SYRACUSE CITY

Syracuse City Council/Redevelopment Agency (RDA) Joint Work Session Agenda
August 23, 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: 835 7147 8094
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 August 23 2022. Comments submitted by the deadline will be read for the record of the meeting.*)

b. Annual Fraud Risk Assessment and review. (10 min.)

c. Discussion/review of reimbursement agreement with Woodside Homes regarding 2400 West construction. (10 min.)

d. Discussion regarding Founders Park Irrigation and Walkway improvement projects. (10 min.)

e. Proposal for Recreational Equine Structure at The Fields. (10 min.)

f. Discuss proposed updates to Syracuse City Code pertaining to sewer regulations. (10 min.)

g. Discussion regarding secondary water rear-lot services. (10 min.)

h. Planning items:
   1. Request for Redevelopment Agency (RDA) support in the form of impact fee reduction for Café Zupas project. (10 min.)
   2. Recommendation from Planning Commission regarding General Plan Updates related to affordable housing. (10 min.)
   3. Application for zone change, Residential (R-1) to General Commercial (GC) and Planned Residential Development (PRD) for property located at the southwest corner of 2000 West and State Road (SR) 193. (15 min.)

i. Discussion regarding Firefighter I Part-Time Position. (10 min.)

j. Discussion Council ways and means – review of rules of order and procedure. (15 min.)

k. Discussion regarding recruitment/retention of crossing guards. (15 min.)

l. 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 18th day of August, 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 August 18, 2022.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA

August 23, 2022

Agenda Item **"b"** Annual Fraud Risk Assessment and Review

Factual Summation

- Any questions regarding this item can be directed at Admin. Services Director Stephen Marshall.
- Please review Fraud Risk Summary.
- Please review the Internal Control Checklist.

Discussion Goals

The following items outline the goals of this discussion:

1. Review the framework for annual fraud risk assessment and evaluate our current fraud risk assessment score.
    - Current score of 355. Low risk. We improved our score from 335 to 355 by promoting the fraud risk hotline on our website.
    - This form will be signed and submitted to the State Auditor's Office each year.
    - It must be presented to the City Council and reviewed by the City Council prior to submission.

Fraud Risk Assessment

Continued

*Total Points Earned: 355 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	0	20
9. Does the entity have a formal audit committee?	0	20

*Entity Name: Syracuse City

*Completed for Fiscal Year Ending: 2022 *Completion Date: 08/16/2022

*CAO Name: Brody Bovero *CFO Name: Stephen Marshall

*CAO Signature: Brody Bovero *CFO Signature: Stephen Marshall

*Required

Basic Separation of Duties

See page 2 of this questionnaire for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A". Utility clerks collect payments and can make adjustments. However, all customer account adjustments are reviewed by Admin. Services Dir.		X	X	
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised March 2020

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered "Yes" or "No" with mitigating controls ("MC") in place, or "N/A," the entity has achieved adequate basic separation of duties.

☹ If any of the questions were answered "No," and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties.

Definitions:

Board Chair is the elected or appointed chairperson of an entity's governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of governments.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity's place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

COUNCIL AGENDA
August 23, 2022

Agenda Item **"c"** Reimbursement Agreement with Woodside Homes re: 2400 West

Factual Summation

- Any question regarding this agenda item may be directed at Paul Roberts, Robert Whiteley, or Brian Bloemen.
- Woodside Homes is engaged in constructing the Parkview at Shoreline development, including the construction of 2400 West, which connects 3000 South to Gentile Road.
- The City owns the land to the East of 2400 West, which is being held for the future 50-acre park.
- As the adjoining landowner, the City will directly benefit from the installation of 2400 West, in addition to the public benefit of the road connection to Gentile.
- 2400 West is impact-fee eligible and appears on the City's Transportation IFFP.
- This Agreement calls for the city's participation in the East half of the road's construction, measured from the top-back-of-curb on each side. The parties will be responsible for sidewalks/trails that are to be installed on either side of the road.
- It is estimated that the City's share in this project is $289,393.07.

- Please see the attached Reimbursement Agreement.

Discussion Goals

The following items outline the goals of this discussion:

1. Discuss the Agreement

2. Place the Agreement on the following business meeting agenda for decision.

REIMBURSEMENT AGREEMENT FOR THE INSTALLATION OF ROAD IMPROVEMENTS FOR 2400 WEST, RELATED TO THE PARKVIEW AT SHORELINE SOUTH SUBDIVISION PROJECT SYRACUSE CITY, DAVIS COUNTY, UTAH

This Reimbursement Agreement ("Agreement") is made and entered into as of this _____th day of _____, 2022, by and between Woodside Homes of Utah, LLC, a Utah limited liability company (the "Developer"), and Syracuse City, a municipality and political subdivision of the State of Utah (the "City"). Developer and City may be referred to individually herein as a "Party" or collectively as the "Parties."

WHEREAS, the Developer seeks to construct a subdivision in Syracuse City called Parkview at Shoreline Subdivision (the "Project"), for which it has received preliminary plat approval from the Syracuse City Planning Commission on July 19, 2022; and

WHEREAS, the Project requires the development of one-half of the public right-of-way abutting the East side of the Project, designated as 2400 West, inclusive of curb, gutter, asphalt, culinary and secondary water lines, storm drain lines, park strips and a trail; and

WHEREAS, the City owns the property abutting the East side of 2400 West, which will also be served by this right-of-way and its associated improvements; and

WHEREAS, as the property owner to the East, the City acknowledges its responsibility for the development of the Eastern half of 2400 West abutting the City-owned property; and

WHEREAS, the Developer is willing to install the full-width right of way and listed improvements, in consideration of the City's payment for one-half of the cost incurred for road surface, curb, gutter, storm drain improvements, culinary water and secondary water lines, measured from the top-back of curb on each side of the road.

NOW THEREFORE, the Parties enter into the following Agreement:

1. **Developer's Undertaking.** The Developer shall install or cause to be installed the improvements specified on the plans entitled "Green Property 2400 West Street Roadway Dedication – Phase 2," which is attached as Exhibit A to this Agreement and incorporated by reference (the "Improvements"). The installation shall be made in accordance with state and local standards and specifications.
2. **Cost Estimate.** The Developer has provided a cost estimate (attached as "Exhibit B") for the right of way Improvements (the "Estimate"), which is incorporated into this Agreement by reference. The estimated cost to the City to install the Infrastructure is two-hundred eighty-nine thousand, three-hundred ninety-three dollars and seven cents ($289,393.07). The Parties acknowledge that this is an estimate and that costs may fluctuate due to external factors. However, any costs exceeding the costs in the Estimate must receive prior approval by the City, which shall not be unreasonably withheld, conditioned or delayed. If, at any time prior to the commencement of construction, the Developer reasonably and in good faith anticipates the final cost for the Improvements (the "Reimbursement Amount")

will exceed the Estimate, then the Developer shall promptly provide an itemized anticipated final cost to the City for its review.

3. **Warranty Period.** The warranty obligations of the Developer are not modified by this Agreement. All Improvements are subject to the City's standard warranty periods and other obligations.
4. **Reimbursement.** The Developer may seek reimbursement from the City as provided in this section. After the Improvements have been inspected and approved by City Inspectors, the Developer may invoice the City for the Reimbursement Amount. City acknowledges that time is of the essence and agrees that it will inspect the Improvements and provide a punch list, if any, promptly following notice from Woodside. Unless the City in good faith disputes the Reimbursement Amount within thirty (30) days of receipt of an invoice therefore, the Reimbursement Amount shall conclusively be deemed correct, and the City shall tender payment to Developer in the full Reimbursement Amount within thirty (30) days of the invoice's receipt.
5. **Dispute Resolution.** If the City in good faith timely disputes the Reimbursement Amount as provided in Section 4 above, City shall withhold payment of the unpaid amount in dispute but only to the extent disputed, and shall deliver to Developer promptly (and within thirty (30) days following receipt of the invoice from Developer) a written statement describing the dispute, which statement shall provide a reasonably detailed breakdown of the disputed Reimbursement Amounts. Developer and City agree to use their best efforts to resolve any such dispute hereunder within fourteen (14) days following Developer's receipt of City's statement describing the dispute. If the parties cannot resolve the dispute within such time period, either party may submit such dispute to final and binding arbitration (proceedings shall occur in Davis County, Utah), before a single arbitrator under the Expedited Procedures provisions of the Commercial Dispute Resolution Procedures of the American Arbitration Association. Unless otherwise directed in the arbitrator's decision, all costs and expenses incurred by the prevailing party in such arbitration shall be paid by the non-prevailing party.
6. **General Terms and Conditions.**
    - **a.** Non-Liability of Officers, Representative, Agents or Employees. No officer, representative, agent, or employee of either party shall be personally liable to the other party or any successor-in-interest or assignee of the other party, in the event of any default or breach by such party or for any amount which may become due such party or its successors or assignee, for any obligation arising out of this Agreement.
    - **b.** No Partnership. The Parties agree that this Agreement does not form a partnership or business arrangement other than the reimbursement contemplated in this Agreement. Both parties are solely responsible for their own employees, agents or subcontractors.
    - **c.** Ethical Standards. The Developer represents that it has not breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq., or knowingly influenced any officer or employee of the City to breach those ethical standards.

d. 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.

e. **Notices.** Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration, or other communication that either City or Developer desires or is required to give to the other Party or any other person shall be in writing. Any such communication may be served via email, nationally recognized overnight delivery service (e.g., Federal Express), or by prepaid, first class mail, return receipt requested to the Party's address as set forth below, or as the same may be updated by either Party by notice given in accordance with this section:

To City:	Syracuse City Attn: City Manager 1979 West 1900 South Syracuse, UT 84075 Phone: (801) 825-1477 Email: bbovero@syracuseut.gov
To Developer:	Woodside Homes of Utah, LLC Attn: Matthew Loveland 460 West 50 North, Suite 300 Salt Lake City, UT 84101 Phone: (801) 869-4000 Email: matthew.loveland@woodsidehomes.com
With copy to:	Woodside Homes Attn: Legal Department 460 West 50 North, Suite 200 Salt Lake City, UT 84101 Phone: (801) 869-3950 Email: legalnotices@woodsidehomes.com

[*Signature Page Follows*]

IN WITNESS HEREOF, the Parties execute this Agreement effective as of the above date first written above.

SYRACUSE CITY

David Maughan
Mayor, Syracuse City

Attest:

City Recorder

Approved as to Form:

City Attorney

WOODSIDE HOMES OF UTAH, LLC

NAME:

Exhibit A

Construction Drawings Entitled

Green Property 2400 West Street Roadway Dedication – Phase 2

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

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

GREEN PROPERTY
2400 WEST STREET ROADWAY DEDICATION - PHASE 2

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
July 5, 2022

2400 WEST GENTILE STREET
SYRACUSE, UTAH

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	SITE, GRADING AND DRAINAGE
C-200	UTILITY PLAN
C-300	EROSION CONTROL PLAN
PP-1	2400 WEST STREET PLAN AND PROFILE
PP-2	2400 WEST STREET PLAN AND PROFILE
PP-3	2400 WEST STREET PLAN AND PROFILE
C-400	DETAILS

NOTICE TO CONTRACTOR

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

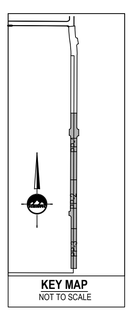
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

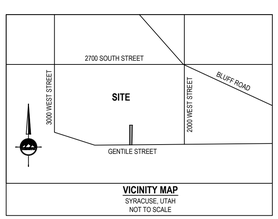
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING,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

UTILITY DISCLAIMER

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



KEY MAP
NOT TO SCALE



VICINITY MAP
SYRACUSE, UTAH
NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4228.08

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
460 WEST 50 NORTH SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2
2400 WEST GENTILE STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
Dustin Berg
No. 8529241 2202
7-5-22
STATE OF UTAH
DUSTIN T BERG

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

COVER

PROJECT NUMBER L2429
PRINT DATE 7/5/22
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
THE STANDARD IN ENGINEERING

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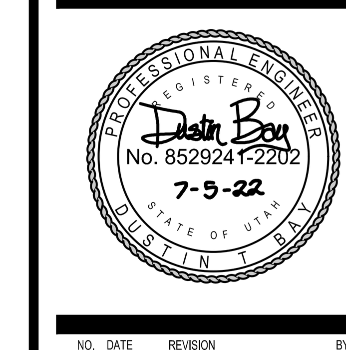
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NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

GENERAL NOTES

PROJECT NUMBER: L2429
PRINT DATE: 7/5/22
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-001

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4228.08'

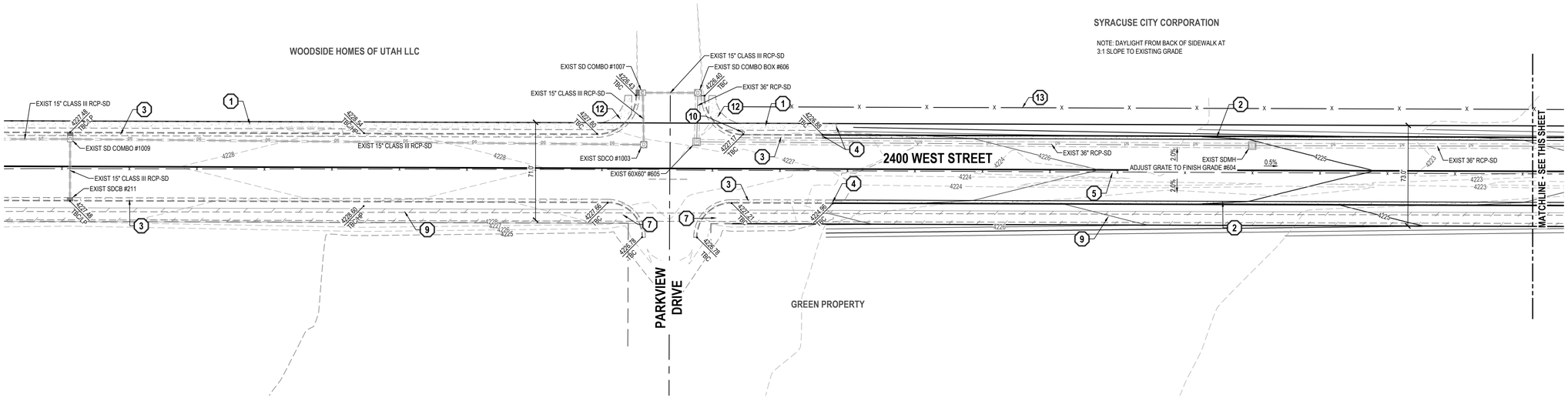
SCOPE OF WORK:

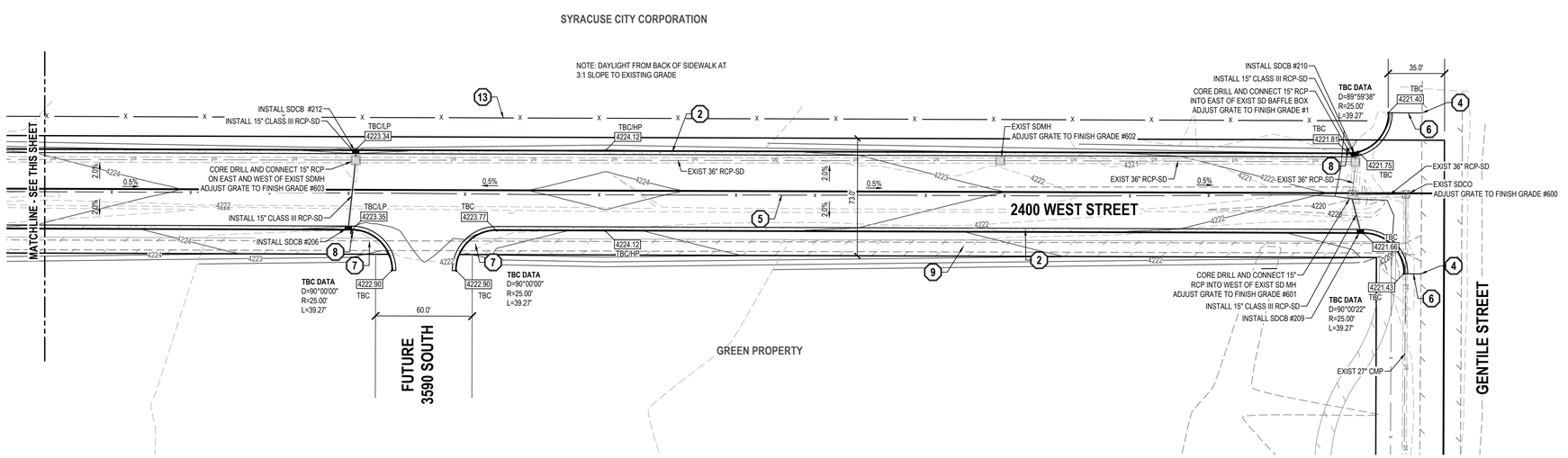
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXIST 5.0' SIDEWALK
2. 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
3. EXISTING CURB AND GUTTER
4. MATCH EXISTING IMPROVEMENTS
5. REMOVE EXISTING FENCE
6. PROPOSED EDGE OF ASPHALT
7. FUTURE HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SYRACUSE CITY STANDARD DETAIL SHEETS 7A-7C. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP
8. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23
9. 10' WIDE FUTURE ASPHALT TRAIL
10. EXIST STREET LIGHT
11. INSTALL 5' SIDEWALK
12. EXIST HANDICAP ACCESSIBLE RAMP
13. INSTALL 3-WIRE FENCE 20' BEHIND TBC

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
9. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
10. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
11. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
12. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
13. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
14. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
15. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
16. 10' ASPHALT TRAIL ALONG WEST SIDE OF 2400 WEST TO BE INSTALLED AS PART OF PHASES 3 AND 4 OF PARKVIEW SUBDIVISION.





HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

REGISTERED PROFESSIONAL ENGINEER
Justin Bay
No. 852924-2202
7-5-22
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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SITE, GRADING AND DRAINAGE PLAN

PROJECT NUMBER L2429
PRINT DATE 7/5/22
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-100

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4228.08'

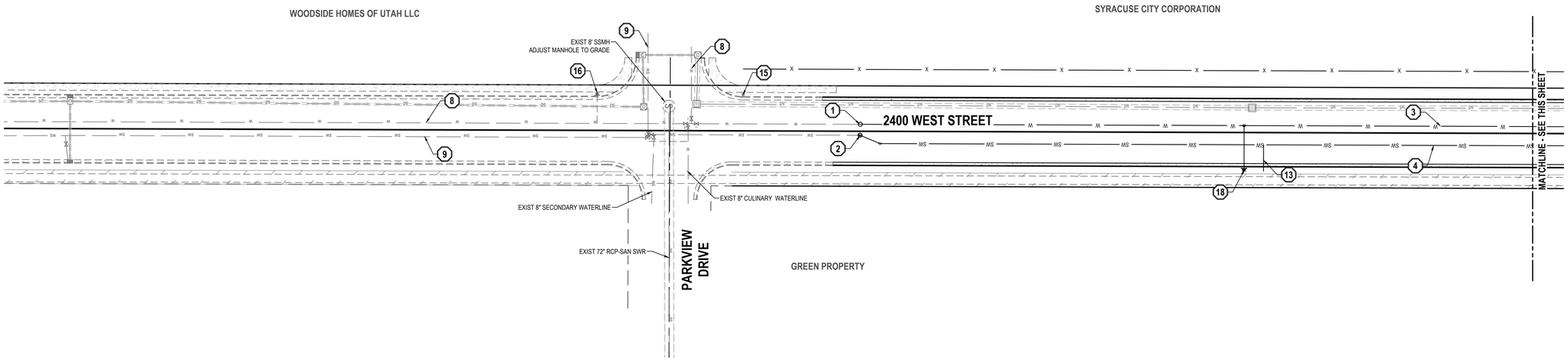
SCOPE OF WORK:

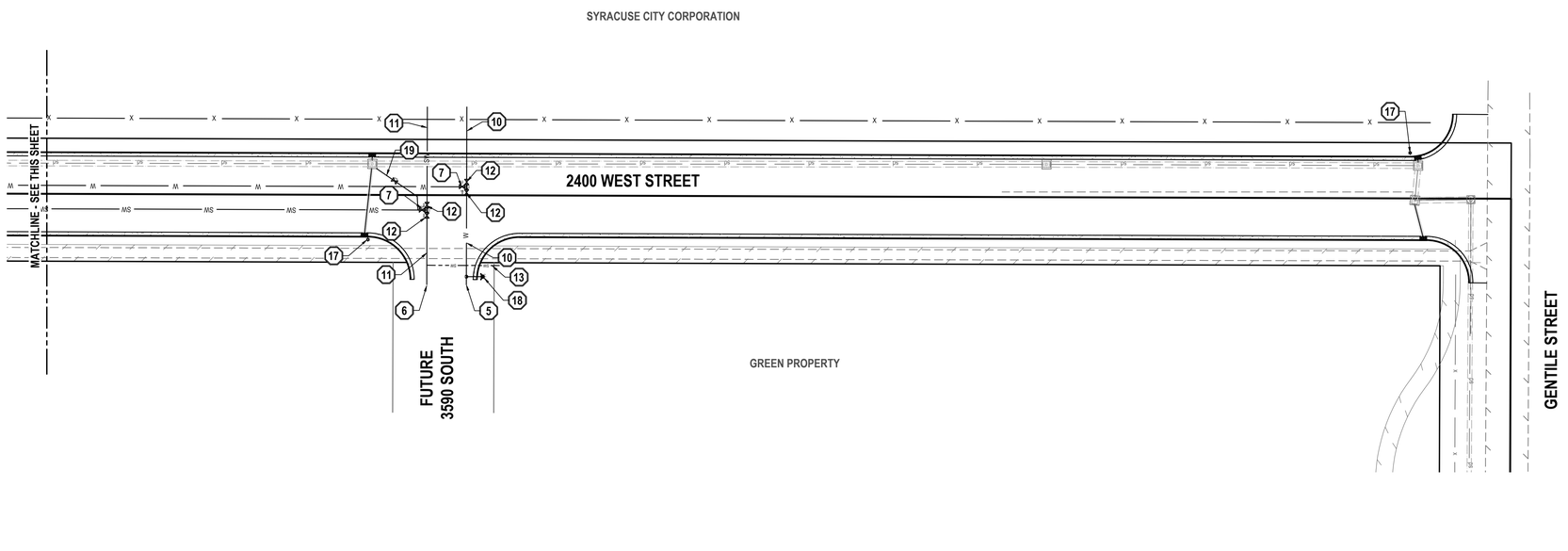
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
2. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
3. 10" DR14 C900 PVC CULINARY WATERLINE
4. 10" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
5. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
6. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
7. 10" GATE VALVE FLANGED TO TEE OR CROSS PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
8. EXISTING 10" DR14 C900 PVC CULINARY WATERLINE
9. EXISTING 10" DR14 C900 PVC SECONDARY WATERLINE
10. 8" DR14 C900 PVC CULINARY WATERLINE
11. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
12. 8" GATE VALVE FLANGED TO TEE, BEND OR CROSS PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
13. INSTALL 1" SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
14. INSTALL 2" SECONDARY WATER LATERAL AND 2" GATE VALVE PER SYRACUSE CITY STANDARDS
15. EXISTING STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23
16. EXISTING FIRE HYDRANT
17. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARDS DETAIL 1, SHEET 23
18. INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 8
19. INSTALL 6" SECONDARY WATERLINE DRAIN AND VALVE AND CONNECT TO SD CATCH BASIN PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.





HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

LICENSED PROFESSIONAL ENGINEER
Justin Bean
No. 852924-2202
7-5-22
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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UTILITY PLAN

PROJECT NUMBER L2429
PRINT DATE 7/5/22
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-200

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4228.08'

SCOPE OF WORK:

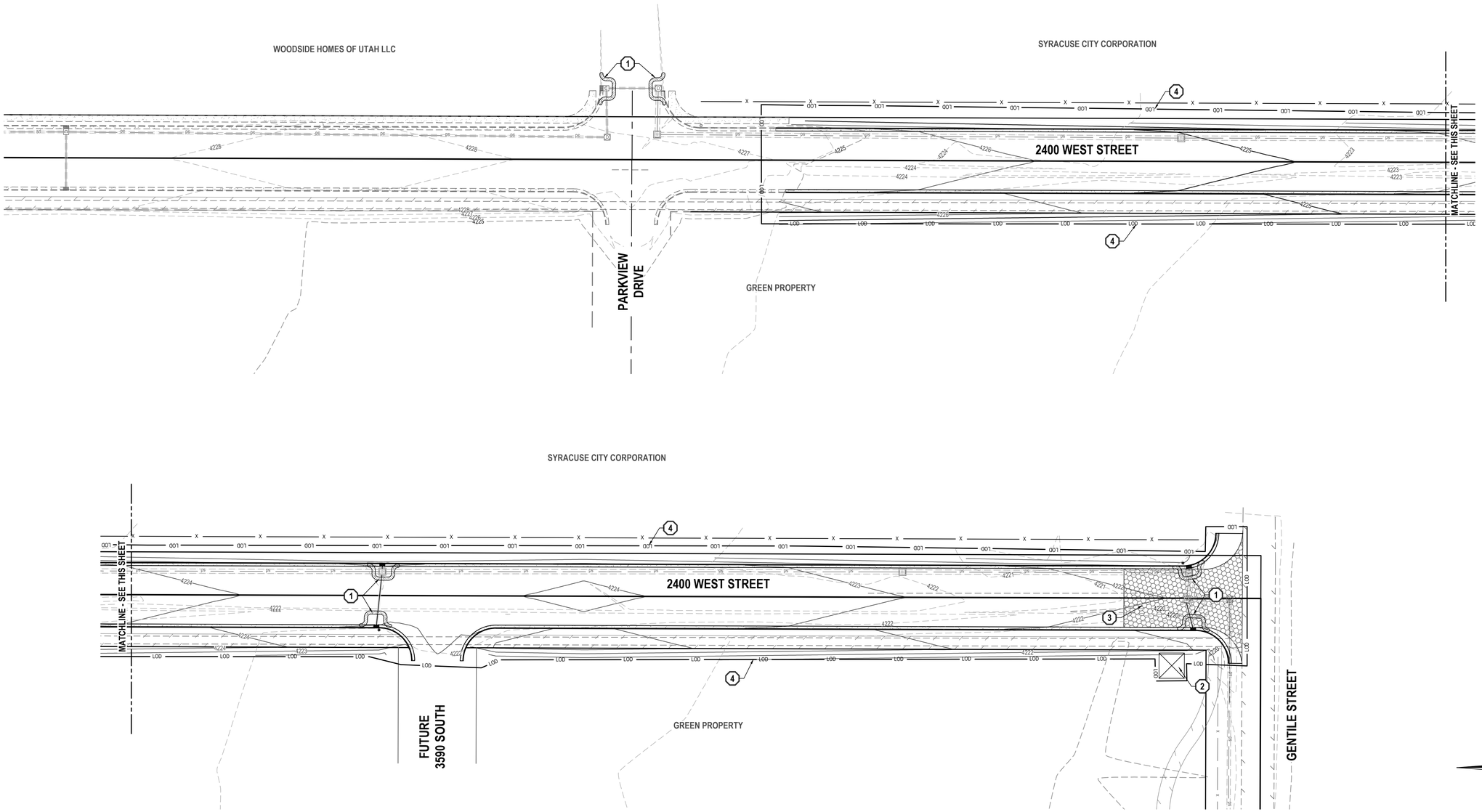
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 1/C-400
2. CONCRETE WASHOUT LINED BASIN OR DUMPSTER
3. VEHICLE-WASH DOWN AND STABILIZED CONSTRUCTION ENTRANCE
4. LIMITS OF DISTURBANCE

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

ENSIGN
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CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
Justin Bay
No. 852924-2202
7-5-22
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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EROSION CONTROL PLAN

PROJECT NUMBER L2429
PRINT DATE 7/5/22
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300

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

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BENCHMARK

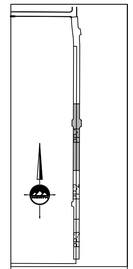
SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4228.08'

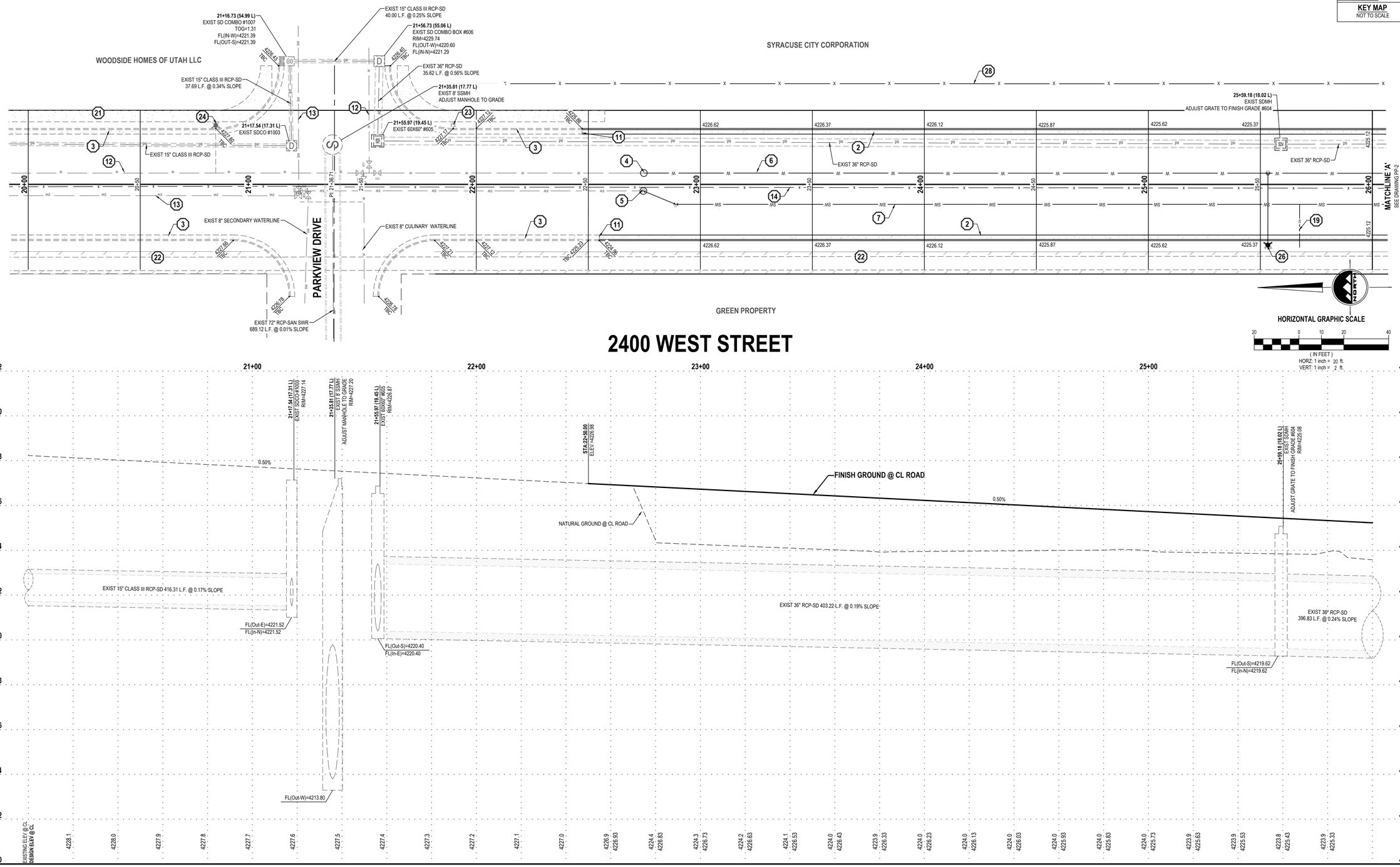
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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2. 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
3. EXISTING CURB AND GUTTER
4. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
5. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
6. 10" DR14 C900 PVC CULINARY WATERLINE
7. 10" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
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9. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
10. 10" GATE VALVE FLANGED TO TEE OR CROSS PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
11. MATCH EXISTING IMPROVEMENTS
12. EXISTING 10" DR14 C900 PVC CULINARY WATERLINE
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14. REMOVE EXISTING FENCE
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24. EXIST FIRE HYDRANT
25. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23
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28. INSTALL 3-WIRE FENCE 20' BEHIND TBC



KEY MAP
NOT TO SCALE



ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER — REGISTERED — Dustin Bean — No. 852924 f-2202 — 7-5-22 — STATE OF UTAH — ENSIGN ENG & LAND

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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2400 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L.2429	PRINT DATE: 7/5/22
DRAWN BY: J.MOSS	CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON	

PP-1

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

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BENCHMARK

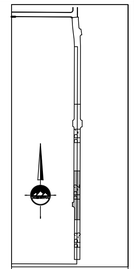
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ELEV = 4228.08'

SCOPE OF WORK:

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KEY MAP
NOT TO SCALE



ENSIGN
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RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
Justin Bay
No. 852924-2202
7-5-22
STATE OF UTAH
JUSTIN T. BAY

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

2400 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L2429
PRINT DATE: 7/5/22
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-2

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

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

BENCHMARK

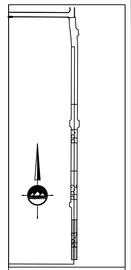
SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ELEV = 4228.08'

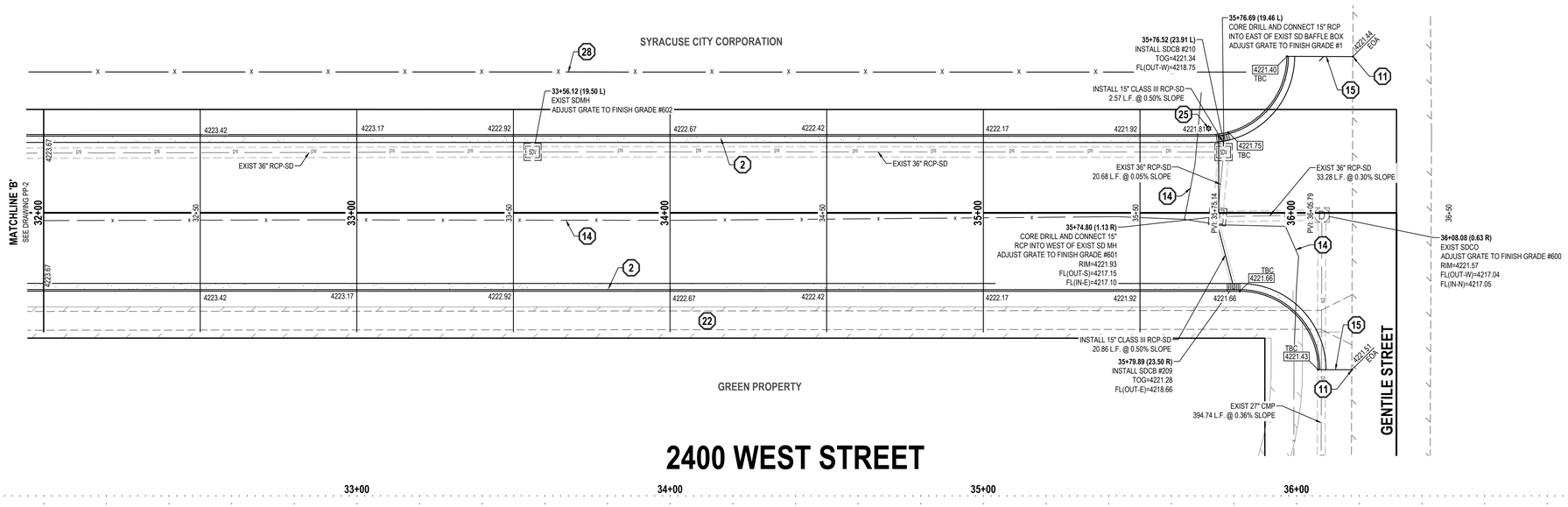
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 5.0' SIDEWALK PER SYRACUSE STANDARD DETAIL 2, SHEET 2
2. 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
3. EXISTING CURB AND GUTTER
4. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
5. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
6. 10" DR14 C900 PVC CULINARY WATERLINE
7. 10" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
8. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
9. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
10. 10" GATE VALVE FLANGED TO TEE OR CROSS PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
11. MATCH EXISTING IMPROVEMENTS
12. EXISTING 10" DR14 C900 PVC CULINARY WATERLINE
13. EXISTING 10" DR14 C900 PVC SECONDARY WATERLINE
14. REMOVE EXISTING FENCE
15. PROPOSED EDGE OF ASPHALT
16. 8" DR14 C900 PVC CULINARY WATERLINE
17. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
18. 8" GATE VALVE FLANGED TO TEE, BEND OR CROSS PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
19. INSTALL 1" SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
20. INSTALL 2" SECONDARY WATER LATERAL AND 2" GATE VALVE PER SYRACUSE CITY STANDARDS
21. EXISTING 5.0' SIDEWALK
22. FUTURE10' ASPHALT TRAIL
23. EXIST STREET LIGHT
24. EXIST FIRE HYDRANT
25. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23
26. INSTALL FIRE HYDRANT COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 8
27. INSTALL 6" SECONDARY WATERLINE DRAIN AND VALVE TO CONNECT TO SD CATCH BASIN PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
28. INSTALL 3-WIRE FENCE 20' BEHIND TBC



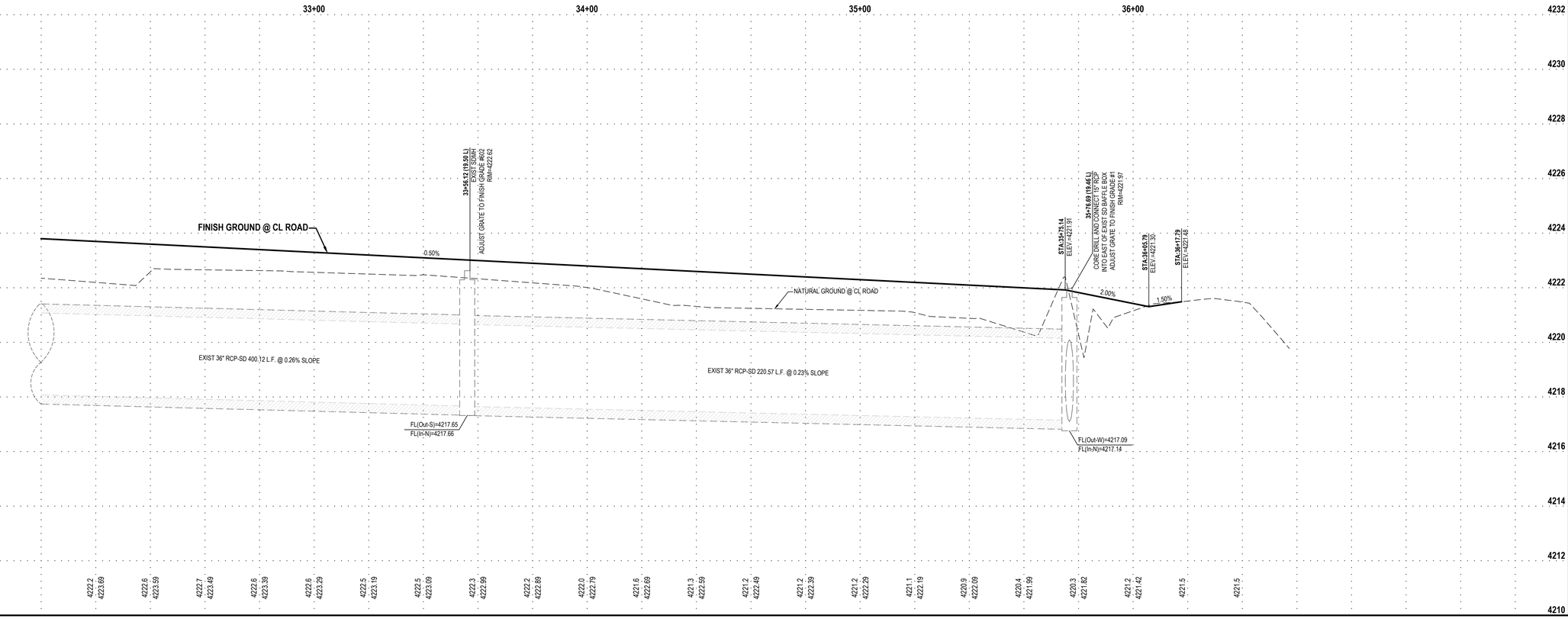
KEY MAP
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ. 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
460 WEST 50 NORTH SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
EMAIL: ryan.beck@woodside.com

GREEN PROPERTY 2400 WEST STREET ROADWAY DEDICATION - PHASE 2

2400 WEST GENTILE STREET
SYRACUSE, UTAH

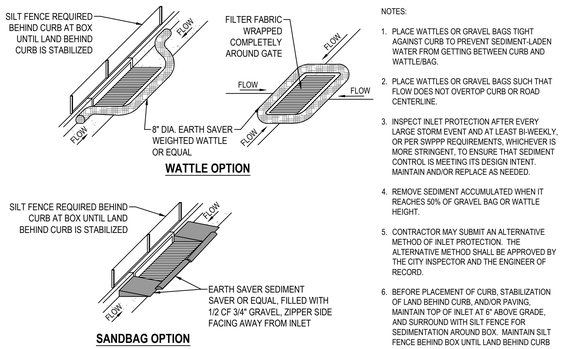
PROFESSIONAL ENGINEER — REGISTERED — Justin Bean — No. 852924-2202 — 7-5-22 — STATE OF UTAH — JUSTIN T. BEAN

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1		FOR REVIEW	
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2400 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
L2429	7/5/22
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

PP-3

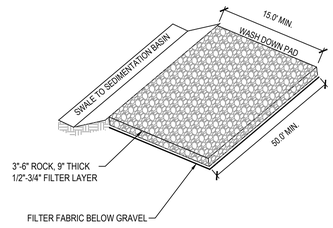


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

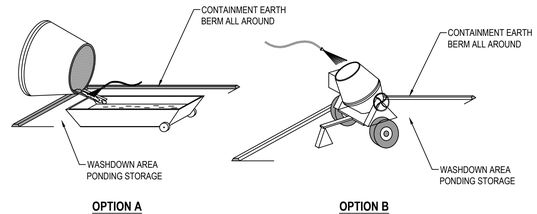


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

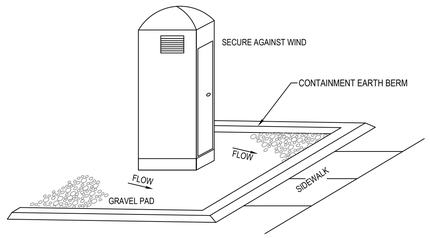
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



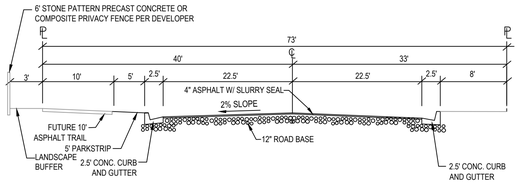
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



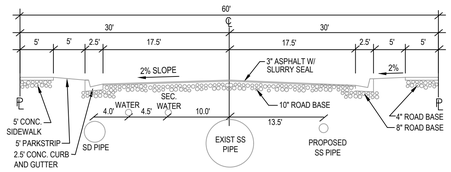
4 PORTABLE TOILET

SCALE: NONE



5 73' STREET CROSS SECTION (2400 WEST STREET)

SCALE: NONE



6 FUTURE 3590 SOUTH STREET CROSS SECTION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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SYRACUSE, UTAH

PROFESSIONAL ENGINEER
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Dustin Bean
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STATE OF UTAH
DUSTIN T. BEAN

NO.	DATE	REVISION	BY
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DETAILS

PROJECT NUMBER: L2429
PRINT DATE: 7/15/22
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-400

Exhibit B
Cost Estimate

RJT EXCAVATING

Estimate

Date	Estimate #
7/12/2022	1530

Name / Address
Woodside Homes of Utah, LLC. 460 W 50 N. Ste. 300 Salt Lake City, UT. 84101

					Project		Amount to be Paid	
					2400W Parkview to Gentile		Woodside	Syracuse City
Description	**Qty**		**U/M**		**Cost**	**Total**		
Site Work								
Cut in streets / grub ROW	1,888		CYD		3.00	$5,664.00		
Material imported to establish ROW subgrade	3,519		TN		13.00	$45,747.00		
Roadbase 12" thick	4,950		TN		19.04	$94,248.00		
Asphalt 4"thick	66,795		SQFT		2.00	$133,590.00		
Fine Grade	66,795		EA		0.15	$10,019.25		
Curb & Gutter	2,822		LF		19.70	$55,593.40		
Load and remove trees	12		EA		696.00	$8,352.00		
Traffic control for gentile tie/paving	1		LS		1,500.00	$1,500.00		
Saw cut and dispose of asphalt	234		LF		16.50	$3,861.00		
Compaction density test	1		LS		1,000.00	$1,000.00		
Subtotal						**$359,574.65**	**$179,787.33**	**$179,787.33**
Storm Drain								
15" RCP	60		LF		46.93	$2,815.80		
Inlet Box	4		EA		2,600.00	$10,400.00		
Connect to Existing includes concrete and saw cutting into box	3		LS		1,200.00	$3,600.00		
Deck/Adjust to grade existing storm drain manholes	5		EA		2,000.00	$10,000.00		
Granular trench fill	70		TN		15.51	$1,085.70		
Collars on manholes includes concrete risers	5		EA		790.00	$3,950.00		
Clean and video	60		EA		1.35	$81.00		
Subtotal						**$31,932.50**	**$15,966.25**	**$15,966.25**
Culinary Water								
10" C-900	736		LF		62.39	$45,919.04		
8" C-900	105		LF		43.67	$4,585.35		
10" gate valve	1		EA		3,900.00	$3,900.00		
8" gate valve	2		EA		2,600.00	$5,200.00		
10" tee	1		EA		2,100.00	$2,100.00		
Blow off	3		EA		1,700.00	$5,100.00		
Fire Hydrant	2		EA		7,100.00	$14,200.00		
Granular trench fill	529		TN		15.51	$8,204.79		
Pressure Test	1		EA		600.00	$600.00		
Collars on valves	5		EA		790.00	$3,950.00		
Connect to existing	1		LS		2,200.00	$2,200.00		
Subtotal						**$95,959.18**	**$47,979.59**	**$47,979.59**
Secondary Water								
10" C-900	715		LF		61.39	$43,893.85		
8" C-900	105		LF		42.67	$4,480.35		
10" Tee	1		EA		2,100.00	$2,100.00		
10" gate valve	1		EA		3,900.00	$3,900.00		
10" bend	2		EA		1,500.00	$3,000.00		
8" gate valve	2		EA		2,600.00	$5,200.00		
Secondary lateral installed single 1-1/2	1		EA		3,000.00	$3,000.00		
Blow off	3		EA		1,700.00	$5,100.00		
Connect to existing	1		LS		2,200.00	$2,200.00		
6" drain including valve	1		EA		6,000.00	$6,000.00		
Granular trench fill	560		TN		15.51	$8,685.60		
Pressure Test	1		EA		600.00	$600.00		
Collars on valves	4		EA		790.00	$3,160.00		
Subtotal						**$91,319.80**	**$45,659.90**	**$45,659.90**
					Total	**$578,786.13**	**$289,393.07**	**$289,393.07**

COUNCIL AGENDA
August 23, 2022

Agenda Item **"d"** **Founders Park Irrigation and Walkway Discussion**

Factual Summation

- Any question(s) regarding this agenda item may be directed at Brody Bovero, City Manager, Kresta Robinson, Parks and Recreation Director, or Chad Smout, Assistant Parks and Recreation Director

- Recently it was brought to staff's attention that the property line, dividing Founders Park and the new Maverick, was approximately 2 feet into the current developed park space. Within that few feet of the property, exists a portion of a lateral irrigation line, which irrigates the southwest turf of the park. This irrigation line runs the East/West length of their property. We have been told by the Maverick Project Foreman that they will be putting in a retaining wall and fence; therefore, this portion of the existing irrigation line will need to be relocated.

- With the irrigation line needing to be relocated, staff considered additional improvements that can be made to the disturbed area, as well as adjacent park space, by adding concrete walking paths and spectator areas. This is a great opportunity to increase the level of accessibility in the southwest portion of the park, while at the same time, reducing irrigation by removing a large amount of unnecessary turf grass.

- Creating a connecting walking path, also gives us the opportunity to define, and designate, more permanent areas that lack trees and shade, which is something everyone wants more of in a park. To accomplish this portion of the improvements, we would like to use the money we have budgeted, currently, via the Tree Initiative Program, to plant 12-15 tree saplings (3"+ Calipers) along the proposed walking path.

- If the addition(s) of the concrete walking paths, and spectator areas, are approved, then there will be a need to relocate a portion of the park's irrigation mainline, so it doesn't run directly underneath the concrete.

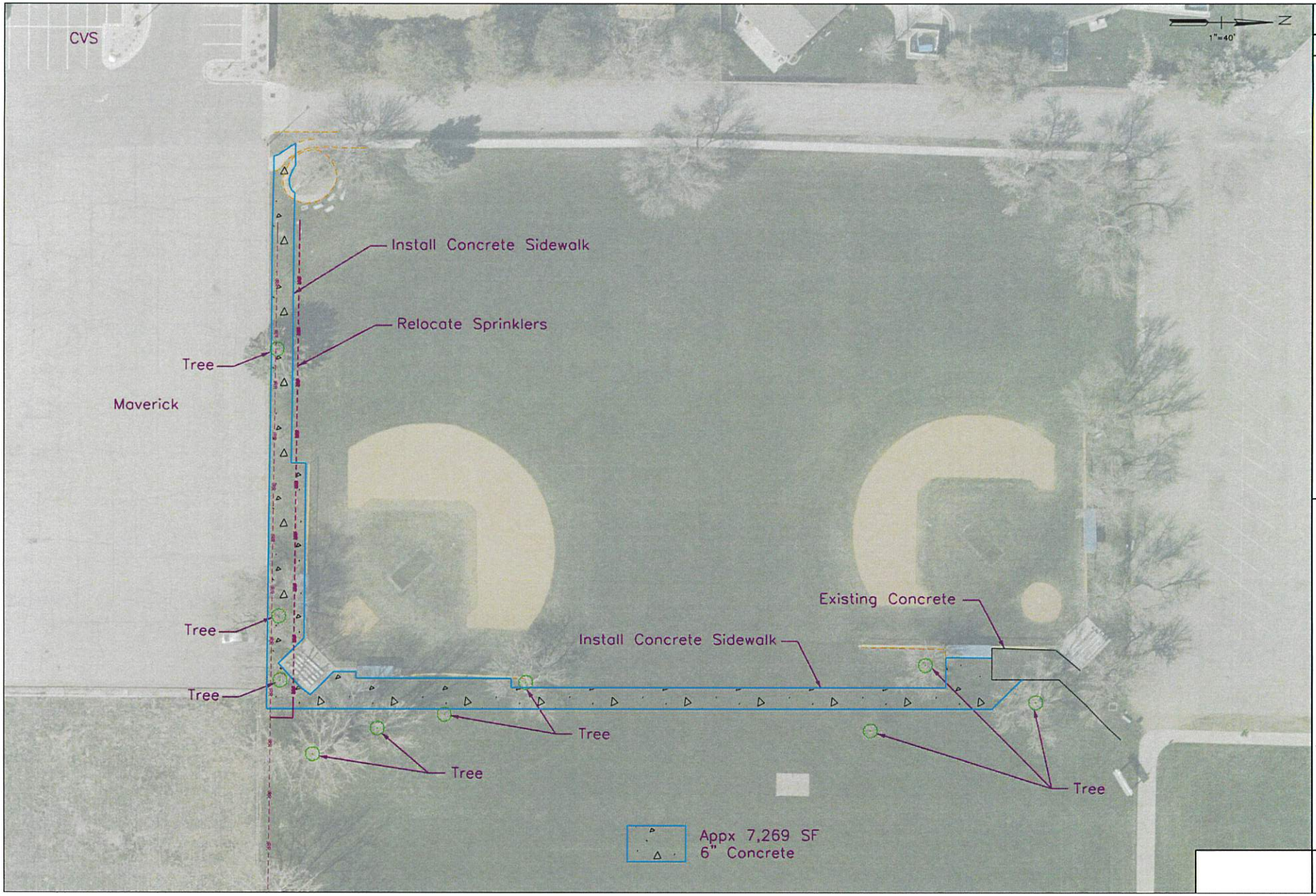
- Total project cost estimate is $127,885.35
    - $93,460.35 is Impact Fee Eligible
    - $34,425.00 is Capital/RAP Tax Eligible
        - There is approximately $60,000 in RAP tax funds available
- Attached is the Concept Drawing and Probable Cost Opinion

Discussion Goals

The following items outline the goals of this discussion:

1. Whether council would like to move forward with an RFP for Founders Park Irrigation and walkway improvements.

2. Whether council would like to amend the budget to include Founders Park Irrigation and walkway improvements.



LAST UPDATED:
AUGUST 16, 2022

DRAWN BY: SK

FOUNDERS PARK SIDEWALK

PLAN 1

SYRACUSE CITY EST. 1935

SHEET:
1 OF 1

Item No	Bid Item	Unit	Quantity	Unit Price	Total Project	Capital/RAP Tax Eligible		Impact Fee Eligible	
1	Mobilization and Demobilization/SWPPP	LS	1	$24,460.25	$24,460.25	0.26	$6,375.00	0.74	$18,085.25
2	Clearing, Grubbing & Excavation	LS	1	$9,784.10	$9,784.10	0.26	$2,550.00	0.74	$7,234.10
3	Remove Existing Tree	EA	1	$500.00	$500.00	1	$500.00		$0.00
4	Sprinkler Relocation	LS	1	$25,000.00	$25,000.00	1	$25,000.00		$0.00
5	Sod	SF	2720	$1.00	$2,720.00		$0.00	2720	$2,720.00
6	6" Thick Concrete	SF	7269	$9.00	$65,421.00		$0.00	7269	$65,421.00
7	Type A2 Aggregate Base Material	TON	280	$15.00	$4,200.00		$0.00	280	$4,200.00
Probable Cost Opinion					$127,885.35		$34,425.00		$93,460.35

COUNCIL AGENDA
August 23, 2022

Agenda Item **"e"** Proposal for Recreational Equine Structure at The Fields.

Factual Summation

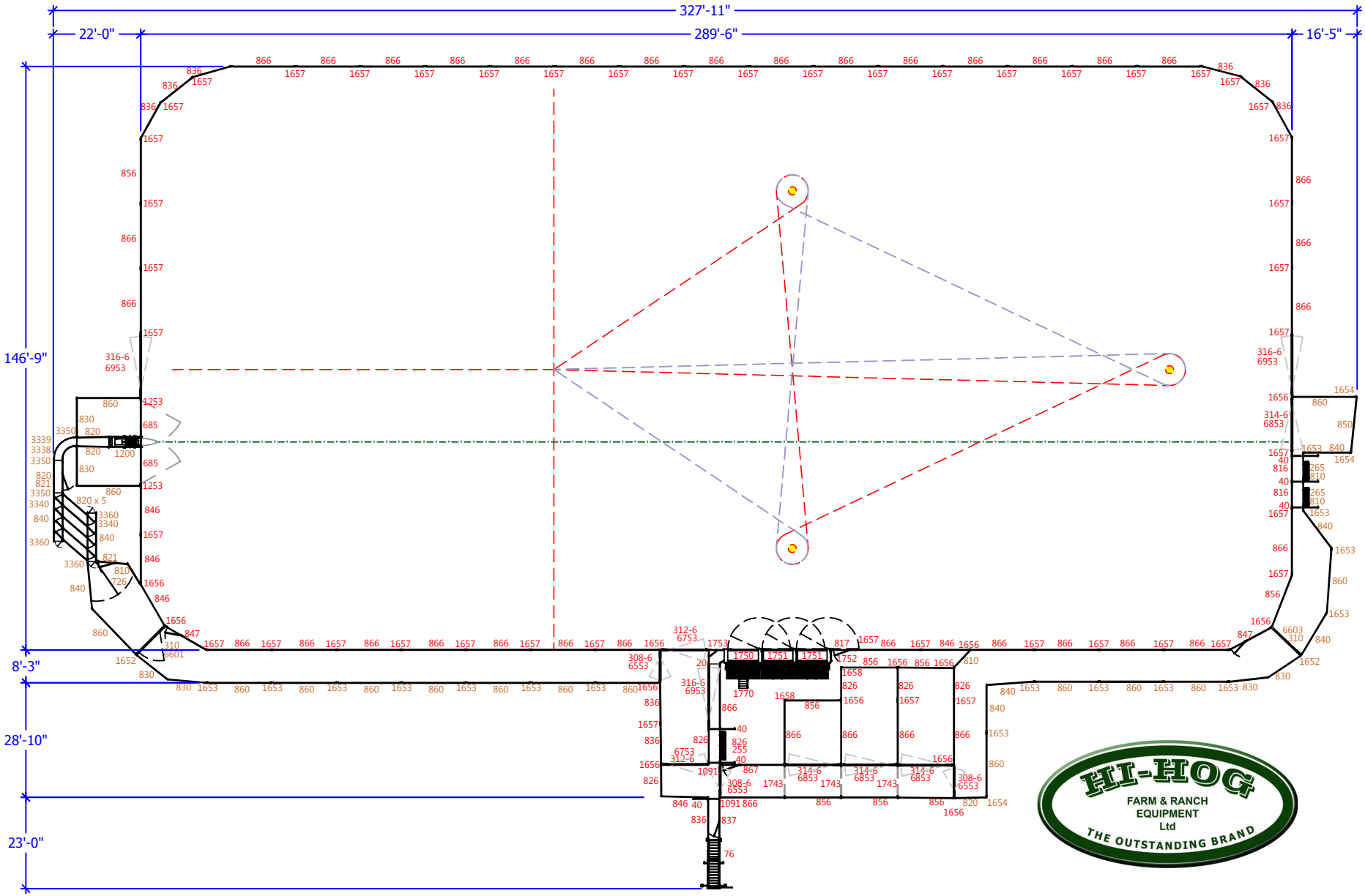
- This item was requested by Council Member Carver; there is interest in relocating the existing rodeo arena to agricultural property in The Fields project. The existing rodeo arena property could be incorporated into the BMX project. Councilmember Carver has provided different arena styles/designs for review in preparation for the meeting.

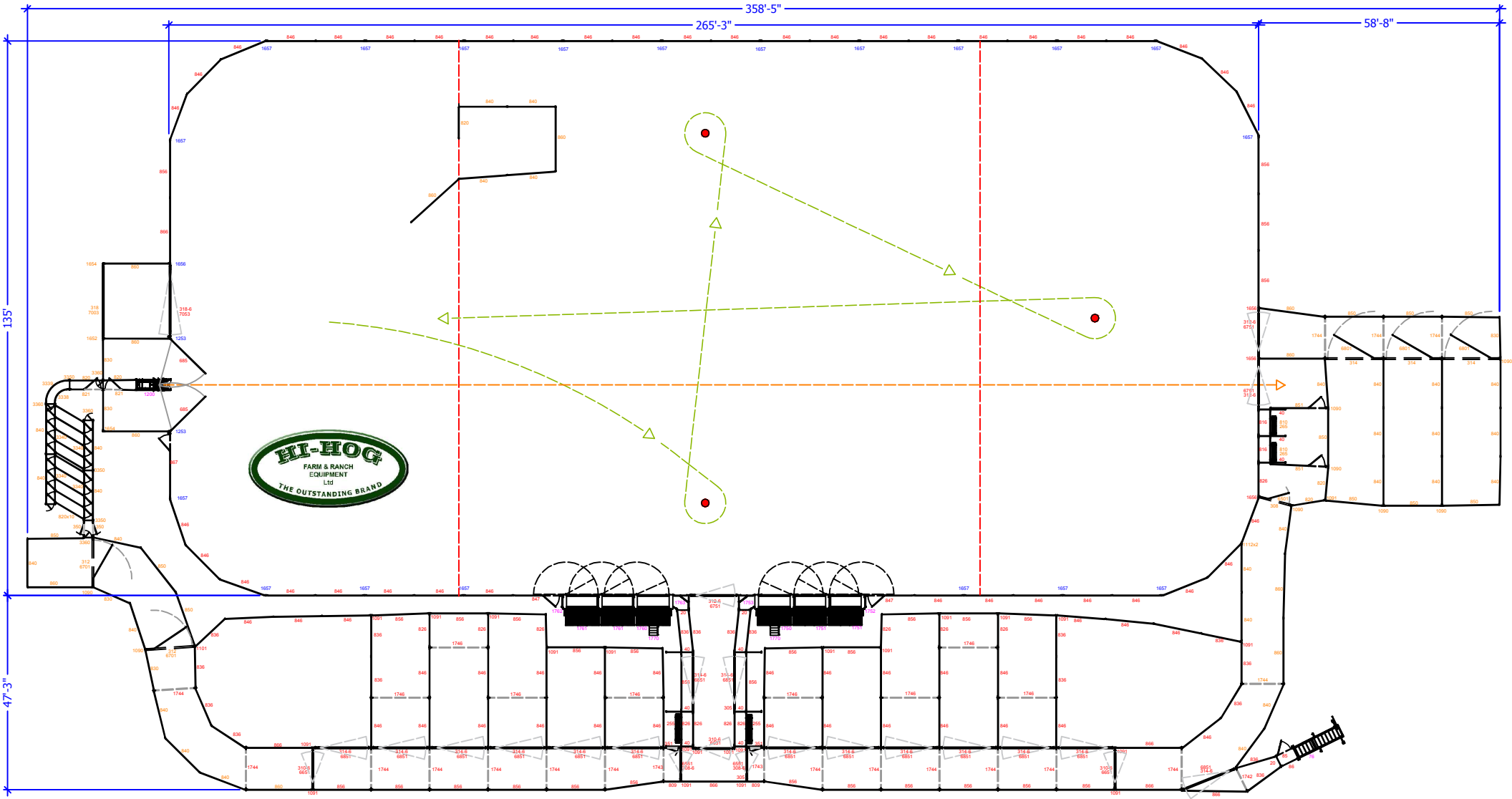

Morgan County
Fairgrounds
Upper Weber
Canyon
Morgan County
Fairgrounds

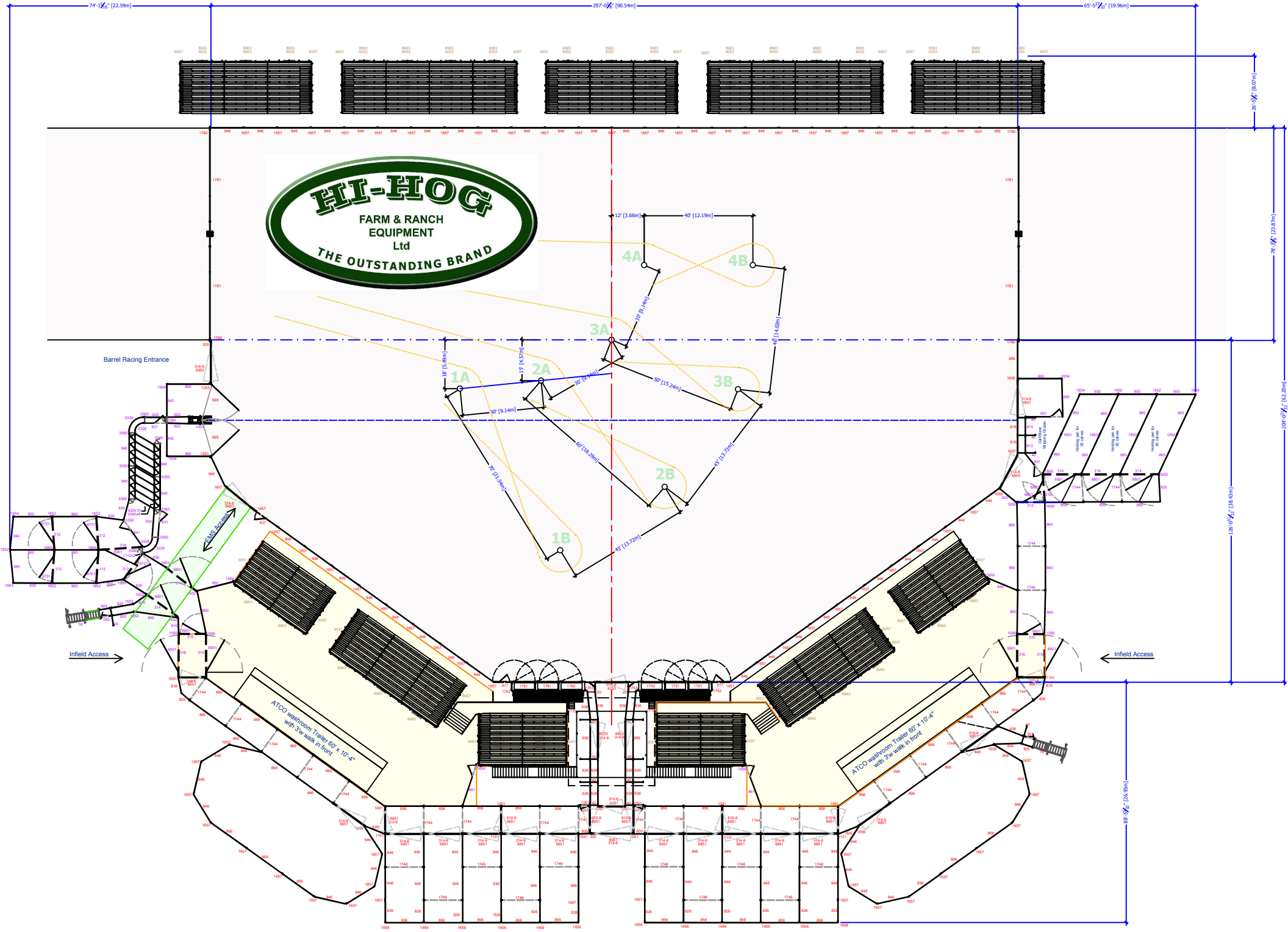

Upper Weber Canyon
Morgan County Fairgrounds
S Como Spgs Rd
S Como Spgs Rd
Morgan County Fairgrounds
2D

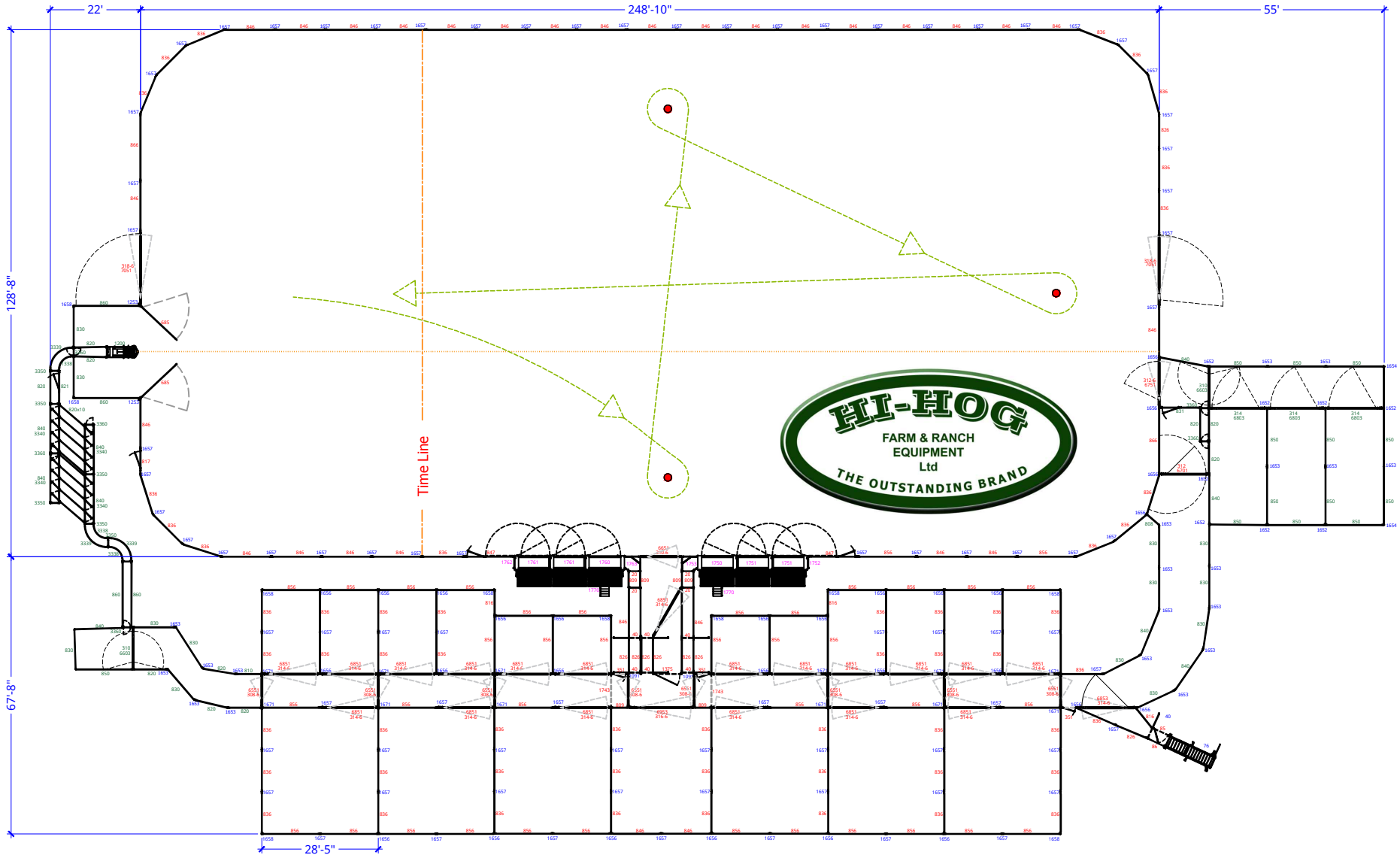

Oakley


Chalk Creek
Summit County


327'-11"
22'-0"
289'-6"
16'-5"
146'-9"
8'-3"
28'-10"
23'-0"
HI-HOG
FARM & RANCH
EQUIPMENT
Ltd
THE OUTSTANDING BRAND


358'-5"
265'-3"
58'-8"
135'
47'-3"
HI-HOG
FARM & RANCH
EQUIPMENT
Ltd
THE OUTSTANDING BRAND


74'-1 1/16" [22.59m]
297'-0 3/16" [90.54m]
65'-5 27/32" [19.96m]
26'-9 3/16" [8.07m]
79'-5 3/16" [23.87m]
204'-0 3/32" [62.20m]
126'-0 3/32" [38.43m]
80'-5 3/32" [24.59m]
HI-HOG
FARM & RANCH
EQUIPMENT
Ltd
THE OUTSTANDING BRAND
Barrel Racing Entrance
12' [3.66m]
40' [12.19m]
4A
4B
3A
3B
2A
2B
1A
1B
18' [5.49m]
15' [4.57m]
30' [9.14m]
50' [15.24m]
60' [18.29m]
70' [21.34m]
45' [13.72m]
EMS Access
Infield Access
Infield Access
ATCO washroom Trailer 60' x 10'-4" with 3'w walk in front
ATCO washroom Trailer 60' x 10'-4" with 3'w walk in front
Cattle Chute
Stepping Chutes
Holding pen for 30' calves
Holding pen for 30' calves
Holding pen for 30' calves


22'
248'-10"
55'
128'-8"
67'-8"
28'-5"
Time Line
HI-HOG
FARM & RANCH
EQUIPMENT
Ltd
THE OUTSTANDING BRAND

COUNCIL AGENDA

August 23, 2022

Agenda Item **"f"** **Sewer ordinance update for FOG Control**

Factual Summation

Utah law requires an ordinance to regulate the proper disposal of Fats, Oils, and Grease to prevent blockages in the sewer system. The current ordinance stands as a good fit for general prohibitions but does not specify FOG control.

Resources

- Utah Rule R317-801-5(6) enacted June 2012
- Syracuse City Code 4.10.100 Wastewater prohibitions and limitations.
- North Davis Sewer District ordinance 11.3 Pretreatment of Wastewater
- Utah Plumbing Code chapter 10 installation of grease interceptors.
- Any questions about this agenda item may be directed to Robert Whiteley.

Considerations

- Syracuse has potential for an increase in food service establishments. Having a well described process in place would help future businesses maintain compliance with the law and prevent sewer blockages that may come from fats, oils, and grease.
- A draft ordinance is included for consideration that would meet the requirements of FOG control and establish a process for businesses to follow and staff to inspect.

Action Items

- Whether to consider an update to the ordinance specific to controlling fats, oils, and grease from commercial and industrial wastewater.

4.10.104 FATS, OILS, GREASE, AND SEDIMENT CONTROL:

This section is applicable to commercial and industrial users that have the potential to discharge deleterious wastewaters containing elevated levels of fat, oils, grease, or granular sediment to the sewer collection system.

A) DEFINITIONS: The following definitions are supplemental to others in this chapter and applicable to this section.

COMMERCIAL USER: Any commercial business whether public or private and whether stationary or mobile that discharges wastewater into the public sewer system.

COMMON INTERCEPTOR: One or more interceptors receiving deleterious wastewater from more than one establishment.

FATS, OIL, and GREASE (FOG): Fats, oil and grease of vegetable and animal origin. It also includes petroleum oils and granular sediment such as sand or soil.

FOOD SERVICE ESTABLISHMENT (FSE): Any building, vehicle, place, or structure where food is prepared, served, or provided for consumption.

GREASE CONTROL DEVICES (GCD): A structure or device designed for the purpose of removing and preventing fats, oils, and grease from entering the sanitary sewer collection system. They include all types of gravity grease interceptors and hydro-mechanical grease interceptors.

GRAVITY GREASE INTERCEPTOR (GGI): Gravity-flowing large capacity grease control device situated outside and below ground.

HYDRO-MECHANICAL GREASE INTERCEPTOR (HGI): These devices are formally known as grease traps that are made of steel, fiberglass, or polyethylene which are typically compact, under the sink units located near food preparation areas. There are larger types that are typically located outside and some types that include an automatic grease removal device.

INDUSTRIAL USER: Any industrial business whether public or private and whether stationary or mobile that discharges wastewater into the public sewer system.

B) INTERCEPTOR AND TRAP INSTALLATION SPECIFICATIONS:

1. GCD's in compliance with international plumbing code (IPC), shall be required of any commercial or industrial user for the proper handling of wastewater containing FOG in excessive amounts and appropriately sized to handle volumes at the highest capacity.

2. Any commercial or industrial user and any FSE utilizing a three (3) compartment sink shall be required to have a GCD installed at its own expense and shall be required to properly maintain the device.

3. All construction plans for GCD's shall include the type, capacity, location and shall be submitted to the city for review and approval prior to installation.

4. All interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, watertight, and equipped with easily removable covers which are both gas-tight and water-tight.

5. All existing commercial or industrial users without a GCD or having an inadequate GCD shall have one year to install an appropriate GCD upon notification by the city.

6. GCD's for businesses that have closed shall be dewatered and cleaned by the owner of the premise. A representative of the city may inspect and verify this process has been properly completed.

C) GENERAL FOG WASTE DISCHARGE LIMITS AND REQUIREMENTS:

It shall be unlawful to discharge any sanitary wastewater, commercial and industrial waste, or other polluted waters, except where suitable treatment has been provided in accordance with provisions of this chapter. The following are general requirements and prohibitions applicable to this section:

1. The discharge of any substance into the sewer system that exceeds or violates general or specific prohibitions listed in section 4-10-100 of this chapter is prohibited.

2. The discharge of FOG into the sewer system that may accumulate, cause or contribute to blockages in the sewer system, except as provided herein, is prohibited.

3. Installation and use of food grinders in new or remodeled FSEs are allowed, but are not recommended as they tend to increase the potential of blockages in the GCD with food particles.

4. Emulsifiers, enzymes, or degreasers shall not be added as sewer aids to any plumbing that leads to any interceptor directly or indirectly.

5. The disposal of cooking oil (yellow grease) into the sewer system is prohibited. All waste cooking oils shall be collected, stored, and labeled properly in receptacles such as barrels or drums for recycling or other acceptable methods of disposal.

6. The discharge of wastewater with temperatures more than one hundred forty degrees Fahrenheit (140°F) to any GCD is prohibited.

7. The discharge of waste from toilets, urinals, washbasins, and other fixtures containing fecal materials into and GCD, is prohibited.

8. The discharge of solids and FOG waste collected from a GCD to the sewer system, is prohibited. Wastes removed from interceptors must be hauled off and properly disposed of periodically in compliance with operation and maintenance requirements.

9. Operation of a GCD with the accumulation of both FOG and solids (floating plus settled) exceeding twenty five percent (25%) of the design hydraulic depth of the GCD, is prohibited.

10. Commercial users, during regular business hours, shall provide the city immediate and safe access to the premises and FOG handling facilities.

11. The city may require visual monitoring at the expense of the commercial user to observe conditions of the GCD, sewer lateral, and downstream appurtenances.

D) KITCHEN BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS:

All food service establishments (FSEs) shall be required, at a minimum, to implement and comply with the following kitchen BMPs, whenever applicable:

1. *Strainers:* Drain screens (strainers) shall be installed on all drainage pipes in food preparation areas.

2. *Waste Cooking Oil:* All waste cooking oil shall be collected and stored properly in recycling receptacles such as barrels or drums. Such recycling receptacles shall be maintained properly to ensure they do not leak. A secondary containment shall be in place.

3. *Disposal of Garbage and Food Waste:* All garbage and food waste shall be disposed of directly into trash bins or containers, and not in sinks, drainage pipes, or the sewer system. Food waste should be disposed of in lined trash bins.

4. *Employee Training:* Employees of FSEs shall be trained once each calendar year in the following areas:

a. How to "dry wipe/scrape" pots, pans, dishware, and work areas before washing to remove FOG.

b. How to properly dispose of garbage, food waste, and solids in lined plastic bags prior to disposal in trash bins or containers, to prevent leaking and odors.

c. The location and use of absorbent products to clean under fryer baskets and other locations where FOG may be spilled or accumulated.

d. How to properly dispose of cooking oil from fry equipment into a FOG receptacle such as a barrel or drum without spilling.

e. Training shall be documented with a date, trainer name, and employee signatures recorded, indicating each employee's attendance and understanding of the practices reviewed. Training records shall be available for review at any reasonable time by the city.

5. *Exhaust Filter Maintenance:* Exhaust filters shall be maintained in good operating condition utilizing frequent cleaning practices. Wastewater generated from cleaning exhaust filters shall be disposed properly.

6. *Signs:* Kitchen BMP signs, posters, or similar information, in appropriate language(s), shall be prominently displayed in the food preparation and dishwashing areas at all times.

7. *Drips and Spills:* Absorbent materials shall be placed under fryers and other areas where FOG typically or frequently drips or spills.

8. *Spill Prevention:* Covered devices shall be used in transporting FOG to prevent spills.

9. *FOG Containers:* FOG containers shall be emptied before they are full to avoid accidental or incidental spills.

10. *Spill Kits:* "Spill kits" (e.g., absorbent materials) shall be provided and readily available in the event of a spill.

E) OUTDOOR GGI OPERATION AND MAINTENANCE REQUIREMENTS:

All existing and newly constructed Gravity Grease Interceptors (GGI's) shall be operated in accordance with the manufacturer's specifications. The maintenance frequency for all commercial users with GGI's shall be determined by the following:

1. Where installed, an GGI shall be fully maintained by the user, at its sole expense, in a continuous and efficient manner, and always subject to city inspection and approval.

2. GGI's shall be maintained in efficient operating condition by the periodic removal of the full contents of the interceptor. GGI's shall be fully emptied and cleaned at a frequency such that the combined floating and settled FOG accumulation does not exceed twenty-five percent (25%) of the design hydraulic depth of the interceptor. This is to ensure that the minimum hydraulic retention time, and required available volume, is maintained to effectively intercept and retain FOG.

3. If a GGI at any time is observed by the city to contain floating and settled FOG accumulation in excess of twenty-five percent (25%), the user shall be required to have the interceptor serviced as soon as possible, but no later than ten (10) days from the date the notice of violation was given, such that all FOG, sludge, and other materials, are completely removed from the interceptor.

4. The owner of the property or business on which a common interceptor, and/or the facilities discharging to a common interceptor, are located shall be primarily responsible for the maintenance, upkeep, and repair of the interceptor.

5. No commercial user shall increase the use of water or in any other manner attempt to dilute a discharge as a way of achieving compliance with this chapter.

F) INDOOR HGI OPERATION AND MAINTENANCE REQUIREMENTS:

1. Where installed, a HGI shall be fully maintained by the user, at its sole expense, in a continuous and efficient manner, and always subject to city inspection and approval.

2. HGI's shall be operated in accordance with the manufacturer's specifications.

3. HGI's shall be maintained in efficient operating condition by removing accumulated grease on an as needed basis, or the frequency specified by the manufacturer, but no less than weekly.

4. HGI's shall be fully emptied of all food residues, and any FOG waste, during the cleaning and scraping process.

5. HGI's shall be inspected periodically, but in no event less than once a month, to check for leaking seams and pipes, and for effective operation of the baffles and flow regulating device. HGI's and their baffles shall be maintained free of all caked-on FOG and waste. Removable baffles shall be removed and cleaned during the maintenance process.

6. Automatic dishwashers and/or food grinder units may be connected to a GGI but shall not be connected to or discharged to any HGI.

7. No FSE shall increase the use of water or in any other manner attempt to dilute a discharge as a way of achieving compliance with this chapter.

G) NOTIFICATION REQUIREMENTS:

A commercial and industrial user shall comply with the following notification requirements:

1. *Notification of Spills and/or Sanitary Sewer Overflows (SSO):*

    a. In the event a user is unable to comply with the FOG control requirements due to a breakdown of equipment, accidents, or human error, or the user has reasonable belief that its discharge will violate this chapter, the user or its representative shall immediately notify the city by telephone.

    b. If the material discharged has the potential to cause, or results in, sewer blockage or SSO, the user shall immediately notify the city by telephone.

c. The incident shall be documented by the user within five (5) working days from the date of the incident and shall state the date of the incident, the reasons for the discharge or spill, what steps were taken to immediately correct the problem, and what steps are being taken to prevent a recurrence.

d. Such notification shall not relieve the user of any expense, loss, damage, or other liability that may be incurred resulting in damage or otherwise arising out of a violation of this chapter, or other applicable law.

2. *Notification of Potential Increased FOG Discharges:* Commercial users shall notify the city in writing at least sixty (60) days prior to any facility expansion, and/or remodeling or process modifications that may result in new or substantially increased FOG discharges, or a change in the nature of the discharge. The user shall submit any information requested by the city for evaluation including but not limited to: FSE name, name and the title of the user's contact person or person most knowledgeable concerning the facility expansion and/or remodeling or process modifications, address and telephone number of the user, date of the proposed facility expansion and/or remodeling or process modifications, and the reasons for the same.

H) RECORDKEEPING REQUIREMENTS:

The following records shall be maintained for no less than three (3) years, and the commercial user or industrial user shall make them available to the city:

1. A record or logbook of interceptor cleaning and maintenance practices and activities. The record or logbook shall include dates cleaned, name of waste hauler, any observations concerning the effectiveness of the interceptor or trap in controlling FOG, any other maintenance performed on the GCD.

2. A record or logbook of FSE kitchen BMPs being implemented including employee training.

3. Records of any spills and/or cleaning of the drains and sewer lateral.

4. Any other information deemed appropriate by the city to ensure compliance with this chapter.

I) INSPECTIONS AND SAMPLING:

Commercial users shall be inspected on a regular basis by the city to determine if the businesses are in compliance with this chapter. The purpose of inspections is to verify if users are complying with this chapter; collect and analyze samples and compare results to established discharge limitations; provide evidence in support of enforcement actions; verify correction of problems; and maintain records of user discharge constituents.

J) VIOLATIONS:

Any commercial user or industrial user in violation of this chapter shall be notified of the violation in writing issued by the city. If the violation remains out of compliance after the indicated date on the violation notice, a fine will be issued. The fine amount is indicated in the consolidated fee schedule. A fine that is not paid within sixty (60) days shall have the business license suspended until payment is made in full and the violation becomes compliant. A fine that is not paid within one hundred twenty (120) days shall have the water shut-off to the premise until payment is made in full and the violation becomes compliant.

K) APPEAL:

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

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

(3) A person or business who is the subject of a violation or shut-off notice shall be entitled to be represented by counsel or another representative, shall have the opportunity to present evidence, and shall be permitted to cross-examine any witnesses presented by the city. The proceedings are designed to be informal in nature, and court rules do not apply.

(4) An appeal of shut-off due to non-payment is limited only to whether the appellant tendered timely payment.

COUNCIL AGENDA

August 23, 2022

Agenda Item **"g"** **Discuss secondary water rear-lot services**

Factual Summation

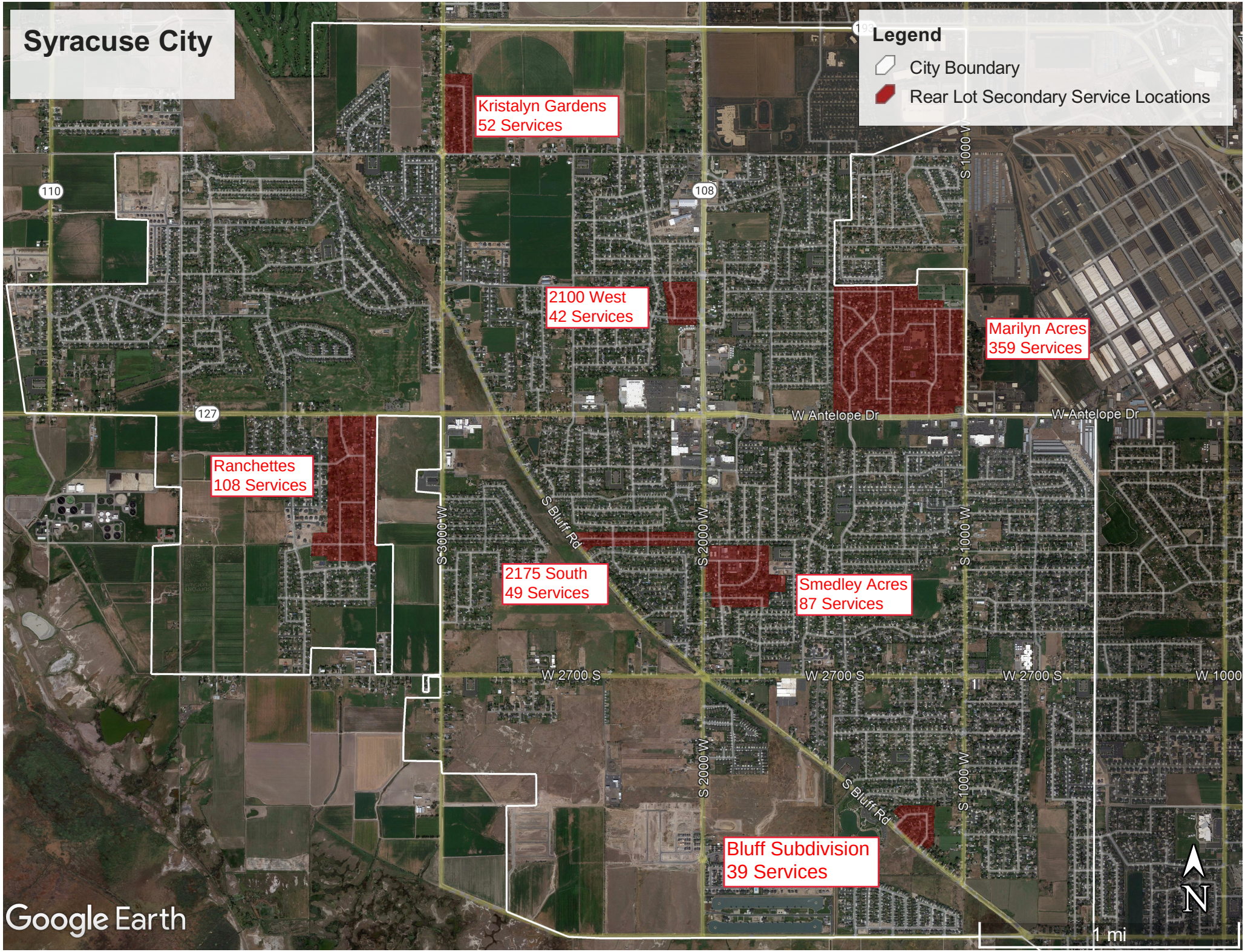
- In 1984 Syracuse City installed the first secondary water system. Houses fronting main roads had a secondary water connection in the front yard near the road where they would connect their system. Houses in neighborhood subdivisions had a secondary water connection in the back yard.
- In 1990 Syracuse City created a standard location for all mains to be installed in the public street and service connections in the park-strip. This location is the current standard.
- There are 670 residential properties that have a rear-yard connection that are fed by small undersized mains that run along backyard property lines. These mains were installed in 1984.
- Long-term maintenance of these mains and valves in the rear-yard is difficult due to limited access (locked gates, dogs), leak identification, obstructions (trees, sheds, fences), and equipment accessibility (requires hand digging). It lengthens the response time for all these reasons.
- Some of the recent capital projects have included new secondary water stubs that have been installed to the front yard park-strip. There are others that are in project areas identified on the five-year capital plan. This will account for 353 services that have the ability for residents to connect to the front yard connection. There will be more each year as neighborhoods with old infrastructure are added to the five-year capital plan.

Considerations

- Long-term goal is to abandon the rear-lot mains and services. The infrastructure is undersized and has outlived its 30-year design life.
- Before a rear-lot main is abandoned, a connection in the park-strip must be available and all services must be disconnected from the rear-lot main.
- Residents will have an expense to route their sprinkler pipe to the new connection.

Action Items

- Would the council support phasing these relocations at the same time a capital project is underway in the neighborhood?
- If the council is interested in funding assistance for resident's expenses, what methods would the council consider in accomplishing that?


Syracuse City
Legend
City Boundary
Rear Lot Secondary Service Locations
Kristalyn Gardens
52 Services
2100 West
42 Services
Marilyn Acres
359 Services
Ranchettes
108 Services
2175 South
49 Services
Smedley Acres
87 Services
Bluff Subdivision
39 Services
110
108
127
W Antelope Dr
W 2700 S
S 3000 W
S 2000 W
S 1000 W
S Bluff Rd
Google Earth
N
1 mi

COUNCIL AGENDA

August 23, 2022

Agenda Item **"h.1"** Zupas Impact Fees - Request for RDA assistance

Factual Summation

As you may know, Zupas is building a new restaurant in the Town Center near Walmart. They recently completed the land purchase from the city for $390,000. They have been approved for site plan approval from Planning Commission on 6/7/22 and also have an approved building permit issued on 8/02/22.

As standard procedure, before issuing the building permit, all fees are collected including inspection fees, impact fees, review fees etc. The fees were paid and construction has begun on the building. Total permit fee paid was $118,000. See attached. However, the company, who has recently been expanding and building new restaurants in many other locations is reporting that our fees are considerably higher than other cities. They reported that their whole permit for Logan City was $63,000, see attached. Just our transportation fee was $60,356.

Our impact fees are based off our transportation master plan and every city will be different based off the future projects needed. While they did pay the fee so they could get going on construction, they have requested to be on the agenda. They are asking for the RDA to help them pay the fee difference down to be comparable to other cities so that they can successfully deliver the new store on budget and on time. They are requesting $30,000 assistance from the RDA.

SYRACUSE CITY BUILDING PERMIT APPLICATION

Syracuse City Building Department - 1979 W 1900 S - Syracuse, Utah 84075 - Telephone 801-825-1477 opt 4

Date of Application: June 14, 2022	Date Work to Begin: asap	Receipt No.	Date Issued: 8-2-2022

Permit No. SYR220802755

Proposed Use: Drive-Thru Restaurant

Bldg. Address: 2068 W. 1700 S.

Assessor's Parcel No.: 12-643-0092

Lot No.: 2

Subdivision/Phase#: Syracuse Retail

Total Property Area - In sq. ft.: 34848 sq ft (.8 acres)

Total Bldg. Site Area Used: 3,668

Owner: Café Zupas

Address: 460 W Universal Cir

City: Sandy, UT Zip: 84043 Phone: 801-878-4536

Email: tlarsen@cafezupas.com

Tenant/Business Name: Café Zupas

Business License No.:

Architect/Engineer: Babcock Design

License: 6422407 Phone: 801-531-1144

General Contractor: TBD UTAH DESIGN-BUILD DBA DREAMWORKS UTAH License: 107852177

Address: 1010 EIGHT MILE ST

City: Layton Zip: 84041 Phone: 801-673-8687

Email: MICHAEL@DREAMWORKSUTAH.COM

Electrical Contractor: TBD PHE License: 6511924-5501

Address: 1110 W 450

City: CENTERVILLE Zip: 84014 Phone: 801-809-0908

Email: BRIAN@PHEUTAH.COM

Plumbing Contractor: TBD NV PLUMBING License: 904733-5501

Address: 39 W TAUNAN AVE UNIT C

City: SALT LAKE Zip: 84115 Phone: 801-638-0686

Email: NAUM@NVPLUMBING.NET

Mechanical Contractor: TBD UTAH MECHANICAL License: 10710484-5501

Address: 2070 N REDWOOD RD #44

City: SLC Zip: 84116 Phone: 801-718-4520

Email: ACSOLUTIONS44@AOL.COM

Previous Usage of Land or Structure (past 3 years): EMPTY LOT

Dwell. Units Now on Lot: NONE

Accessory Buildings Now on Lot: NONE

Type of Improvement/Kind of Construction

☐ Sign ☑ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

No. of Off-street Parking Spaces: Covered: 0 Uncovered: 27

SUB-CHECK

Zone: _____ Approved by: _____

Disapproved Approved

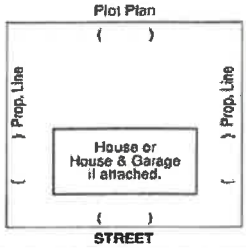
Sub-Check by: _____ Indicate North

Date: _____ Indicate Street if Corner Lot

Minimum Setbacks in Feet

Front	Side	Side	Rear

Plot Plan



Building Fee Schedule

Sq. Ft. of Building: 3658 Valuation: $ 1,300,000

☐ Rough Basement:

☐ Finished Basement:

Carport Sq. Ft.:

Garage Sq. Ft.:

Type of Bldg.: VB Occ. Group: A-2

No. of Bldgs.: 1

No. of Stories: 1

R - Values: Walls 19 Roof 30

No. of Bedrooms:

No. of Bathrooms:

No. of Dwellings:

Type of Construction: ☐ Frame ☐ Brick Var. ☐ Concrete ☐ Brick ☐ Block ☐ Steel

Max. Occ. Load: 146

Sq. Ft. Porch/Patio:

Brick Design: Yes No

U Factor Window: .36

Fire Sprinkler: (Yes) No

Fire Alarm: Yes No

Building Fee	8129
Plan Check Fee	5284
Sec. Conn.	645
Sec. Impact	1674
Water Impact	6426
Park Fee	
Water Conn.	1143
Sewer Conn.	300
Storm Sewer Impact	7398
Traffic Impact	60356
State Fee	81
Constr. Meter	
Public Safety Fee	2718
NDSD Impact	29,025
Garbage	
Other	
City Storm Water	
Fire Inspection	
TOTAL	123,179

State Storm Water Permit #: _____

$5,284.00 6/15/2022

If any person takes occupancy prior to receiving 'Certificate of Occupancy' document from Syracuse City, the Contractor/Permit Signee will be cited with a Class B misdemeanor according to the adopted ordinance.

Comments:

Plan Check by: JL

Signature of Approval: JL Date: 8/2/2022

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. ***This permit does not become a permit until signed below***

Signature of Contractor or Authorized Agent: Brandon Pfander Date: June 14, 2022

Signature of Owner (if owner): _____ Date: _____

Census Tract: _____ Census Block: _____

Certificate of Occupancy: _____ Traffic Zone: _____

NOTE: 24-hour notice is required for ALL Inspections

PLEASE FILL OUT SHADED AREA ONLY

1979 W 1900 S
SYRACUSE UT 84075 825-1477

Receipt No: 5.052245 Aug 2, 2022

syr2208020755 cafe'zupas

Previous Balance:	.00
BUILDING PERMITS	
BUILDING PERMIT	8,497.00
10-32-21	
BUILDING PERMITS	
BUILDING PERMITS	
PLAN CHECK FEE	5,284.00
10-34-30	
PLAN CHECK & DEV. REVIEW FEES	
BUILDING PERMITS	
SECONDARY CONECTION	645.00
30-37-60	
CONNECTION FEES, SEC. WATER	
BUILDING PERMITS	
SECONDARY IMPACT FEE	1,674.00
31-31-40	
SECONDARY WATER IMPACT FEE	
BUILDING PERMITS	
WATER IMPACT FEE	6,426.00
51-31-40	
CULINARY WATER DEV. IMPACT FEE	
BUILDING PERMITS	
CULINARY WATER CONNECTION FEE	1,143.00
50-34-60	
WATER CONNECTION FEES	
BUILDING PERMITS	
SEWER CONNECTION FEE	300.00
53-34-82	
SEWER CONNECTION FEES	
BUILDING PERMITS	
STORM SEWER IMPACT	7,398.00
41-31-40	
STORM WATER IMPACT FEE	
BUILDING PERMITS	
TRAFFIC IMPACT FEE	60,356.00
21-31-40	
TRANSPORTATION IMPACT FEE	
BUILDING PERMITS	
STATE FEE	81.00
10-2227	
ST. BLDG PERMIT SURCHARGE	
BUILDING PERMITS	
Public Safety Impact Fee	2,718.00
13-31-40	
PUBLIC SAFETY IMPACT FEE	
BUILDING PERMITS	
N.D.S.D. IMPACT FEE	29,025.00
53-2134	
SEWER IMPACT FEE	
BUILDING PERMITS	
prev paid submittal fee	5,284.00-
10-34-30	
PLAN CHECK & DEV. REVIEW FEES	
Total:	118,263.00
CHECK	
Check No: 391672	118,263.00
Total Applied:	118,263.00
Change Tendered:	.00

#3822 pd 8+6

LOGAN

Logan City BUILDING PERMIT
290 N 100 W Logan, UT 84321 PHONE: 435-716-9030 FAX: 435-716-9001

Property Address: 715 N MAIN ST
Parcel Number: 05-048-0024
Permit Type: Com Building New
Project Name:
Description of Work: Cafe' Zupas

Permit #: 2021-00000648
Date Issued: 10/1/2021

Construction Type: 0
Occupancy Type: 0
Square Footage: 3575.00
Valuation: $500000.00

Owner: C A FULLMER FAMILY LLC
220 QUAIL WAY
LOGAN, UT 84321

Contractor: C A FULLMER FAMILY LLC
220 QUAIL WAY
LOGAN, UT 84321

(435) 994-0100

Permit Charge Detail

Charge Description	Charge	Paid	Balance
Building Permit > $2000 EIV	$3,730.00	$3,730.00	$0.00
Electric Hookup 3PH 120/208V (Per AMP)	$20,946.00	$20,946.00	$0.00
Electrical Permit > $2,000 EIV	$298.40	$298.40	$0.00
Impact Culinary Water - 2.0" Displacement/Compound Meter	$9,172.00	$9,172.00	$0.00
Impact Light & Power - 3 Phase 120/208 V (Per AMP)	$5,112.00	$5,112.00	$0.00
Impact Transportation Commercial/Shopping Center	$9,620.32	$9,620.32	$0.00
Impact Wastewater Collection - 2.0" Displacement/Compound Meter	$650.00	$650.00	$0.00
Impact Wastewater Treatment - 2.0 Displacement/Compound Meter	$7,786.00	$7,786.00	$0.00
Land Disturbance -Non-Residential (Per Acre)	$1,395.00	$1,395.00	$0.00
Mechanical Permit > $2,000 EIV	$298.40	$298.40	$0.00
Plan Check Commercial	$0.00	$0.00	$0.00
Plan Check Commercial (Additional)	$2,424.50	$2,424.50	$0.00
Plumbing Permit > $2,000 EIV	$298.40	$298.40	$0.00

Sewer 4" Connection	$500.00	$500.00	$0.00
State Surcharge - City	$6.94	$6.94	$0.00
State Surcharge - State	$39.31	$39.31	$0.00
Water Hookup 2" Developed	$1,300.00	$1,300.00	$0.00
Water Main Tap 6"	$350.00	$350.00	$0.00
TOTALS:	$63,927.27	$63,927.27	$0.00

As per State Fire Code, Utah Code Ann. Section 15A-5-103, the International Fire Code, Section 3304.2 and Logan Municipal Code Section 8.04.040, it is illegal to burn any type of construction material. Contractors found to be burning any type of construction material may be issued a citation.

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

I hereby acknowledge that I have read this building permit bond and state that the above is correct and agree to comply with all of Logan City ordinances and laws regulating building and construction.

Applicant Signature_____ Building Official Signature CB_____

COUNCIL AGENDA

August 23, 2022

Agenda Item **"h.2"** #X Update to the Housing Section of the General Plan

Factual Summation

In order to comply with state law, the city is mandated to make some updates to the housing section of the adopoted General Plan. The City Council discussed the potential strategies in their July 2022 work meeting and directed Planning Commission look more closely at the document to make some recommendations. Planning Commission discussed the item and held a public hearing on August 02, 2022. They are forwarding the attached proposed amendment. The City Council will then adopt an ordinance to update this section of the General Plan. An update to the entire General Plan document is looming, as the completion of the West Davis Corridor will spur some changes. However, at this time, the scope of this update is limited to the Housing section.

HOUSING

Our housing stock is about 93.8% percent single-family homes. Very few of those are attached housing units, and most were built between 2000-2009. The City's preference is to remain a predominantly bedroom community maintaining most of our housing stock as single- family dwellings. The city has the fastest growing population in Davis County, so, 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 be sensitive to 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. 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 almost all our residents will struggle to purchase a single-family home, even those earning a good wage. The 2022 Freddie Mac Area Median Income (AMI) for Davis County is $99,600. With that income, the average household could afford around $387,519. According Utah MLS, the 2nd quarter median home sale price in Syracuse was $609,000. This of course is much 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:

- Rezone for densities necessary to facilitate the production of moderate-income housing
- Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing
- 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



HOUSING ANALYSIS

Moderate-Income Housing

The City desires to meet the state and federal 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 Davis County, the average home price has increased by about 143% since 2014. *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 is 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.

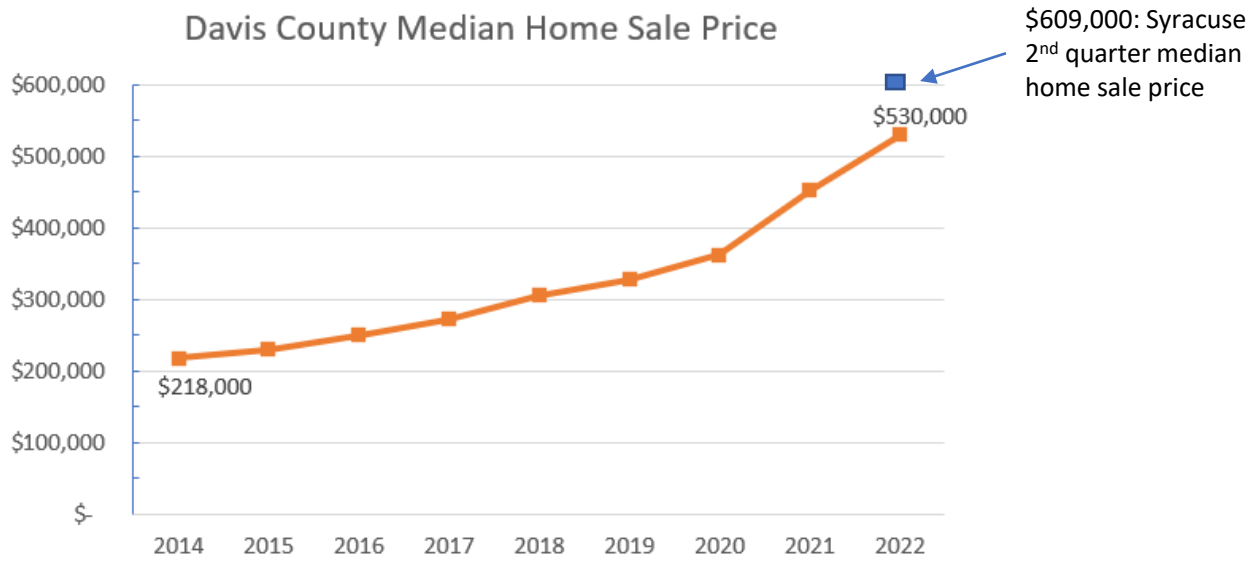


Chart 2 - Home Median Sale Prices. Source: Utah Association of Realtors. 2022 number is through June.

HOUSING ANALYSIS (cont.)

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 are currently on the rise. *See Table 2.* Davis County AMI is $99,600. Two-thirds of the City's population live in houses that are more expensive than the average Davis County resident could afford. 100% AMI households can comfortably pay housing costs of about $2,988 per month (36% of their income to housing), which would purchase a home worth $387,519. 80% AMI residents could afford around $308,000. 50% AMI could afford around $189,000 and 30% could afford around $110,065.

2022 Freddie Mac Davis County AMI	Dollars Earned (minimum)	% of Syracuse Residents	Sustainable Housing Payment	Sustainable Home Price
100%	$99,600	64%	$2,988	$387,519
80%	$79,680	27%	$2,390	$308,247
50%	$49,800	5%	$1,494	$189,338
30%	$29,880	3%	$896	$110,065

Table 2 - Housing Affordability based upon Davis County AMI at 5.57% interest including a 1.2% Davis County property tax rate and $800/year home insurance. Numbers derived using the mortgage calculator at Zillow.com

According to estimates from the US Census American Community Survey, about 677 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 $1,600/month, townhomes around $2,000, and single-family home rentals around $3,000 per month. The apartments are brand new so they will be more expensive than average. There are a few one-bedroom basement apartment rentals available for around $900/month, but they are not widely available. These monthly prices are more than the mortgage payments of many residents that purchased before 2020.

A review of the current MLS listing service shows that the least expensive house listing for purchase in the city was $390,000. One townhome is listed for sale at $400,000. The median home purchase price in Syracuse in 2022 is $609,000. The median home purchase price in Davis County is only $530,000, therefore, Syracuse is even more expensive than the county average. In order to afford a house at Syracuse's current median home purchase price would require an income of around $155,500 per year which is 156% higher than the Area Median Income. The high prices, combined with increasing lending rates may cause the pace of home sales to slow, and in turn prices to fall. However, at the time of this writing, prices have not significantly fallen yet.

Zero housing units are currently available for purchase below the 100% AMI range. This will force most residents wanting to locate in the city into a rental townhome or apartment. Since 94% of our housing stock is single family homes, the demand for multi-family rental is anticipated to be high.

HOUSING ANALYSIS (cont.)

Implementation Plan for Selected Strategies.

The city selected the following three strategies to increase moderate income housing. We are required to provide an implementation plan to bring these strategies to life over the next five years.

Rezone for densities necessary to facilitate the production of moderate-income housing

- The city has four residential zones that allow medium densities which are the R-3, Cluster, PRD, and RPC zones. The city has identified various areas on the master plan map where medium density residential could be appropriate. Mostly along major arterials and near commercial areas. Within the next five years, it is anticipated that there will be various townhome and small-lot-single-family development rezone proposals presented to the city that will be congruent with the general plan map and provide moderately priced housing opportunities. Each proposal will be considered individually based off their merit.

Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing

- As a growing city, we are accepting miles of new roads each year through subdivision plats and various projects. We are continually investing in the road's maintenance needs as well as maintenance of the infrastructure buried within the road right of ways. Also, the city is planning on the 2500 W expansion and the 500 W Sandridge Blvd. to set the stage for some additional moderate-income housing. The 2500 W project will be project driven, but the city is actively planning for the expansion and is included on the master transportation plan.

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

- The city has recently approved multiple mixed-use projects in areas previously zoned for commercial. As these projects are completed in the next 1-3 years, it will bring on over 1,000 units of new multi-family rental housing. Also, the West Davis Corridor is anticipated to be completed in 2024 and with that investment, it is anticipated that there will be additional commercial retail and office generated. Mixed use projects with a housing component could provide an appropriate tapering of densities and intensities from the new commercial areas near the freeway and single-family neighborhoods.

COUNCIL AGENDA

August 23, 2022

ADMINISTRATIVE ITEM

Agenda Item **"h.3"**

Rezone R1 to GC and PRD

Factual Summation

Wright Development Group is applying to amend the zoning map from R-1 to GC and PRD. If the proposed zoning were to be granted, it would result in essentially two developments. The northern development would be a commercial development and the southern would be a residential townhome development. The proposed land uses are consistent with the general plan. However, the proposed townhome site plan does not meet the following ordinance requirements:

Density - the PRD zone allows densities of either 6, 9, or 12 units per acre based off location. To qualify for 12 units per acre, it has to have frontage and access on a UDOT highway (yes it has this), be on the corner of a collector and arterial (does not have this since 450 S is not shown on the current transportation master plan) , and be located within one-quarter mile to a bus stop. (yes, has this). The site location qualifies for 9 units per acre but the proposed units per acre is 11.31 units per acre.

Direction of Front Doors - Many of the front doors face the side and rear of the existing houses, reducing privacy. Also, many doors face random directions reducing natural surveillance. The ordinance requires the front door to face either the road or drive isle. 72% of the units don't meet the ordinance.

Landscape Buffer - A 15' landscape buffer is required between the project and existing homes. Some proposed units are only 11' from the property boundary and there is a driveisle about 8' from the boundary.

A rezone to the PRD zone requires concurrent approval of the preliminary plat and a development agreement. The General Commercial (GC) zone doesn't require plans up front or a development agreement, so if the zoning is granted, any of the permitted uses in the GC zone would be allowed for the northern part of the rezone.

Recommendation

The Planning Commission reviewed the item and held a public hearing on the matter on 8/16/22. They are forwarding a recommendation to approve the rezone with a vote of 7-0. It was discussed that a 6' cement wall would be required between the project and the agricultural fields and neighboring houses. It was also discussed that the density, buffering, and front door issues mentioned above could be excused through a development agreement.

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
SWC of 2000 W and HW 193	Approx 4.04 Acres

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
120350120, 120350114, 120350116, 120350124	R1 and GC	GC

Brief Description of Purpose for Rezone and Reasons Supporting the Request

This rezone is consistent with the General Plan Map designation. By rezoning the corner as commercial, we are signaling to future and currently interested commercial tenants that the site is prepared for commercial development.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Wright Development Group

Mailing Address:	City:	State:	ZIP:
1178 West Legacy Crossing Blvd Ste.	100, Centerville,	UT	84014

Office Phone:	Cell Phone :	Email:
801.773.7339		logan@wrightdevelopment.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
Wright Development Group, Logan Johnson, Thomas Hunt

Mailing Address:	City:	State:	ZIP:
1178 West Legacy Crossing Blvd Ste.	100, Centerville,	UT	84014

Office Phone:	Cell Phone:	Email:
801.773.7339		logan@wrightdevelopment.com

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

07/22/2022
Property Owner Signature Date

Logan Johnson 07/22/2022
Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
446, 460, 478, 506 South 2000 West, Syracuse, UT 84075	7.69 acres

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
120350021, 120350022, 120350105, 120350073	R-1	PRD

Brief Description of Purpose for Rezone and Reasons Supporting the Request

This rezone request is consistent with the General Plan Map. If granted, this rezone will facilitate the stubbing of a 66' right of way (450 S) to the west. This rezone is seeking the the 12 units/acre classification contemplated in the PRD ordinance.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
LARUE, JEANNE - HARVEY, MICHAEL J & LAURA A - DURTSCHI, RODNEY L ARRINGTON - CRAIG L & MARY

Mailing Address:	City:	State:	ZIP:
446, 460, 478, 506 South 2000 West,	Syracuse, UT 84075		

Office Phone:	Cell Phone :	Email:

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
Wright Development Group, Logan Johnson, Thomas Hunt

Mailing Address:	City:	State:	ZIP:
1178 West Legacy Crossing Blvd Ste.	100, Centerville,	UT 84014	

Office Phone:	Cell Phone:	Email:
801.773.7339		logan@wrightdevelopment.com

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07/22/2022
Property Owner Signature Date

Logan Johnson 07/22/2022
Applicant Signature Date

See PSA signatures for each property owner.

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

Subdivision Preliminary Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subdivision Property Information:		
Proposed Subdivision Name: Village on 2000	Current Zone: Requesting PRD	Total Acreage: 7.69
Approximate Address: 451 S 2000 W	Number of Lots: 1	Concept Review Date:

Applicant\Developer Contact Information:			
Name: Wright Development - Logan Johnson			
Address: 1178 West Legacy Crossing Blvd Ste. 100, Centerville, UT	City:	State: 84014	ZIP:
Office phone: 801.773.7339	Cell phone:	Email: logan@wrightdevelopment.com	

Engineering Firm Contact Information:			
Company name: Hunt Engineering		Engineer: Thomas Hunt	
Address: 1178 West Legacy Crossing Blvd Ste. 100, Centerville, UT	City:	State: 84014	ZIP:
Office phone: 801.773.7339	Engineer's cell phone:	Engineer's email: thomas@wrightdevelopment.com	

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

Preliminary Plan Guidelines and Checklist

Concept Review: Concept review must be completed no more than 6 months preceding preliminary application.

Meeting Schedules
Planning Commission- 1st and 3rd Tuesday of each month
City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

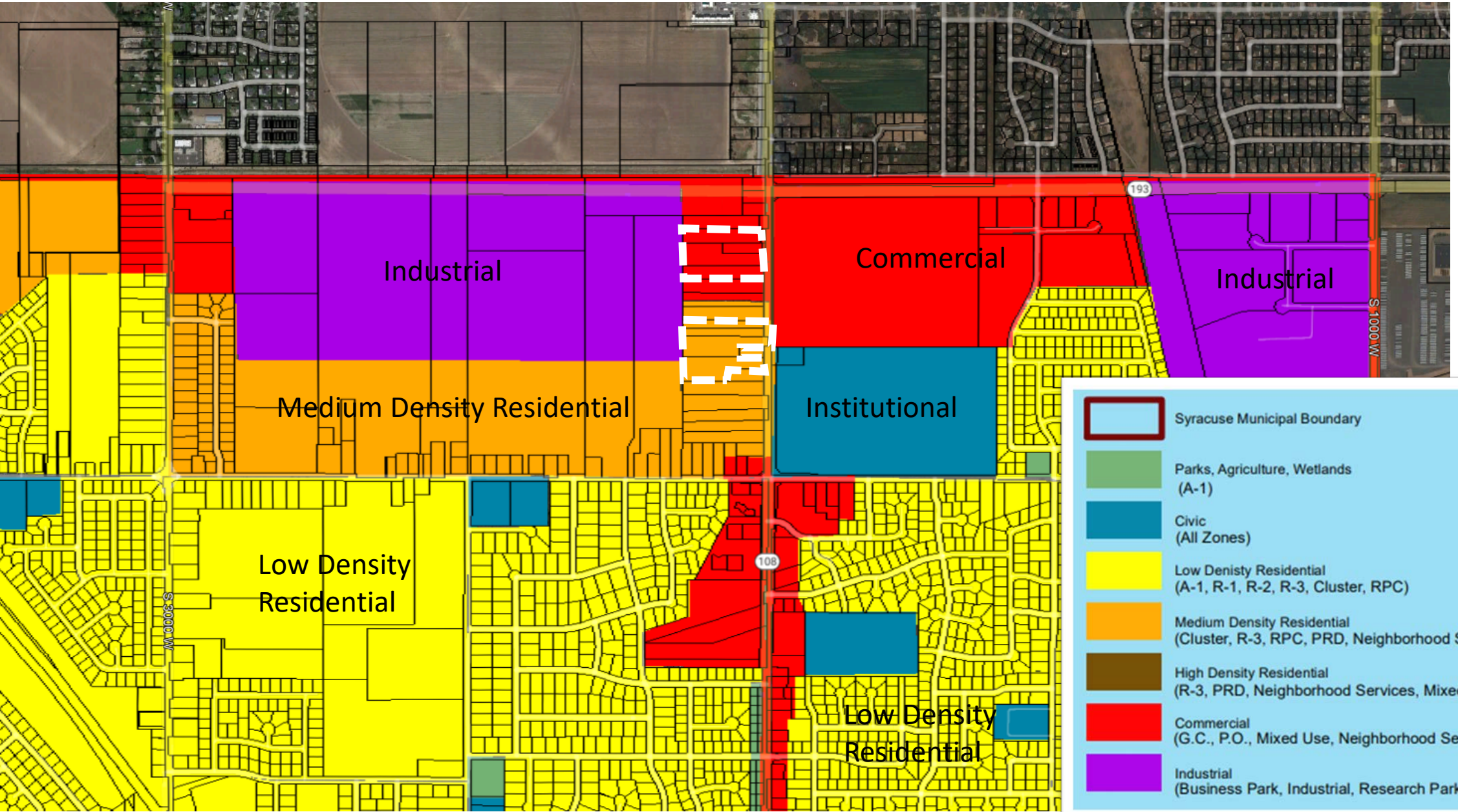
The Community Development Department shall schedule a public hearing within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is n**o**t so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision

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

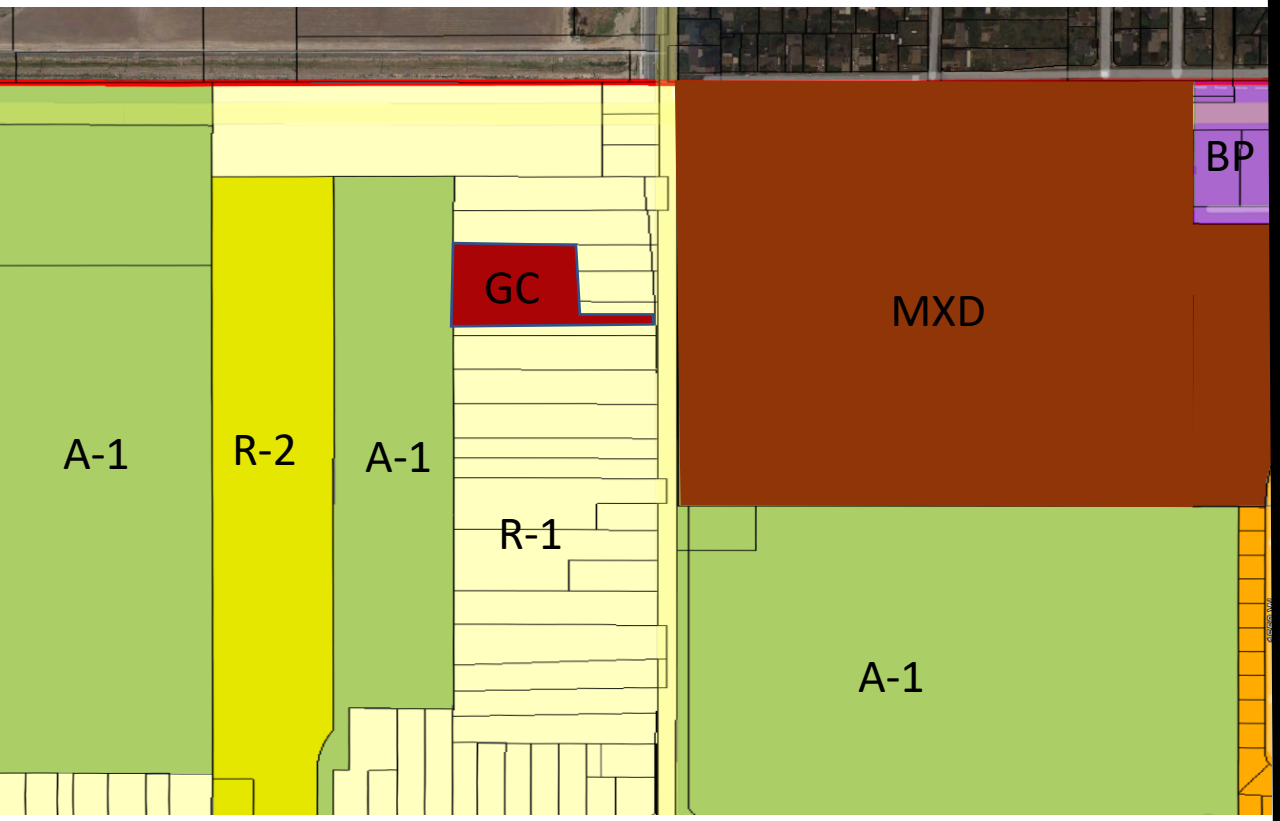
All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code.

Required General Information
- ☐ The proposed name of the subdivision.
- ☐ The location of the subdivision, including the address of the section, township and range.
- ☐ Date of preparation.
- ☐ The location of the nearest bench mark and monument.
- ☐ The boundary of the proposed subdivision.
- ☐ Legal description of the subdivision and acreage included.
- ☐ Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and

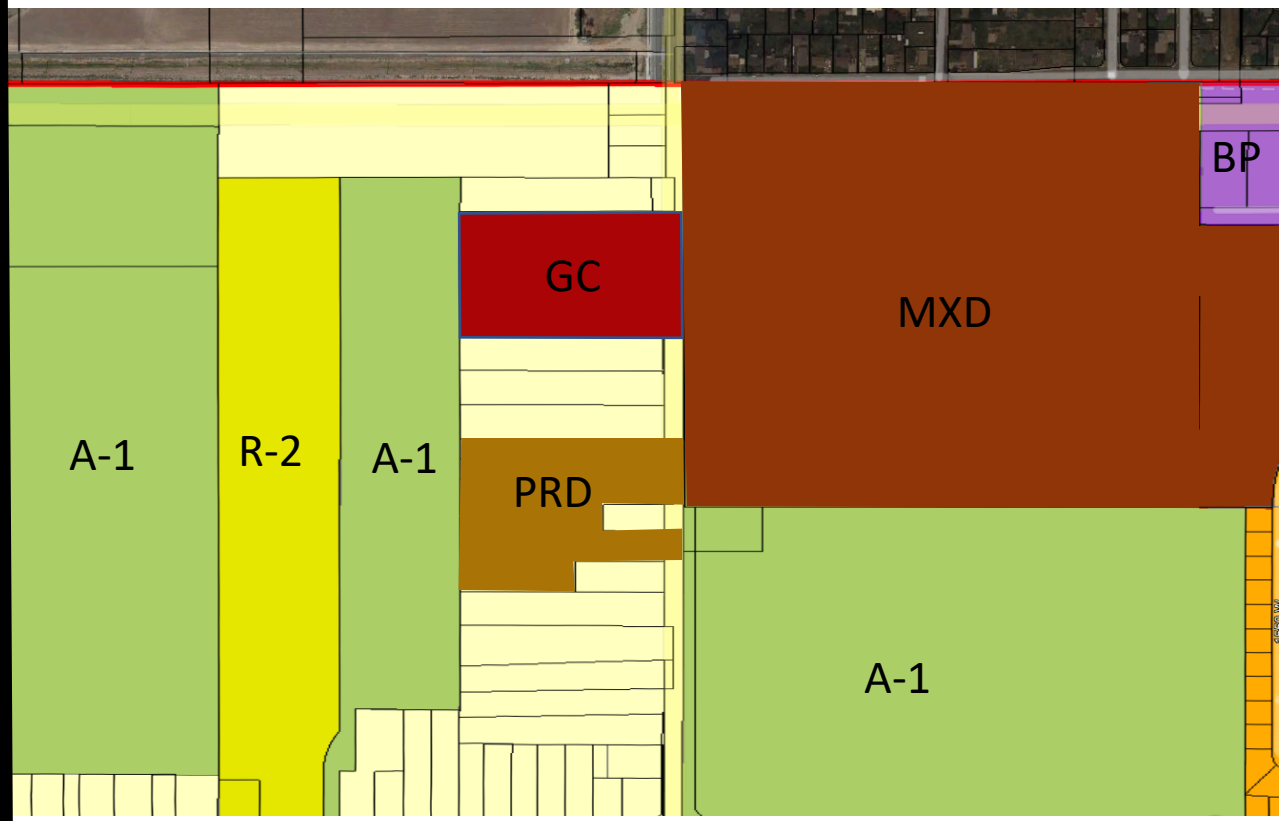
General Plan

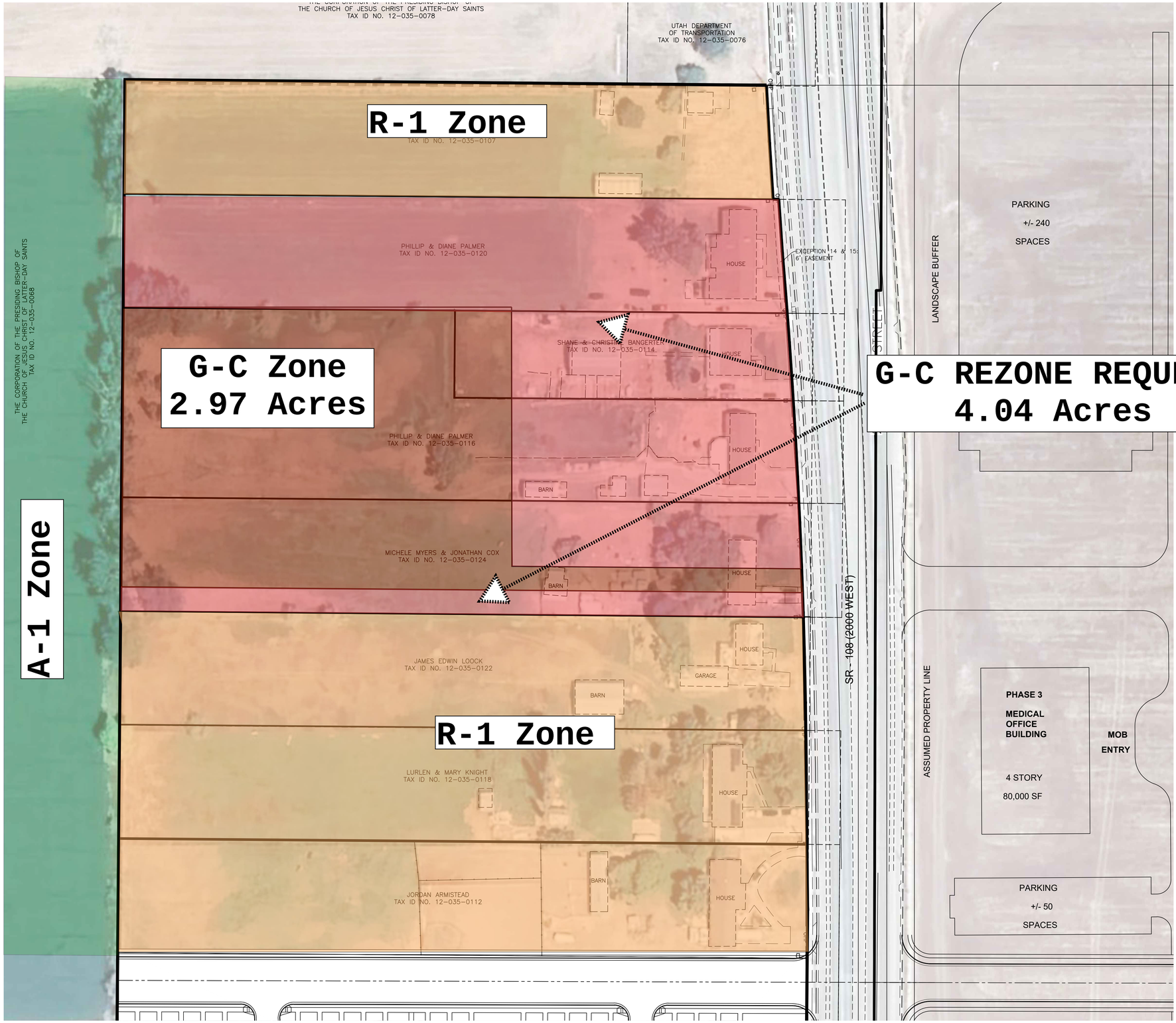


Existing Zoning



Proposed Zoning





HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Palmer Property

SR-193 & 2000 West
Syracuse, UT

Site Plan

Revisions	Date

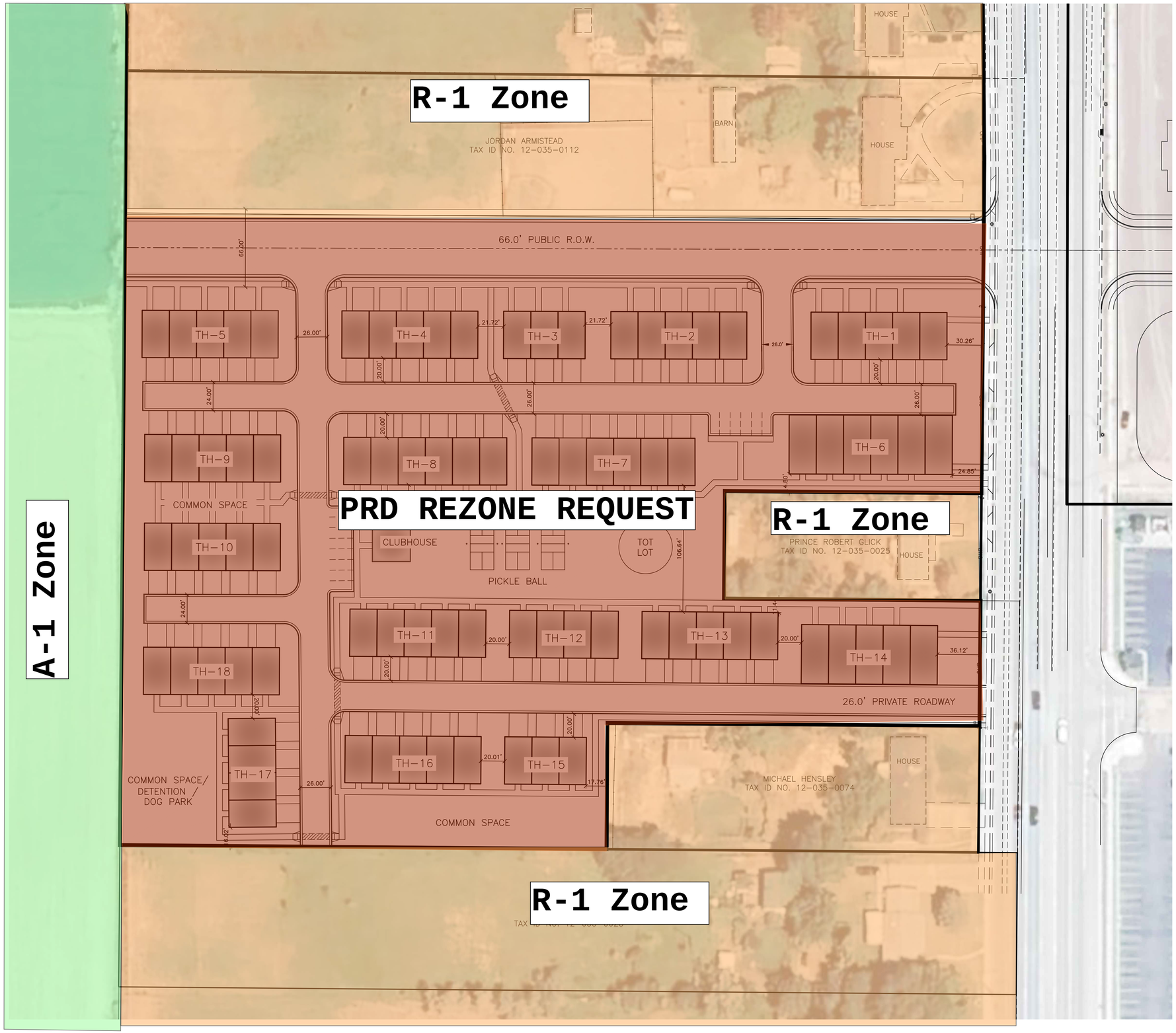
ENGINEERS STAMP

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 7/22/22
Name: T.HUNT

SHEET 1 of 1 SHEETS



Site Information

ENTIRE SITE AREA:	7.69 ACRES
TOWNHOME UNITS:	76 3-STORY 11 2-STORY 87 TOTAL UNITS 11.31 UNITS/ACRE
COMMON SPACE:	1.54 ACRES – 20.0%
PARKING:	174 GARAGE STALLS 152 DRIVEWAY STALLS 14 OPEN STALLS 346 TOTAL STALLS 3.98 STALLS/UNIT

AMENITIES:
- CLUBHOUSE
- PICKLEBALL
- TOT LOT
- DOG PARK

N

40 0 40 80 120

Scale: 1" = 40'

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Palmer Property

SR-193 & 2000 West
Syracuse, UT

Site Plan

Revisions	Date

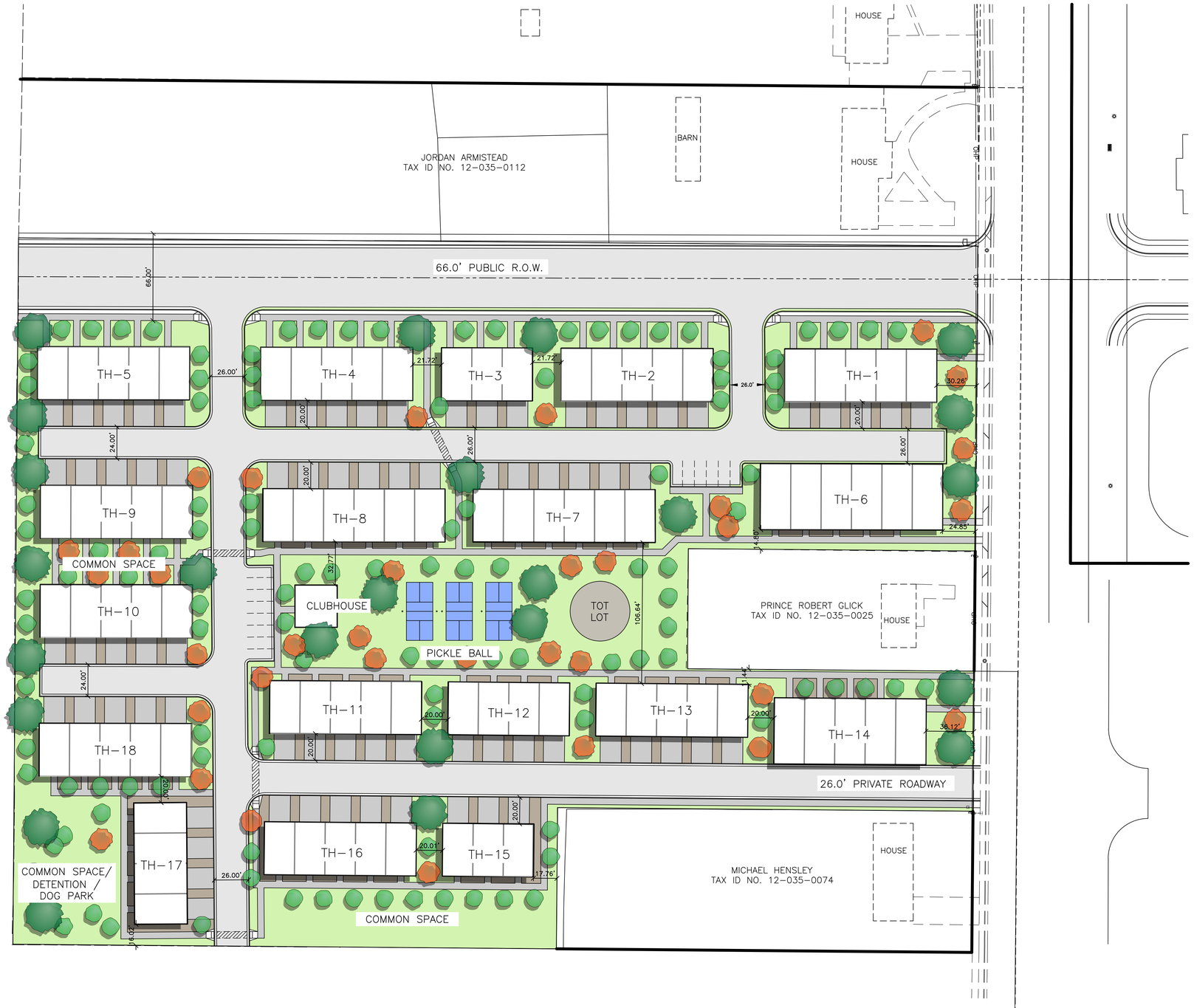
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STATE OF UTAH

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- DOG PARK

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40 0 40 80 120

Scale: 1" = 40'

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Village on 2000

Landscape Concept

Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 7/22/22
Name: T.HUNT

SHEET

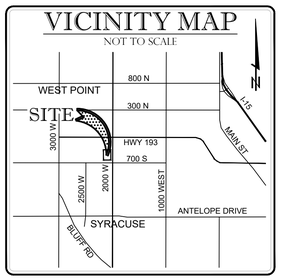
SHEETS

VILLAGE ON 2000 PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
JULY 2022

VICINITY MAP

NOT TO SCALE



SITE INFORMATION

ENTIRE SITE AREA:	7.69 ACRES
TOWNHOME UNITS:	76 3-STORY 11 2-STORY 87 TOTAL UNITS 11.31 UNITS/ACRE
COMMON SPACE:	1.54 ACRES – 20.0%
PARKING:	174 GARAGE STALLS 152 DRIVEWAY STALLS 14 OPEN STALLS 346 TOTAL STALLS 3.98 STALLS/UNIT

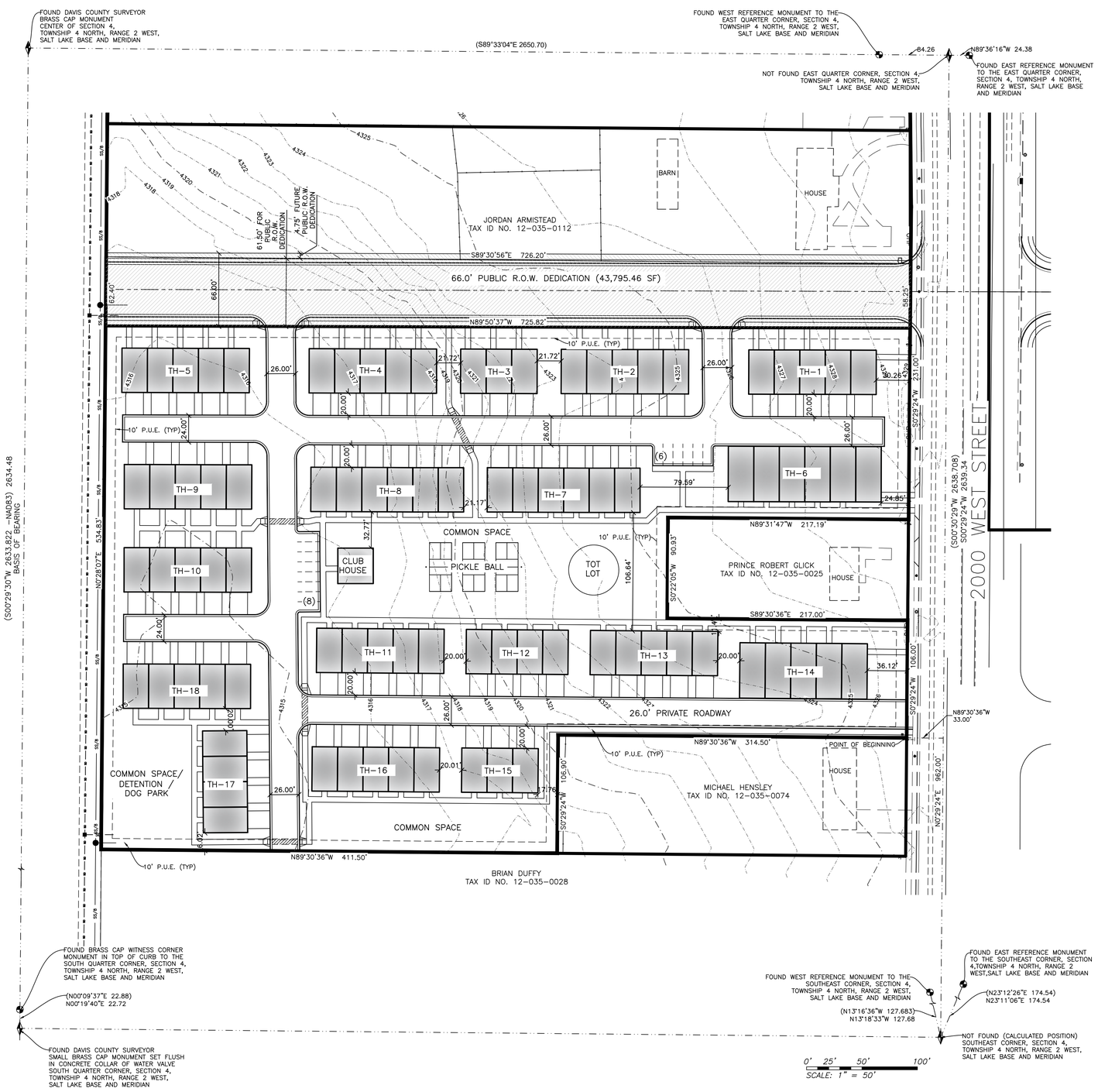
AMENITIES:
- CLUBHOUSE
- PICKLEBALL
- TOT LOT
- DOG PARK

LEGEND

- Section Monument
- Property Corner
- Refernce/Witness Monument
- Break Line
- Property Line
- Section Line
- Center Line
- Easement Line

FLOOD NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49011C0205E, BEARING AN EFFECTIVE DATE OF JUNE 18, 2007.



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

Michael L. Wangemann, PLS

Date of Plat or Map: _____

PLS# 6431156-2201

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET, SAID POINT BEING NORTH 00°29'24" EAST ALONG THE SECTION LINE 962.00 FEET AND NORTH 89°30'36" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°30'36" WEST ALONG AN EXISTING FENCE LINE 314.50 FEET; THENCE SOUTH 00°29'24" WEST 106.90 FEET; THENCE NORTH 89°30'36" WEST 411.50 FEET; THENCE NORTH 00°28'07" EAST 534.83 FEET; THENCE SOUTH 89°30'56" EAST 726.20 TO THE WEST RIGHT-OF-LINE OF 2000 WEST STREET FOR THE FOLLOWING COURSE; THENCE SOUTH 00°29'24" WEST 231.00 FEET; THENCE NORTH 89°31'47" WEST 217.19 FEET; THENCE SOUTH 00°22'05" WEST 90.93 FEET; THENCE SOUTH 89°30'36" EAST 217.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET FOR THE FOLLOWING COURSE SOUTH 00°29'24" WEST 106.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 334,997.63 SQ/FT OR 7.69 ACRES

GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.

3. THE ADDRESS TO THIS PROPERTY IS 320 SOUTH 2000 WEST, SYRACUSE, UT 84075.

4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

5. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.

7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

8. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

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

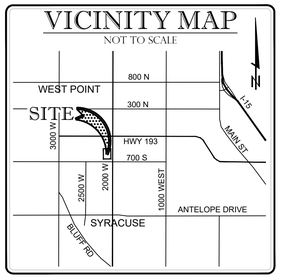
UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

VILLAGE ON 2000 PRELIMINARY - UTILITY OUTFALL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2022

VICINITY MAP

NOT TO SCALE



SITE INFORMATION

ENTIRE SITE AREA:	7.69 ACRES
TOWNHOME UNITS:	76 3-STORY 11 2-STORY 87 TOTAL UNITS 11.31 UNITS/ACRE
COMMON SPACE:	1.54 ACRES – 20.0%
PARKING:	174 GARAGE STALLS 152 DRIVEWAY STALLS 14 OPEN STALLS 346 TOTAL STALLS 3.98 STALLS/UNIT

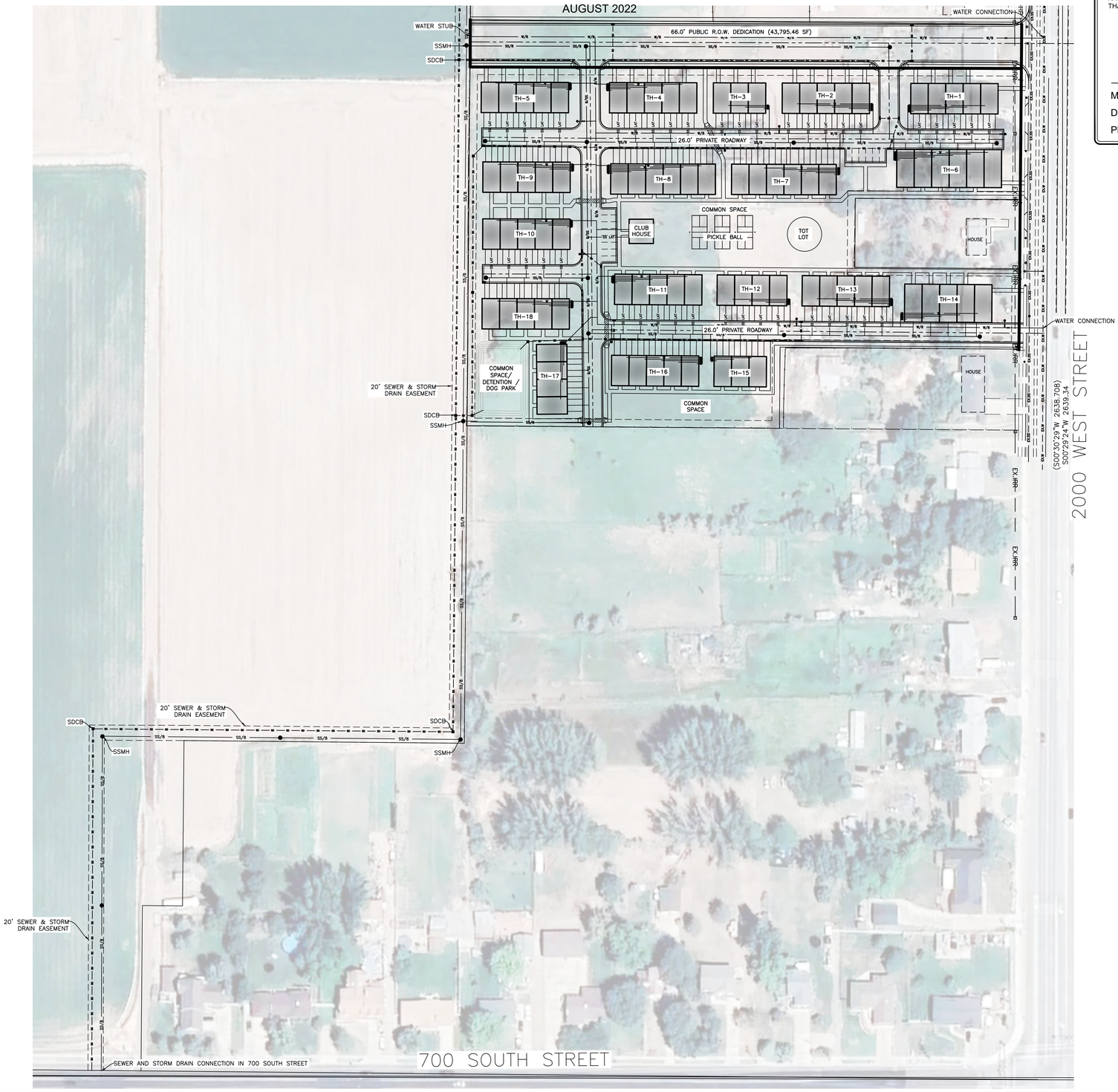
AMENITIES:
- CLUBHOUSE
- PICKLEBALL
- TOT LOT
- DOG PARK

LEGEND

- Section Monument
- Property Corner
- Refernce/Witness Monument
- Break Line
- Property Line
- Section Line
- Center Line
- Easement Line

FLOOD NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49011C0205E, BEARING AN EFFECTIVE DATE OF JUNE 18, 2007.



SURVEYOR'S CERTIFICATE

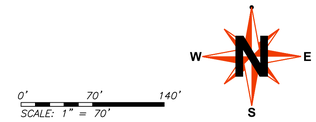
I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

Michael L. Wangemann, PLS

Date of Plat or Map: _____

PLS# 6431156-2201



BASIS OF BEARINGS

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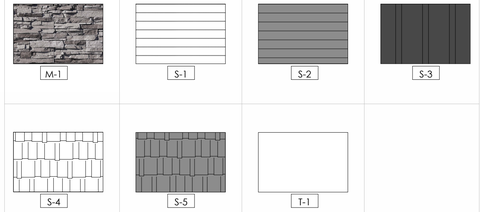
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www.utahlandsurveying.com



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

MATERIAL LEGEND



CODE	MATERIAL	STYLE	COLOR/FINISH
M-1	MASONRY - STONE	EL DORADO	SILVER LINING
S-1	HORIZONTAL LAP SIDING	JAMES HARDIE - HARDIE PLANK	WHITE
S-2	HORIZONTAL LAP SIDING	JAMES HARDIE - HARDIE PLANK	LIGHT GRAY
S-3	BOARD & BATT SIDING	JAMES HARDIE - HARDIE PANEL	DARK GRAY
S-4	SHAKE SIDING	JAMES HARDIE - HARDIE SHINGLE SIDING	WHITE
S-5	SHAKE SIDING	JAMES HARDIE - HARDIE SHINGLE SIDING	LIGHT GRAY
T-1	TRIM	JAMES HARDIE - HARDIE TRIM	EXTRA WHITE



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

Noah Steele

From: Noah Steele
Sent: Friday, July 29, 2022 4:59 PM
To: Logan Johnson; Royce Davies
Cc: Brian Bloemen; Golden Barrett
Subject: RE: 2 Rezone Applications - Commercial Corner - Village on 2000

Logan,

Here is my review of your plans.

- Allowed density is 9 units per acre. Proposed density is 11.31 units per acre. 7.69 acres at 9 units per acre would allow 69 units max. 450 south is not shown on the adopted transportation master plan as a collector or arterial so you don't qualify for 12 units per acre. You are within ¼ mile of a bus stop and you are on a state highway.
- The front doors of many of the units are facing in random directions. Ordinance says units are to face a public road or private drive. This is for natural surveillance and for curb appeal as one drives through the development. Buildings 6-18 are in violation of the ordinance. Buildings 1-5 are acceptable. Buildings 6 and 14 have the end unit facing the road but the other units in the building face the side of the existing house, which reduces the Glick family's privacy. 72% of the buildings are out of compliance.
- Front setback is 20 feet and rear setback is 15 feet, side setback is 10 feet between structures or 5 feet to property line. TH-9 and 10 appear to be closer together than 40' (20' front setback for each unit). This is a moot point because courtyard design is not allowed in the .PRD anyway.
- Only one front elevation provided, architectural variation is required between each building. Unable to evaluate if variation between buildings is accomplished without more information. Also, no elevation is provided for the 2 story townhome design.

Thanks,

Noah Steele, AICP
CED Director
1979 W 1900 s
Syracuse City, 84075
(801) 614-9672
nsteele@syracuseut.com

COUNCIL AGENDA
August 23, 2022

Agenda Item **"i"** Firefighter I Part-Time Position Discussion

Factual Summation

- Syracuse Fire Department is currently down (7) part-time firefighter positions.
- We have advertised these openings through multiple mediums for several months and have had very little interest from qualified applicants.
- While competitive pay may factor into the problem, we also recognize that with a Utah State unemployment rate of 2%, there is a smaller pool of qualified Advanced EMT applicants looking for jobs.
- We are asking the council to consider adding a part-time Firefighter I position to our wage scale so we may be allowed to fill a few of our open positions with EMT licensed firefighters.
- We anticipate this will open the pool of applicants so that we may fill open positions; allowing us to maintain staffing while researching other opportunities for recruiting fully qualified individuals.
- Firefighter I EMTs would be encouraged to complete their Advanced EMT training so they may advance to the Firefighter II position, potentially increasing retention.
- We are suggesting a wage scale set to 5% lower than the Firefighter II position, allowing those individuals who complete the AEMT course an avenue to advance in accordance with the Syracuse City Recruitment and Retention Policy.
- Proposed Part-Time Firefighter I wage scale: $14.67 - $20.51
- We are not adding new positions, therefore, this request will be budget neutral.
- Please see attached Firefighter I – EMT job description.

Discussion Goals

The following items outline the goals of this discussion:

1. Answer any questions the council may have regarding part-time recruitment and the proposed implementation of the requested position.
2. Discuss moving the item forward to a business meeting for a council vote.

Syracuse City Corporation
Job Description

Fire Fighter I – EMT

Position Title: Fire Fighter I – EMT
Department: Fire
Reports to: Fire Captain

FLSA Status: Non-Exempt
Pay Grade: (PT)
EEO Category: Protective Services: Sworn

Position Summary

Prepares and responds to emergency medical and fire incidents as part of the Syracuse Fire Department Emergency Services Program. Firefighters are responsible for maintaining proficiency in all aspects of fire and EMS service, including but not limited to emergency care of the sick and injured, structural and wildland firefighting, fire prevention and education, fire investigation, hazardous materials, and technical rescue.

Essential Duties and Responsibilities

To perform this job successfully, an individual must be able to perform each of the following essential duties and responsibilities satisfactorily:

- Responding to all hazard emergencies including but not limited to, fire suppression, hazardous materials containment, fire investigation and technical rescue.
- Responding to medical emergencies; administer CPR, perform trauma management, handle pediatric emergencies and victim transportation.
- Assisting in educating and training the public in fire and medical programs designed for community awareness.
- Attending training to achieve and maintain all necessary certifications and skills to accomplish assigned duties.
- Assist in coordinating the cleaning, maintenance, and repairs of fire suppression and EMS equipment, and station facilities.
- Assist in conducting annual business inspections, preplans, and hydrant testing as assigned.
- Assist in inspecting and verifying readiness status of all emergency response vehicles and equipment.
- Safely and proficiently driving and operating apparatus during emergent and non-emergent calls for service.
- Attending training to achieve and maintain all necessary certifications and skills to accomplish assigned duties.
- Working closely with other firefighting personnel to accomplish common goals and objectives outlined by the Fire Department.
- Represent the city and serve as a department liaison on various committees and task forces as assigned.
- Performs additional duties as assigned.

Required Knowledge, Skills, and Abilities

To complete this job successfully, an individual should be able to demonstrate the following knowledge, skills, and abilities:

Knowledge of:

- Principles and practices of modern fire prevention, fire suppression and emergency medical activities.
- Operation, maintenance, and uses of modern firefighting equipment
- Incident management practices, including the National Incident Management System (NIMS).
- Pertinent Federal, State, and local laws, codes and regulations that may govern department activities.
- Computers and applicable computer software applications, including specific knowledge of Microsoft Word, Excel, and PowerPoint.

Skilled In:

- Operation of the applicable tools and equipment
- Working under stress and using good judgment in emergency situations
- Interacting with others using tact, patience, and courtesy.
- Positive and progressive customer service.
- Excellent management and team building skills.
- Strong oral and written communication skills with the ability to apply appropriate communication techniques to various audiences.
- Assessing and prioritizing multiple tasks, projects, and demands.

Ability To:

- Communicate effectively both orally and in writing
- Analyze situations and adopt a reasonable course of action
- Work irregular hours
- Establish and maintain effective working relationships with those contacted in the course of work including personnel, other government officials, community groups, the public, and media representatives.
- Conduct themselves in a professional manner as defined by department policy.
- Work independently in the absence of supervision and delegate authority and responsibility when appropriate.
- Maintain confidentiality

Minimum Qualifications

Education and Experience
Graduation from High School or GED

Certifications and/or Licensures

- Valid State of Utah Driver's License Class "D"
- UFRA/IFSAC Firefighter I & II Certification (or currently enrolled in a class)
- UFRA/IFSAC Hazmat Awareness & Operations Certification (or currently enrolled in a class)
- State of Utah Licensed EMT
- NWCG Wildland Firefighter Red Card (within one year of hire)

Physical Demands

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of this position.

While performing the duties of this job the employee is frequently required to sit, talk, hear, and reach with hands and arms. The employee is occasionally required to climb, balance, stoop, kneel, crouch, and smell. Employee will also occasionally be required to perform a variety of physically demanding maneuvers and activities while involved in firefighting and rescue operations, including running, walking, stooping, bending, rolling, crawling, climbing, jumping, lifting, carrying, dragging, and safely operating assigned equipment and vehicles. Employee must successfully pass a medical exam and a METs test after job offer. The employee must frequently lift and/or move up to 25 pounds and occasionally lift and/or move up to 200 pounds. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception, and the ability to adjust focus.

Work Environment

The noise level is usually quiet in office settings and loud at emergency scenes. Work is performed primarily in office, vehicles, and outdoor settings. Work is often performed in emergency and stressful situations. Individual is exposed to hazards associated with fighting fires and rendering emergency medical assistance including, but not limited to smoke, noxious odors, fumes, chemicals, liquid chemicals, solvents, and oils.

Work can be under a variety of unfavorable conditions including harsh weather, poor or no lighting, extremes in temperatures, all types of weather conditions, electrical hazards and exposure to communicable diseases and blood-borne pathogens in body fluids.

Required Personal Protective Equipment (PPE)

- Standard Fire Fighting Uniform
    - Structural and Wildland Firefighting PPE
- Hearing and Vision PPE
- Body Substance Isolation PPE

*Job descriptions are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, job descriptions may not include all duties performed by individuals within a particular job. In addition, job descriptions are intended to outline the **minimum** qualifications necessary for entry into the position and do not necessarily convey the qualifications of individuals currently within the position. This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.*

COUNCIL AGENDA
August 23, 2022

Agenda Item **"j"** Discussion on Council Meeting Proceedings

- Any question regarding this agenda item may be directed at City Manager Brody Bovero, City Recorder Cassie Brown, or City Attorney Paul Roberts.

Background

- Councilmember Teague requested to have a discussion on the manner in which agenda items are discussed according to the Council rules of order and procedure.
- Specific focus has been on the procedures for Council to request additional information from applicants or members of the public regarding a specific agenda item.

Relevant Sections of the Council's Rules of Order and Procedure

- **Maintaining Order:** In Section 2.B of the rules, the Mayor is responsible for maintaining order at the Council meeting. Also, it is his duty to move the agenda along and hold down redundancy.

- **Receiving Public Comment:** Section 4.K of the rules states that, in addition to receiving public comment during the designated public comment period, "the Council may also accept public input for each item listed on an extended work session agenda as discussion of each item warrants." This seems to suggest that the Council has the option to receive input as it deems necessary during a work session, but not during a business session.

- **Content of Discussion at Council Meeting**: Although the Council may accept public comment on work session agenda items, Section 4.J states, "Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentation by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Mayor may impose a time limit on those desiring to address the Council." This suggests that while comment may be received, the Mayor has the ability to place time limits, and keep the content of the comment relevant to the specific issue. Section 4.K further states that the Mayor may remove a person from the meeting who disrupts it by exceeding the time limit, discussing irrelevant issues, or otherwise.

- **Motions on Meeting Proceedings Generally**: If the Council wants the meeting to go in a certain direction, a motion can be made and passed by a majority vote (See Section 5). This includes a motion to suspend the rules and proceed in a manner outside of the rules. Section 2.B states that the Mayor's duty is to "receive and submit in the proper manner all motions and propositions presented by the member of the Council," and to put the questions to a vote. This indicates that while the Mayor is *primarily* responsible for the meeting and the duties assigned to him/her, the Council is *ultimately* responsible for the meeting and its proceedings.

Additional Considerations

While the Council's Rules of Order and Procedure are critical in the proper functioning of conducting business, it is equally imperative that both the Mayor and Council build on a common understanding of the best way to operate and conduct business. The Rules of Order and Procedure gives the governing body a lot of flexibility in how meetings are run. Therefore, a spirit of cooperation amongst all members must prevail in order to maintain proper functioning.

Goals of Discussion

1. Review, discuss, and find consensus on the items outlined above pertaining to the council's rules of order and procedure.

SYRACUSE CITY COUNCIL

RULES OF ORDER AND PROCEDURE TO GOVERN PUBLIC MEETINGS OF THE LEGISLATIVE BODY

1. PURPOSE.

These policies and procedures are designed and adopted for the purpose of providing guidelines for the members of the Syracuse City Council in the performance of their duties and conducting their meetings. The City Council shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these rules. Nothing in these rules shall be interpreted to provide independent basis for invalidating or in any way altering a final decision of the Council unless otherwise provided by City ordinance, or State Law. Nor shall anything herein be construed so as to provide or create an independent cause of action for any person or action.

2. ORGANIZATION

A. Mayor. The Mayor is the Chief Executive and Administrative Officer of the City. Except as otherwise provided herein, he/she shall sign his/her name officially for and in behalf of the City, and shall sign all deeds, bonds, bills, notes, obligations, and other agreements, documents, and papers to which the City is legally a party and shall perform such other duties as may be provided by law or ordinance. During his/her temporary absence or disability the City Council shall elect a Councilmember to act as Mayor pro tem, who, during such absence or disability, shall possess the power of Mayor.

B. Duties of the Mayor.

i. To preside at all meetings of the Council and shall provide general direction for the meetings;
ii. To call the Council to order, and proceed with the order of business;
iii. To announce the business before the Council in the order in which it is to be acted upon;
iv. To receive and submit in the proper manner all motions and propositions presented by the members of the Council;
v. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
vi. To inform the Council, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Mayor shall have the right to call upon Legal Counsel for advice;
vii. To authenticate by signature, when necessary, or when directed by the Council, all acts, orders, and proceedings of the Council'
viii. To maintain order at meetings of the Council;

ix. To move the agenda along, hold down redundancy, reference handouts and procedures in a sensitive way during meetings;
x. Recognize speakers and Councilmembers prior to receiving comments and presentation of physical evidence, i.e., plans and pictures; and
xi. The Mayor will not participate in the voting procedures unless authorized to do so by provisions of State law or City Ordinance.

C. **Duties of Mayor Pro Tem.** In the absence of the Mayor, a Mayor pro tem is appointed. This appointment is made via resolution adopted by the Council at the beginning of each calendar year. The Council will assign the position of Mayor pro tem, second Mayor pro tem, and third Mayor pro tem to three different Councilmembers. The assignment of the Mayor pro tem positions will remain unchanged until a subsequent vote of the Council. The Mayor pro tem, during the absence of the Mayor, shall have and perform all the duties and function of the Mayor.

D. **City Recorder.** The City Recorder shall serve as the secretary of the Council. The City Recorder shall have the following duties:
i. To give notice of all City Council meetings;
ii. To keep and record the minutes of the proceedings of the City Council;
iii. To keep and maintain a permanent record file of all vital documents and papers pertaining to the work of the Council;
iv. Is authorized to sign the meeting minutes after said minutes have been approved by the City Council; and
v. To perform such other duties as may be required.

3. DUTIES OF COUNCILMEMBERS.

A. **Meeting Attendance.** Every member of the Council shall attend the sessions of the Council unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the City Recorder. The City Recorder shall call the same to the attention of the Mayor.

B. **Conflict of Interest.** A Councilmember to whom some private benefit may come as a result of a Councilmember action shall not participate in the action.
i. The private benefit may be direct or indirect; create a material or personal gain; or provide an advantage to relations, friends, or to groups and associations which hold some share of the person's loyalty. However, membership itself in a group or organization shall not be considered a conflict of interest as to Council action concerning such group or unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

ii. A Councilmember experiencing, in their opinion, a conflict of interest, shall declare that interest publicly, abstain from voting on the action, and be excused from the room during consideration of the action. That Councilmember shall not discuss the matter privately with any other Councilmember.
iii. A conflict of interest may exist under these rules although a Councilmember may not believe an actual conflict does exist; therefore, a Councilmember who has any questions as to whether a conflict of interest exists under these rules shall raise the matter with the remaining Councilmembers and the City Attorney in order that a determination may be made as to whether a conflict of interest exists.
iv. No Councilmember shall engage in any transaction in which the Councilmember has a financial interest, direct or indirect, with the agency or jurisdiction that the official serves unless the transaction is disclosed publicly and determined to be lawful.
v. The requirements of Section 10-3-1301 et. Seq. of the Utah Code, known as the "Municipal Officers' and Employees' Ethics Act", shall be adhered to. If a conflict exists between these policies, State law, or City ordinance, the most strict shall apply.

C. **Gifts and Favors.** Gifts, favors, or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility. It is very important that Councilmembers be fair and impartial in their dealings with the public and that they serve all citizens equally. It is not enough to avoid favoritism; Councilmembers should strive to avoid even the appearance of giving preference to one citizen or business over another.

i. The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in the form of business lunches, calendars, or office bric-a-brac are often, but not always, acceptable. In cases of doubt, Councilmembers should refuse.
ii. Councilmembers should not accept gifts from outside agencies which may be competing or applying for City business, permits, or development decisions. Accepting gifts not only gives the appearance of favoritism, but may create an embarrassing and possibly unlawful position for the City. Items of small value such as calendars, pencils, etc. with advertising or logos are acceptable, but large items such as clothing, equipment for personal use, etc. should be declined.

D. **Councilmember Removal.**

A Councilmember may be fined or expelled from a meeting for disorderly conduct upon a two-thirds (2/3) vote of all members.

E. **Treatment of Information.** It is important to discriminate between Council information that belongs to the public and Council information that does not.

i. Generally, final reports and official records of City Departments must be open on an equal basis to all inquiries.
ii. Information considered private, controlled, or protected that is learned in the course of performing Council duties must be treated in confidence if specifically requested by the applicant, or as dictated by State law. Such information becomes public when an application for official action is submitted.
iii. Information contained in studies that are in progress should not be divulged except in accordance with established City policies on the release of its studies.

F. **Decorum.**

i. Members of the Governing Body shall not engage in personal attacks and shall restrict comments to issues before the body. Violations of decorum or conduct of Councilmembers shall be addressed by the Mayor who may declare a Councilmember out of order.
ii. Governing Body members should avoid engaging in private discourse or committing any other act, such as text messaging, which may tend to distract the attention of the Council or the audience from business before the Council, or which might interfere with any person's right to be heard after recognition by the Mayor.

G. **Training Opportunities.** Each annual fiscal year (FY) budget adopted by the City Council includes funding for training opportunities that are available to all Councilmembers; however, throughout the year, training opportunities for individual Councilmembers may arise. In these instances, electronic communication will be sent to the entire City Council regarding the training opportunity and if one member of the Council is opposed to the training opportunity, an item will be included on the next regularly scheduled City Council meeting agenda to give the entire Council the ability to discuss the matter further and offer their approval or disapproval of an expense from the City Council budget for such training opportunity.

4. MEETINGS.

A. **Place.** All meetings of the City Council shall be held in the City Council Chambers of City Hall, 1979 W. 1900 S., Syracuse, Utah, or at such other place as the Syracuse City Council may designate.

B. **Business Meetings.** Business meetings of the City Council shall be held on the second Tuesday of each month beginning at 7:00 p.m.

C. **Work Sessions.** Work sessions may be held on the fourth Tuesday of each month beginning at 6:00 p.m. Work sessions are informal in nature and designed to facilitate open discussion and problem-solving among participants. The Mayor facilitates discussion and recognizes speakers, such as City staff, consultants, and members of the public who have been invited to provide input to the Council.

D. **Special Meetings.** Special meetings may be ordered by the Mayor or by any two (2) members of the Council if the business of the City requires it. Special Council meetings shall be properly noticed at least 24 hours in advance of the meeting.

E. **Emergency Meetings.** Emergency meetings may be called by the Mayor or by two (2) members of the Council for urgent matters. An attempt will be made to notify all Councilmembers of the meeting. In accordance with 10-3-502 et. Seq. of the Utah Code, a majority of the Council must vote to hold the Emergency Meeting.

F. **Closed Meetings.** Closed meetings may be held to consider certain sensitive matters as allowed by 52-4-205 et. Seq. of the Utah Code. A majority of the Council must vote to convene a closed meeting.

G. **Electronic Meetings.** The procedures to be followed at the electronic meeting shall be the same as those followed by the City Council in a non-electronic open and public meeting of the City Council.

i. When connected remotely, councilmembers are considered "present" for purposes of forming a quorum, voting and any other council business.
ii. Unless a meeting is entirely virtual, Councilmembers shall attend City Council Meetings in person if they are in town and physically well enough to attend. It is understood that extenuating circumstances reasonably may prevent or delay attendance.
iii. All City Council meetings shall permit remote participation by the public, applicants, staff and councilmembers.

a. Failure of remote participation technology does not require the meeting to end or be postponed, unless there is no longer a quorum present.
b. Councilmembers shall enable their video-camera throughout the meeting unless it is not feasible to do so.
c. Individuals who have not been specifically recognized by the Mayor to speak may have their microphones muted by staff or a virtual meeting host.
d. Individuals who interrupt proceedings, who repeatedly turnon their microphones without being recognized, or who disrupt proceedings may be disconnected from the meeting at the Mayor's direction, unless that individual is a Councilmember. Councilmembers may only be disconnected pursuant to a vote under subsection 3(D) of these Rules.

iv. There is no requirement that a certain number of councilmembers be present at an anchor location.
v. A meeting that is intended to be entirely virtual will so indicate on the agenda, and an anchor location for the public's use will be provided unless otherwise excused by Utah law.
vi. If an electronic meeting is closed, the following applies:
a. All participants of the closed meeting must be alone within aroom with a closed door.
b. All participants must utilize headphones or other means to prevent others in their proximity from listening to the proceedings.
c. Participants are prohibited from recording the proceedings,except the City Recorder or a designee.
d. Participants or Councilmembers shall be held personally responsible for their disclosure or leak of confidential, protected or private information that is discussed or shown during a closed session, even if the dissemination was unintentional. Knowing dissemination of such records is criminally punishable.

H. **<u>Public Hearings.</u>** Public hearings are generally part of a scheduled and noticed business meeting agenda and shall consist of those items for which the Council is legally required to hold a hearing or for those items for which the Council would like to receive public input. Public hearings will be held after providing proper notice as required by state law or City ordinance for the particular subject matter to be addressed. Such hearings shall include, but not be limited to, those matters for which a public hearing is required by state law or City ordinance. Matters for which state law or City ordinance requires a public hearing will be automatically scheduled by

City administration. By majority vote, the Council can direct City administration to schedule a public hearing on any other topic.

i. When a public hearing is held, a member of the City staff having knowledge about the issue will first present information on the issue and answer questions.
ii. The Mayor will then declare the public hearing as opened or convened.
iii. At that point, all parties interested in addressing the issue are invited to speak before any discussion is held by the Council or before any motion is made. The Mayor may provide a time limit for those addressing the Council during a public hearing.
iv. Each individual who speaks will state his or her name and address before proceeding.
v. After all individuals who desire to speak have spoken, or after an amount of time determined to be sufficient, the Mayor will announce the potential closure of a public hearing two times before declaring the public hearing closed.
vi. The Council may vote to continue a public hearing to a future specified date, time, and location if there is insufficient time to take all public comment during a particular Council meeting.
vii. A public hearing can be reopened only upon a showing of exceptional circumstances and a two-thirds vote of the Council.
viii. After the public hearing is closed the Council may proceed with discussion on the matter at hand. When discussion by the Council is finished, a motion and second may occur concerning the item and the Council will subsequently vote.

I. **Quorum.** Three (3) members of the Council shall constitute a quorum thereof for the transaction of all business except where otherwise required.

J. **Content.** Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentation by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Mayor may impose a time limit on those desiring to address the Council.

K. **Public Comment.** Individuals addressing the Council during the public comment period of the meeting or during a public hearing shall be given a time limit of not less than three minutes. Public comment periods will be included at the beginning and end of business meeting agendas and at the beginning of extended work session agendas; the Council may also accept public input for each item listed on an extended work session agenda as discussion of each item warrants. Any person who disrupts the meeting by

exceeding a time limit, discussing irrelevant issues, or otherwise, may be removed at the direction of the Mayor.

L. **Comments Submitted by Public.** Members of the public may submit comments to be presented during the meeting, including for an item set for public hearing, by sending them to the Mayor or City Recorder at least six (6) hours before the meeting, subject to the following requirements:

i. The written comment must specifically state that the sender is requesting that it be read during the meeting; an email to a Councilmember or staff member without such a statement will not be read during the meeting or made a part of the record.

ii. The submitter's name and city of residence must be attached to the comment and read as part of the submission. No anonymous comments will be accepted into the record or read.

iii. A staff member will read the submitted comment for no longer than three (3) minutes. A comment that exceeds that amount will remain in the record but will not be read in its entirety during the meeting.

iv. A person who has had a comment read into the meeting may not also provide oral comment during the comment or hearing period.

v. If the comments relate to a specific agenda item for which an applicant is requesting action, then the comments will be forwarded to the applicant at least one (1) hour before the meeting.

vi. If multiple copies of the same correspondence are submitted, such as through a form letter or petition, the comment will only be read once, with the reader indicating the names of the individuals who signed the letters or petition.

M. **Time.** If a meeting has not adjourned by 10:00 p.m., the Council shall hold a vote on whether to adjourn the meeting or set a later time for adjournment. Items on the agenda that are not heard as a result of this rule shall be placed on the next agenda.

N. **Additional Guidelines.** In addition to these policies and procedures, the Council may invoke additional guidelines as necessary to address issues as they arise so long as they are consistent with the nature and intent with content herein.

5. MOTIONS.

A. **Making of Motions.** Any Councilmember except for the Mayor may make or second a motion. Motions should state findings for denial or approval within the motion:

i. Findings should be included in the beginning of the motion.
ii. Staff reports should be in sufficient enough detail to assist the Council in stating findings.
iii. All motions should be repeated at the direction of the Mayor.

B. **Second Required.** Each motion of the City Council must be seconded by a member of the Governing Body; the Mayor is not allowed to second a motion. A motion that is not seconded is considered failed or dead.

C. **Withdrawing a Motion.** After a motion is stated by the Mayor or read by the City Recorder, it shall be deemed in the possession of the Council, but may be withdrawn at any time before decision or amendment by the unanimous consent of the Council.

D. **Motion to Table.** A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and, whenever possible, a specific date to rehear the matter should be scheduled.

E. **Amending Motions.** When a motion is pending before the Council any member may suggest an amendment; the amendment requires a second with a voice vote on the proposed amendment. After voting upon the amendment motion the Council will vote on the initial motion, if necessary.

F. **Amending Amendments to Motions.** An amendment to a motion may be amended, no second required, at any time prior to the Mayor calling for a vote on the motion. The amendment to the amendment must be accepted by the author and the member making the second in order for the stated motion to be amended. The author and the member making the second may choose not to accept the additional amendment.

G. **Substitute Motions.** A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.

H. **To Reconsider a Motion.** To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Councilmember who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Council. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.

I. **Motion to Recess.** A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

J. **Motion to Adjourn.** A motion to adjourn the meeting shall be made at the end of each City Council meeting. The motion requires a second and is not debatable.

6. VOTING.

Except as otherwise specifically provided in these rules, a majority vote of the Council shall be required and shall be sufficient to transact any business before the City Council.

A. **Changing a Vote.** No member shall be permitted to change his/her vote after the decision is announced by the Mayor.

B. **Tie Votes.** Tie votes shall be broken by the Mayor casting a vote.

C. **Conflict of Interest/Disqualification.** Any member declaring a conflict of interest shall be disqualified and shall leave the bench and sit in the audience and shall not participate in the discussion and vote pertaining to that particular matter.

D. **Minimum Votes Required.** Unless otherwise provided herein, a minimum of three (3) affirmative votes are required to make a determination on any item presented to the City Council.

E. **Method of Voting.** For all ordinances, resolutions, and actions that would create liability for the City, or at the request of any Councilmember, a roll call vote shall be taken with either a "yes" or "no" vote. All votes shall be recorded. Voting on all other actions may be done by voice vote or other effective method. The result of those votes shall also be recorded.

7. AMENDMENTS.

These rules may be amended at any business meeting of the City Council by an affirmative vote of the Council, provided that such amendment has been presented in writing to each member of the Council at least 48 hours preceding the meeting at which the vote is taken. Proposals to amend said rules shall also be properly advertised on the business meeting agenda.

COUNCIL AGENDA
August 23, 2022

Agenda Item **"k"** Discussion Regarding Crossing Guards

Factual Summation

- The Department is having difficulty retaining and hiring crossing guards.
- All schools will be in session by Monday, August 22, 2022.
- The purpose of this agenda item is for the Council to consider adjusting the wage scale for crossing guards based on the limited number of applicants and information gathered from a recent benchmark analysis.
- There will be no budget implications for FY23 but FY24 will see an increase.

Hiring Efforts

- A wage scale of $10.75 - $13.91 went into effect on February 3, 2022.
- The top of the wage scale was reduced to $12.85 for the FY23 budget.
- This position has been opened several times since February 7, 2022.
- The Department and City have made ten combined Facebook posts about this position since February 7, 2022.
- The Department hired one crossing guard but lost three since our last meeting with the Council.
- We have two pending hires and approximately five interviews scheduled which may yield additional staffing.

Department Impact

- January 1, 2022 – April 31, 2022, sworn officers covered vacant crossing guard positions 143 times; each crossing takes approximately 1.5 hours.
- During that period, the staffing shortage of regular-duty crossing guards was not as severe as our current situation.

Legal Requirements

- According to UCA 41-6a-303(3)(ii), the City is required to provide, train, and supervise school crossing guards at all reduced-speed school zones on highways.
- There are currently four of these reduced-speed school zones in Syracuse.

750 West 2700 South	4000 West Hammon Lane
1700 South Doral Drive	1525 West 700 South

Triage Crossing Locations

Location	Optimal Staffing	Current Staffing	School
750 West 2700 South	1	1	Bluff Ridge
4000 West Hammon Lane	1	1	Buffalo Point/SAA
1525 West 700 South	1	1	SAA
1700 South Doral Dr	1	1	Buffalo Point/SAA
2000 West 1700 South	3	1.5 (AM)	Syracuse Elementary
1250 West 1350 South	1	1	Cook
1000 West 2700 South	2	1	Bluff Ridge
2525 South Bluff Ridge	1	0	Bluff Ridge
3000 West 1700 South	1	0	SAA
1550 West SR193	2	2	SAA (North)
1475 West 1700 South	2	1	Cook
2000 West 1350 South (HAWK)	2	2	Syracuse Elementary
1100 West 1350 South	1	0	Cook
1875 South Doral Dr	1	0	Buffalo Point
3660 West 1860 South	1	0	Buffalo Point
Dallas and Marilyn	1	0	Cook
1525 West 650 South	1	0	SAA (North)

Green = Mandatory
Orange = Priority
Yellow = Other Current Locations

At this point, it is probable that we will be able to cover all mandatory and priority locations within two weeks of school starting.

Wage Increase

- City HR staff conducted a benchmark analysis in accordance with our current recruit and retention policy.
- The data showed our wage scale should be $15.24 - $20.95.
- Any wage increase would apply to new hires and current crossing guards.

Budget Impact

- The bottom of the wage scale increases 42%; the top of the wage scale increases 51%.
- The estimated budgetary impact is $60,000.00.
- No FY23 budgetary impact due to salary/benefits savings from vacant police officer positions. FY24 will have the full increase.