020	$57,535

Benefits received by each taxing entity are as follows:

Table 5.4: Summary of Benefits

Taxing Entity	Benefits
Davis County	Incremental tax revenues to taxing entities; increased property values
Davis School District	Incremental tax revenues to taxing entities; increased property values
Syracuse City	Incremental tax revenues to taxing entities; increased property values
Weber Water Basin	Incremental tax revenues to taxing entities; increased property values
Davis Mosquito Abatement	Incremental tax revenues to taxing entities; increased property values
North Davis Sewer	Incremental tax revenues to taxing entities; increased property values
Davis County Library	Incremental tax revenues to taxing entities; increased property values

C. Description of Current and Anticipated Project Area Development *(Utah Code 17C-1-603(3)(c))*

The Agency anticipates increased housing densities in the project area, the development of office space and supporting retail space. The Agency also anticipates the redevelopment of older, decaying properties. Development of this area should add significantly to the property tax base of all taxing entities.

The Agency has entered into a contract with Shadow Point LLC, to build a new large exercise facility. The facility will be a new 40,000 square foot gym and will include a lap pool, indoor basketball facility, saunas, spa, childcare facilities, and exercise equipment. The Agency will rebate 75% of all taxes paid each year based upon post performance of the facility.

The Agency also entered into a contract with Elite Craft Homes LLC to build office buildings with its mixed used development. The office buildings must include at least 49,000 square feet of office space. The Agency will rebate 75% of all taxes paid each year based upon post performance of the office space.

This area has approximately 23.9 developed acres, 37.2 undeveloped acres, and 5.7 road acres.

D. Project Area Budget *(Utah Code 17C-1-603(3)(d))*

A project area budget for the Antelope Drive CDA is included at the end of this section.

The Agency is authorized to receive 60 percent of incremental tax revenues from each taxing entity for a period of 20 years, with the exception of Syracuse City which will contribute 90 percent for 20 years. There is no cap on project area funds to be received; rather, the cap is 60 percent of incremental revenues for 20 years from all of the taxing entities except for Syracuse City, which will contribute 90 percent for 20 years.

E. Projected Tax Increment Receipts for Current Year

The projections below are estimates only and are not intended to limit in any way the actual funds received by the Agency. The projections below represent a 3% annual growth rate in assessed value.

Table 5.5: Projected Tax Increment Receipts for 2022

Incremental Tax Revenues to Agency	2022
Davis County	$10,734
Davis School District	$50,536
Syracuse City	$15,568
Weber Water Basin	$977
Davis Mosquito Abatement	$733
North Davis Sewer	$5,060
Davis County Library	$2,137
TOTAL	**$85,745**

F. Projected Tax Increment Receipts for Next Calendar Year

Table 5.6: Projected Tax Increment Receipts for 2023

Incremental Tax Revenues to Agency	2023
Davis County	$11,077
Davis School District	$52,589
Syracuse City	$16,395
Weber Water Basin	$1,019
Davis Mosquito Abatement	$764
North Davis Sewer	$5,264
Davis County Library	$2,231
TOTAL	**$89,338**

G. Map of Project Area



Antelope Drive CDA

ANTELOPE DRIVE CDA																					
Project Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**
RDA Budget Year		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Tax Increment Year	**TOTAL**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**
Base Year Value		$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610	$11,450,610
Real Property Assessed Value		$18,575,355	$21,257,709	$21,895,440	$22,552,303	$23,228,873	$23,925,739	$24,643,511	$25,382,816	$26,144,301	$26,928,630	$27,736,489	$28,568,583	$29,425,641	$30,308,410	$31,217,662	$32,154,192	$33,118,818	$34,112,383	$35,135,754	$36,189,827
Personal Property Assessed Value		$225,777	$1,590,924	$1,638,652	$1,687,811	$1,738,446	$1,790,599	$1,844,317	$1,899,646	$1,956,636	$2,015,335	$2,075,795	$2,138,069	$2,202,211	$2,268,277	$2,336,326	$2,406,415	$2,478,608	$2,552,966	$2,629,555	$2,708,442
Centrally Assessed Assessed Value		$73,384	$70,990	$73,120	$75,313	$77,573	$79,900	$82,297	$84,766	$87,309	$89,928	$92,626	$95,405	$98,267	$101,215	$104,251	$107,379	$110,600	$113,918	$117,336	$120,856
Assessed Value		$18,874,516	$22,919,623	$23,607,212	$24,315,428	$25,044,891	$25,796,238	$26,570,125	$27,367,228	$28,188,245	$29,033,893	$29,904,909	$30,802,057	$31,726,118	$32,677,902	$33,658,239	$34,667,986	$35,708,026	$36,779,267	$37,882,645	$39,019,124
Real Property Marginal Value		$7,124,745	$9,807,099	$10,444,830	$11,101,693	$11,778,263	$12,475,129	$13,192,901	$13,932,206	$14,693,691	$15,478,020	$16,285,879	$17,117,973	$17,975,031	$18,857,800	$19,767,052	$20,703,582	$21,668,208	$22,661,773	$23,685,144	$24,739,217
Personal Property Marginal Value		$225,777	$1,590,924	$1,638,652	$1,687,811	$1,738,446	$1,790,599	$1,844,317	$1,899,646	$1,956,636	$2,015,335	$2,075,795	$2,138,069	$2,202,211	$2,268,277	$2,336,326	$2,406,415	$2,478,608	$2,552,966	$2,629,555	$2,708,442
Centrally Assessed Marginal Value		$73,384	$70,990	$73,120	$75,313	$77,573	$79,900	$82,297	$84,766	$87,309	$89,928	$92,626	$95,405	$98,267	$101,215	$104,251	$107,379	$110,600	$113,918	$117,336	$120,856
Total		**$7,423,906**	**$11,469,013**	**$12,156,602**	**$12,864,818**	**$13,594,281**	**$14,345,628**	**$15,119,515**	**$15,916,618**	**$16,737,635**	**$17,583,283**	**$18,454,299**	**$19,351,447**	**$20,275,508**	**$21,227,292**	**$22,207,629**	**$23,217,376**	**$24,257,416**	**$25,328,657**	**$26,432,035**	**$27,568,514**
Tax Rates - Real & Centrally Assessed																					
Property																					
Davis County		*0.001707*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*	*0.001435*
Davis School District		*0.007670*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*	*0.006813*
Syracuse		*0.001467*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*	*0.001416*
Weber Basin Water Conservancy		*0.000146*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*	*0.000132*
Davis County Mosquito Abatement		*0.000110*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*	*0.000099*
North Davis Sewer District		*0.000769*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*	*0.000682*
County Library		*0.000319*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*	*0.000289*
TOTAL		***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Less: State Assessment																					
Less: County Assessment																					
TOTAL with adjustments		***0.012188***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***	***0.010866***
Tax Rates - Personal Property																					
Davis County		*0.001760*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*	*0.001707*
Davis School District		*0.007492*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*	*0.007670*
Syracuse		*0.001412*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*	*0.001467*
Weber Basin Water Conservancy		*0.000153*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*	*0.000146*
Davis County Mosquito Abatement		*0.000112*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*	*0.000110*
North Davis Sewer District		*0.000800*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*	*0.000769*
County Library		*0.000329*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*	*0.000319*
TOTAL		***0.012058***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***	***0.012188***
Base Year Taxes to Taxing Entities																					
Davis County		$20,153	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546	$19,546
Davis School District		$85,788	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826	$87,826
Syracuse		$16,168	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798	$16,798
Weber Basin Water Conservancy		$1,752	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672	$1,672
Davis County Mosquito Abatement		$1,282	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260	$1,260
North Davis Sewer District		$9,160	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806	$8,806
County Library		$3,767	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653	$3,653
Discount Rate		**$138,071**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**	**$139,560**
Taxing Entity Percentages																					
Davis County		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis School District		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
Syracuse		*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*	*90%*
Weber Basin Water Conservancy		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
Davis County Mosquito Abatement		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
North Davis Sewer District		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
County Library		*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*	*60%*
Incremental Taxes to Taxing Entities																					
Davis County	$214,975	$5,074	$6,756	$7,156	$7,568	$7,992	$8,429	$8,879	$9,343	$9,820	$10,312	$10,819	$11,340	$11,878	$12,431	$13,001	$13,589	$14,193	$14,816	$15,458	$16,119
Davis School District	$1,012,373	$22,760	$31,801	$33,691	$35,638	$37,643	$39,709	$41,836	$44,027	$46,284	$48,609	$51,003	$53,469	$56,010	$58,626	$61,321	$64,097	$66,956	$69,901	$72,934	$76,058
Syracuse	$52,000	$1,088	$1,632	$1,730	$1,830	$1,934	$2,040	$2,150	$2,263	$2,380	$2,500	$2,624	$2,751	$2,882	$3,017	$3,157	$3,300	$3,447	$3,600	$3,756	$3,918
Weber Basin Water Conservancy	$19,566	$434	$614	$651	$689	$728	$767	$809	$851	$895	$940	$986	$1,034	$1,083	$1,134	$1,186	$1,239	$1,295	$1,352	$1,410	$1,471
Davis County Mosquito Abatement	$14,684	$327	$461	$489	$517	$546	$576	$607	$639	$671	$705	$740	$776	$813	$851	$890	$930	$971	$1,014	$1,058	$1,104
North Davis Sewer District	$101,369	$2,286	$3,184	$3,373	$3,568	$3,769	$3,976	$4,189	$4,408	$4,634	$4,867	$5,107	$5,353	$5,608	$5,870	$6,140	$6,417	$6,704	$6,999	$7,302	$7,615
County Library	$42,825	$948	$1,345	$1,425	$1,507	$1,592	$1,680	$1,770	$1,863	$1,958	$2,057	$2,158	$2,263	$2,370	$2,481	$2,595	$2,713	$2,834	$2,959	$3,087	$3,219
TOTAL	**$1,457,791**	**$32,918**	**$45,794**	**$48,515**	**$51,317**	**$54,204**	**$57,177**	**$60,240**	**$63,394**	**$66,643**	**$69,989**	**$73,436**	**$76,987**	**$80,643**	**$84,410**	**$88,289**	**$92,285**	**$96,401**	**$100,640**	**$105,006**	**$109,503**
AGENCY BUDGET																					
Incremental Taxes to Agency																					
Davis County	$316,468	$7,611	$10,134	$10,734	$11,077	$11,705	$12,352	$13,018	$13,704	$14,411	$15,139	$15,889	$16,662	$17,457	$18,277	$19,121	$19,990	$20,886	$21,808	$22,758	$23,736
Davis School District	$1,499,673	$34,141	$47,701	$50,536	$52,589	$55,571	$58,642	$61,806	$65,064	$68,420	$71,877	$75,437	$79,105	$82,882	$86,773	$90,780	$94,908	$99,159	$103,538	$108,049	$112,695
Syracuse	$466,311	$9,791	$14,689	$15,568	$16,395	$17,325	$18,282	$19,268	$20,284	$21,330	$22,408	$23,518	$24,661	$25,839	$27,052	$28,301	$29,588	$30,914	$32,279	$33,685	$35,133
Weber Basin Water Conservancy	$29,041	$651	$922	$977	$1,019	$1,077	$1,136	$1,197	$1,261	$1,326	$1,393	$1,462	$1,533	$1,606	$1,681	$1,759	$1,839	$1,921	$2,006	$2,093	$2,183
Davis County Mosquito Abatement	$21,783	$490	$692	$733	$764	$808	$852	$898	$945	$994	$1,044	$1,096	$1,149	$1,204	$1,261	$1,319	$1,379	$1,441	$1,505	$1,570	$1,638
North Davis Sewer District	$150,136	$3,430	$4,776	$5,060	$5,264	$5,563	$5,870	$6,187	$6,513	$6,849	$7,195	$7,551	$7,919	$8,297	$8,686	$9,087	$9,501	$9,926	$10,364	$10,816	$11,281
County Library	$63,576	$1,422	$2,017	$2,137	$2,231	$2,357	$2,488	$2,622	$2,760	$2,902	$3,049	$3,200	$3,356	$3,516	$3,681	$3,851	$4,026	$4,206	$4,392	$4,583	$4,780
TOTAL	$2,546,989	$57,535	$80,932	$85,745	$89,338	$94,404	$99,622	$104,996	$110,531	$116,233	$122,105	$128,154	$134,384	$140,801	$147,411	$154,219	$161,231	$168,453	$175,892	$183,555	$191,447
Less: State Assessment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: County Assessment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL with adjustments	**$2,546,989**	**$57,535**	**$80,932**	**$85,745**	**$89,338**	**$94,404**	**$99,622**	**$104,996**	**$110,531**	**$116,233**	**$122,105**	**$128,154**	**$134,384**	**$140,801**	**$147,411**	**$154,219**	**$161,231**	**$168,453**	**$175,892**	**$183,555**	**$191,447**

Antelope Drive CDA

ANTELOPE DRIVE CDA																					
Project Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**
RDA Budget Year		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Tax Increment Year	**TOTAL**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**
AGENCY BUDGET																					
Administrative		*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*	*4%*
Administrative	($101,880)	($2,301)	($3,237)	($3,430)	($3,574)	($3,776)	($3,985)	($4,200)	($4,421)	($4,649)	($4,884)	($5,126)	($5,375)	($5,632)	($5,896)	($6,169)	($6,449)	($6,738)	($7,036)	($7,342)	($7,658)
Remaining Increment for Projects	**$2,445,109**	**$55,234**	**$77,694**	**$82,315**	**$85,765**	**$90,628**	**$95,637**	**$100,796**	**$106,110**	**$111,584**	**$117,221**	**$123,028**	**$129,009**	**$135,169**	**$141,514**	**$148,050**	**$154,782**	**$161,715**	**$168,857**	**$176,212**	**$183,789**

COUNCIL AGENDA
June 28, 2022

Agenda Item **"e"** Aesthetic Improvements on West Davis Highway Project

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero

- As part of all new highway projects, UDOT dedicates a percentage of the project budget to City's for aesthetic improvements. The amount allotted to Syracuse City for the West Davis Highway project is approximately $800,000.

- The highway project is scheduled to be completed in 2024, but could be finished as soon as 2023. Planning for any aesthetic improvements will need to happen soon in order to coordinate irrigation, stormwater, lighting, etc. as needed.

Options

- In order to design the aesthetic improvements, the City will need the services of a design consultant to work with Council on the overall vision, design options, and actual construction drawings. This could be achieved through an RFP process through the City, or even as a shared contract with other cities. Either way, the specific goals and improvements would be unique to Syracuse.

- Budgetarily, the City has $800,000 from UDOT to use toward improvements. The City also has the option of using additional funds from its own budget to put more improvements in the designated areas along the highway and along the Antelope Drive expansion area.

Goals of Discussion

While details of the actual improvements would be discussed once the design consultant was on board, this discussion is primarily intended to discuss the overall process and direction for moving forward.

COUNCIL AGENDA
June 28, 2022

Agenda Item **"f"** Discussion on Personnel Policies and Procedures Manual related to Secondary Employment.

Factual Summation

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

Discussion Items

The council has requested that this item be added to the council meeting for further discussion. Below is the policy related to secondary employment.

9.100. Outside Employment.

In order to reduce mental and physical fatigue, limit conflicts of interest, and reduce liability insurance expenses, no Full-Time employee shall be permitted to engage in any outside employment except as provided herein. Any Full-Time employee desiring to engage in outside employment or has any change in outside employment status must fill out and submit the Notice of Second Employment form (See Appendix H) and turn it in to his or her department head. The department head shall review the request or status change based on the considerations set forth in this Section and make a recommendation to the City Manager regarding the same. The City Manager shall review the request for outside employment and approve or deny the same based on the following considerations:

(a) whether the outside employment will in any way interfere with the employee's ability to meet the City's work schedule, including reasonable overtime and standby assignments;

(b) whether the outside employment will be directly connected with or contingent upon a representation that the employee is in any way representing the City, either directly or indirectly;

(c) whether the outside employment is consistent and appropriate with the employee's position held with the City; and

(d) whether the outside employment will interfere with the employee's physical, mental, or emotional ability to fully and completely discharge the job duties of his or her City position.

The City Manager shall notify the Human Resources Manager of any approved outside employment request and such request and approval shall be retained with the employee's personnel records. The City reserves the right to cancel an approval for outside employment when it is deemed such employment is not in the City's best interest. Any employee engaged in outside employment without prior approval required herein may be subject to discipline up to and including termination. City employees may not use City equipment or uniforms in connection with outside employment, nor may they engage in outside employment while on City time. In no event shall any full-time outside employment be permitted for full-time employees. Employees may not accept other employment which might impair his or her independence of judgment in the performance of his or her public duties as an employee of the City or which might interfere with the ethical performance of such duties.

Discussion Goals

The following items outline the goals of this discussion:

1. Determine if changes are necessary to our outside employment policy.

COUNCIL AGENDA

June 28, 2022

Agenda Item **"g"** Budget Discussion & TNT Hearing Preparation

Factual Summation

- Any question regarding this agenda item may be directed at Admin. Services Director, Stephen Marshall or City Manager Brody Bovero.
- Please review the tentative budget proposal from the June 14th council meeting.
- Please review sample public notice for the newspaper. This will go out the week before our August 9, 2021, meeting.

Truth in Taxation Process

- As required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing.
    - This requirement has been met since the City Council adopted the tentative budget on May 10th, set a public hearing on June 14, 2022, and adopted an operating budget for fiscal year 2023.

- As required by Utah Code Annotated 10-6-118, "before the last June 22 of each fiscal period, or, **in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before August 17 of the year for which a property tax increase is proposed**, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption."
    - The council is considering a truth in taxation process and raising property taxes by $1,193,000 to fund the second half of the paramedic program ($450,000) and to fund eight new full-time positions and one part-time position in the general fund ($743,000). Also included in this budget are benchmark adjustments based upon our revised recruitment and retention policy.
    - Since the Council is considering increasing the tax rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in

taxation process. The council will be required to continue this public hearing to August 9th to discuss increasing the tax rate.

- The city will be required to advertise in the newspaper once individually and once on a county combined advertisement the intent to increase taxes.

- This increase will be shown on the property tax bills sent to all residents during late July. The tax bill will show that a TNT meeting will be held and will give a date and time of the public hearing.

NOTICE OF PROPOSED TAX INCREASE
SYRACUSE CITY

The SYRACUSE CITY is proposing to increase its property tax revenue.

- The SYRACUSE CITY tax on a $535,000 residence would increase from $372.23 to $496.99, which is $124.76 per year.

- The SYRACUSE CITY tax on a $535,000 business would increase from $676.78 to $903.62, which is $226.84 per year.

- If the proposed budget is approved, SYRACUSE CITY would increase its property tax budgeted revenue by 33.54% above last year's property tax budgeted revenue excluding eligible new growth.

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

PUBLIC HEARING

Date/Time: 8/9/2022 6:00 PM

Location: Syracuse City Hall
1979 West 1900 South
Syracuse

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