SYRACUSE CITY

Syracuse City Council Work Session Agenda
September 27, 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: 819 7097 7408
Streamed on Syracuse City YouTube Channel

a. Meeting called to order

b. 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 September 27, 2022. Comments submitted by the deadline will be read for the record of the meeting.*)

c. Discussion regarding parking issues at Syracuse High School. (10 min.)

d. Presentation of West Davis Corridor Land Use study report. (30 min.)

e. Review/discussion of Founders Park improvement project. (30 min.)

f. Review/discussion of options for Stoker Park improvement project. (30 min.)

g. Discussion regarding Fire Department alerting system. (10 min.)

h. Review/discussion of draft request for proposals (RFP) for design services for West Davis Highway landscaping/aesthetic improvements project. (10 min.)

i. Planning items:
   1. Application for zone change and preliminary plat for property located at approximately 3348 W. 700 S., Residential (R-1) to Residential (R-3). (10 min.)
   2. Recommendation from Planning Commission, zone text amendment pertaining to walkout basement stair encroachments. (10 min.)
   3. Recommendation from Planning Commission, zone text amendment pertaining to commercial dog boarding. (10 min.)
   4. Recommendation from Planning Commission, zone text amendment pertaining to the Sensitive Overlay Zone. (10 min.)
   5. Recommendation from Planning Commission, zone text amendment pertaining to rear setbacks in the Residential (R-2) zone. (10 min.)

j. Discussion of proposed budget amendments for Fiscal Year (FY) ending June 30, 2023. (10 min.)

k. 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 22nd day of September, 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 September 22, 2022.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA
September 27, 2022

Agenda Item **"c"** Discussion of Parking Issues Near Syracuse High School

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero, Public Works Director Robert Whiteley, or Police Chief Garret Atkin.

- Members of the City Council have received complaints from residents in the Banbury Drive/700 South area, concerning curbside parking in the neighborhood by students going to Syracuse High School. The complaints have focused on problematic issues, such as blocking driveways, mailboxes, and others.

- City staff has begun to look into the issue and has found the following:

    - The high school has a policy of charging permit fees for parking on campus. It is understood that sophomores are not allowed to obtain a parking permit. The City suspects, however, does not know for sure if the students who routinely park in the Banbury area are sophomores or not. It is also unknown if these students would elect to obtain a permit even if they were allowed.
    - Staff has observed the parking situation on campus over the last two weeks. An actual count was conducted on Wednesday, September 20th. Staff believes these numbers are representative of a typical day:

Student Parking at Syracuse High School				
Wed Sep 21, 2022, 9:30AM				
	Occupied	Vacant	Percent full	
East Lot	382	100	79.3%	
North Lot	255	0	100.0%	
Street Parking				
2000 West	24			
Banbury	30			
700 South	14			
Total	68			

- The following is a report of enforcement activity in the areas since last spring.
  - 9/7/22 –Parking Problem – Vehicle moved
  - 8/7/22 –Neighborhood Patrol at 790 South Banbury, no other info

- HCA, who recently received approval for a medical facility just north of the high school has been in discussion with the high school to share parking, which may improve the parking situation around the campus.

Discussion

- A few years ago, the City experienced the same problem on 1825 West just south of the high school campus. At that time, the City instituted a parking by permit only system in that neighborhood. Only residents who live in that neighborhood may obtain a parking permit. That policy seems to have been effective in preventing these problems in that neighborhood, however the students who park off-campus have simply moved to another street (Banbury Drive).

- The City has some options for taking action, including but not limited to:

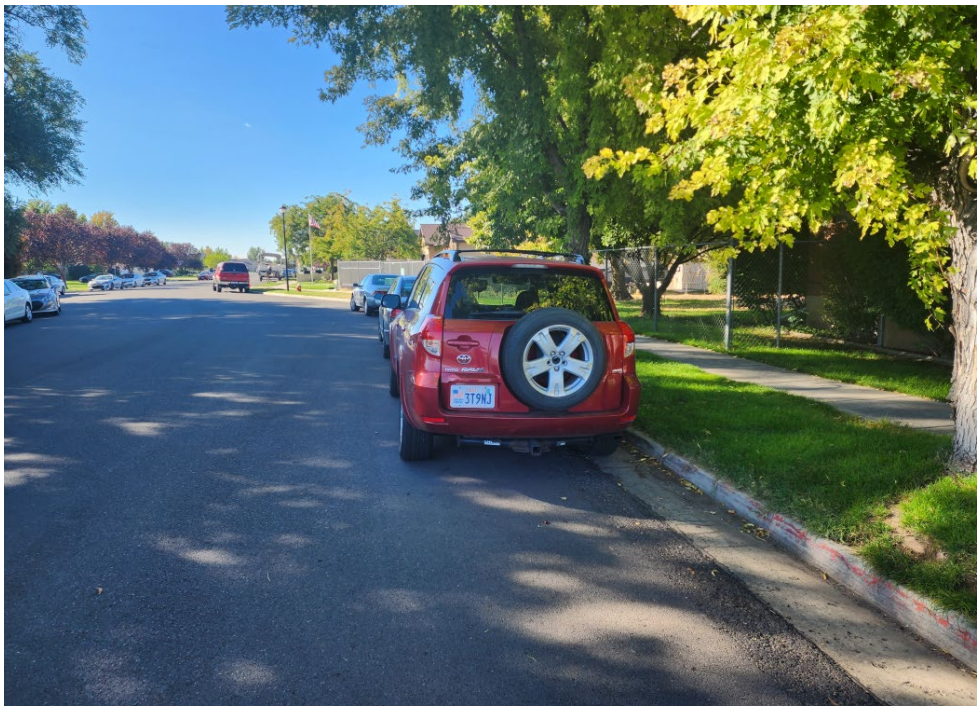
  - Working with the school district and high school to allow more students to park on campus.
  - Expand the resident parking permit system to include this area.
  - Expand focused parking enforcement, which may impact other areas of service in the PD or code enforcement.
  - Student education efforts with the SRO at the high school

Goals of Discussion

The goal of the discussion is to gain an understanding the issue and consider the next steps the City should take.

Photos taken Wednesday, September 21, 2022 around 10am

Banbury Drive





770 South Cul De Sac





COUNCIL AGENDA

September 27, 2022

Agenda Item **"d"** West Davis Corridor Market Study

Summary

The cities that will be effected by the construction of the new West Davis Corridor received a grant to complete a land use market study for the lands surrounding the new freeway interchanges. Syracuse has three new interchanges that will bring increased access and visiblity, which will boost the feasiblity of various commercial uses. The study uses various data sources to anticipate the market demand for potential land uses so that the city can properly plan ahead to capture the opportunities that will be coming our way. This is a report that can be used to inform our decisions as we consider zoning applications and for when we update our general plan.

See attached for the final draft of the document. Please give a warm welcome to our consultant leads Rob Sant and Jason Burningham from LYRB whom you may direct questions about the report.

Goals of Discussion

Learn about the report and ask questions to the consultant. No further action on future agendas necessary.

Attachments

-Award Letter
-Rob's Presentation Slides
-Final Draft of Study

41 N. Rio Grande Street, Suite 103
Salt Lake City, UT 84101
(801) 363-4250
www.wfrc.org

Bob Stevenson, Chair
Commissioner, Davis County
Jeff Silvestrini, Vice Chair
Mayor, Millcreek
Mark Allen
Mayor, Washington Terrace
Len Arave
Mayor, North Salt Lake
Ron Bigelow
Mayor, West Valley
Jackie Biskupski
Mayor, Salt Lake City
Mike Caldwell
Mayor, Ogden
Tina Cannon
Councilmember, Morgan County
Robert Dahle
Mayor, Holladay
Jim Harvey
Commissioner, Weber County
Scott Jenkins
Commissioner, Weber County
Michael Jensen
Councilmember, Salt Lake County
Randy Lewis
Mayor, Bountiful
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Commissioner, Tooele County
Jeff Scott
Commissioner, Box Elder County
Mark Shepherd
Mayor, Clearfield
Derk Timothy
Mayor, Bluffdale
Troy Walker
Mayor, Draper
Jenny Wilson
Mayor, Salt Lake County
Senator Gregg Buxton
Utah State Senate
Representative Mike Schultz
Utah House of Representatives
Carlton Christensen
Utah Transit Authority
Carlos Braceras
Utah Department of Transportation
Dawn Ramsey
Utah League of Cities & Towns
Lorene Kamalu
Utah Association of Counties
Robert Grow
Envision Utah
Evan Curtis
State Planning Coordinator

Andrew Gruber
Executive Director

WASATCH FRONT REGIONAL COUNCIL

March 11, 2020

Dear Robert Sant, Boyd Davis, Noah Steele, Dave Petersen, Lyle Gibson, and Lon Crowell:

The Transportation and Land Use Connection program partners would like to thank you for your participation in the program, and we are pleased to inform you that your project will be receiving funding in the 2020 award year. This year featured 27 high quality applications from 32 communities, and a two to one funding ask.

The West Davis Corridor Market Analysis will receive an award of **$150,000** contingent upon a local match of **$11,000 ($2,200 per municipality)**, for a total project budget of **$161,000**. The next step in the process is to sign a Letter of Concurrence, which will be sent to you by your WFRC project manager, Scott Hess, in the coming weeks. After which, an invoice for the local match will be sent.

Scott Hess

801-363-4250

shess@wfrc.org

Your project manager will guide you through the process of completing this important effort; you can become familiar with the next steps here. We hope this award fills a need for your community, and we look forward to seeing this project through to success.

Congratulations,

Megan Townsend
Transportation and Land Use Connection Program Manager
Wasatch Front Regional Council
(801) 363-4250 x 1101

Cell: (801) 404-8925

TRANSPORTATION AND LAND USE CONNECTION

WASATCH FRONT REGIONAL COUNCIL SALT LAKE COUNTY REGIONAL DEVELOPMENT UDOT udot.utah.gov UTA

SYRACUSE
EST. CITY 1935

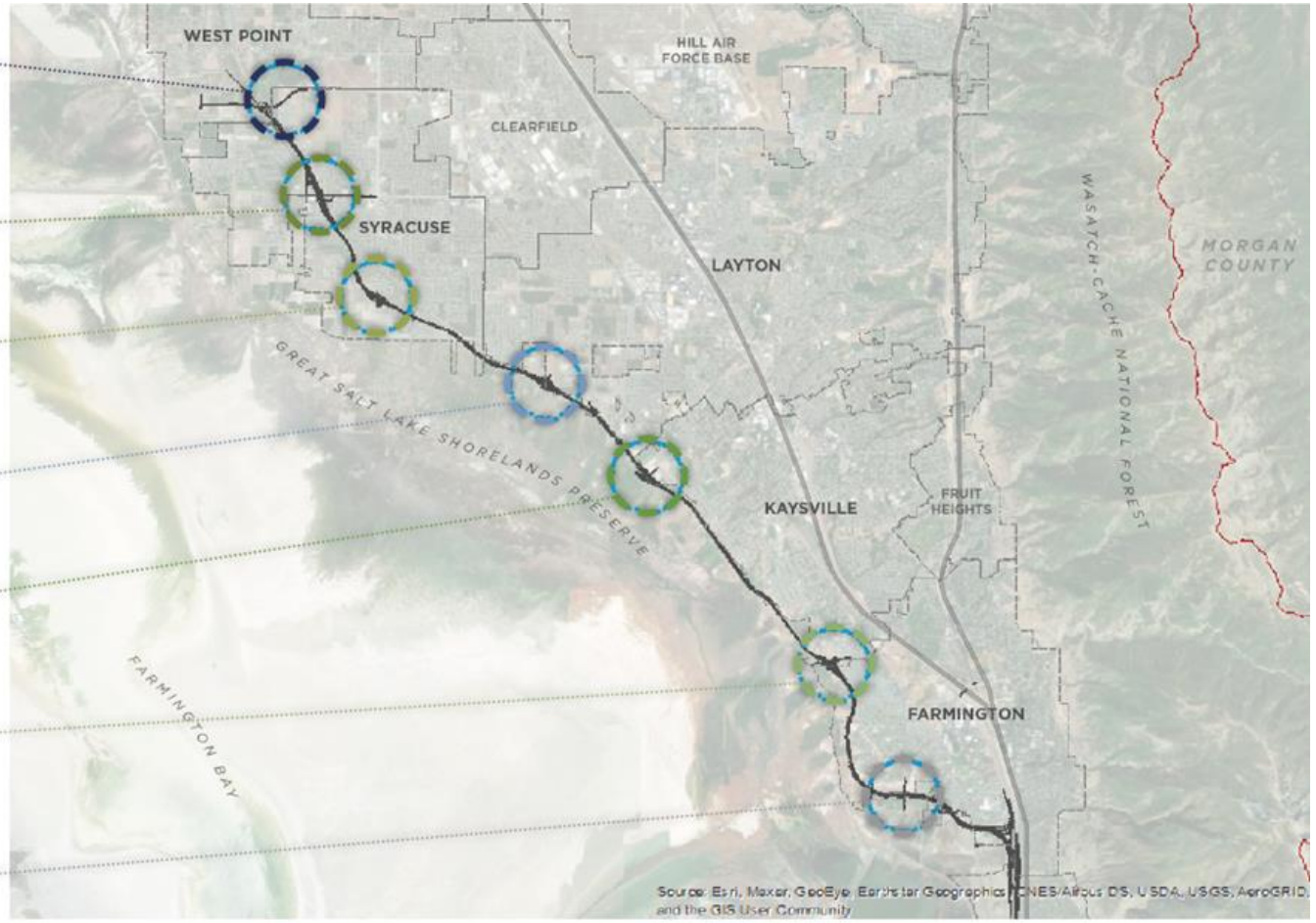
WEST DAVIS CORRIDOR MARKET STUDY

SEPTEMBER 2022



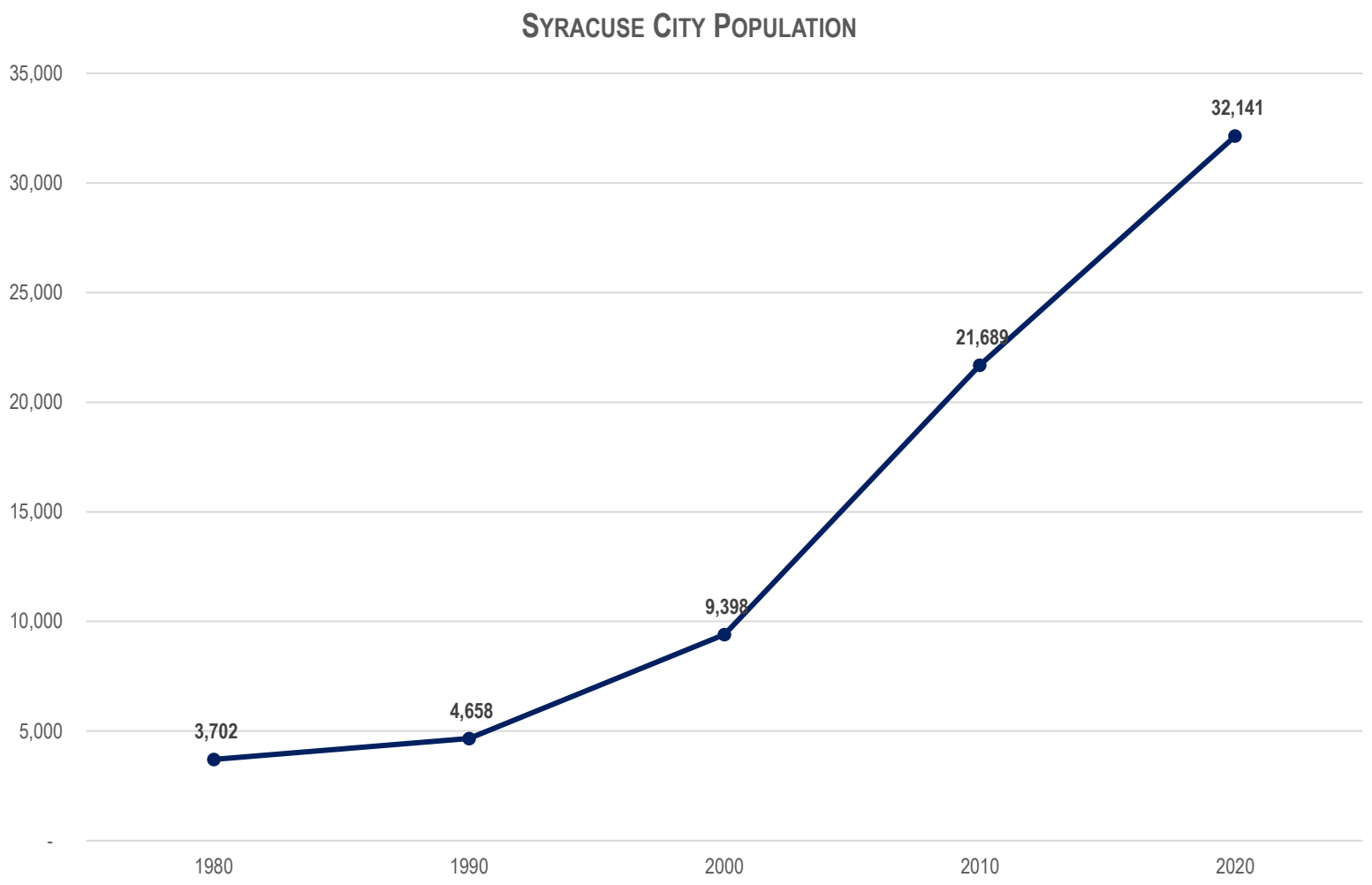
WEST DAVIS CORRIDOR

1. WEST POINT - SYRACUSE
2. SYRACUSE
3. SYRACUSE SOUTH
4. LAYTON
5. KAYSVILLE - LAYTON
6. KAYSVILLE - FARMINGTON
7. FARMINGTON SOUTH

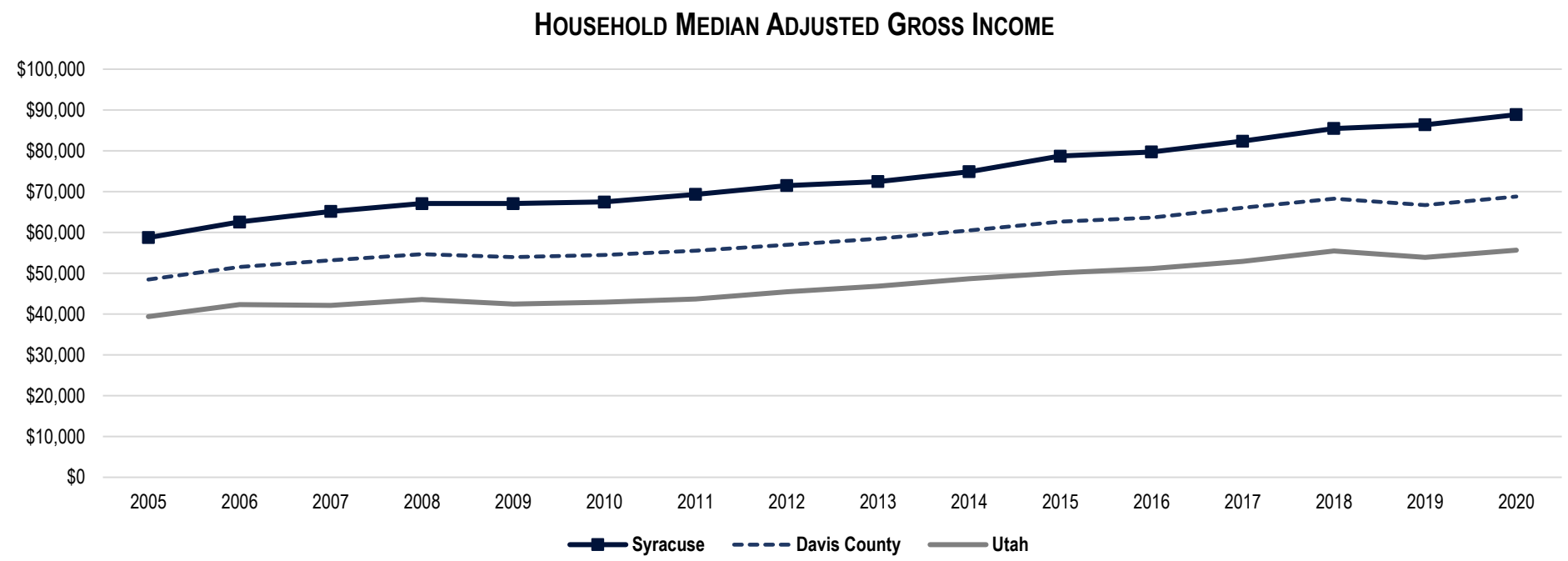


DEMOGRAPHICS

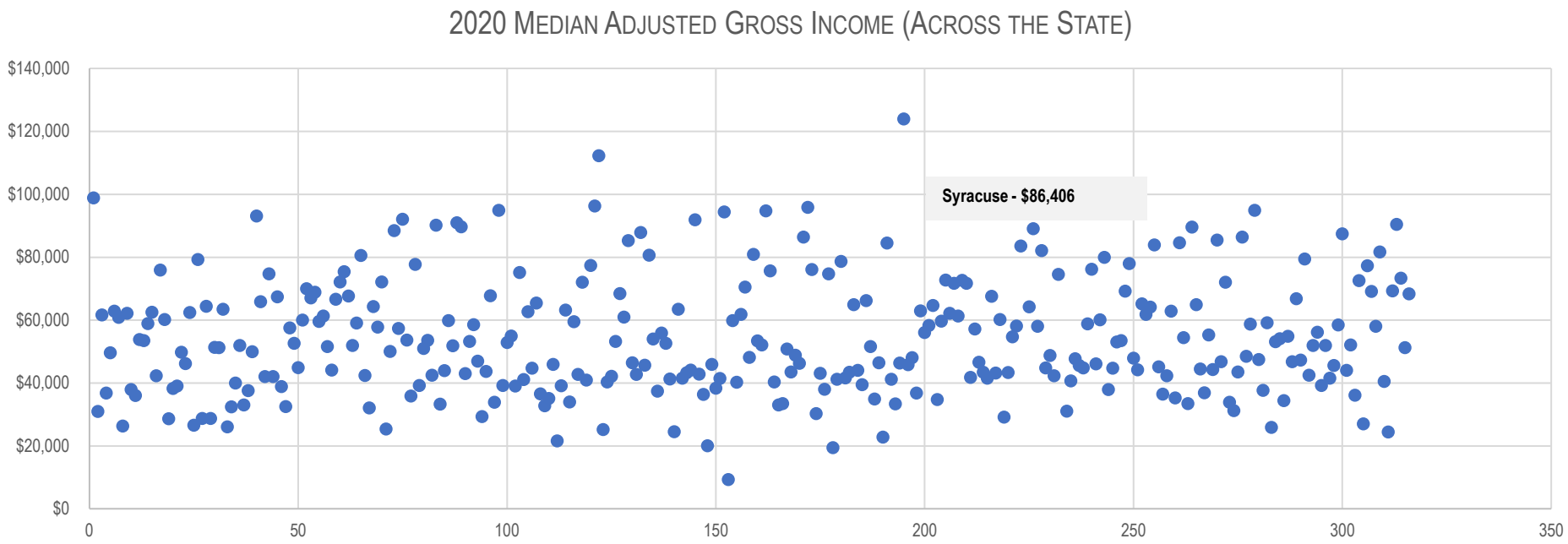
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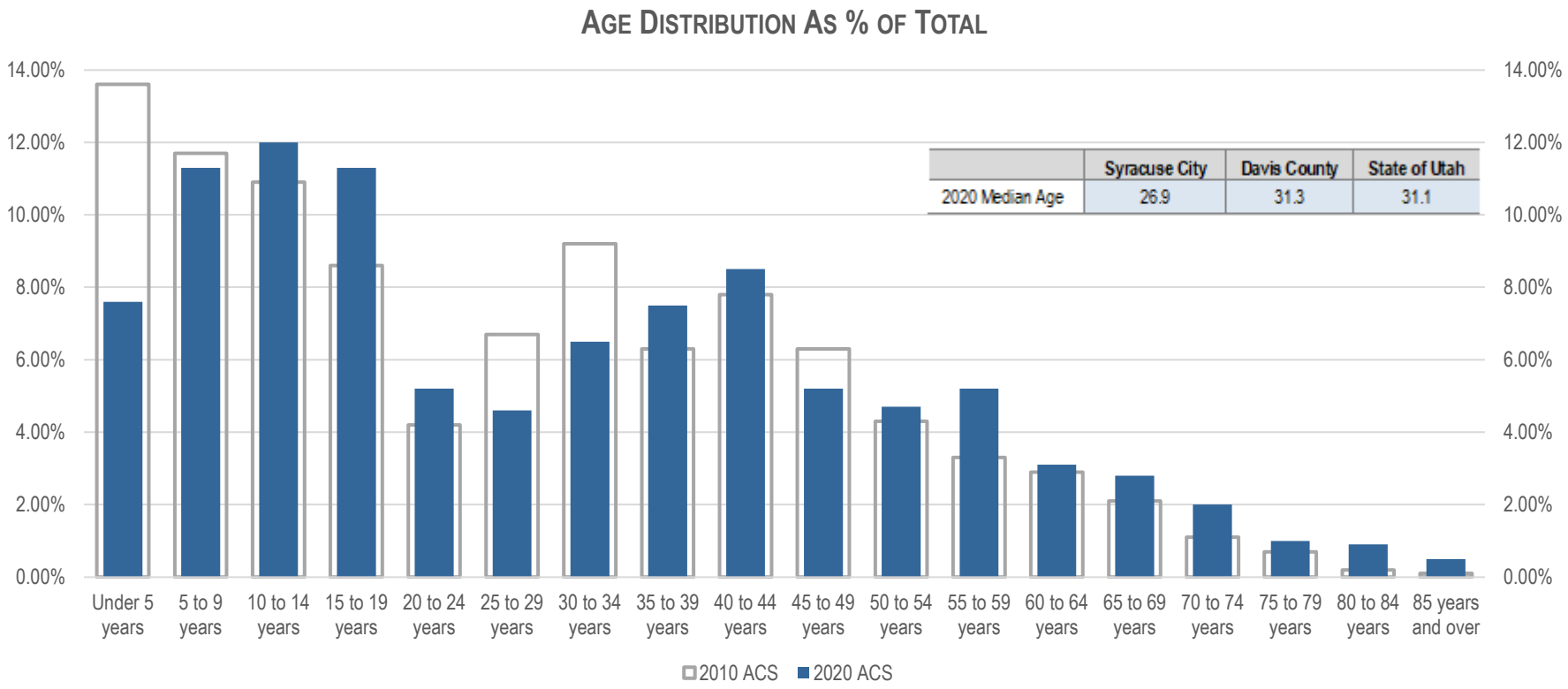
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DEMOGRAPHICS

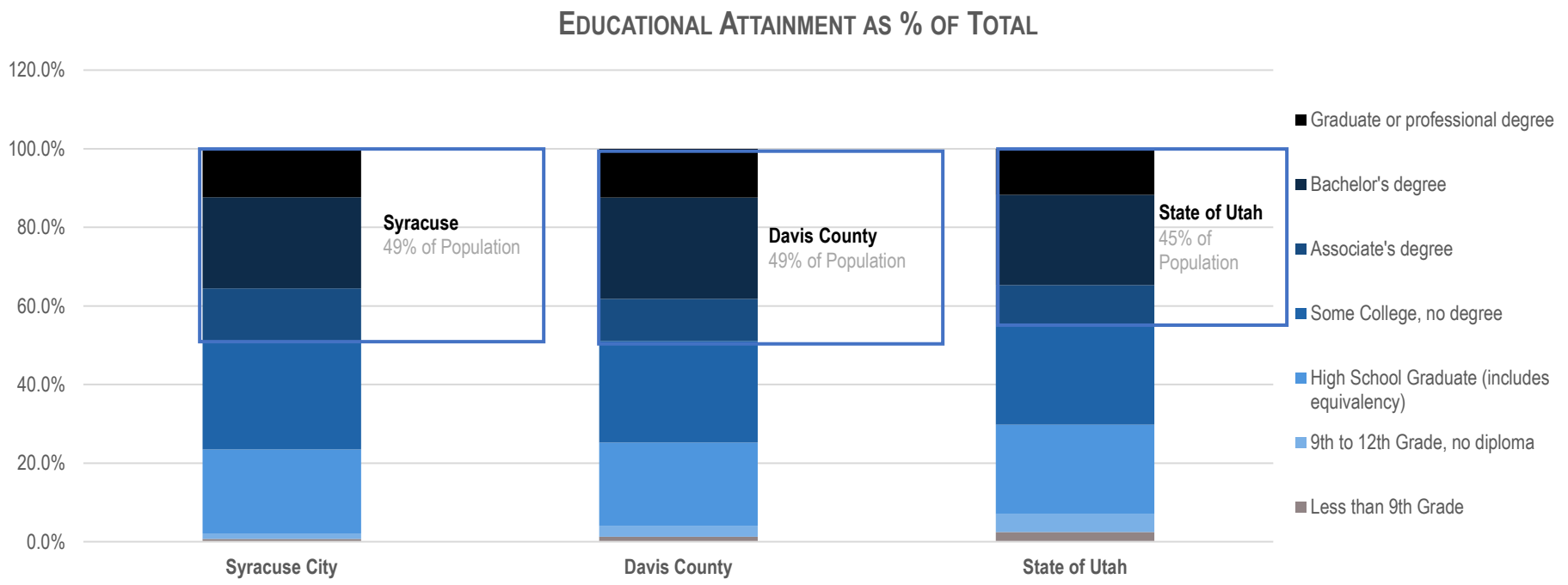


DEMOGRAPHICS



	Syracuse City	Davis County	State of Utah
2020 Median Age	26.9	31.3	31.1

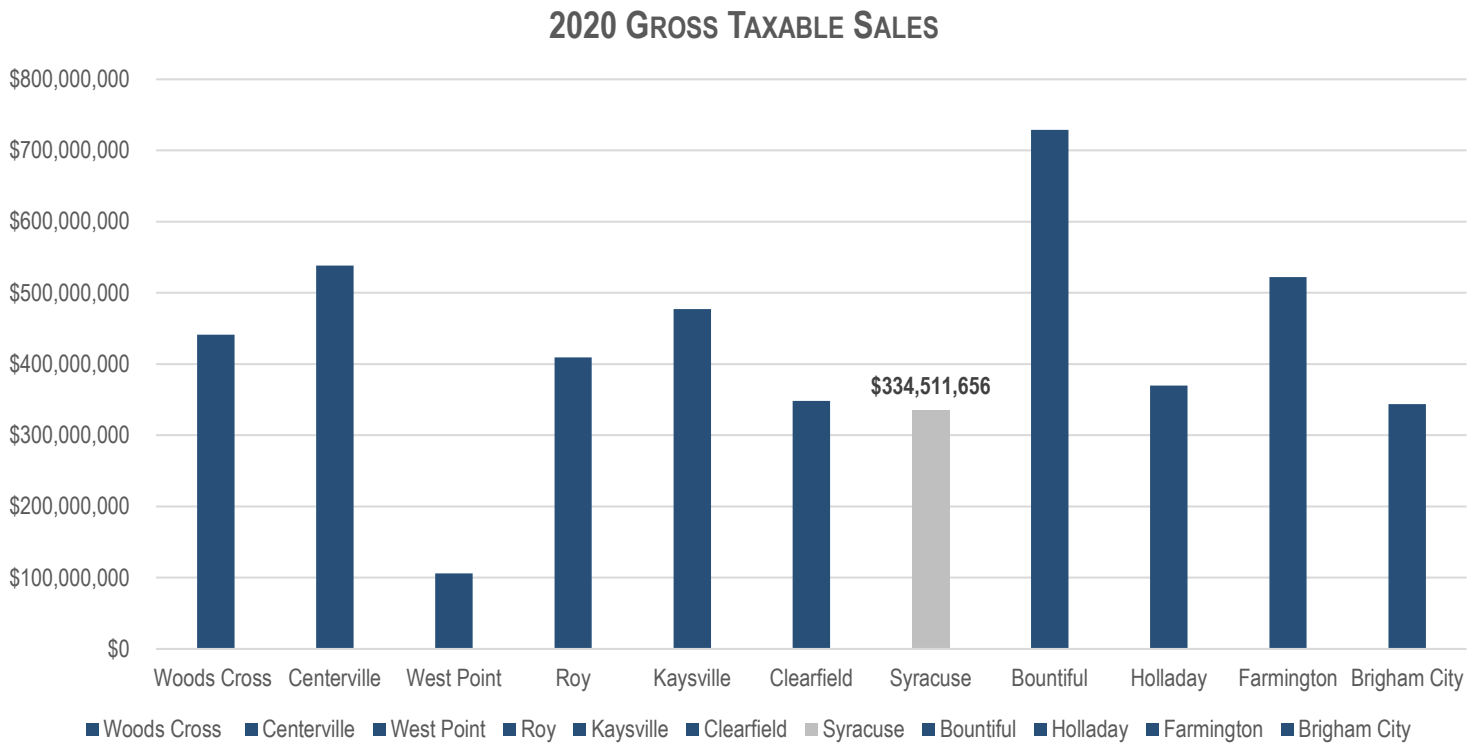
DEMOGRAPHICS



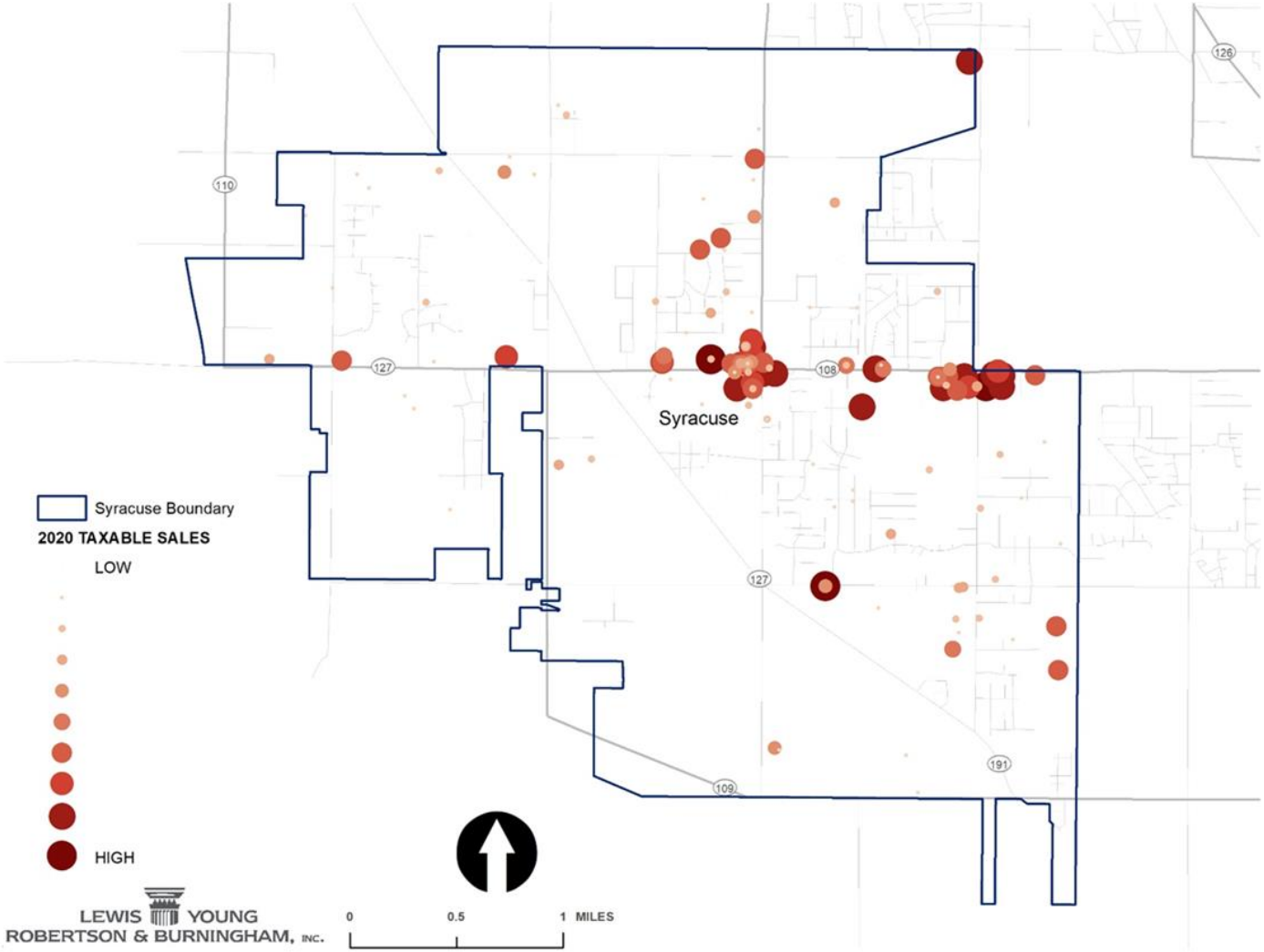
TAXABLE SALES

SALES TAX

2020 Taxable Sales
$334,511,656



TAXABLE SALES BY LOCATION



SALES LEAKAGE

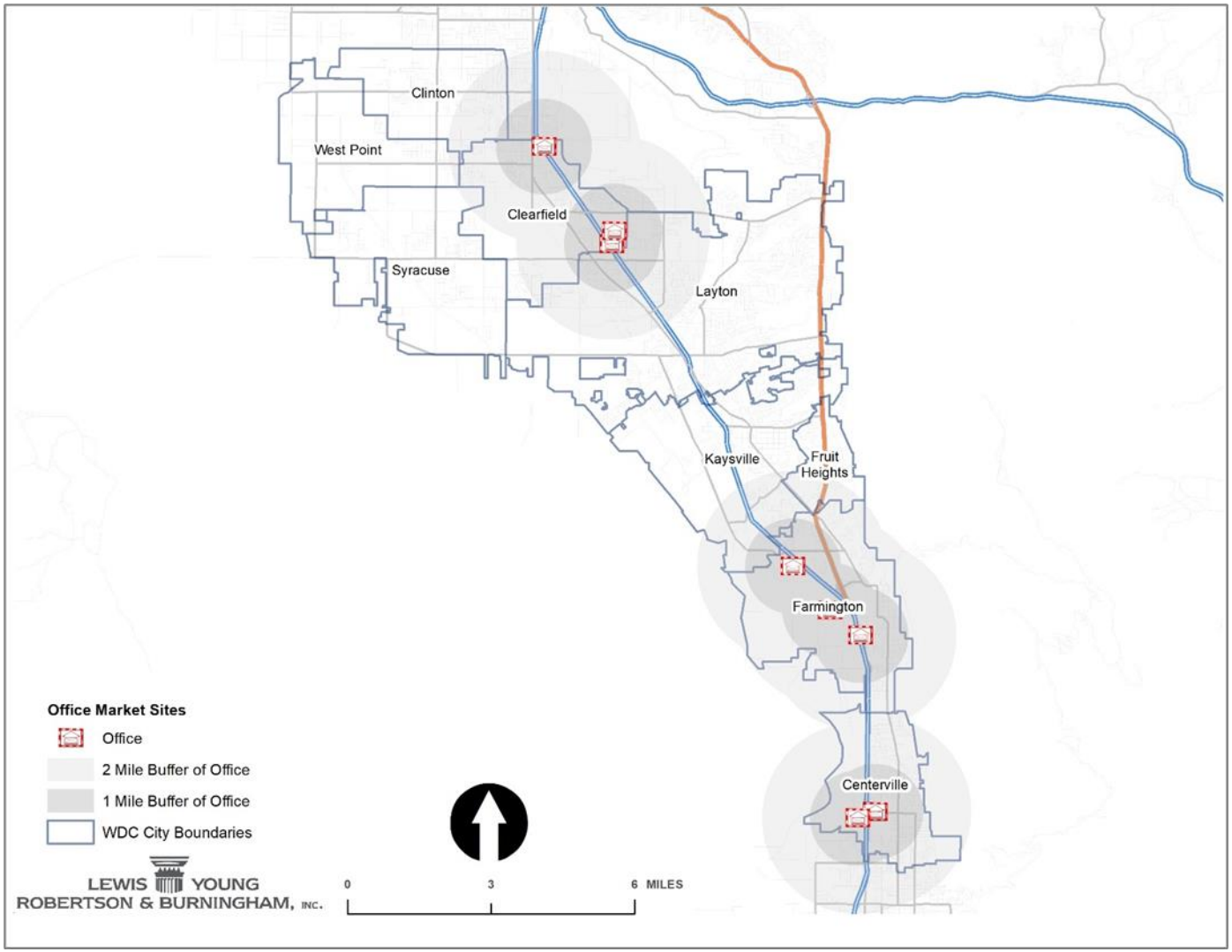
	Syracuse Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Difference Per Capita	Total Difference	Capture Rate
Retail	$225,503,972	$7,688	$17,324	($9,635)	($282,615,072)	44%
Industry	$30,956,064	$1,055	$3,070	($2,015)	($59,097,066)	34%
Services	$8,180,664	$279	$1,378	($1,099)	($32,232,723)	20%
Other	$-	$-	$846	($846)	($24,824,615)	0%
Total	**$264,640,700**	**$9,023**	**$22,618**	**($13,595)**	**($398,769,476)**	**40%**

Category	Buying Power 2020-2040
Retail	$142,294,075
Industry	$19,533,423
Services	$8,162,038
Total Buying Power	$166,989,536

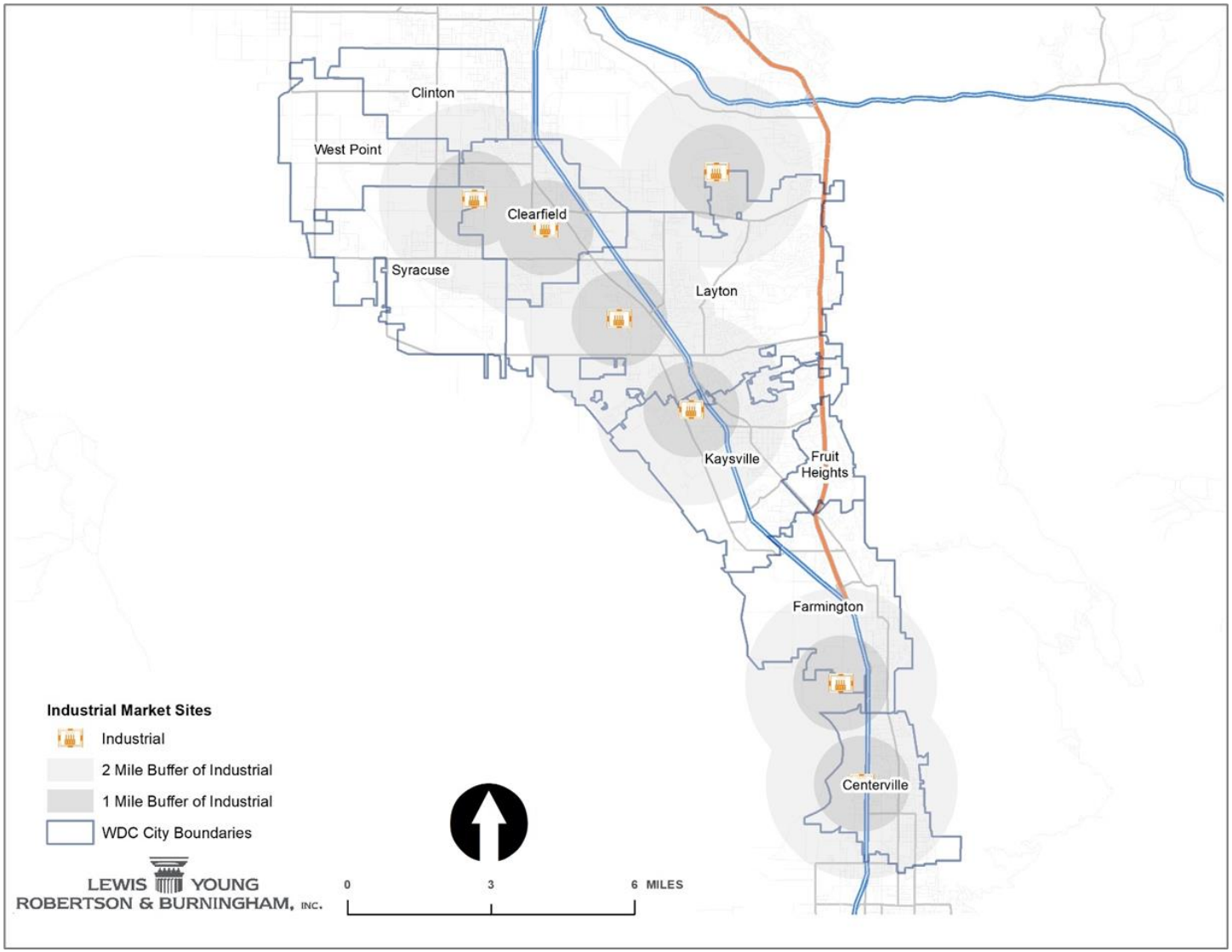
	2020	2040
Syracuse Population	32,141	47,839
Syracuse Population Change		15,698

MARKET DATA

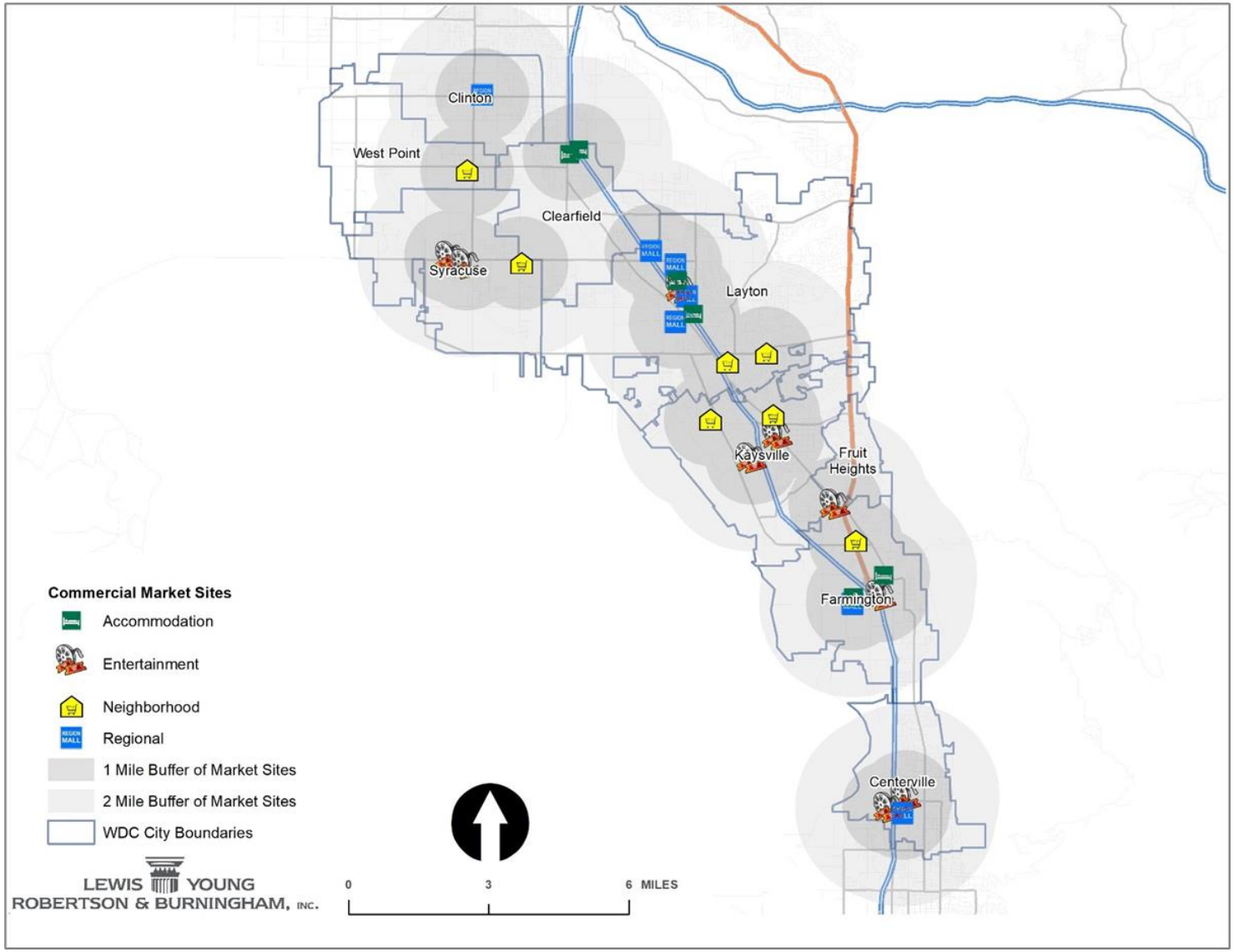
REVIEW OF COMPETITIVE OFFICE SITES



REVIEW OF COMPETITIVE INDUSTRIAL SITES



REVIEW OF COMPETITIVE COMMERCIAL SITES



REAL ESTATE TRENDS

Industrial: The industrial market is strong along the Wasatch Front, with industrial-use employment sectors growing due to current employers expanding operations and due to companies relocating or expanding operations from outside of the state. Demand for industrial space is on the rise, with vacancy rates trending low.

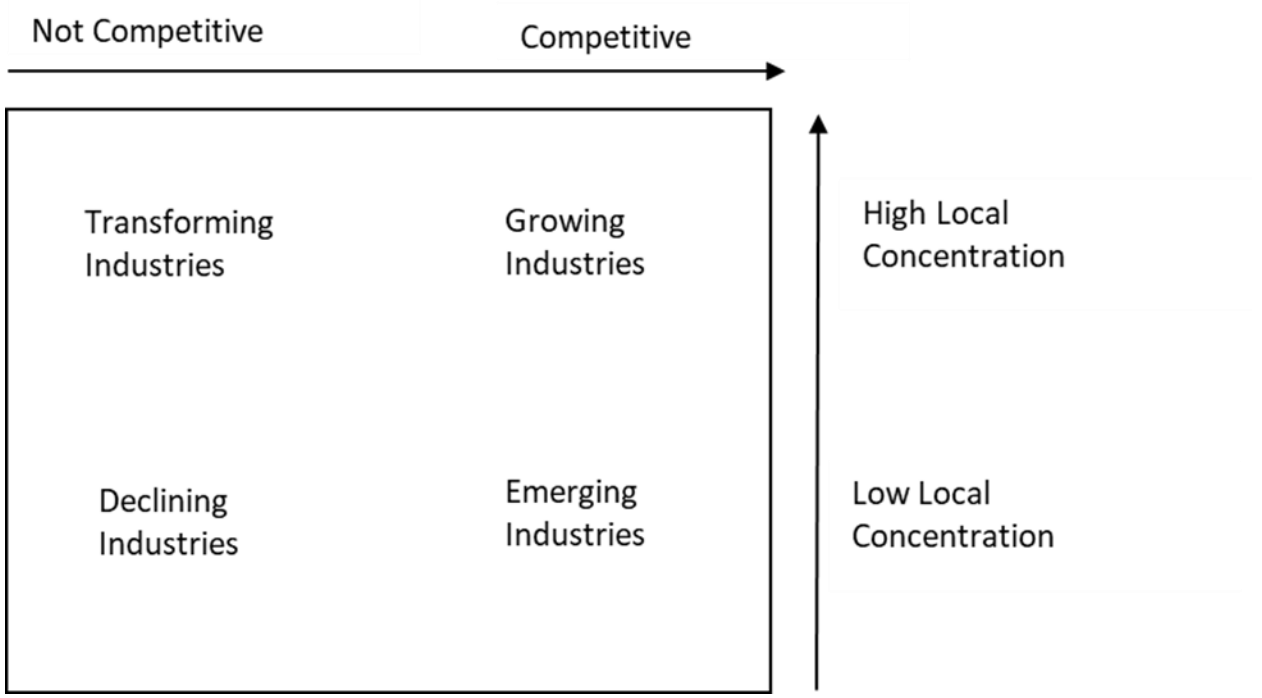
Office: The office market is improving along the Wasatch Front but is still somewhat in flux and vacancies remain somewhat high, especially in Davis County. However, demand for office space will slowly grow and is on the rise.

Retail: The Davis County retail market is stabilizing, and vacancy rates are dropping. In addition to these overall retail trends, the consumer spending potential within the County demonstrate the capacity to support various retail stores.

Residential: Utah currently is experiencing some of the fastest population growth in the nation. Rental vacancy rates dropped to record levels. In 2021, more than half of Utah's household unable to afford median-priced home. The Wasatch Front is experiencing nearly lowest levels of available housing stock, in 2020 there were 7,485 more households than available household units. These residential trends are predicted to continue through 2022.

LOCATION QUOTIENT ANALYSIS

LYRB conducted an employment base-cluster and location quotient analysis to help assess the business concentration and competitiveness of industries in Davis County. Using historical employment data from Utah's Department of Workforce Services and the Census and comparing the employment trends of Davis County with those of the Weber and Salt Lake Counties, LYRB grouped industries into a four-category matrix.



LOCATION QUOTIENT ANALYSIS

SECTOR	SUB-SECTORS	DAVIS COUNTY
Information	All	Emerging
Management of Companies and Enterprises	All	Emerging
Warehousing and Storage	All	Growing
Arts, Entertainment, and Recreation	All	Growing
Manufacturing	Food, Wood Products, and Primary Metal	Growing
Manufacturing	Textile, Chemical, Computer and Electronic Products, and Electrical Equipment and Appliances	Emerging
Retail Trade	Motor Vehicle and Parts Dealers, Furniture and Home Furnishings, and Health and Personal Care	Growing
Retail Trade	Electronics and Appliance Stores	Emerging
Transportation and Warehousing	Air, Rail, Pipeline, and Couriers and Messengers	Emerging
Real Estate, Rental and Leasing	Real Estate	Emerging

OFFICE MARKET DEMAND ANALYSIS

INDUSTRY	2020	AAGR	2021	PROJECTED JOBS
Information	10,010	2.6%	10,270	260
Finance and Insurance	3,017	0.7%	3,038	21
Real Estate, Rental, and Leasing	1,654	4.0%	1,721	67
Professional, Scientific, and Technical Services	9,086	4.6%	9,504	418
Management of Companies and Enterprises	1,177	10.9%	1,306	129

INDUSTRY	2021	AAGR	2040	PROJECTED JOBS
Information	10,270	1.0%	12,408	2,137
Finance and Insurance	3,038	4.8%	7,404	4,366
Real Estate, Rental, and Leasing	1,721	1.4%	2,241	520
Professional, Scientific, and Technical Services	9,504	4.0%	20,023	10,519
Management of Companies and Enterprises	1,306	0.2%	1,356	51

INDUSTRY	PROJECTED JOBS	NEEDED SF	FAR	ACRES
Information	2,398	599,398	0.25	55.04
Finance and Insurance	4,387	1,096,779	0.25	100.71
Real Estate, Rental, and Leasing	587	146,690	0.25	13.47
Professional, Scientific, and Technical Services	10,937	2,734,350	0.25	251.09
Management of Companies and Enterprises	179	44,800	0.25	4.11
Total	**18,488**	**4,622,018**		**424.43**

INDUSTRIAL MARKET DEMAND ANALYSIS

INDUSTRY	2020	AAGR	2021	PROJECTED JOBS
Manufacturing	13,167	1.7%	13,391	224
Wholesale Trade	2,370	2.6%	2,432	62
Transportation and Warehousing	5,610	5.9%	5,941	331
Warehousing and Storage	1,046	5.9%	1,108	62

INDUSTRY	2021	AAGR	2040	PROJECTED JOBS
Manufacturing	13,391	3.20%	24,363	10,972
Wholesale Trade	2,432	2.10%	3,609	1,177
Transportation and Warehousing	5,941	3.20%	10,809	4,868
Warehousing and Storage	1,108	3.20%	2,015	908

INDUSTRY	PROJECTED JOBS	NEEDED SF	FAR	ACRES
Manufacturing	11,196	22,391,021	0.35	1,468.65
Wholesale Trade	1,239	2,477,966	0.35	162.53
Transportation and Warehousing	5,199	10,397,380	0.35	681.97
Warehousing and Storage	969	1,938,620	0.35	127.16
Total	**18,602**	**37,204,987**		**2,440.31**

RETAIL MARKET DEMAND ANALYSIS

INDUSTRY	2020	AAGR	2021	PROJECTED JOBS
Retail Trade	16,627	1.60%	16,893	266
Arts, Entertainment, and Recreation	5,056	11.10%	5,617	561
Accommodation and Food Services	10,420	6.00%	11,045	625
Other Services (except Public Admin)	3,872	6.58%	4,127	255

INDUSTRY	2021	AAGR	2040	PROJECTED JOBS
Retail Trade	16,893	1.40%	22,000	5,107
Arts, Entertainment, and Recreation	5,617	3.90%	11,620	6,003
Accommodation and Food Services	11,045	2.80%	18,666	7,620
Other Services (except Public Admin)	4,127	1.50%	5,476	1,349

INDUSTRY	PROJECTED JOBS	NEEDED SF	FAR	ACRES
Retail Trade	5,373	2,686,654	0.11	560.70
Arts, Entertainment, and Recreation	6,564	3,282,139	0.11	684.98
Accommodation and Food Services	8,246	4,122,817	0.11	860.43
Other Services (except Public Admin)	1,604	801,979	0.11	167.37
Total	**21,787**	**10,893,589**		**2,273.48**

RESIDENTIAL LOCATION QUOTIENT ANALYSIS

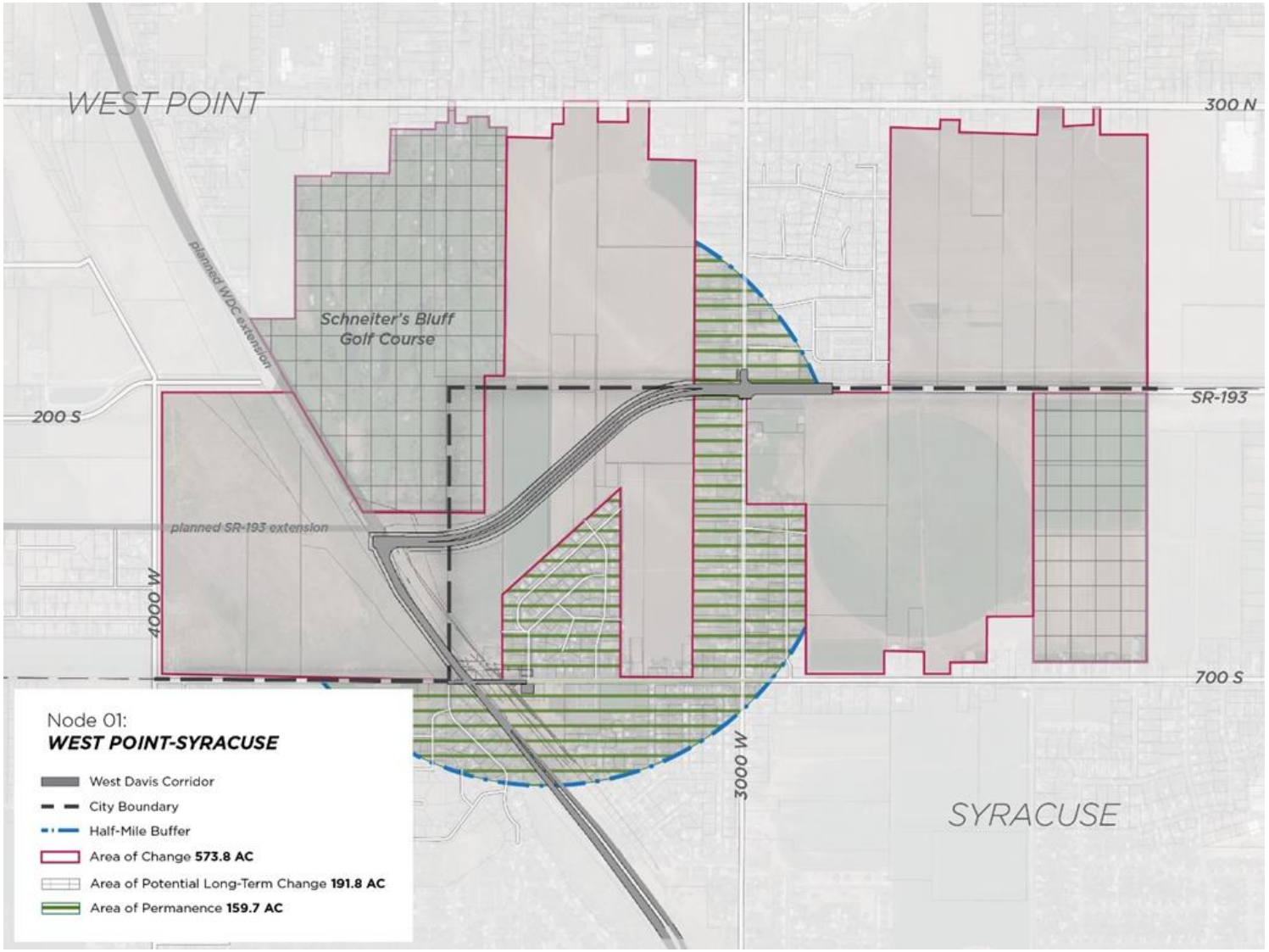
LQ Summary	Farmington	Kaysville	Layton	Syracuse	West Point
1-unit, detached	High Local Concentration	High Local Concentration	Low Local Concentration	High Local Concentration	High Local Concentration
1-unit, attached	High Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
2 units	High Local Concentration	High Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration
3 or 4 units	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
5 to 9 units	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
10 to 19 units	Low Local Concentration	Low Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration
20 or more units	High Local Concentration	Low Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration

RESIDENTIAL DEMAND ANALYSIS

Housing Demand	Farmington	Kaysville	Layton	Syracuse	West Point	Davis County
Existing Households	6,750	8,712	25,307	7,799	2,878	109,358
Existing Stock	7,090	8,777	25,869	8,091	2,904	112,486
Avg. Household Size	3.045	3.29	2.835	3.93	4.125	3.03
Available Housing Units	340	65	562	292	26	3,128
Additional Households Within Next 10 Years	2,058	1,562	11,409	2,129	165	24,651
Additional Units Needed Within Next 10 Years	**1,718**	**1,497**	**10,847**	**1,837**	**139**	**21,523**
Additional Households Within Next 20 Years	3,522	2,310	17,395	4,079	733	39,792
Additional Units Needed Within Next 20 Years	**3,182**	**2,245**	**16,833**	**3,787**	**707**	**36,664**

POTENTIAL DEVELOPMENT

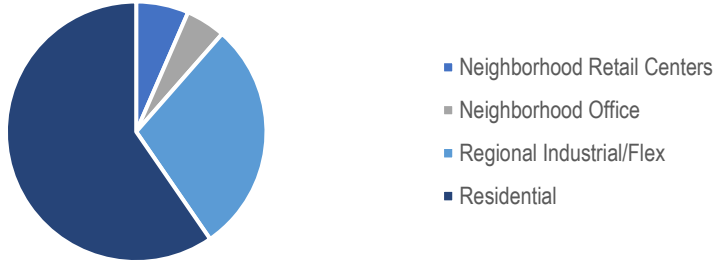
WEST POINT - SYRACUSE NODE



SUPPORTABLE FUTURE DEVELOPMENT

Developable Acreage Assumptions	
Area of Change	573.8 AC
Potential Long-Term Change	191.8 AC
Total Area of Change	765.6 AC
Percent Developable	80%
Total Developable Acreage	**611.2 AC**

WEST POINT - SYRACUSE NODE USES



Summary of Supportable Development				
	Retail	Office	Industrial	Residential
Developed Acres	94.98	57.31	158.45	300.45
Developed Square Feet/Units	503,615 Sq. Ft.	381,101 Sq. Ft.	2,232,299 Sq. Ft.	2,404 Units

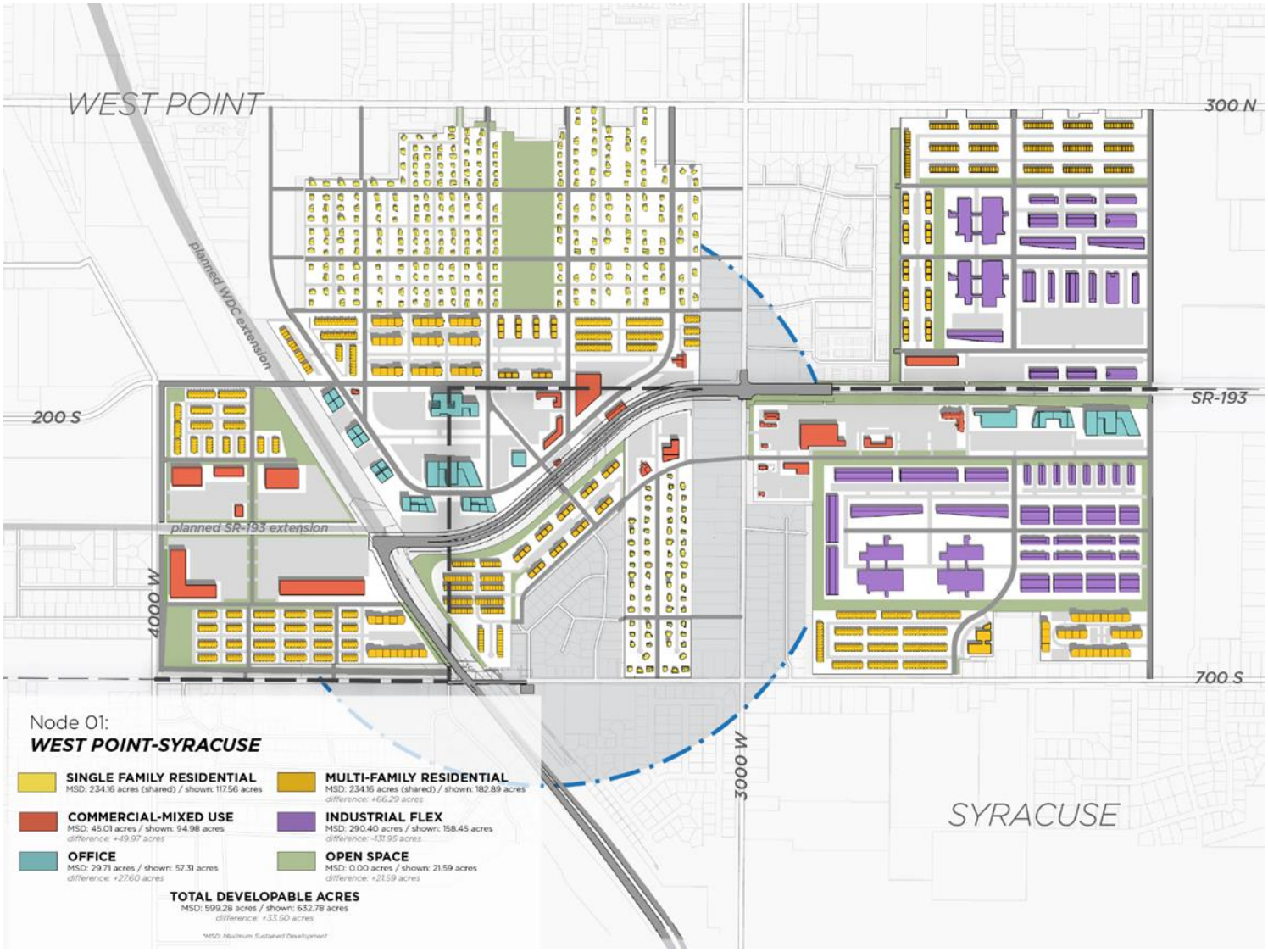
ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE








WEST POINT – SYRACUSE DIAGRAM



WEST POINT – SYRACUSE FISCAL BENEFIT

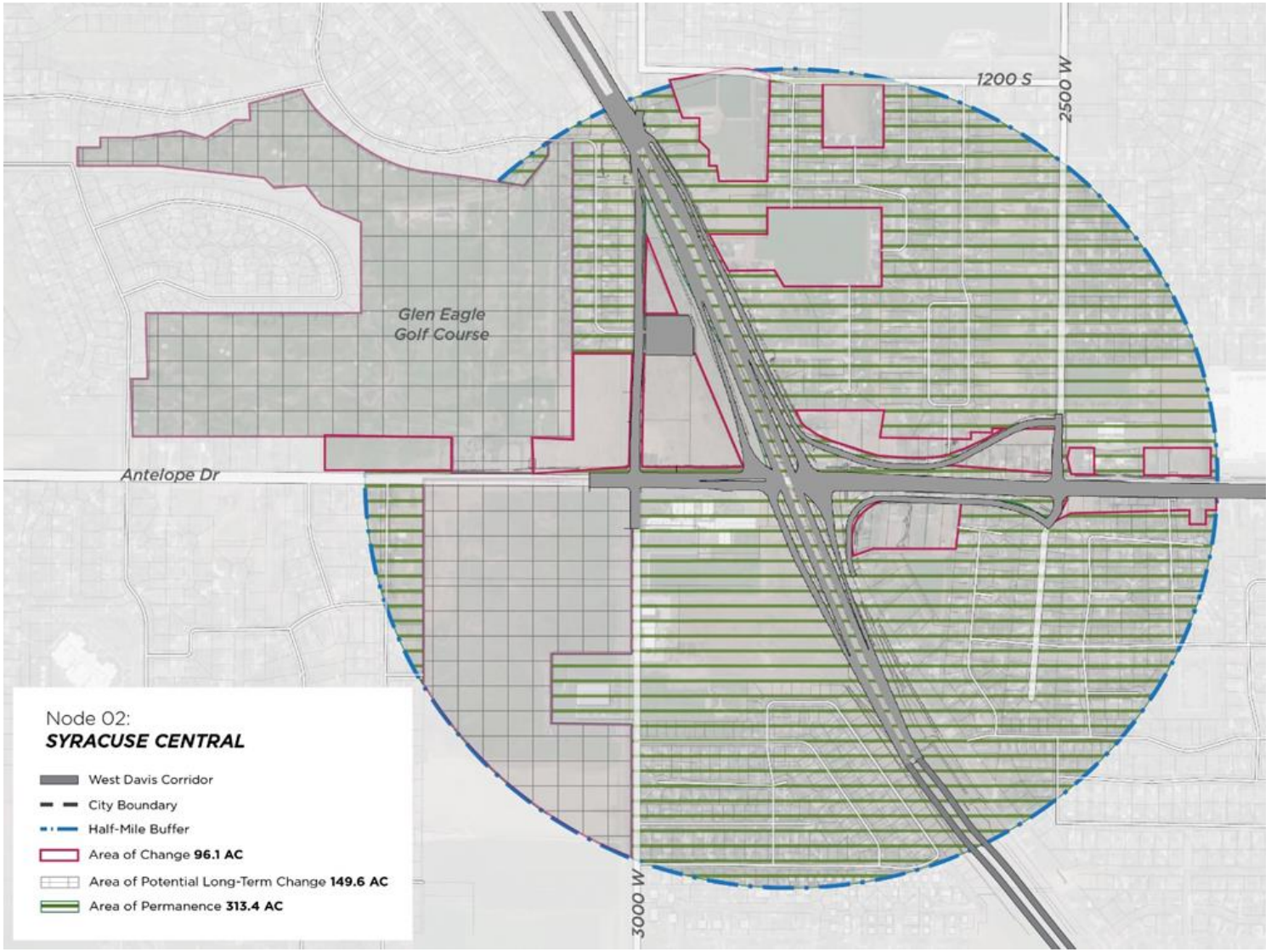
BUILDING TYPE	$/SQ. FT. OR UNIT	BUILD OUT TAXABLE VALUE	CONSTRUCTION ABSORPTION	POTENTIAL JOBS/RESIDENTS
Retail	$195.00	$98,204,925	2025-2038	1,007
Office	$187.00	$71,265,887	2025-2038	1,524
Industrial	$125.00	$279,037,402	2024-2038	1,116
Residential	$250,000	$600,900,000	2024-2038	8,893

REVENUE TYPE	TAX RATES	AVERAGE ANNUAL REVENUE	TOTAL REVENUE – 20 YEARS
Property Tax	0.001653	$450,156	$9,003,118
Sales Tax	0.60%	$420,464	$8,409,289
Franchise Tax	6.00%	$162,193	$3,243,946
Total		**$1,032,813**	**$20,656,353**

ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

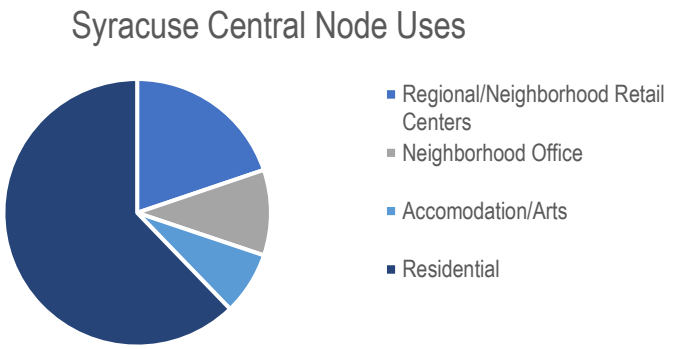


SYRACUSE CENTRAL NODE



SUPPORTABLE FUTURE DEVELOPMENT

Developable Acreage Assumptions	
Area of Change	96.1 AC
Potential Long-Term Change	149.6 AC
Total Area of Change	245.7 AC
Percent Developable	63%
Total Developable Acreage	**156.01 AC**



Summary of Supportable Development				
	Retail	Accommodation/Arts	Office	Residential
Developed Acres	54.43	10.00	6.48	85.10
Developed Square Feet/Units	855,423 Sq. Ft.	125,000 Sq. Ft.	69,330 Sq. Ft.	511 Units

ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

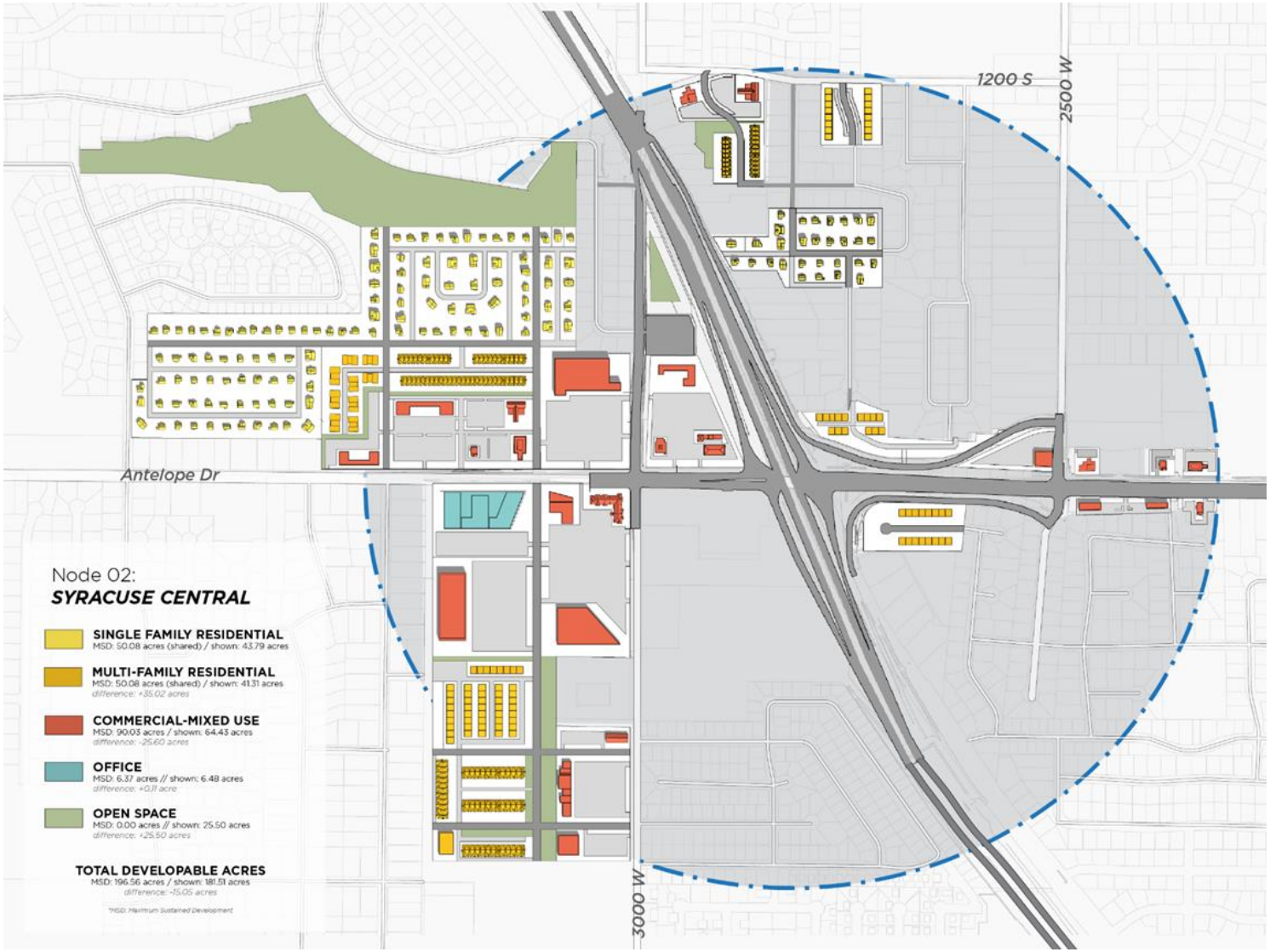








SYRACUSE CENTRAL DIAGRAM



SYRACUSE CENTRAL FISCAL BENEFIT

BUILDING TYPE	$/SQ. FT. OR UNIT	BUILD OUT TAXABLE VALUE	CONSTRUCTION ABSORPTION	POTENTIAL JOBS/RESIDENTS
Retail	$195.00	$87,750,000	2023-2037	900
Office	$187.00	$31,790,000	2027	680
Residential	$250,000	$127,650,000	2024-2037	1,940

REVENUE TYPE	TAX RATES	AVERAGE ANNUAL REVENUE	TOTAL REVENUE – 20 YEARS
Property Tax	0.001653	$245,967	$4,919,345
Sales Tax	0.60%	$841,859	$16,837,174
Transient Room Tax	1.00%	$22,078	$441,550
Franchise Tax	6.00%	$74,446	$1,488,928
Total		**$1,184,350**	**$23,686,996**

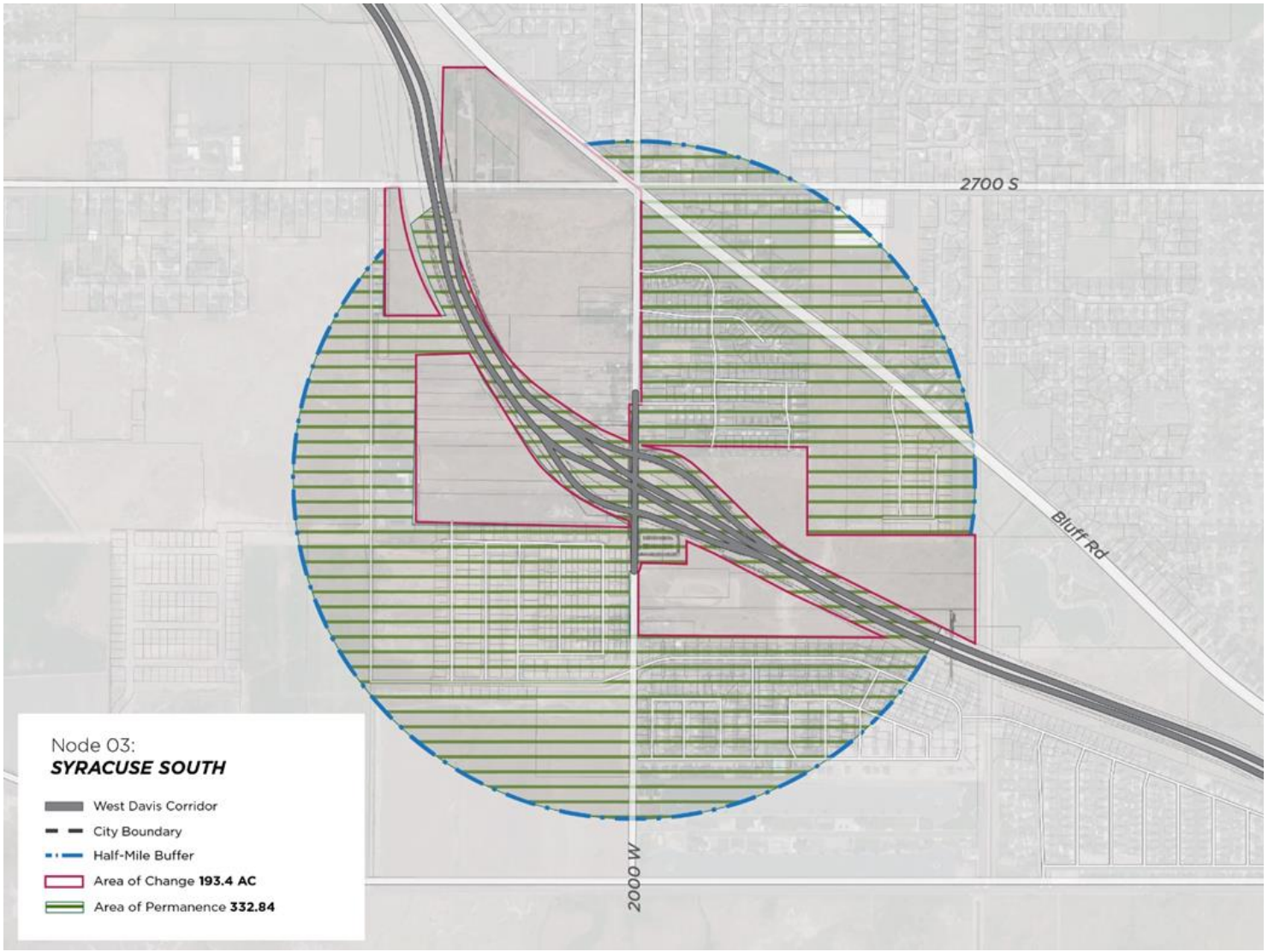
ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE







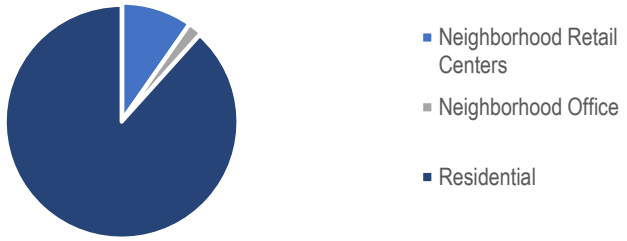
SYRACUSE SOUTH NODE



SUPPORTABLE FUTURE DEVELOPMENT

Developable Acreage Assumptions	
Area of Change	193.4 AC
Percent Developable	45%
Total Developable Acreage	**611.2 AC**

SYRACUSE SOUTH NODE USES



Summary of Supportable Development			
	Retail	Office	Residential
Developed Acres	22.85	7.56	58.05
Developed Square Feet/Units	115,000 Sq. Ft.	23,110 Sq. Ft.	851 Units

ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE









SYRACUSE SOUTH DIAGRAM



SYRACUSE SOUTH FISCAL BENEFIT

BUILDING TYPE	$/SQ. FT. OR UNIT	BUILD OUT TAXABLE VALUE	CONSTRUCTION ABSORPTION	POTENTIAL JOBS/RESIDENTS
Retail	$195.00	$22,425,000	2026, 2029	230
Office	$187.00	$4,321,586	2026	92
Residential	$250,000	$145,125,000	2023-2037	2,206

REVENUE TYPE	TAX RATES	AVERAGE ANNUAL REVENUE	TOTAL REVENUE – 20 YEARS
Property Tax	0.001653	$176,849	$3,536,971
Sales Tax	0.60%	$284,784	$5,695,679
Franchise Tax	6.00%	$49,795	$995,895
Total		**$511,428**	**$10,228,544**

WEST DAVIS CORRIDOR INTERCHANGE MARKET ANALYSIS



AUGUST 2022

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
MHTN ARCHITECTS
FEHR & PEERS

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SECTION 1: EXECUTIVE SUMMARY

The West Davis Corridor (WDC) spans 16 miles within western Davis County and weaves throughout five main cities: West Point, Syracuse, Layton, Kaysville, Farmington, and Davis County (The WDC Entities). This market area will assist the WDC Entities with evaluating current economic trends within the region and determine the highest and best uses of developable land near the future West Davis Corridor (WDC) interchanges. This analysis will be utilized by the WDC Entities for planning, land use and zoning discussions and decisions related to the future vision for the seven corridor interchanges. The current General Plan, land use, and zoning information from each WDC Entity will be used to inform assets, opportunities, and constraints within each market area.

Approximate areas of change and areas of permanence have been designated for each corridor interchange within a half-mile buffer from the center of each interchange. Major development projects and proposed annexation areas have been considered in the market study for any long-term opportunities or constraints, which has caused some of the areas of analysis to be expanded.

The analysis is organized based on a demographic overview, taxable sales research, market conditions analysis, barriers to entry, and potential market supportable development. The following summarizes the significant findings of this analysis.

The WDC will have a significant impact on the WDC Entities. This analysis projects that the development within the 7 WDC Interchange Nodes may create **6,897 jobs**, **15,469 new residents**, and generate **$92,826,884 in fiscal revenues** for the WDC Entities.

WDC ENTITIES DEMOGRAPHIC OVERVIEW

The WDC Entities have favorable demographic statistics. The median adjusted gross income (MAGI) in the WDC Entities is higher than average compared to other Utah municipalities. Overall, Davis County has a young, highly educated workforce with an unemployment rate of 1.8% lower than the State of Utah and the national average. In addition, most WDC Entities have a higher population with associate degrees than Davis County and the State of Utah.

SALES TAX ANALYSIS

Total taxable sales in the WDC Entities increased by an average of 11.46 percent from 2011 through 2020. A comparison of tax data for similarly sized cities (relative to population) shows a positive trend in taxable sales growth for all communities. Several of the West Davis Corridor communities have experienced double-digit increases. Each WDC Entity has a strong retail sales category that makes up between 13 and 52 percent of their respective gross taxable sales.

Services represent 11 to 16 percent of the WDC Entities' total taxable sales. Food services and drinking places represent the largest spending category for each Entity besides Farmington, where Lagoon bolsters their Arts, Entertainment & Recreation category. Industry-related categories represent 8 to 12 percent of the total taxable sales. Most of the taxable sales in this group are related to telecommunications and utility sales, representing the most significant spending categories. Taxable sales data illustrates that the existing market is focused on neighborhood-scale retail and regional retail, depending on the Entity.

A leakage analysis illustrates that most WDC Entities are leaking in all major categories relative to the State of Utah's average spending. WDC Entities capture between 34% (West Point and Syracuse) and 99% (Layton) of taxable sales. The total taxable sales leaking to other communities is estimated at $1.01B. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $5.07M in tax revenues.

MARKET CONDITIONS

Unlike other regional markets, the Davis County office and industrial markets experienced little vacancy and lease rate disruption due to the COVID-19 pandemic. The pandemic

has impacted new office construction, with little office development happening over the last two years. Office vacancy rates remained at pre-pandemic levels and have continued to decline in 2022.

The industrial market is continuing to perform well in Davis County. Direct vacancy rates remained below 2 percent for the 11th straight quarter. Leasing activity remained low, as available supply remained low and newly completed construction was pre-committed. Lease rates grew 34.8 percent as robust demand, low vacancy, and rising costs continued to impact rents. Davis County needs to continue promoting industrial uses as the regional and national demand grows, outpacing the available industrial square footage in the region.

Several competitive market sites surround the WDC Entities, including office, industrial, and regional/neighborhood-scale retail. These competitive sites may limit the type of development within each WDC Interchange Node. However, future population projections, sales tax leakage numbers, and two-mile buffers of the competitive market sites illustrate smart growth potential in each Node.

SUPPORTABLE DEVELOPMENT ANALYSIS

A location quotient analysis was conducted to determine the supportable market development within each WDC Interchange Node to help assess the business concentration and competitiveness of industries in Davis County. This analysis identified which industries Davis County has a competitive advantage over other industries and locations in Weber and Salt Lake Counties. Identifying these emerging and growing industries help with understanding the future needed workspace in the region.

A commercial demand analysis was then completed that used future short-term and long-term employment projections within each emerging and growing industry to project the number of jobs that will be created in Davis County. Once calculated, industry-standard square footage per employee for office, industrial, and retail was used to project future square footages and acreage needed to support the forecasted jobs.

A residential location quotient analysis was used to identify the local concentration of residential unit types in each WDC Entity. For the residential analysis, competitiveness is less important. Each city needs a mix of development types to serve its population and all income levels. To calculate the residential demand, LYRB analyzed current existing households and housing stock in each WDC city. Using future population projects with available housing units and average household sizes, LYRB was able to calculate the additional number of housing units needed in a 10-year and 20-year timeframe.

WDC INTERCHANGE NODES

Using the information from the previous sections, LYRB evaluated the future market supportable development within each of the 7 WDC Interchange Nodes. In total, the WDC can support the following development:

TABLE 1.1: WDC INTERCHANGE NODES DEVELOPMENT

BUILDING TYPE	SQ. FT. OR UNIT
Industrial	5,580,748
Retail	1,222,189
Office	1,066,747
Residential Units	4,247

SECTION 2: DEMOGRAPHICS

In recent years, the State of Utah has experienced robust growth in both population and employment opportunities. As of April 2017, the State unemployment rate was measured at 2.0 percent, compared with the national average of 3.6 percent. Population and employment characteristics are helpful indicators of overall economic health. As economies expand, typically, the population increases and unemployment rates decline, which is true of both Utah and the national economy. Comparing population and employment trends is helpful in understanding the local economy.

Economic markets are heavily influenced by demographics, socioeconomics (income levels), education, availability of land, industry, infrastructure investment, and the existing workforce. This section focuses on many of these measurements to understand the current market characteristics causing the underlying economy to thrive or decline.

WEST POINT CITY

HISTORIC POPULATION

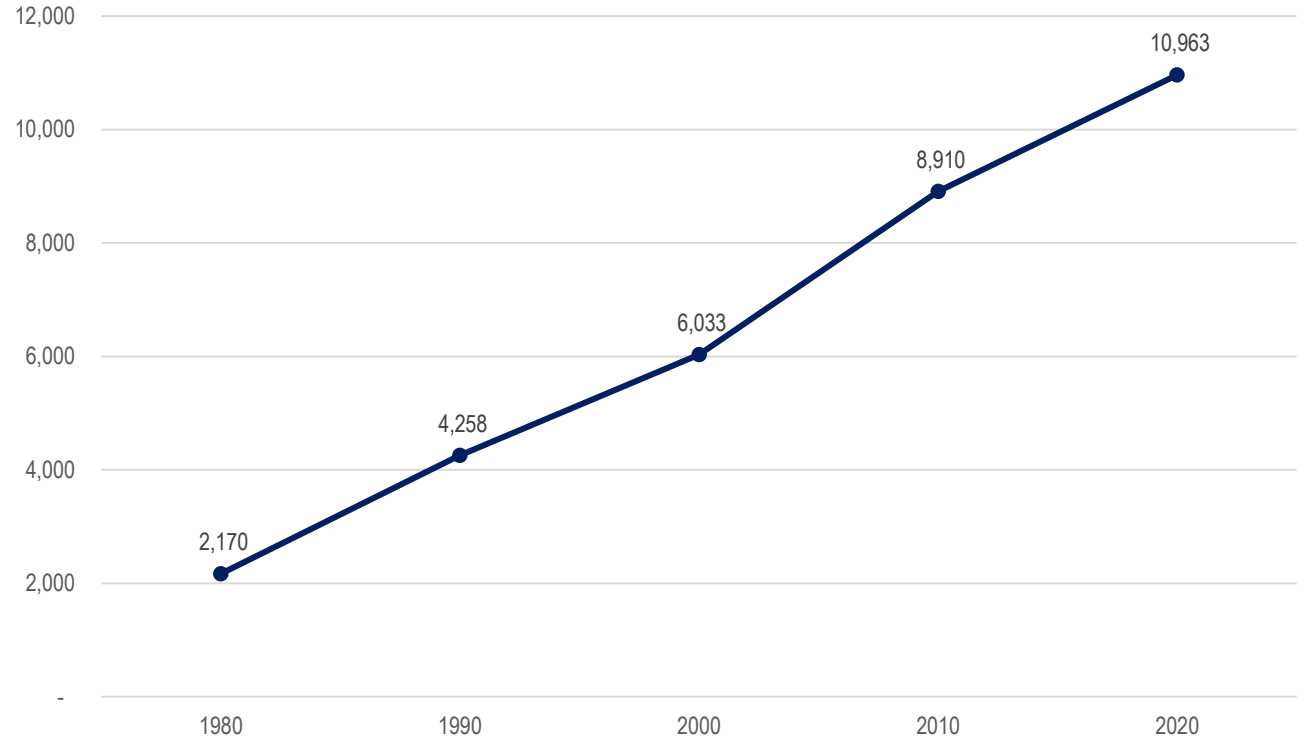
West Point City has experienced an increase in population, surpassing the State and the County based on an annual percentage increase. While West Point has experienced a higher growth rate, the population increase in terms of actual people is relatively small compared to the County. The City has grown by approximately 2,053 persons, or an average annual growth of 2.10 percent, from 2010 to 2020. The table below compares the other West Davis Corridor Entities, neighboring counties, and the State of Utah.

TABLE 2.1: HISTORIC POPULATION

NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 AAGR
Farmington	17,188	17,723	18,722	19,600	20,440	21,223	21,983	22,616	23,208	23,847	24,531	3.62%
Kaysville	26,051	26,728	27,353	27,928	28,480	29,213	29,799	30,328	30,961	31,494	32,945	2.38%
Layton	67,612	68,488	68,684	70,798	72,223	74,142	75,658	76,694	77,306	78,008	81,773	1.92%
Syracuse	21,689	22,911	23,914	24,715	25,374	25,977	26,668	27,444	28,342	29,331	32,141	4.01%
West Point	**8,910**	**9,207**	**9,466**	**9,657**	**9,863**	**9,932**	**10,112**	**10,258**	**10,434**	**10,615**	**10,963**	**2.10%**
Davis County	307,856	311,811	315,809	322,094	329,692	336,043	342,281	347,637	351,713	355,481	362,679	1.65%
Weber County	232,228	234,420	236,640	238,519	240,475	243,645	247,560	251,769	256,359	260,213	262,223	1.22%
Salt Lake County	1,033,910	1,048,985	1,063,842	1,079,721	1,091,742	1,107,314	1,121,354	1,135,649	1,152,633	1,160,437	1,185,238	1.38%
State of Utah	2,776,469	2,817,222	2,855,287	2,900,872	2,942,902	2,995,919	3,051,217	3,101,833	3,161,105	3,205,958	3,271,616	1.65%

Source: U.S. Census Population Estimates

FIGURE 2.1: WEST POINT CITY POPULATION



POPULATION STATISTICS 2010-2020

WEST POINT
AVERAGE ANNUAL GROWTH = 2.10%
TOTAL INCREASE = 2,053
% OF COUNTY INCREASE = 3.74%

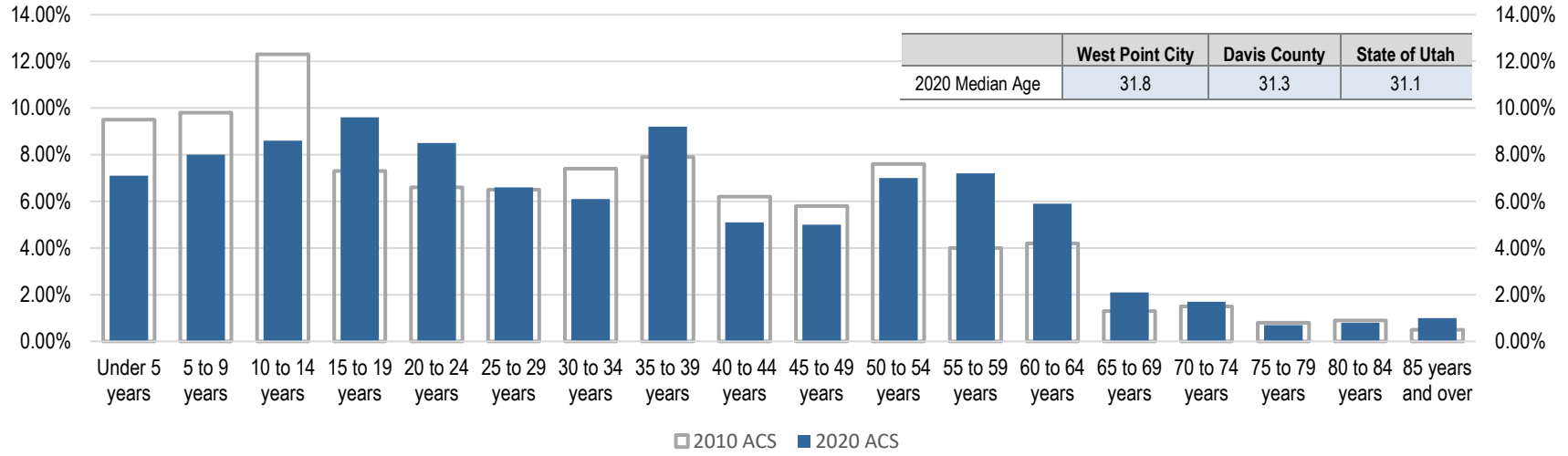
DAVIS COUNTY
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 54,823
% OF STATE INCREASE = 11.07%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 495,147

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2010 data illustrates a younger population, with a concentration in the zero to 14 years of age and 30 to 39. In 2020, the concentration shifted to the age brackets of 15-24 and 35 to 39. Noticeable shifts also occurred in the age range of 55 to 64, with 2020 data showing a higher percentage of total in this range. However, a comparison of the median age illustrates the City is still slightly younger than the County on average. As the population ages and educational attainment increases, the City may experience an increase in income levels and buying power.

FIGURE 2.2: AGE DISTRIBUTION AS % OF TOTAL



	West Point City	Davis County	State of Utah
2020 Median Age	31.8	31.3	31.1

HOUSEHOLDS

The total number of households in West Point as of the 2020 American Community Survey is 3,013. Of the total housing units, 98.9 percent are occupied, with 1.1 percent unoccupied. Davis County has an approximately 96.8 percent housing occupancy rate, compared to the State at 91.8 percent.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. West Point has seen permit activity steadily increasing through 2021. However, 2015 to 2016 showed a decrease in residential building permit activity by 37 percent. In contrast, new non-residential value added to the City increased from 2015 to 2016 by 348 percent.

FIGURE 2.3: NEW RESIDENTIAL VALUE AND UNITS

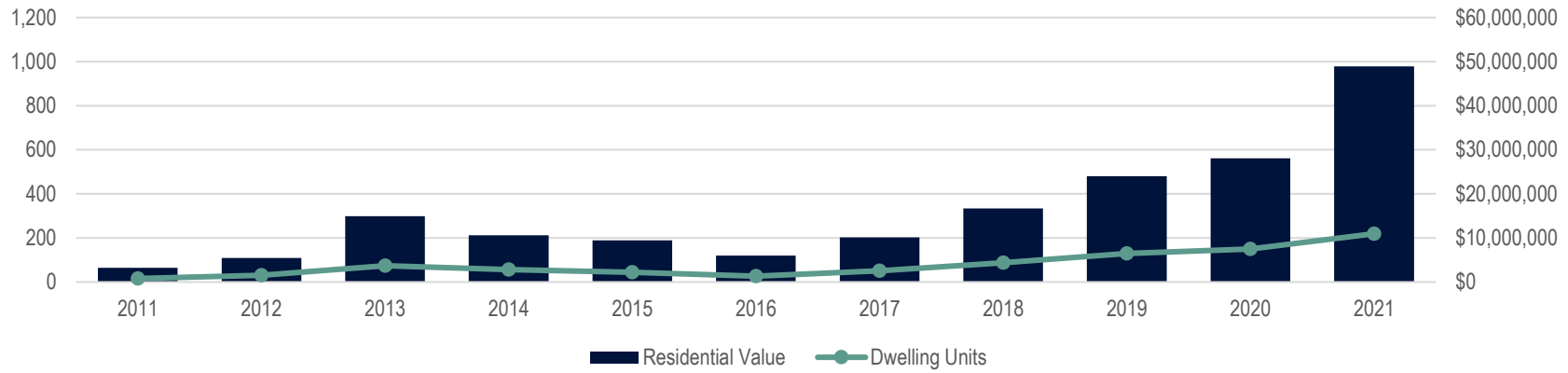
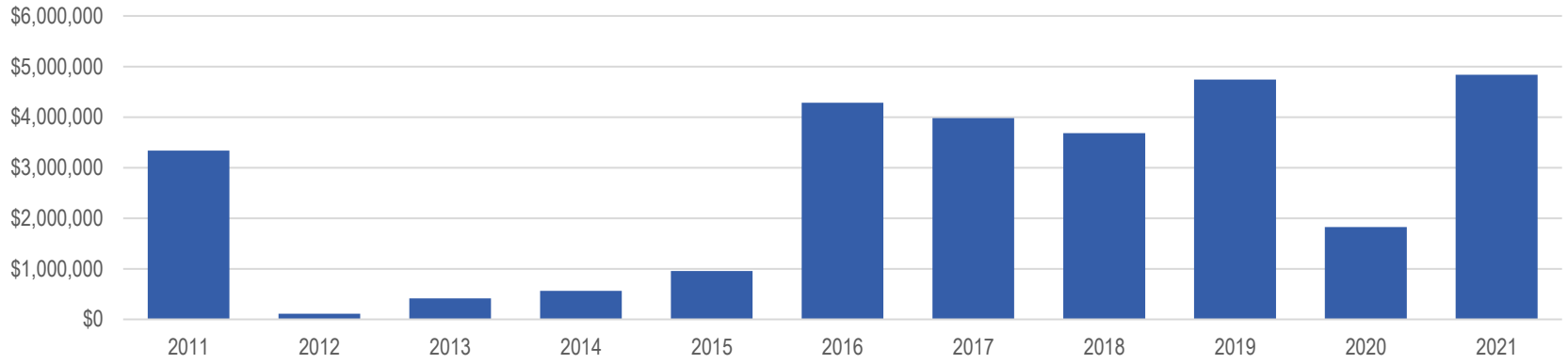


FIGURE 2.4: NEW COMMERCIAL VALUE



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in West Point is much higher than the County or State average. A comparison of 2020 data illustrates that West Point is higher than almost all other cities in the State.

FIGURE 2.5: HOUSEHOLD MEDIAN ADJUSTED GROSS INCOME

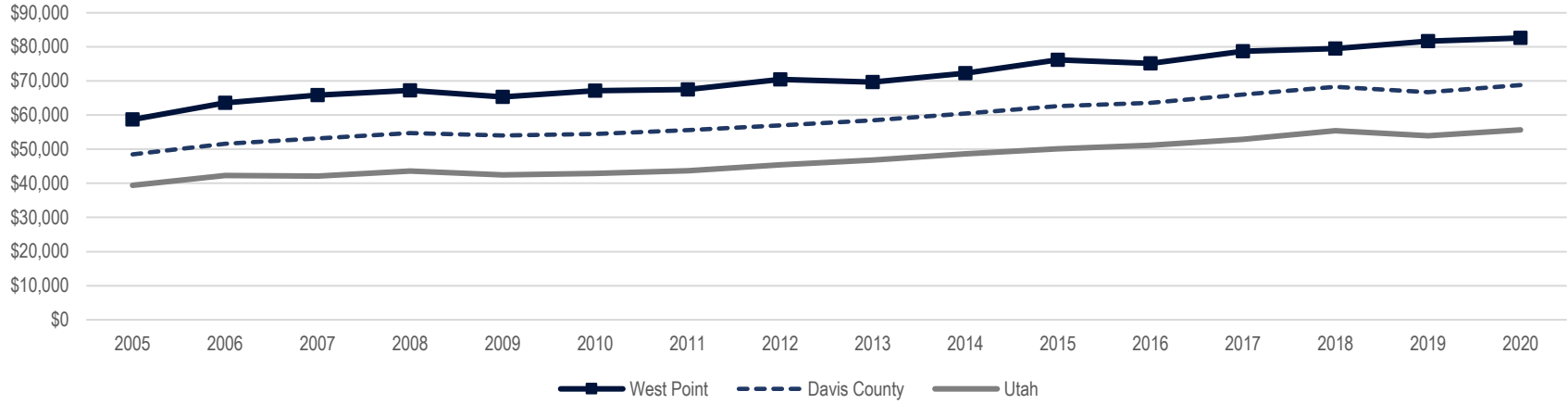
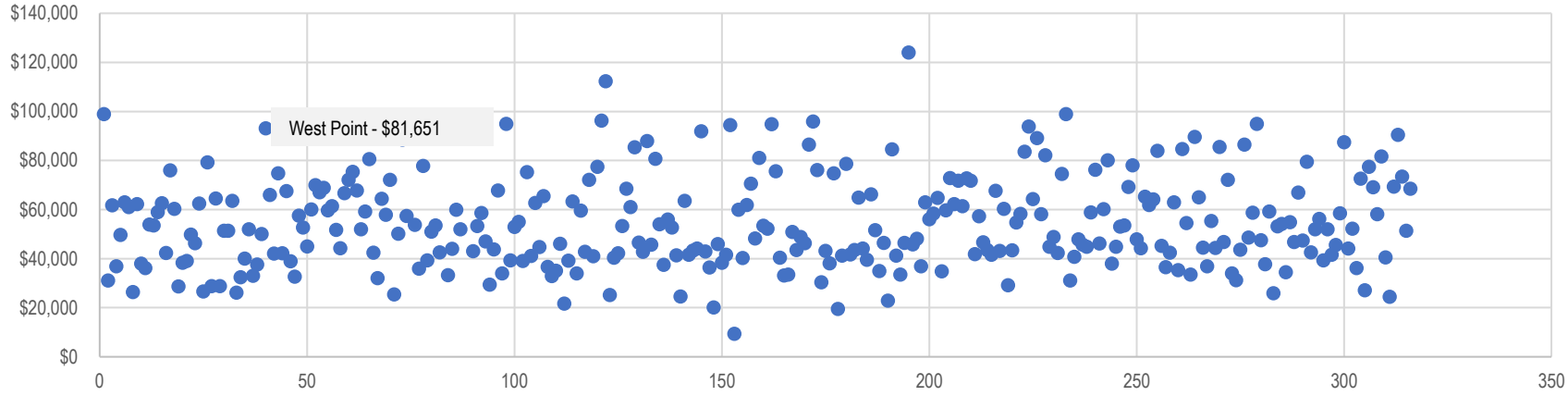


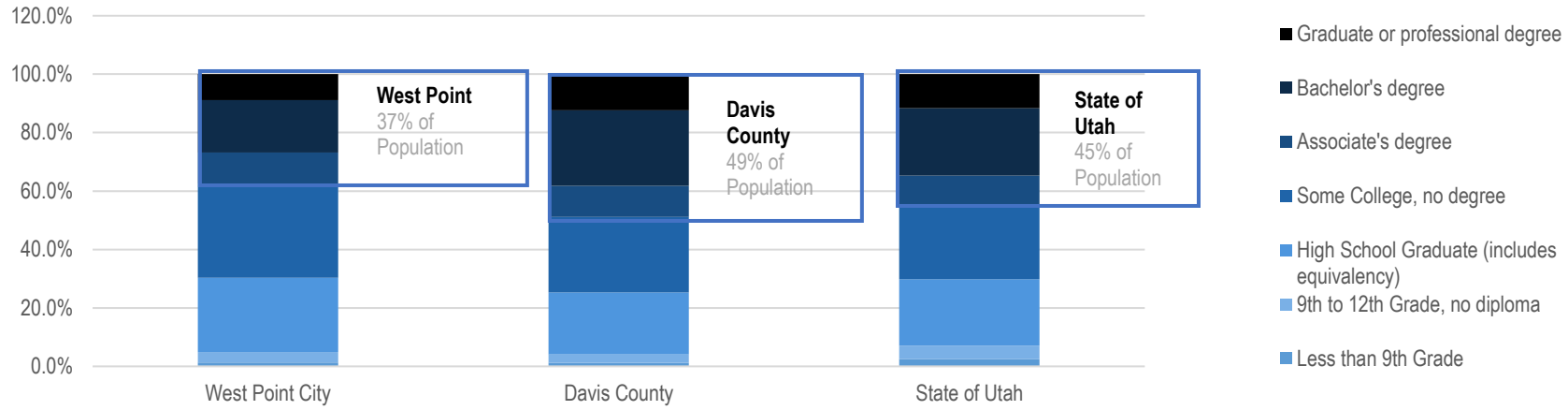
FIGURE 2.6: 2020 MEDIAN ADJUSTED GROSS INCOME



EDUCATION

According to the US Census 2020 ACS five-year estimates, approximately 37 percent of West Point's population has an associate degree or higher, compared to Davis County with 49 percent and the State of Utah at 45 percent.

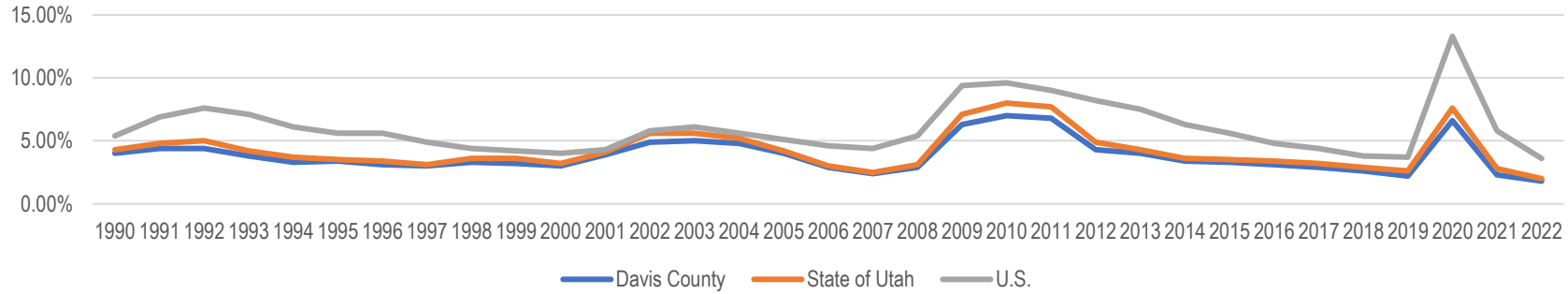
FIGURE 2.7: EDUCATIONAL ATTAINMENT AS % OF TOTAL



EMPLOYMENT

As of May 2022, the unemployment rate in Davis County was 1.8 percent, as shown in **Figure 2.8**. This is much lower than the national average unemployment rate of 3.6 percent. The State of Utah's unemployment rate is far more favorable at 2.0 percent.

Figure 2.8: Historic Unemployment Rate



SYRACUSE

HISTORIC POPULATION

Syracuse City has experienced the highest increase in population in Davis County of all the WDC Entities, surpassing the State and the County based on an annual percentage increase. Syracuse has experienced significant growth over the last 10 years, accounting for 19 percent of the overall County growth. Since 2010, the City has grown by approximately 10,452 persons or an average annual growth of 4.01 percent. The table below compares the other West Davis Corridor Entities, neighboring counties, and the State of Utah.

TABLE 2.2: HISTORIC POPULATION

NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 AAGR
Farmington	17,188	17,723	18,722	19,600	20,440	21,223	21,983	22,616	23,208	23,847	24,531	3.62%
Kaysville	26,051	26,728	27,353	27,928	28,480	29,213	29,799	30,328	30,961	31,494	32,945	2.38%
Layton	67,612	68,488	68,684	70,798	72,223	74,142	75,658	76,694	77,306	78,008	81,773	1.92%
Syracuse	**21,689**	**22,911**	**23,914**	**24,715**	**25,374**	**25,977**	**26,668**	**27,444**	**28,342**	**29,331**	**32,141**	**4.01%**
West Point	8,910	9,207	9,466	9,657	9,863	9,932	10,112	10,258	10,434	10,615	10,963	2.10%
Davis County	307,856	311,811	315,809	322,094	329,692	336,043	342,281	347,637	351,713	355,481	362,679	1.65%
Weber County	232,228	234,420	236,640	238,519	240,475	243,645	247,560	251,769	256,359	260,213	262,223	1.22%
Salt Lake County	1,033,910	1,048,985	1,063,842	1,079,721	1,091,742	1,107,314	1,121,354	1,135,649	1,152,633	1,160,437	1,185,238	1.38%
State of Utah	2,776,469	2,817,222	2,855,287	2,900,872	2,942,902	2,995,919	3,051,217	3,101,833	3,161,105	3,205,958	3,271,616	1.65%

Source: U.S. Census Population Estimates

FIGURE 2.9: YEAR OVER YEAR PERCENTAGE CHANGE IN POPULATION

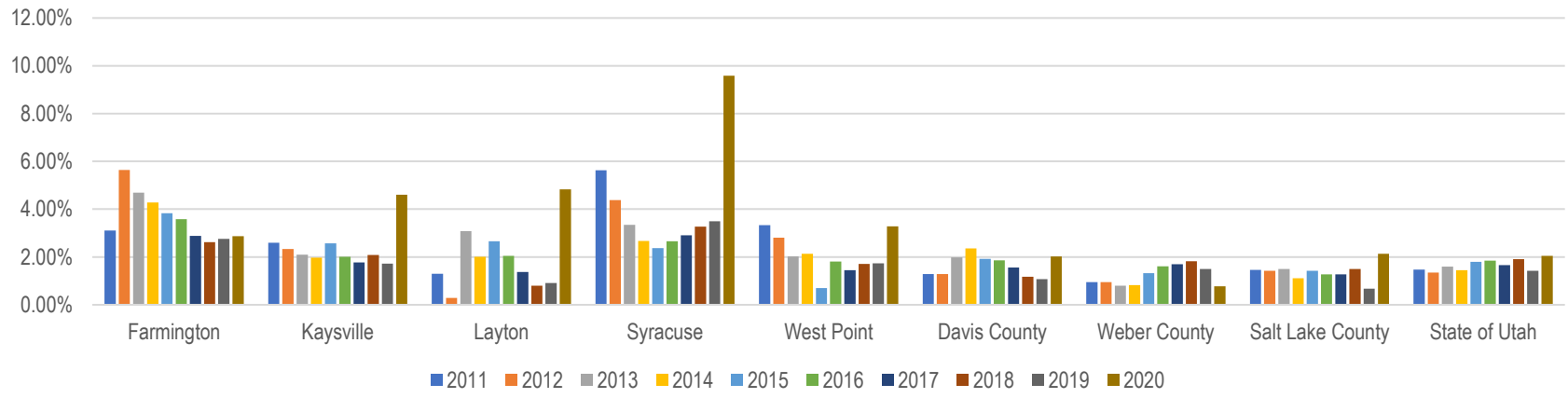
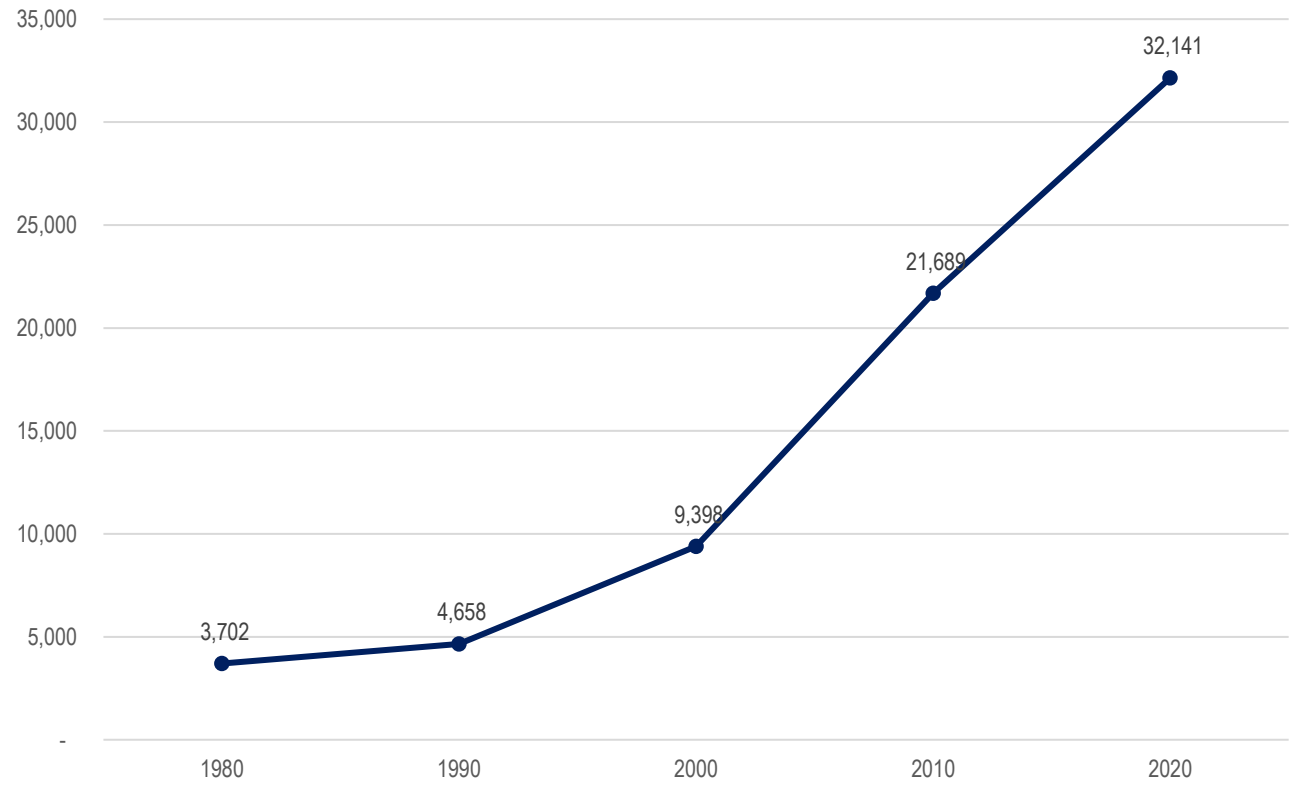


FIGURE 2.10: SYRACUSE CITY POPULATION



POPULATION STATISTICS 2010-2020

SYRACUSE
AVERAGE ANNUAL GROWTH = 4.01%
TOTAL INCREASE = 10,452
% OF COUNTY INCREASE = 19.01%

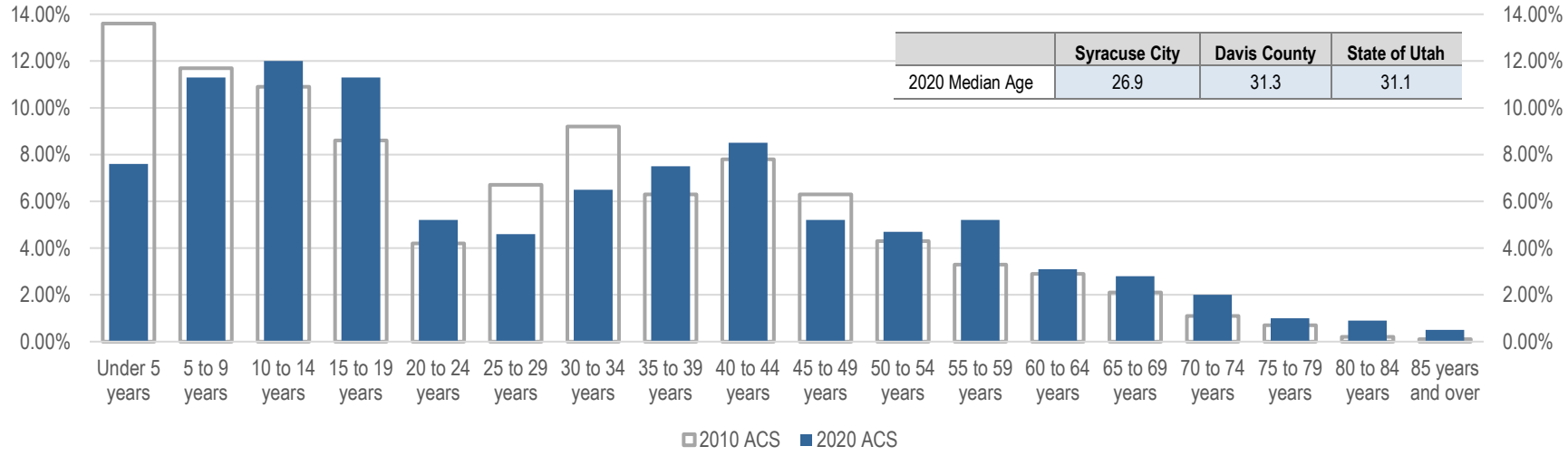
DAVIS COUNTY
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 54,823
% OF STATE INCREASE = 11.07%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 495,147

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2010 data illustrates a slightly younger population, with a concentration in the zero to 14 years of age and 25 to 34. In 2020, the concentration shifted to the age brackets of 10-24 and 35 to 44. Noticeable shifts also occurred in the age range of 50 to 74, with 2020 data showing a higher percentage of total in this range. However, a comparison of the median age illustrates the City is still younger than the County on average. As the population ages and educational attainment increases, the City may experience an increase in income levels and buying power.

FIGURE 2.11: AGE DISTRIBUTION AS % OF TOTAL



	Syracuse City	Davis County	State of Utah
2020 Median Age	26.9	31.3	31.1

HOUSEHOLDS

The total number of households in Syracuse as of the 2020 American Community Survey is 8,175. Of the total housing units, 97.2 percent are occupied, with 2.8 percent unoccupied. Davis County has an approximately 96.8 percent housing occupancy rate, compared to the State at 91.8 percent.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. Syracuse has seen permit activity steadily increasing through 2021, with 2021 being the highest year of permit activity over the last decade.

FIGURE 2.12: NEW RESIDENTIAL VALUE AND UNITS

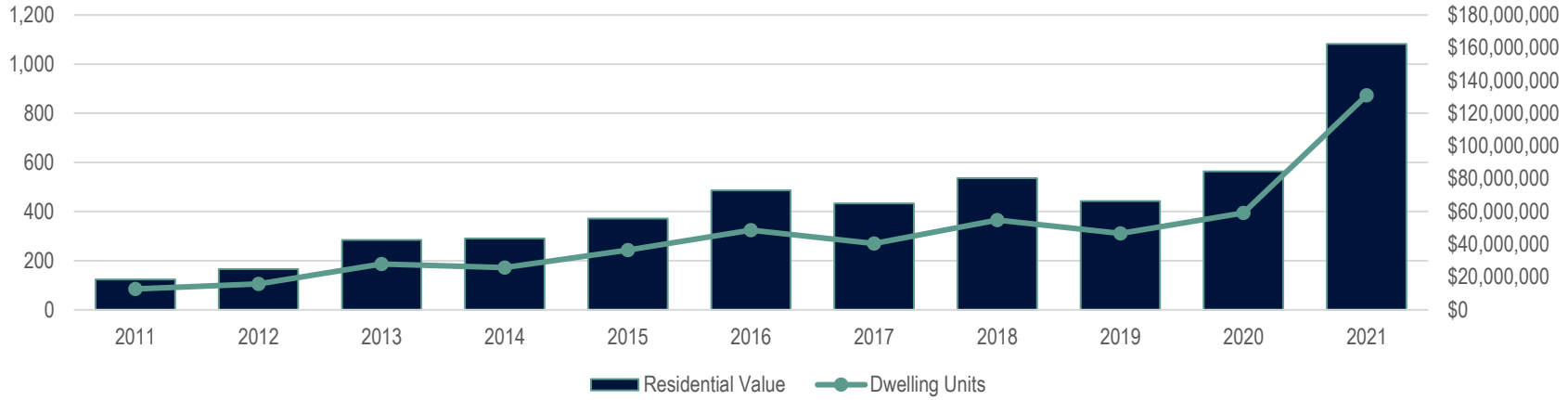
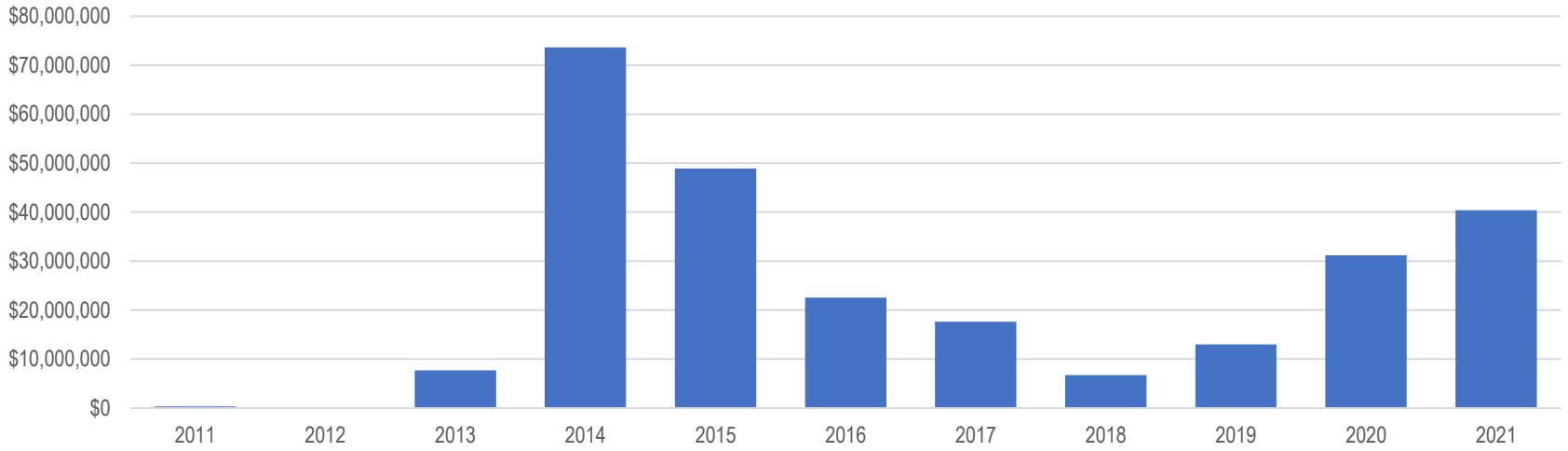


FIGURE 2.13: NEW COMMERCIAL VALUE



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in Syracuse is much higher than the County or State average. A comparison of 2020 data illustrates that Syracuse is higher than almost all other cities in the State.

FIGURE 2.14: HOUSEHOLD MEDIAN ADJUSTED GROSS INCOME

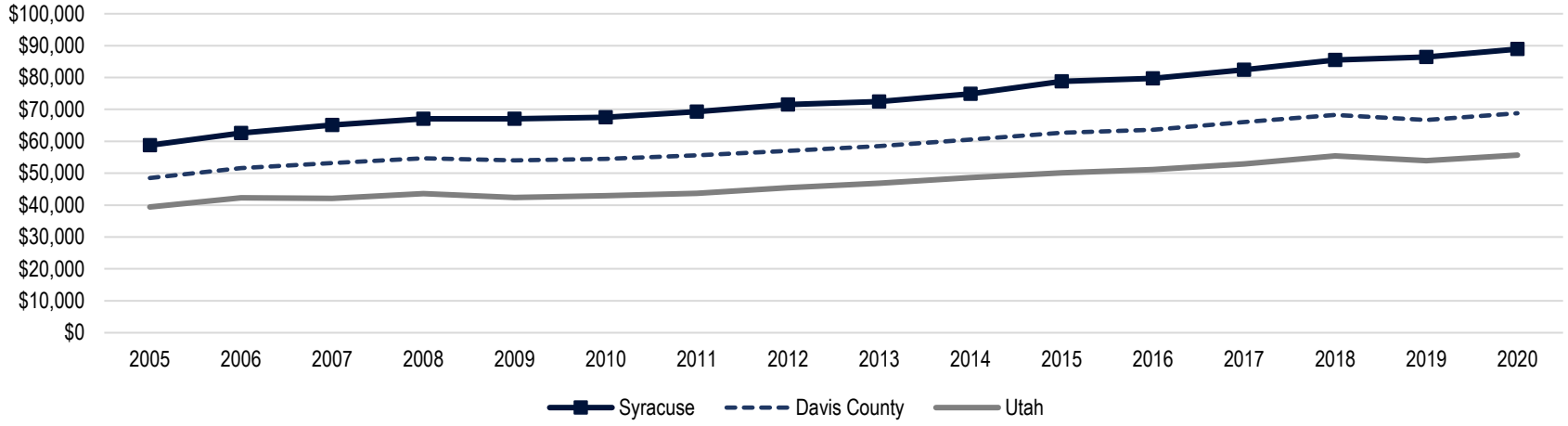
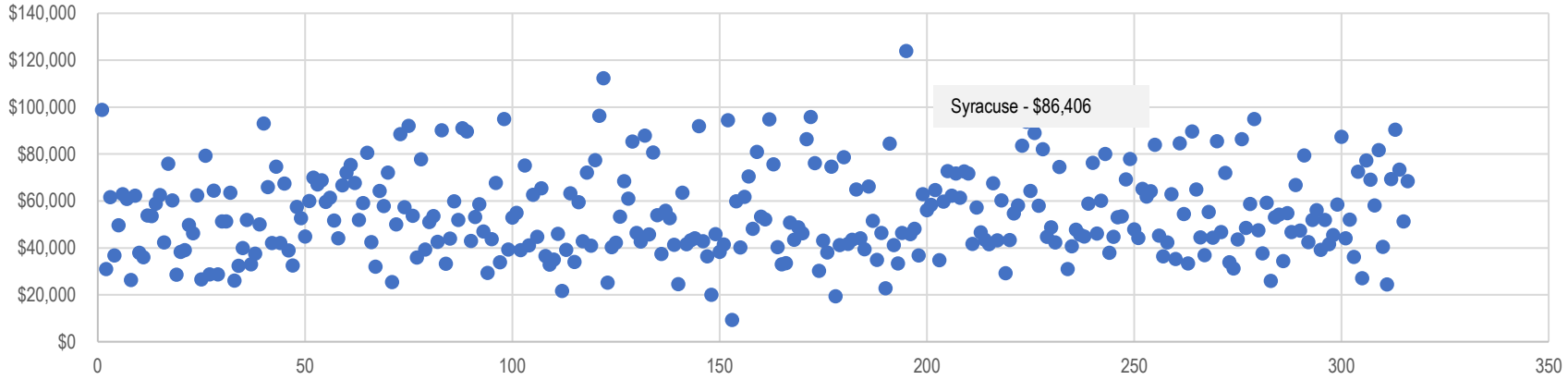


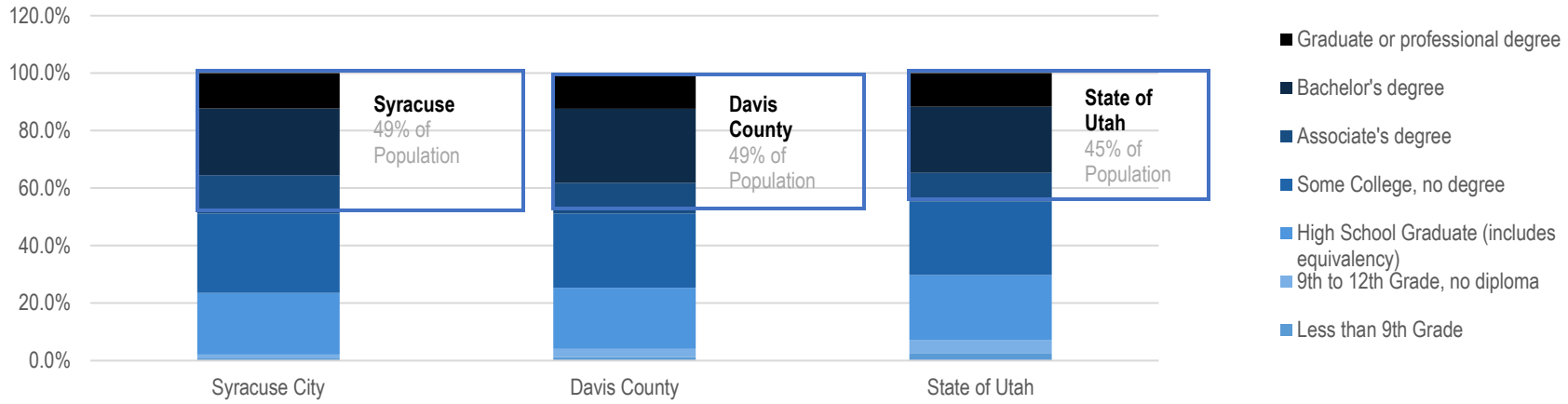
FIGURE 2.15: 2020 MEDIAN ADJUSTED GROSS INCOME



EDUCATION

According to the US Census 2020 ACS five-year estimates, approximately 49 percent of Syracuse's population has an associate degree or higher, compared to Davis County with 49 percent and the State of Utah at 45 percent.

FIGURE 2.16: EDUCATIONAL ATTAINMENT AS % OF TOTAL



LAYTON

HISTORIC POPULATION

Layton has experienced an increase in population, surpassing the State and the County based on an annual percentage increase. Layton's population increase accounted for 26 percent of the County's total increase. The City has grown by approximately 14,161 persons, or an average annual growth of 1.92 percent, from 2010 to 2020. The table below compares the other West Davis Corridor Entities, neighboring counties, and the State of Utah.

TABLE 2.3: HISTORIC POPULATION

NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 AAGR
Farmington	17,188	17,723	18,722	19,600	20,440	21,223	21,983	22,616	23,208	23,847	24,531	3.62%
Kaysville	26,051	26,728	27,353	27,928	28,480	29,213	29,799	30,328	30,961	31,494	32,945	2.38%
Layton	**67,612**	**68,488**	**68,684**	**70,798**	**72,223**	**74,142**	**75,658**	**76,694**	**77,306**	**78,008**	**81,773**	**1.92%**
Syracuse	21,689	22,911	23,914	24,715	25,374	25,977	26,668	27,444	28,342	29,331	32,141	4.01%
West Point	8,910	9,207	9,466	9,657	9,863	9,932	10,112	10,258	10,434	10,615	10,963	2.10%
Davis County	307,856	311,811	315,809	322,094	329,692	336,043	342,281	347,637	351,713	355,481	362,679	1.65%
Weber County	232,228	234,420	236,640	238,519	240,475	243,645	247,560	251,769	256,359	260,213	262,223	1.22%
Salt Lake County	1,033,910	1,048,985	1,063,842	1,079,721	1,091,742	1,107,314	1,121,354	1,135,649	1,152,633	1,160,437	1,185,238	1.38%
State of Utah	2,776,469	2,817,222	2,855,287	2,900,872	2,942,902	2,995,919	3,051,217	3,101,833	3,161,105	3,205,958	3,271,616	1.65%

Source: U.S. Census Population Estimates

FIGURE 2.17: YEAR OVER YEAR PERCENTAGE CHANGE IN POPULATION

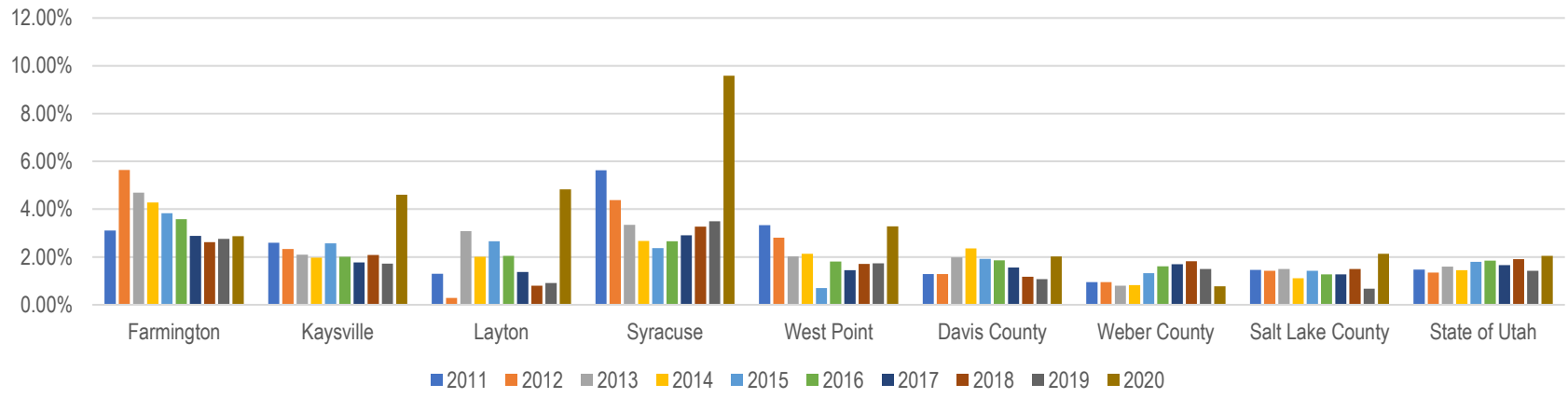
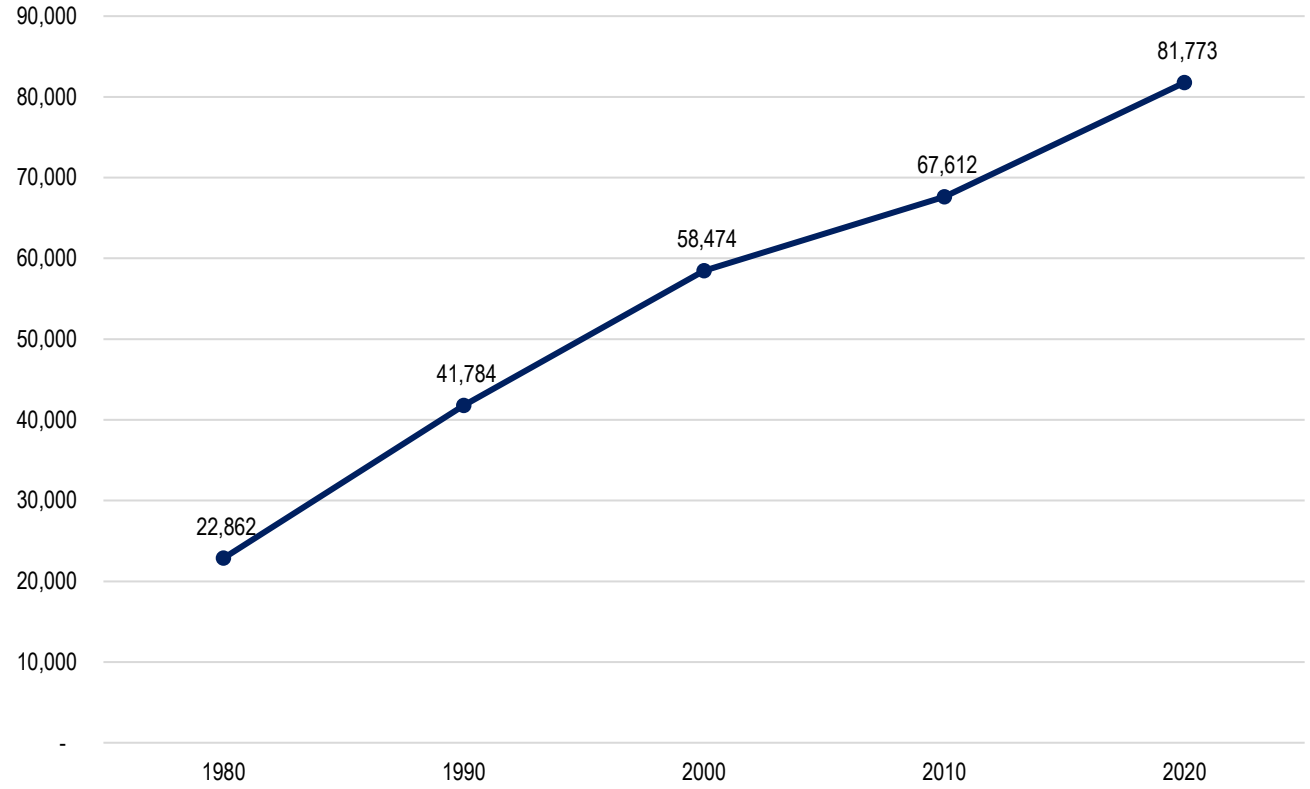


FIGURE 2.18: LAYTON CITY POPULATION



POPULATION STATISTICS 2010-2020

LAYTON
AVERAGE ANNUAL GROWTH = 1.92%
TOTAL INCREASE = 14,161
% OF COUNTY INCREASE = 25.83%

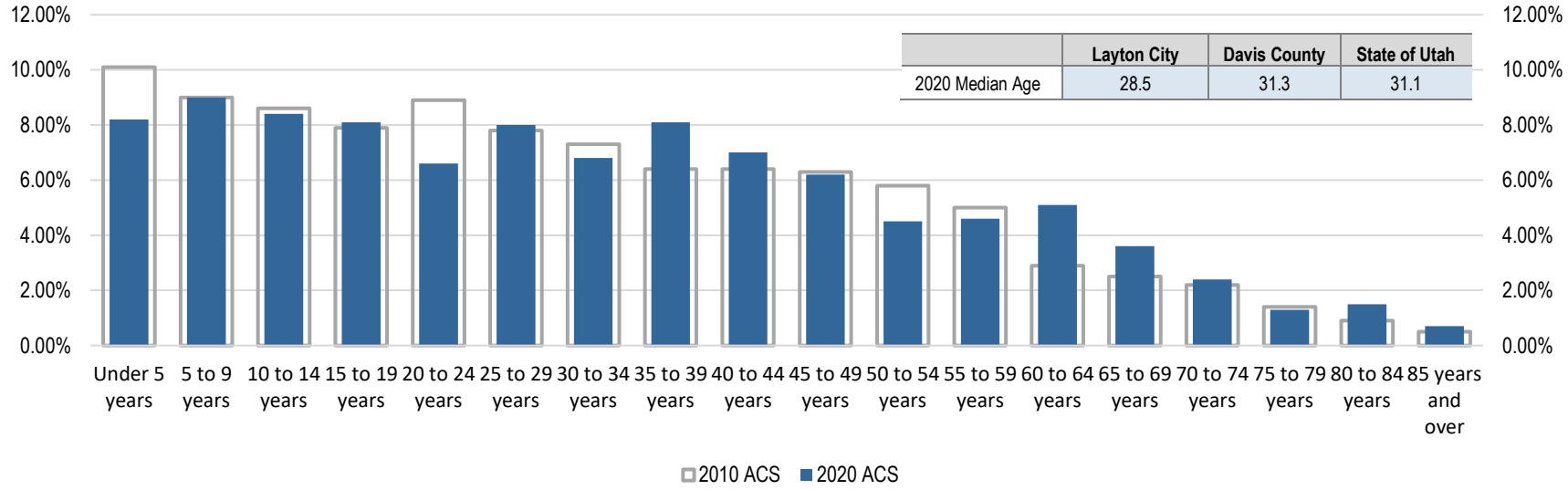
DAVIS COUNTY
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 54,823
% OF STATE INCREASE = 11.07%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 495,147

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2010 data illustrates a younger population, with a concentration in the zero to 24 years of age. In 2020, the concentration shifted to the age brackets of 25-29 and 35 to 44. Noticeable shifts also occurred in the age range of 60 to 69, with 2020 data showing a higher percentage of total in this range. However, a comparison of the median age illustrates the City is still younger than the County on average. As the population ages and educational attainment increases, the City may experience an increase in income levels and buying power.

FIGURE 2.19: AGE DISTRIBUTION AS % OF TOTAL



HOUSEHOLDS

The total number of households in Layton as of the 2020 American Community Survey is 25,506. Of the total housing units, 96.9 percent are occupied, with 3.1 percent unoccupied. Davis County has an approximately 96.8 percent housing occupancy rate, compared to the State at 91.8 percent.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. Layton has seen up and down but consistent permit activity over the last decade.

FIGURE 2.20: NEW RESIDENTIAL VALUE AND UNITS

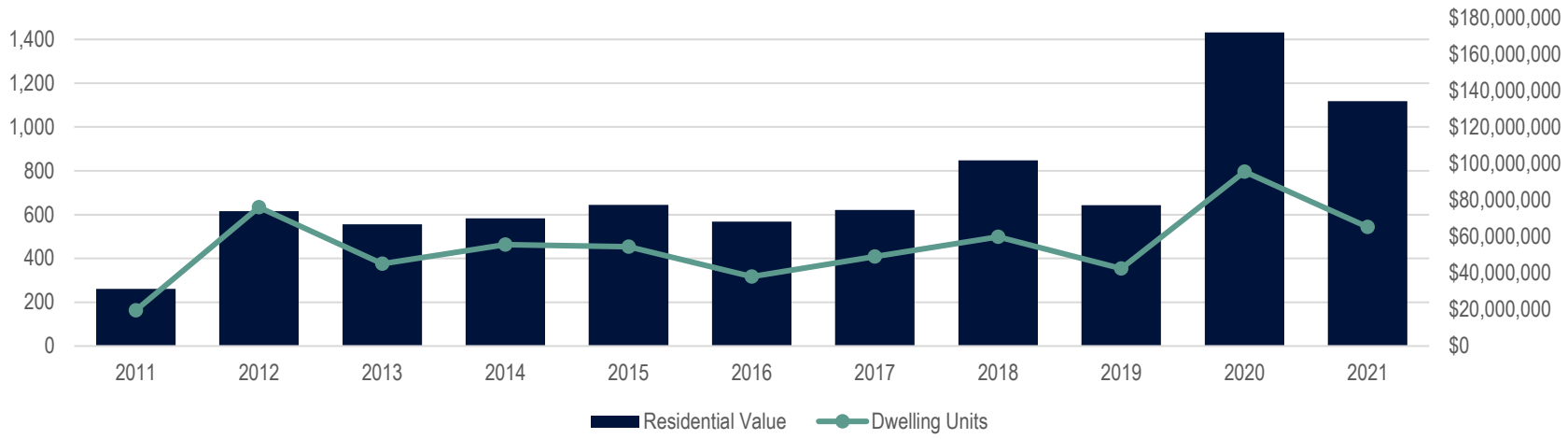
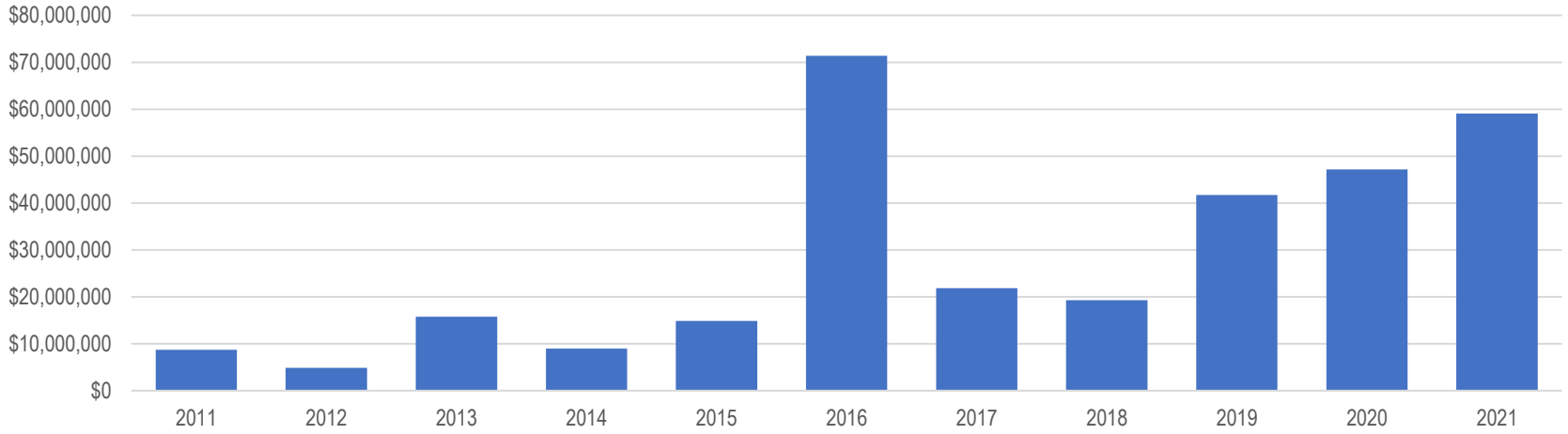


FIGURE 2.21: NEW COMMERCIAL VALUE



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in Layton is lower than the County but higher than the state average. A comparison of 2020 data illustrates that Layton is above average compared to all cities in the State.

FIGURE 2.22: HOUSEHOLD MEDIAN ADJUSTED GROSS INCOME

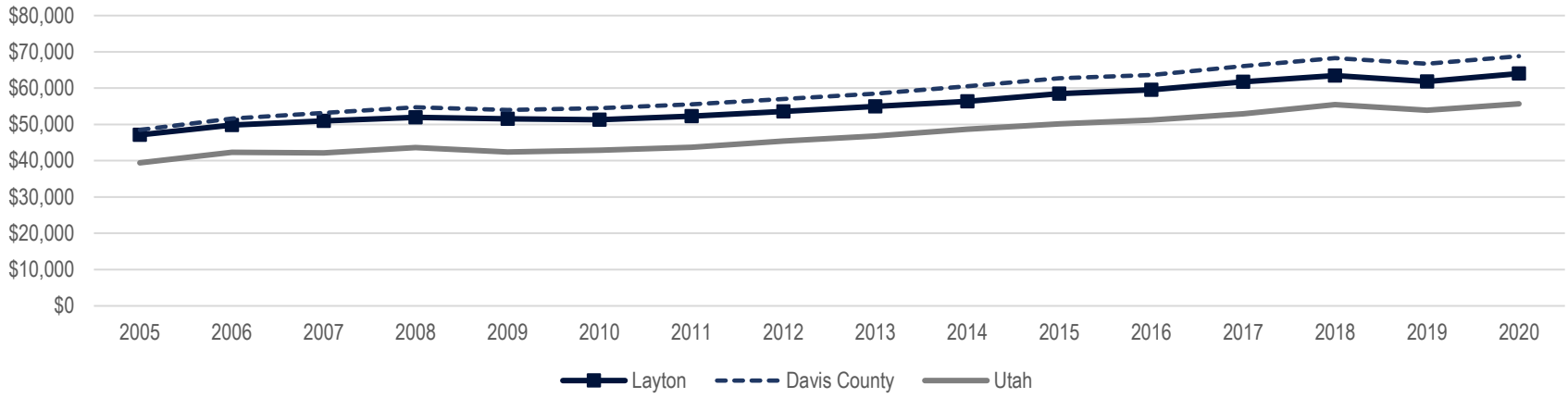
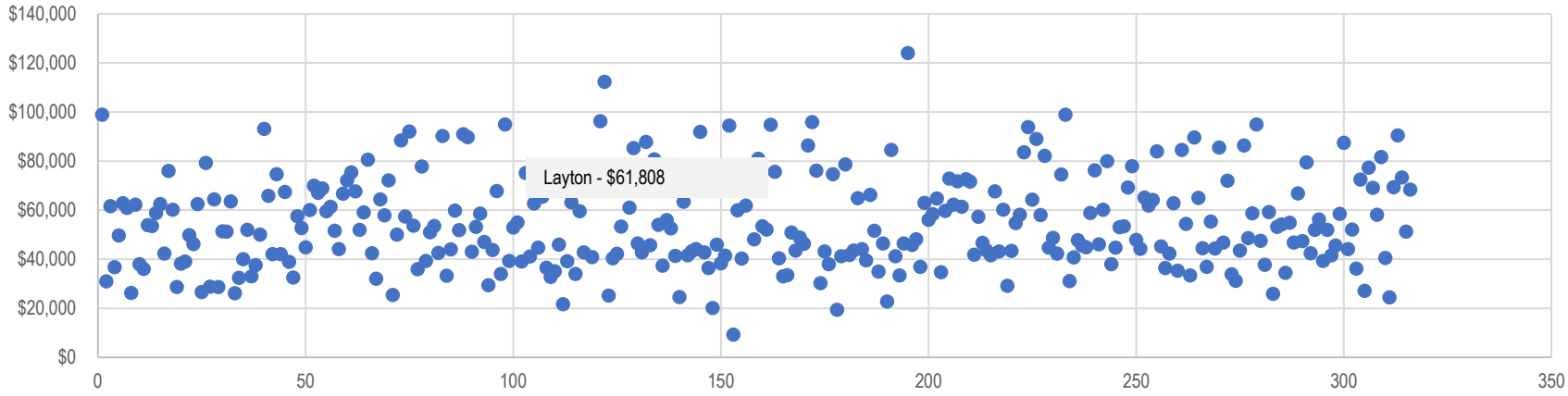
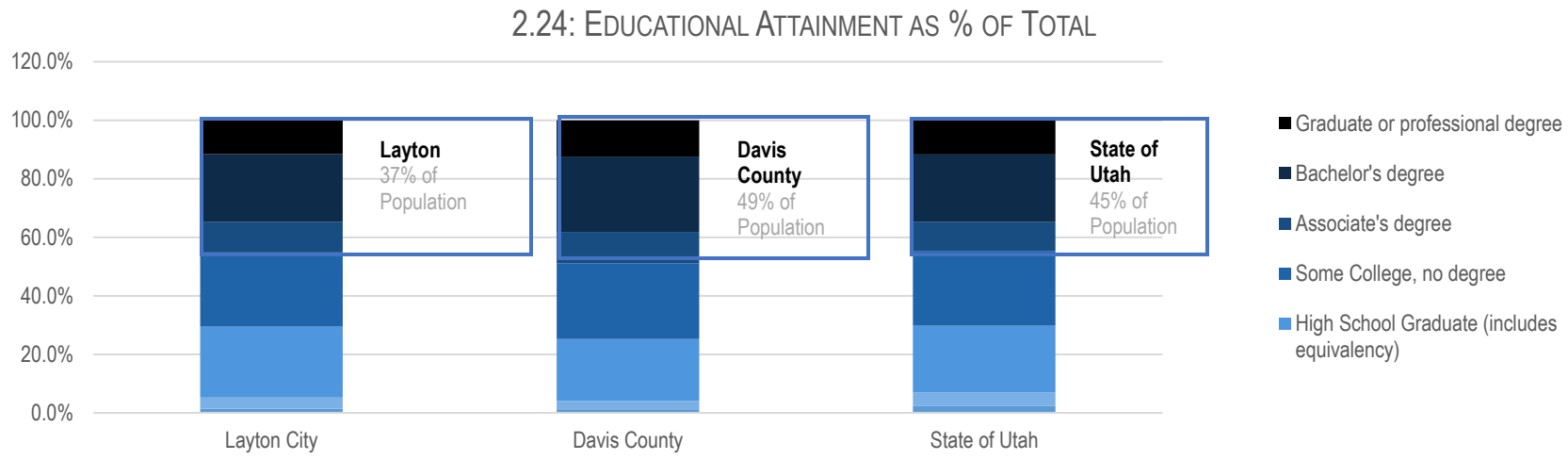


FIGURE 2.23: 2020 MEDIAN ADJUSTED GROSS INCOME



EDUCATION

According to the US Census 2020 ACS five-year estimates, approximately 45 percent of Layton's population has an associate degree or higher, compared to Davis County with 49 percent and the State of Utah at 45 percent.



KAYSVILLE

HISTORIC POPULATION

Kaysville has experienced an increase in population, surpassing the State and the County based on an annual percentage increase. While Kaysville has experienced a higher growth rate, the population increase in actual people is relatively small compared to the County. The City has grown by approximately 6,894 persons, or an average annual growth of 2.38 percent, from 2010 to 2020. The table below compares the other West Davis Corridor Entities, neighboring counties, and the State of Utah.

TABLE 2.4: HISTORIC POPULATION

NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 AAGR
Farmington	17,188	17,723	18,722	19,600	20,440	21,223	21,983	22,616	23,208	23,847	24,531	3.62%
Kaysville	**26,051**	**26,728**	**27,353**	**27,928**	**28,480**	**29,213**	**29,799**	**30,328**	**30,961**	**31,494**	**32,945**	**2.38%**
Layton	67,612	68,488	68,684	70,798	72,223	74,142	75,658	76,694	77,306	78,008	81,773	1.92%
Syracuse	21,689	22,911	23,914	24,715	25,374	25,977	26,668	27,444	28,342	29,331	32,141	4.01%
West Point	8,910	9,207	9,466	9,657	9,863	9,932	10,112	10,258	10,434	10,615	10,963	2.10%
Davis County	307,856	311,811	315,809	322,094	329,692	336,043	342,281	347,637	351,713	355,481	362,679	1.65%
Weber County	232,228	234,420	236,640	238,519	240,475	243,645	247,560	251,769	256,359	260,213	262,223	1.22%
Salt Lake County	1,033,910	1,048,985	1,063,842	1,079,721	1,091,742	1,107,314	1,121,354	1,135,649	1,152,633	1,160,437	1,185,238	1.38%
State of Utah	2,776,469	2,817,222	2,855,287	2,900,872	2,942,902	2,995,919	3,051,217	3,101,833	3,161,105	3,205,958	3,271,616	1.65%

Source: U.S. Census Population Estimates

FIGURE 2.25: YEAR OVER YEAR PERCENTAGE CHANGE IN POPULATION

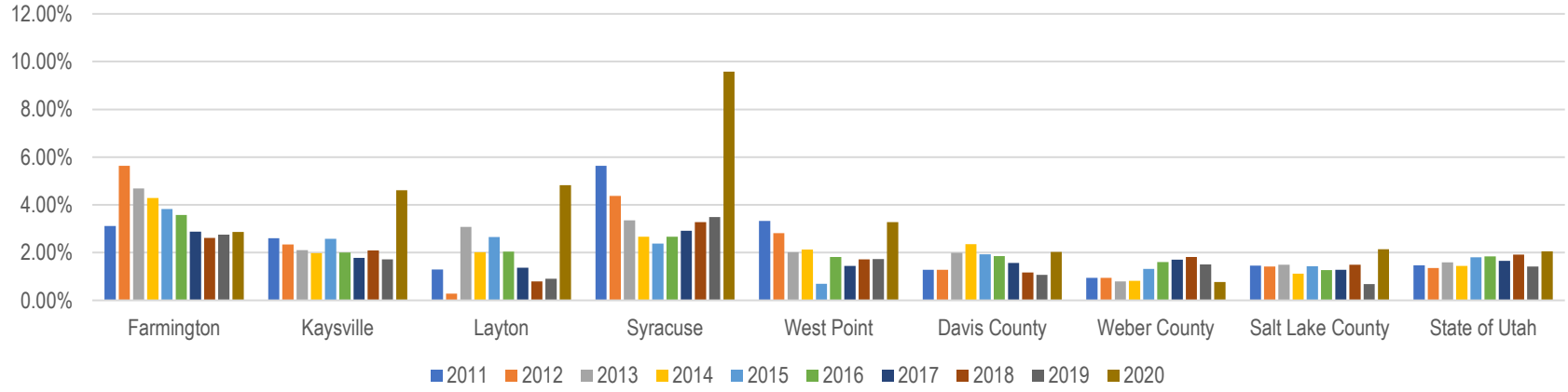
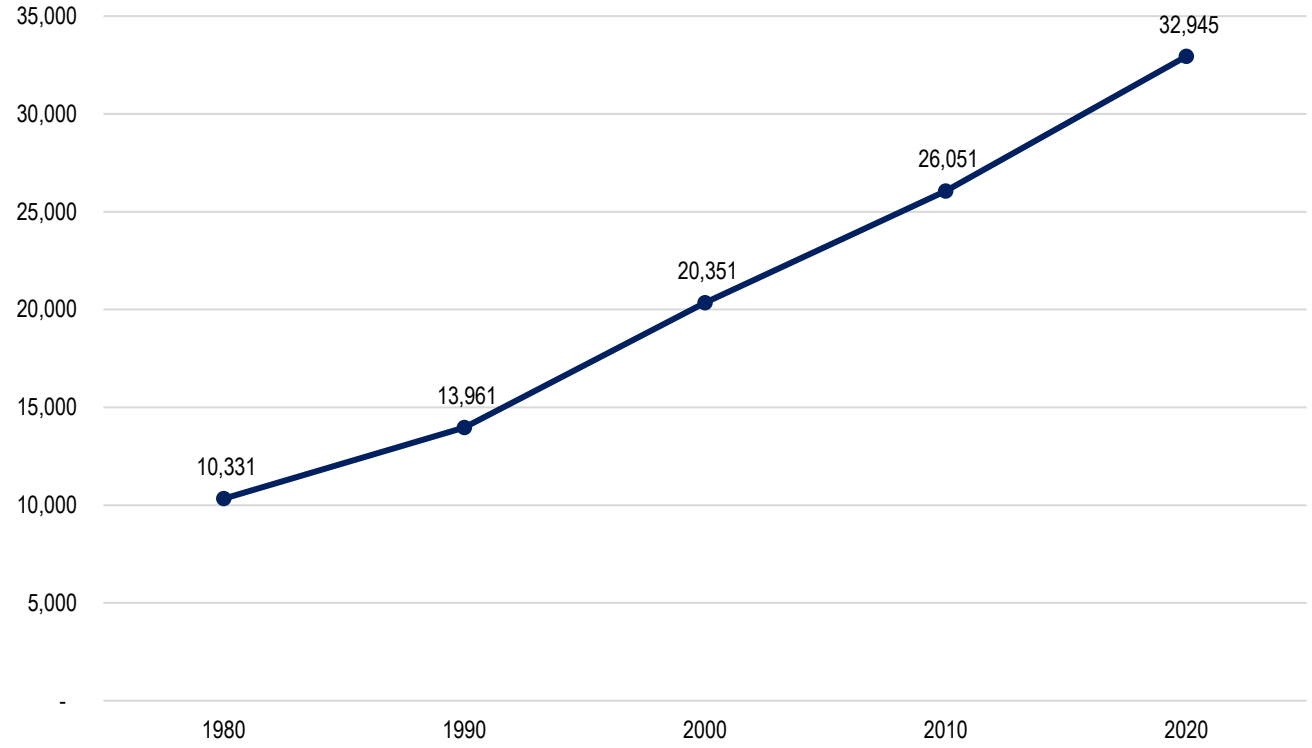


FIGURE 2.26: KAYSVILLE CITY POPULATION



POPULATION STATISTICS 2010-2020

KAYSVILLE
AVERAGE ANNUAL GROWTH = 2.38%
TOTAL INCREASE = 6,894
% OF COUNTY INCREASE = 12.58%

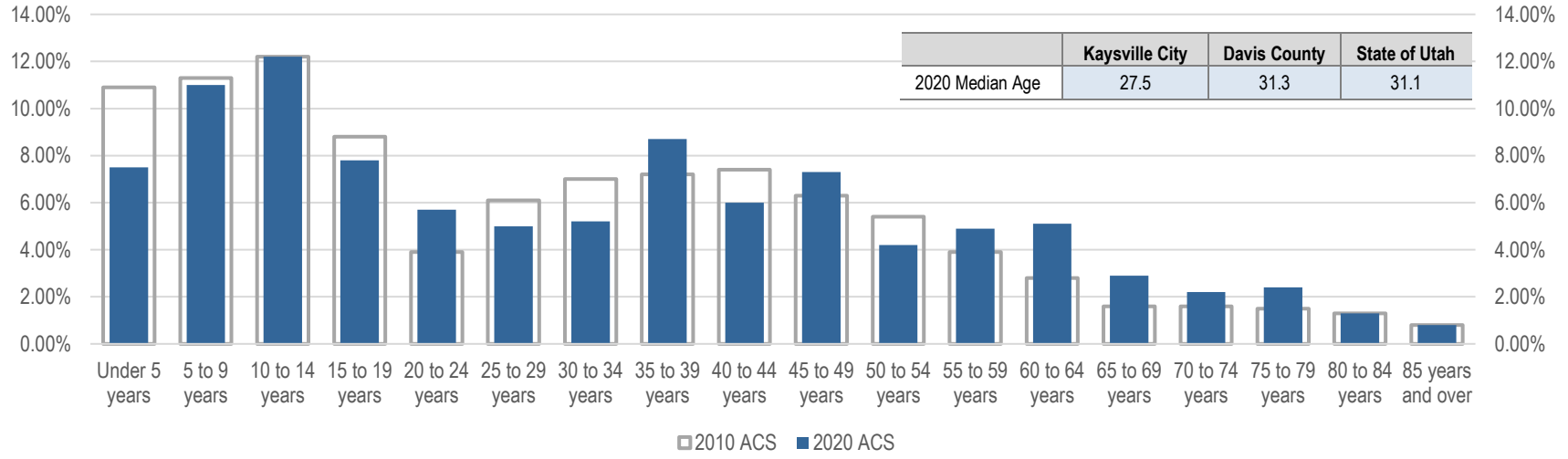
DAVIS COUNTY
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 54,823
% OF STATE INCREASE = 11.07%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 495,147

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2010 data illustrates a younger population, with a concentration in the zero to 19 years of age and 25 to 34. In 2020, the concentration shifted to the age brackets of 20 to24 and 35 to 39. Noticeable shifts also occurred in the age range of 55 to 79, with 2020 data showing a higher percentage of total in this range. However, a comparison of the median age illustrates the City is still younger than the County on average. As the population ages, the City may experience an increase in income levels and buying power.

FIGURE 2.27: AGE DISTRIBUTION AS % OF TOTAL



	Kaysville City	Davis County	State of Utah
2020 Median Age	27.5	31.3	31.1

HOUSEHOLDS

The total number of households in Kaysville as of the 2020 American Community Survey is 8,920. Of the total housing units, 99.0 percent are occupied, with 1.0 percent unoccupied. Davis County has an approximately 96.8 percent housing occupancy rate, compared to the State at 91.8 percent.

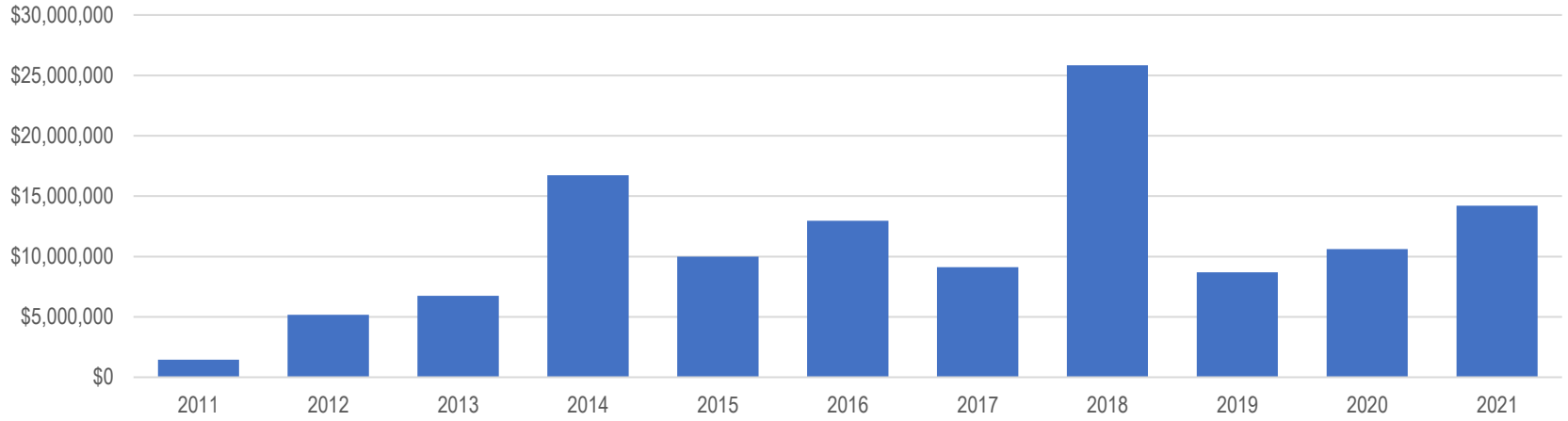
RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. Kaysville has seen permit activity steadily increasing through 2021. However, 2019 to 2020 showed a decrease in residential building permit activity.

FIGURE 2.28: NEW RESIDENTIAL VALUE AND UNITS



FIGURE 2.29: NEW COMMERCIAL VALUE



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in Kaysville is much higher than the County or State average. A comparison of 2020 data illustrates that Kaysville is higher than almost all other cities in the State.

FIGURE 2.30: HOUSEHOLD MEDIAN ADJUSTED GROSS INCOME

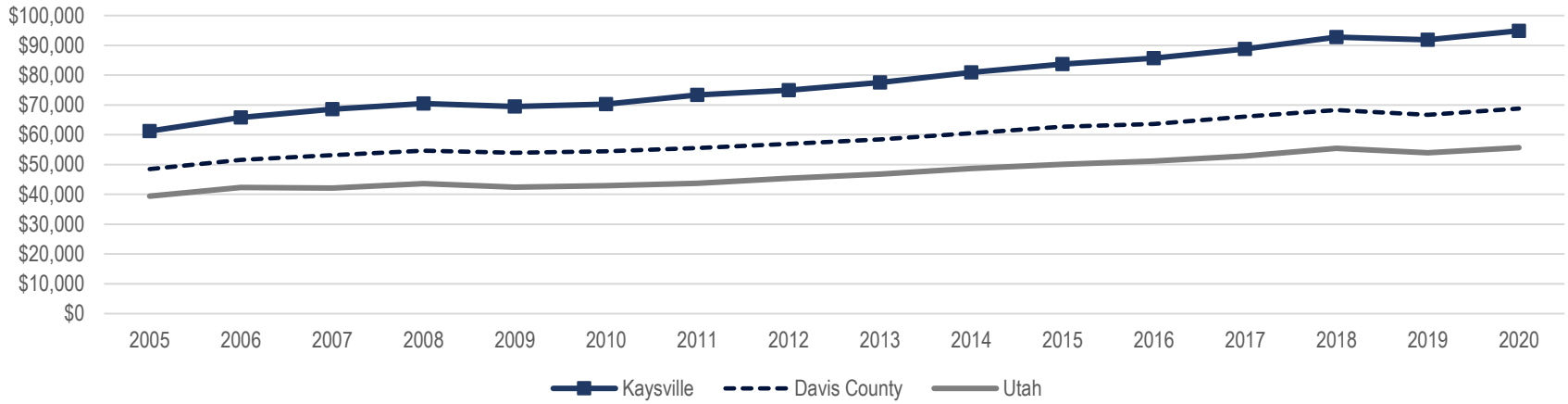
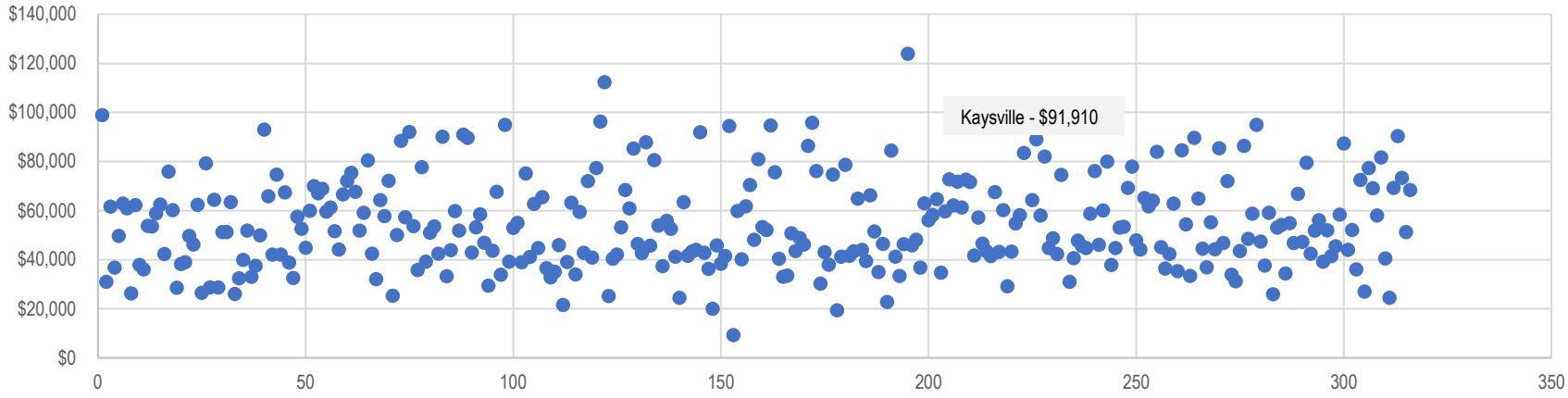


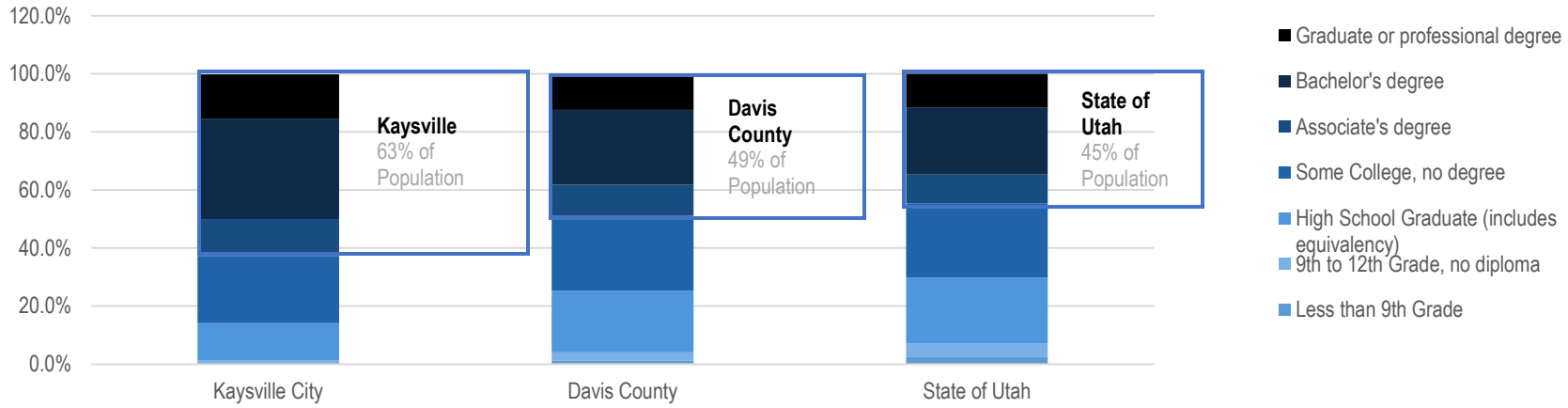
FIGURE 2.31: 2020 MEDIAN ADJUSTED GROSS INCOME



EDUCATION

According to the US Census 2020 ACS five-year estimates, approximately 63 percent of Kaysville's population has an associate degree or higher, compared to Davis County with 49 percent and the State of Utah at 45 percent.

FIGURE 2.32: EDUCATIONAL ATTAINMENT AS % OF TOTAL



FARMINGTON

HISTORIC POPULATION

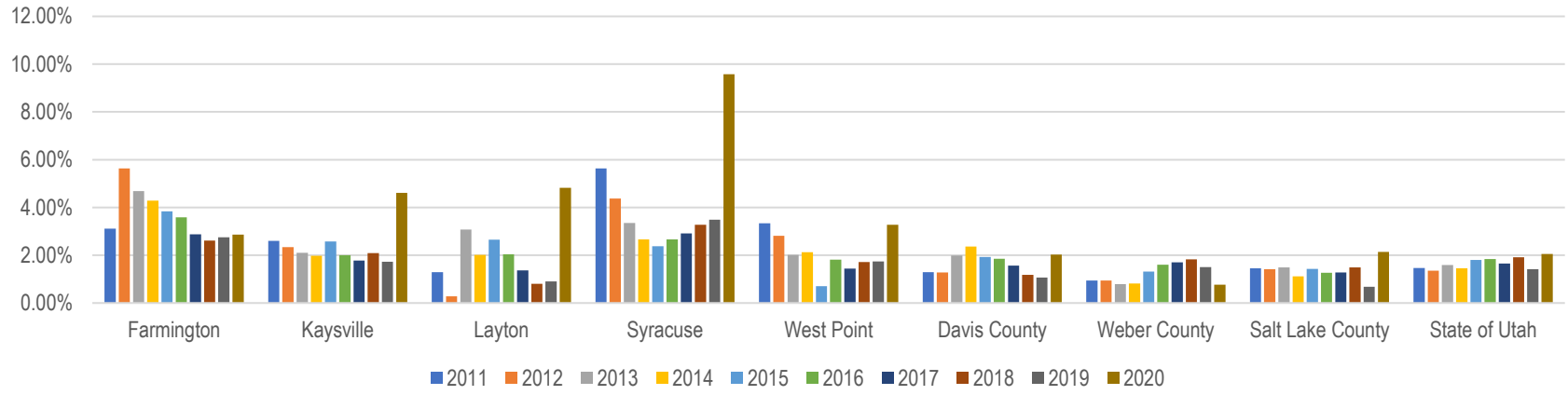
Farmington has experienced an increase in population, surpassing the State and the County based on an annual percentage increase. While Farmington has experienced a higher growth rate, the population increase in terms of actual people is relatively small compared to the County. The City has grown by approximately 7,343 persons, or an average annual growth of 3.62 percent, from 2010 to 2020. The table below compares the other West Davis Corridor Entities, neighboring counties, and the State of Utah.

TABLE 2.5: HISTORIC POPULATION

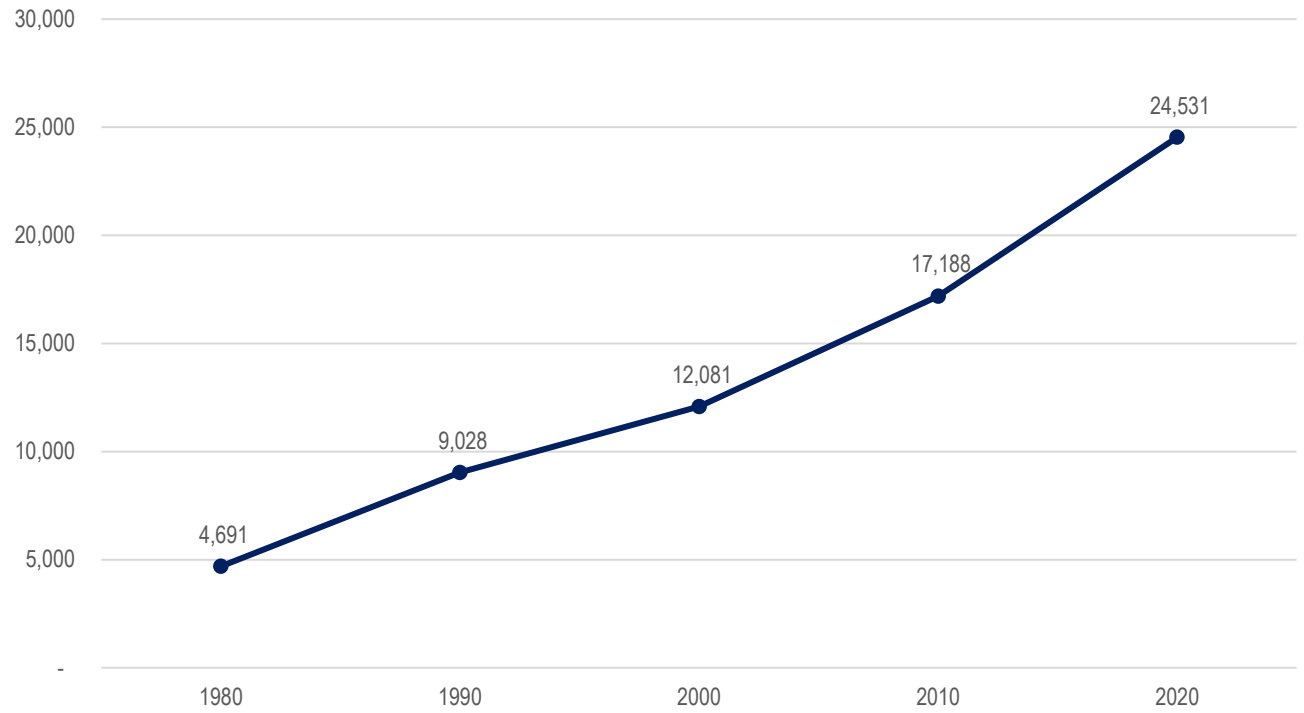
NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 AAGR
Farmington	**17,188**	**17,723**	**18,722**	**19,600**	**20,440**	**21,223**	**21,983**	**22,616**	**23,208**	**23,847**	**24,531**	**3.62%**
Kaysville	26,051	26,728	27,353	27,928	28,480	29,213	29,799	30,328	30,961	31,494	32,945	2.38%
Layton	67,612	68,488	68,684	70,798	72,223	74,142	75,658	76,694	77,306	78,008	81,773	1.92%
Syracuse	21,689	22,911	23,914	24,715	25,374	25,977	26,668	27,444	28,342	29,331	32,141	4.01%
West Point	8,910	9,207	9,466	9,657	9,863	9,932	10,112	10,258	10,434	10,615	10,963	2.10%
Davis County	307,856	311,811	315,809	322,094	329,692	336,043	342,281	347,637	351,713	355,481	362,679	1.65%
Weber County	232,228	234,420	236,640	238,519	240,475	243,645	247,560	251,769	256,359	260,213	262,223	1.22%
Salt Lake County	1,033,910	1,048,985	1,063,842	1,079,721	1,091,742	1,107,314	1,121,354	1,135,649	1,152,633	1,160,437	1,185,238	1.38%
State of Utah	2,776,469	2,817,222	2,855,287	2,900,872	2,942,902	2,995,919	3,051,217	3,101,833	3,161,105	3,205,958	3,271,616	1.65%

Source: U.S. Census Population Estimates

FIGURE 2.33: YEAR OVER YEAR PERCENTAGE CHANGE IN POPULATION



2.34: FARMINGTON CITY POPULATION



POPULATION STATISTICS 2010-2020

FARMINGTON
AVERAGE ANNUAL GROWTH = 3.62%
TOTAL INCREASE = 7,343
% OF COUNTY INCREASE = 13.39%

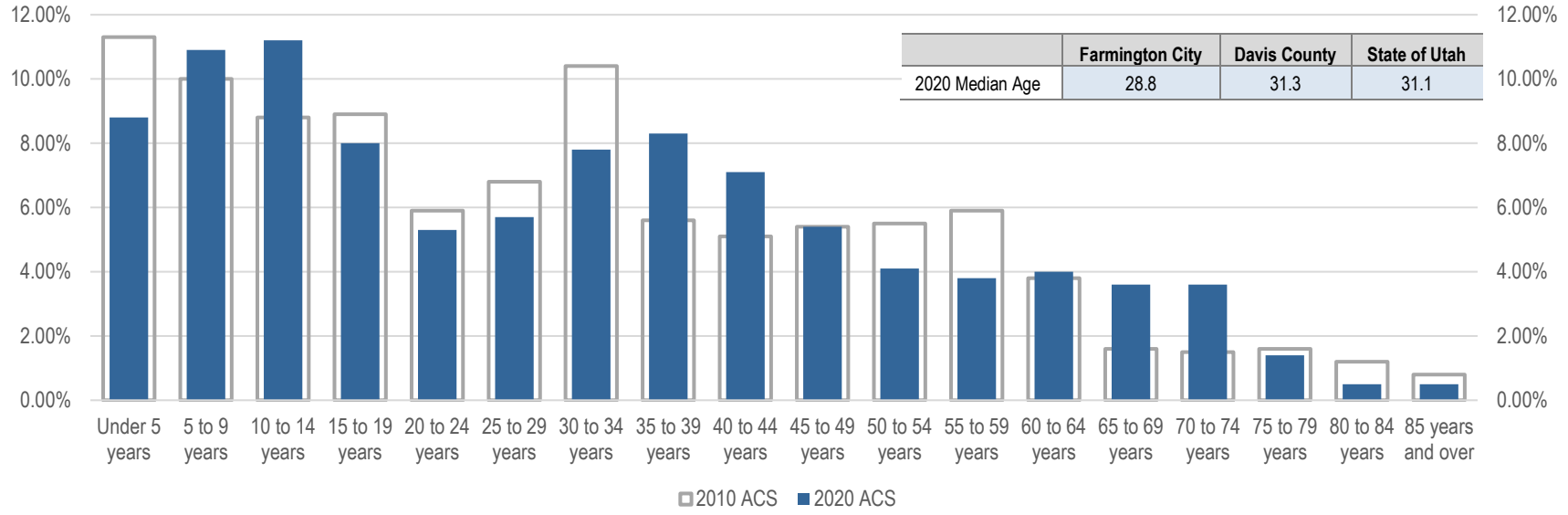
DAVIS COUNTY
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 54,823
% OF STATE INCREASE = 11.07%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.65%
TOTAL INCREASE = 495,147

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2010 data illustrates a younger population, with 62 percent being under 35. In 2020, the percentage dropped to 58 percent. Noticeable shifts also occurred in the age range of 65 to 74, with 2020 data showing a higher percentage of total in this range. However, a comparison of the median age illustrates the City is still younger than the County on average.

FIGURE 2.35: AGE DISTRIBUTION AS % OF TOTAL



	Farmington City	Davis County	State of Utah
2020 Median Age	28.8	31.3	31.1

HOUSEHOLDS

The total number of households in Farmington as of the 2020 American Community Survey is 7,124. Of the total housing units, 96.9 percent are occupied, with 3.1 percent unoccupied. Davis County has an approximately 96.8 percent housing occupancy rate, compared to the State at 91.8 percent.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. Farmington has seen permit activity steadily increasing through 2021. However, 2019 showed a significant decrease in residential building permit activity.

FIGURE 2.36: NEW RESIDENTIAL VALUE AND UNITS

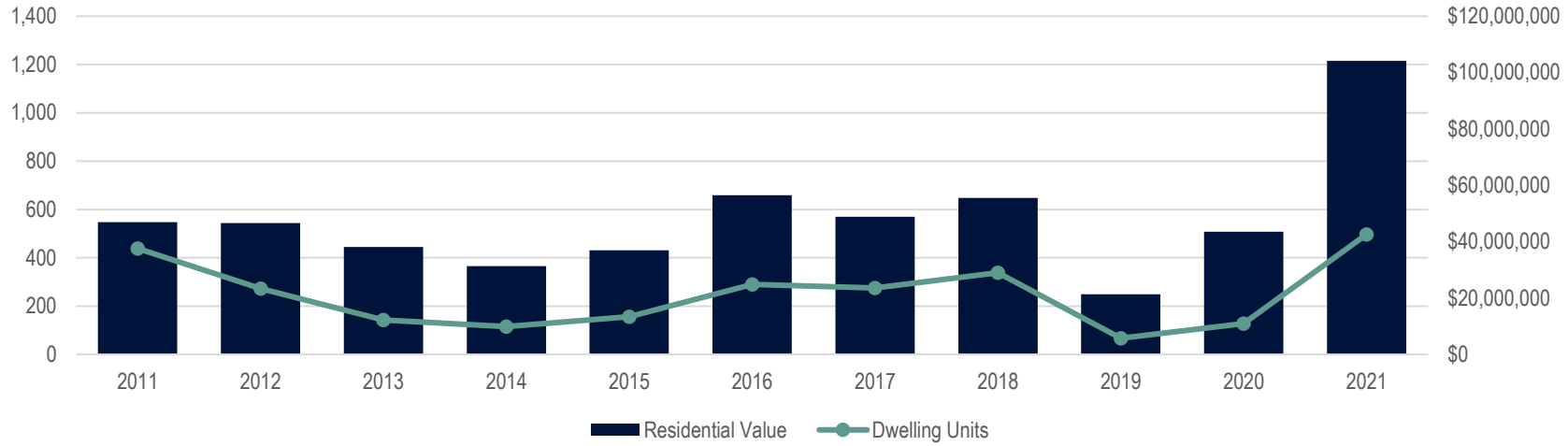
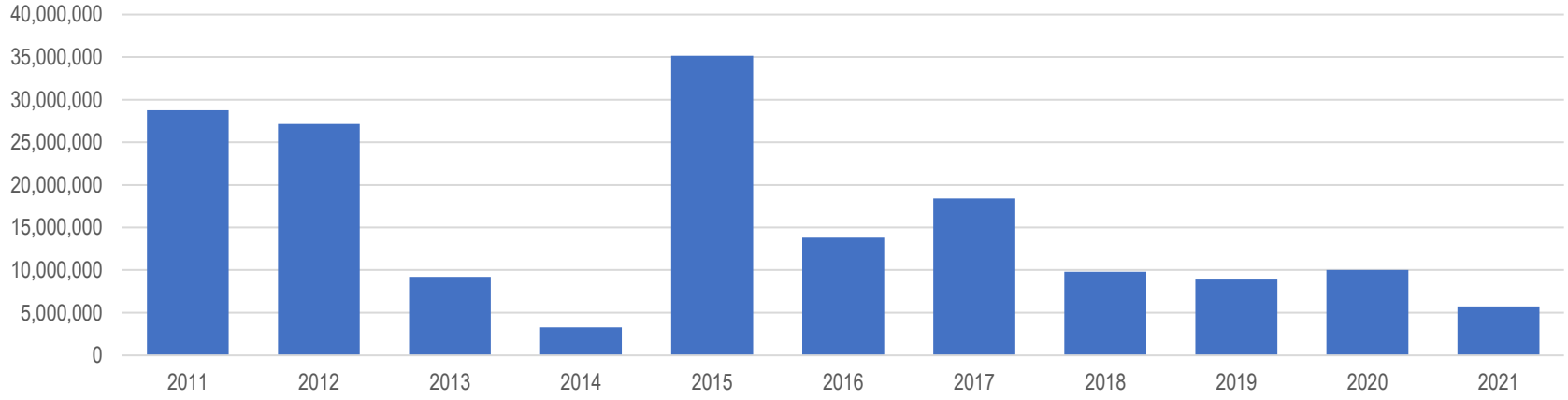


FIGURE 2.37: NEW COMMERCIAL VALUE



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in Farmington is much higher than the County or State average. A comparison of 2020 data illustrates that Farmington is higher than almost all other cities in the State.

FIGURE 2.38: HOUSEHOLD MEDIAN ADJUSTED GROSS INCOME

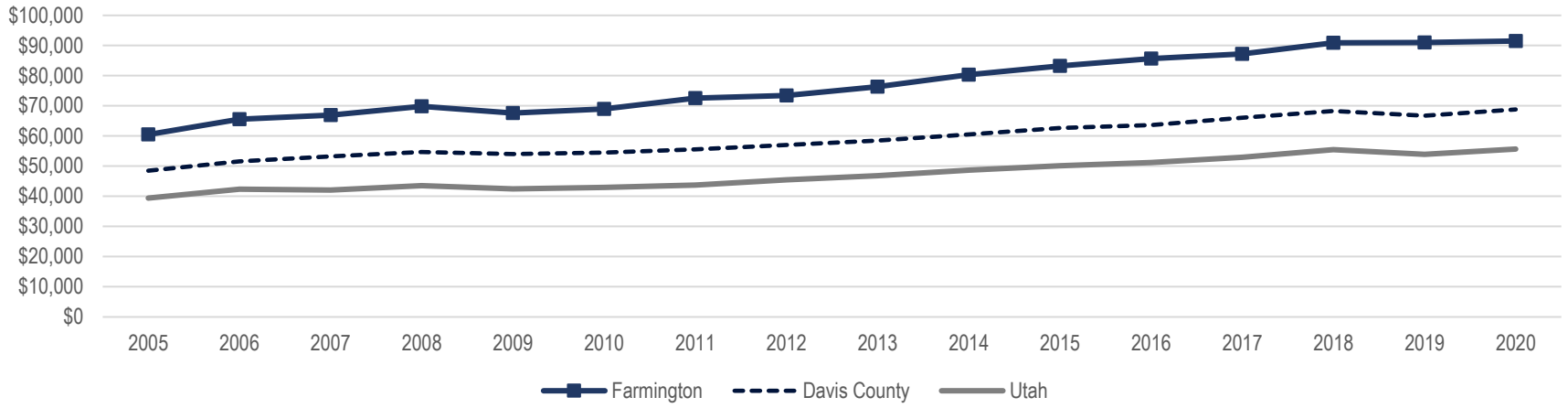
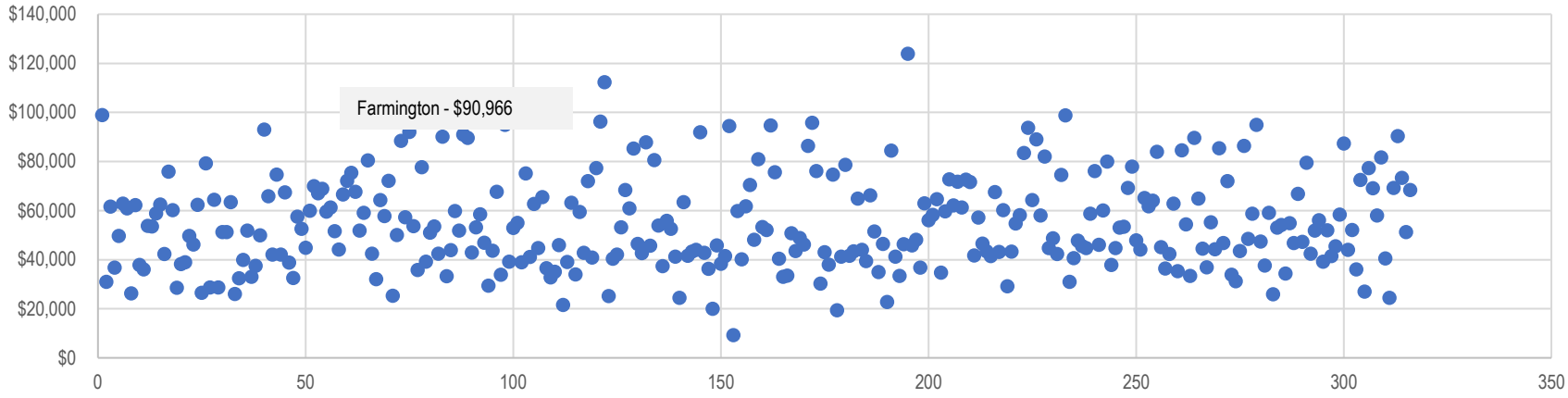


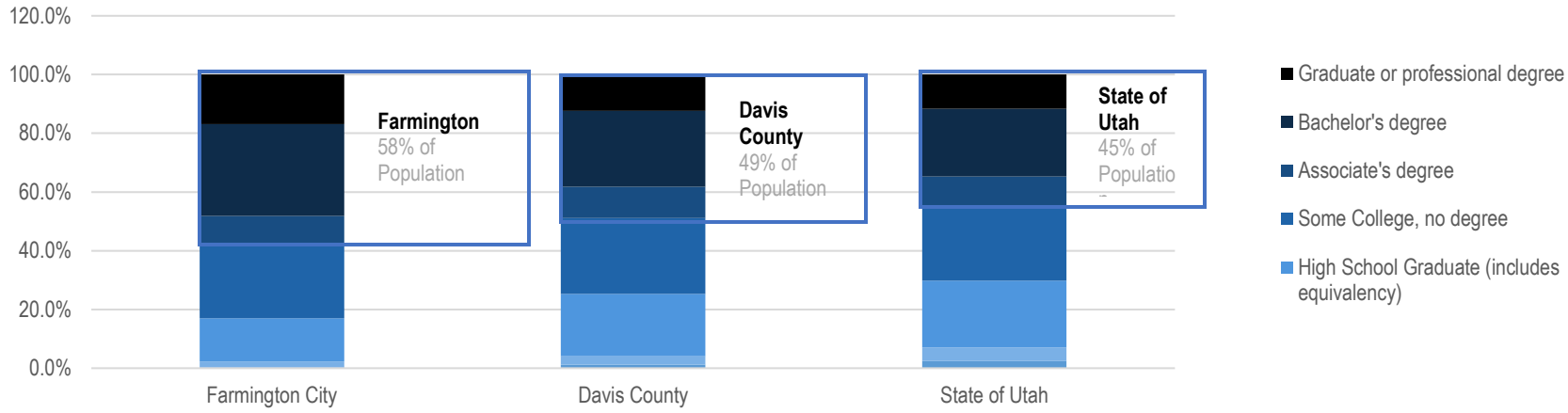
FIGURE 2.39: 2020 MEDIAN ADJUSTED GROSS INCOME



EDUCATION

According to the US Census 2020 ACS five-year estimates, approximately 58 percent of Farmington's population has an associate degree or higher, compared to Davis County with 49 percent and the State of Utah at 45 percent.

FIGURE 2.40: EDUCATIONAL ATTAINMENT AS % OF TOTAL



LABOR/EMPLOYMENT

A primary strength of Davis County is its young, educated workforce. 40 percent of the Davis County workforce hold a bachelor's degree or higher, and an additional 36 percent have attended some college or obtained their associate's degree. Additionally, 41 percent of Davis County's workforce is under 35. With 65 percent being under 45. This is slightly older than the State of Utah, with 44 percent under 35 and 66 percent under 45. Davis County and the State of Utah have an average younger workforce compared to the nation at 35 percent and 56 percent, respectively.

FIGURE 2.41: LABOR FORCE BY EDUCATION

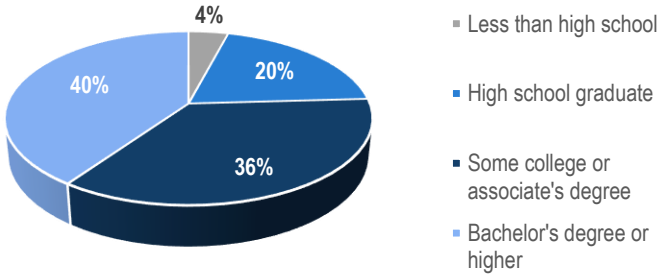
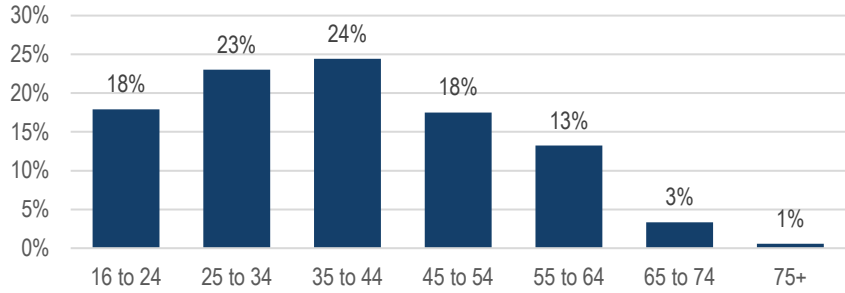


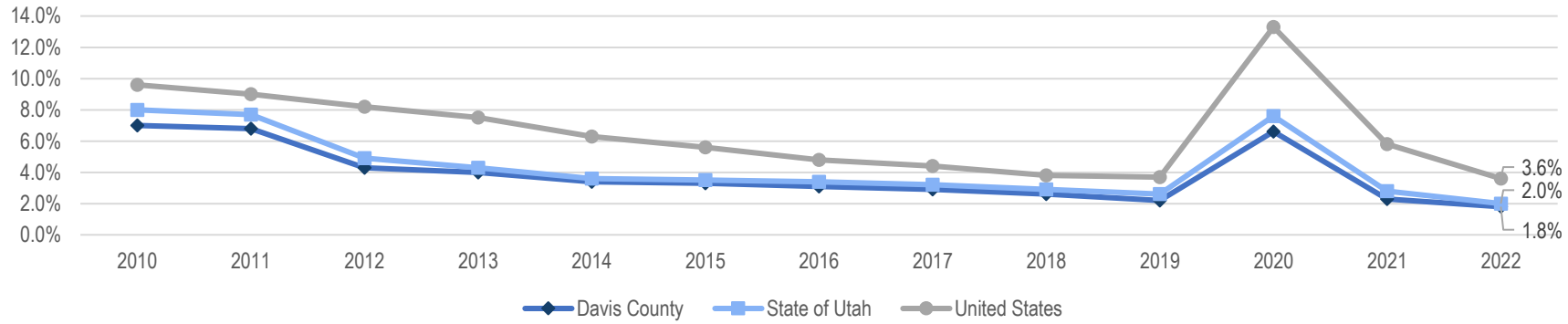
FIGURE 2.42: LABOR FORCE BY AGE



UNEMPLOYMENT

Overall, Davis County was able to avoid many of the job losses that plagued the rest of the country due to the COVID-19 pandemic. Like counties across the country, Davis County's job losses spiked in April 2020, but the unemployment percentage remained well below the national average. Davis County began to see an improvement in unemployment in the Summer of 2020 and dropped below pre-pandemic levels in January 2021. The current unemployment rate as of May 2022 is 1.8 percent.

FIGURE 2.43: UNEMPLOYMENT RATE



SECTION 3: ANALYSIS OF TAXABLE SALES

Taxable sales within the West Davis Corridor cities provide an essential metric to assess the general economic health of the cities. A sales gap (or "leakage") analysis is used to identify economic development opportunities for a community by evaluating the total purchases made by residents inside and outside the community (hence, the term "leakage" for sales lost outside the community). This analysis first identifies sales within the State of Utah for each major NAICS code category and then calculates the average sales per capita in each NAICS category. Per capita sales in each respective city are compared to average per capita sales statewide to estimate what portion of resident purchases are being made within city boundaries and what amount is leaving the city. The resident purchases made outside the city represent an opportunity to recapture some of these lost sales. The analysis divides taxable sales into three major categories: retail sales, industry sales, and sales related to services.

HISTORIC TAXABLE SALES

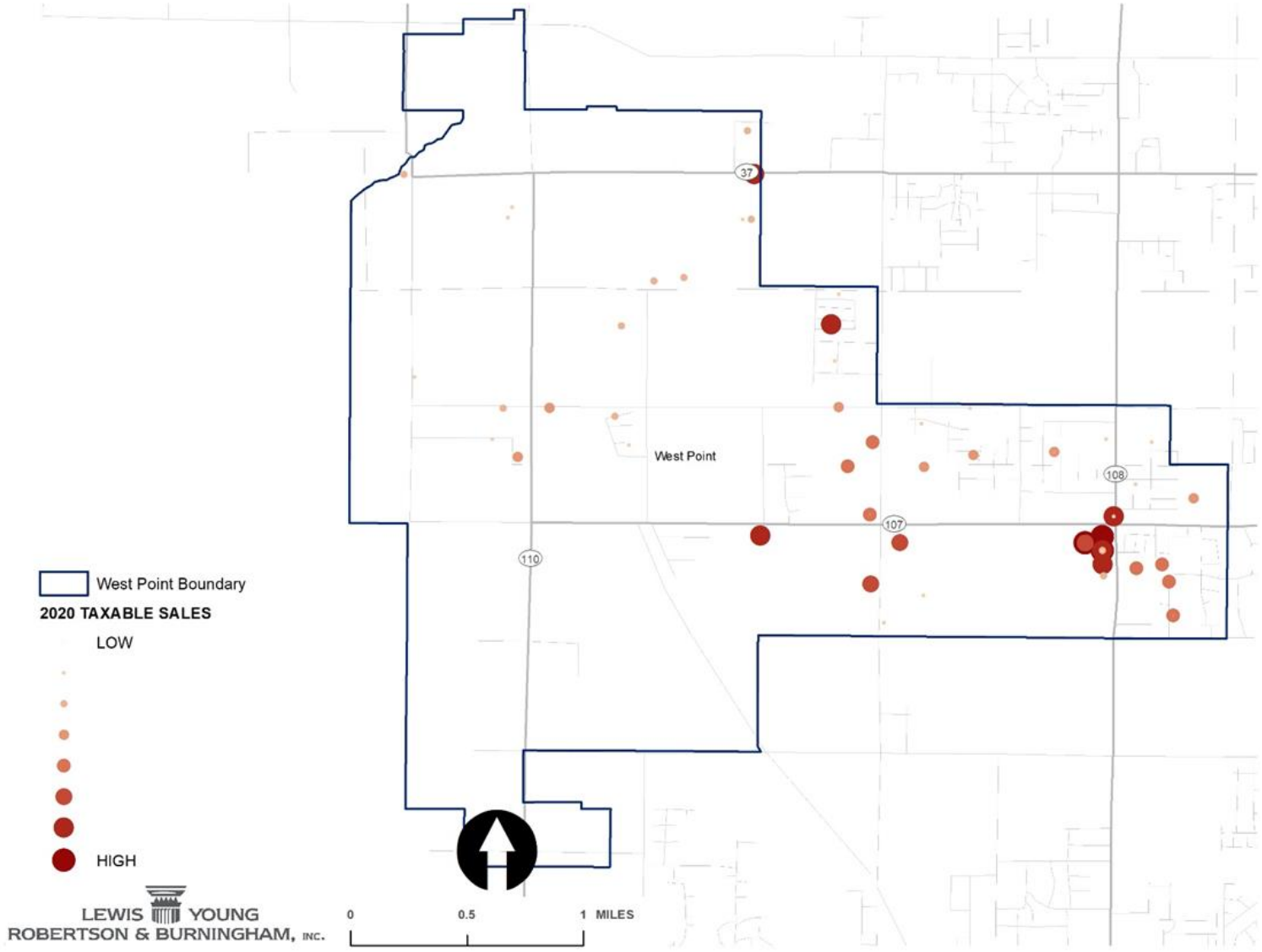
Total taxable sales in the WDC Entities increased by an average of 11.46 percent from 2011 through 2020. A comparison of tax data for similarly sized cities (relative to population) shows a positive trend in taxable sales growth for all communities (see **Table 3.1**). Several of the West Davis Corridor communities have experienced double-digit increases.

TABLE 3.1: HISTORIC TAXABLE SALES

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-2020 AAGR
Woods Cross	224,053,844	224,940,450	$227,994,988	$254,189,001	$274,966,550	$284,048,585	$323,430,490	$345,220,282	$367,295,545	$440,968,941	7.81%
Centerville	350,256,499	375,299,223	$388,613,836	$401,856,510	$422,613,145	$441,060,523	$455,797,096	$473,300,816	$505,867,076	$538,284,090	4.89%
West Point	**15,340,497**	**17,995,071**	**$19,588,228**	**$21,395,481**	**$22,899,409**	**$49,917,341**	**$64,116,362**	**$72,968,817**	**$82,922,546**	**$105,922,035**	**23.95%**
Riverdale	631,506,063	673,944,243	$710,381,743	$727,146,679	$768,720,522	$792,857,260	$809,372,626	$851,578,437	$887,083,452	$956,031,880	4.72%
Roy	234,687,570	243,341,067	$258,982,597	$268,575,150	$285,983,286	$295,478,369	$307,952,569	$318,880,941	$333,128,089	$409,130,226	6.37%
Kaysville	**182,054,390**	**194,680,380**	**$212,481,254**	**$221,142,952**	**$256,118,586**	**$300,569,999**	**$339,009,406**	**$337,954,435**	**$368,112,173**	**$477,070,528**	**11.30%**
Clearfield	211,847,885	204,202,515	$206,132,681	$223,944,344	$245,322,797	$245,328,807	$266,774,979	$273,362,743	$301,995,920	$348,140,362	5.67%
Syracuse	**172,633,289**	**180,211,321**	**$188,981,906**	**$204,480,390**	**$213,173,133**	**$225,595,638**	**$235,687,712**	**$249,999,864**	**$277,967,928**	**$334,511,656**	**7.63%**
Bountiful	448,163,451	460,838,808	$505,040,461	$528,762,700	$581,894,982	$613,574,189	$602,357,122	$633,467,221	$670,040,787	$728,717,723	5.55%
Holladay	186,498,262	193,767,928	$202,408,714	$223,293,690	$234,822,256	$252,714,080	$260,106,911	$286,075,507	$310,795,512	$369,778,654	7.90%
Farmington	**159,225,437**	**196,256,265**	**$238,345,161**	**$299,238,597**	**$350,956,219**	**$419,322,743**	**$476,334,261**	**$508,172,311**	**$553,027,348**	**$522,278,132**	**14.11%**
Brigham City	186,419,387	197,799,737	$198,143,417	$219,042,917	$237,506,697	$274,709,329	$304,390,928	$288,527,874	$303,844,983	$343,460,326	7.03%
Layton	**1,167,389,098**	**1,233,409,397**	**$1,282,601,176**	**$1,337,501,643**	**$1,423,791,574**	**$1,463,418,945**	**$1,554,892,935**	**$1,610,148,135**	**$1,656,701,924**	**$1,858,707,143**	**5.30%**
Ogden	1,291,344,587	1,375,911,408	$1,425,628,194	$1,495,050,980	$1,571,405,354	$1,627,881,176	$1,767,442,445	$1,927,965,683	$1,994,165,686	$2,149,933,027	5.83%
South Jordan	1,010,372,786	1,076,759,498	$1,087,238,879	$1,065,327,231	$1,284,727,344	$1,426,520,336	$1,672,021,252	$1,622,372,994	$1,717,107,951	$1,845,741,349	6.92%
Davis County	**3,787,291,557**	**3,999,970,999**	**$4,267,625,833**	**$4,554,236,323**	**$4,902,939,312**	**$5,132,059,268**	**$5,483,543,422**	**$5,703,852,529**	**$6,028,609,340**	**$6,665,893,431**	**6.48%**

WEST POINT

FIGURE 3.1: ILLUSTRATION OF 2020 WEST POINT TAXABLE SALE BY LOCATION



Retail Taxable Sales

Existing taxable sales within West Point are concentrated in The Point Development. West Point's greatest retail strength is the Food & Beverage category, accounting for 52 percent of total taxable sales, followed by sales at Non-Store Retailers.

Table 3.2: Retail Spending by Percent of Total

	2019	2020
Wholesale Trade-Durable Goods	0.7%	0.7%
Wholesale Trade-Nondurable Goods	0.2%	0.2%
Wholesale Trade-Electronic Markets	0.0%	0.0%
Motor Vehicle	0.8%	0.7%
Furniture & Home Furnishing	0.1%	0.1%
Electronics & Appliance	0.2%	0.2%
Building & Garden Equipment	1.3%	1.4%
Food & Beverage	**54.0%**	**52.2%**
Health & Personal	0.2%	0.3%
Gas Station	1.8%	1.9%
Clothing & Accessories	1.3%	1.2%
Sporting Good	0.3%	0.3%
General Merchandise	0.6%	0.7%
Miscellaneous Retail Trade	0.5%	0.4%
Non-Store Retailers	7.8%	12.3%

Services Taxable Sales

Services represent 11 percent of West Point's total taxable sales. Food Services and Drinking Places represent the largest spending category in this group. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space.

Table 3.3: Services Spending by Percent of Total

Category	2019	2020
Finance & Insurance	0.4%	0.4%
Real Estate, Rental, & Leasing	0.9%	0.8%
Professional, Scientific, & Technical Services	0.3%	0.6%
Management of Companies & Enterprises	0.0%	0.0%
Admin & Support & Waste Management & Remediation	0.2%	0.1%
Educational	0.0%	0.0%
Health Care & Social Assistance	0.1%	0.0%
Arts, Entertainment & Recreation	1.5%	1.7%
Accommodation	0.0%	0.0%
Food Services & Drinking Places	**7.3%**	**7.1%**
Other Services-Except Public Administration	0.4%	0.2%
Public Administration	0.0%	0.0%

Industry Taxable Sales

11 percent of West Point's taxable sales are industry related. The majority of which are in the Utilities, Construction, and Information categories. The majority of the Information sales are in telecommunications.

Table 3.4: Industry Taxable Sale as Percent of Total

Category	2019	2020
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.0%
Utilities	**6.9%**	**5.9%**
Construction	2.3%	2.0%
Manufacturing	0.3%	0.3%
Transportation & Warehousing	0.0%	0.2%
Information	3.9%	2.8%

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from West Point City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that West Point City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for specific purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 3.5: RETAIL SALES LEAKAGE

	WEST POINT DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE
Retail						
Building Material & Garden Equip	$1,085,925	$99	$1,540	6%	($1,441)	($15,797,011)
Clothing & Accessories	$1,066,089	$97	$346	28%	($249)	($2,729,682)
Electrical & Appliance	$146,399	$13	$1,199	1%	($1,186)	($13,000,482)
Food & Beverage	Number of businesses is below the threshold for reporting.					
Furniture & Home Furnishing	$58,923	$5	$392	1%	($386)	($4,236,802)
Gas Station	Number of businesses is below the threshold for reporting.					
General Merchandise	$463,072	$42	$564	7%	($522)	($5,722,179)
Health & Personal	$199,163	$18	$409	4%	($391)	($4,286,462)
Miscellaneous Retail Trade	$425,527	$39	$2,291	2%	($2,252)	($24,686,924)
Motor Vehicle	$683,358	$62	$343	18%	($280)	($3,072,556)
Non-store Retailers	$6,501,993	$593	$1,002	59%	($409)	($4,480,587)
Sporting Good	$234,268	$21	$2,220	1%	($2,199)	($24,108,779)
Wholesale Trade-Durable Goods	$535,828	$49	$1,468	3%	($1,419)	($15,560,640)
Wholesale Trade-Electronic Markets	Number of Businesses is below the threshold for reporting.					
Wholesale Trade-Nondurable Goods	$168,756	$15	$263	6%	($247)	($2,709,573)
Accommodation	Number of businesses is below the threshold for reporting.					
Arts, Entertainment, and Recreation	Number of businesses is below the threshold for reporting.					
Food Services & Drinking Places	$6,036,987	$551	$1,654	33%	($1,103)	($12,090,717)
Other Services-Except Public Administration	$322,490	$29	$521	6%	($492)	($5,393,323)
Total Retail	**$65,257,291**	**$5,953**	**$15,987**	**37%**	**($10,034)**	**($110,004,696)**
Industry						
Agriculture, Forestry, Fishing & Hunting	Number of Businesses is below the threshold for reporting					
Construction	$1,899,442	$173	$346	50%	($173)	($1,898,714)
Information	$3,214,306	$293	$760	39%	($467)	($5,117,049)
Manufacturing	$213,867	$20	$889	2%	($869)	($9,530,390)
Mining, Quarrying, & Oil & Gas Extraction	Number of Businesses is below the threshold for reporting					
Transportation & Warehousing	Number of Businesses is below the threshold for reporting					
Utilities	Number of Businesses is below the threshold for reporting					
Industry Total	**$11,062,554**	**$1,009**	**$2,833**	**36%**	**($1,824)**	**($19,998,849)**

	West Point Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita Sale Leakage	Total Leakage
Services						
Admin. & Sup & Waste Man.& Remed. Ser	$187,017	$17	$91	19%	($74)	($812,590)
Educational Services	$10,891	$1	$38	3%	($37)	($403,451)
Finance & Insurance	$334,136	$30	$110	28%	($79)	($870,047)
Health Care & Social Assistance	$50,138	$5	$44	10%	($39)	($432,903)
Management of Companies & Enterprises					Number of Businesses is below the threshold for reporting	
Professional, Scientific, & Technical Serv	$282,431	$26	$352	7%	($326)	($3,577,979)
Public Administration					Number of Businesses is below the threshold for reporting	
Real Estate, Rental, & Leasing	$712,329	$65	$546	12%	($481)	($5,274,130)
Services Total	**$1,584,385**	**$145**	**$1,272**	**11%**	**($1,127)**	**($12,355,125)**
Other						
Other	**$0**	**$0**	**$781**	**0%**	**($781)**	**($8,562,583)**
All Taxable Sales						
Total	**$77,904,230**	**$7,106**	**$20,873**	**34%**	**($13,766)**	**($150,921,253)**

The City is leaking in all major categories relative to State average spending except for Food & Beverage. The per capita spending in West Point is approximately $7,103, compared to the State average of $20,873. The total taxable sales leaking to other communities is estimated at $150M. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $754,606 in tax revenues. Factors influencing a community's capture rate include total population, proximity to major freeways or roadways, the population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

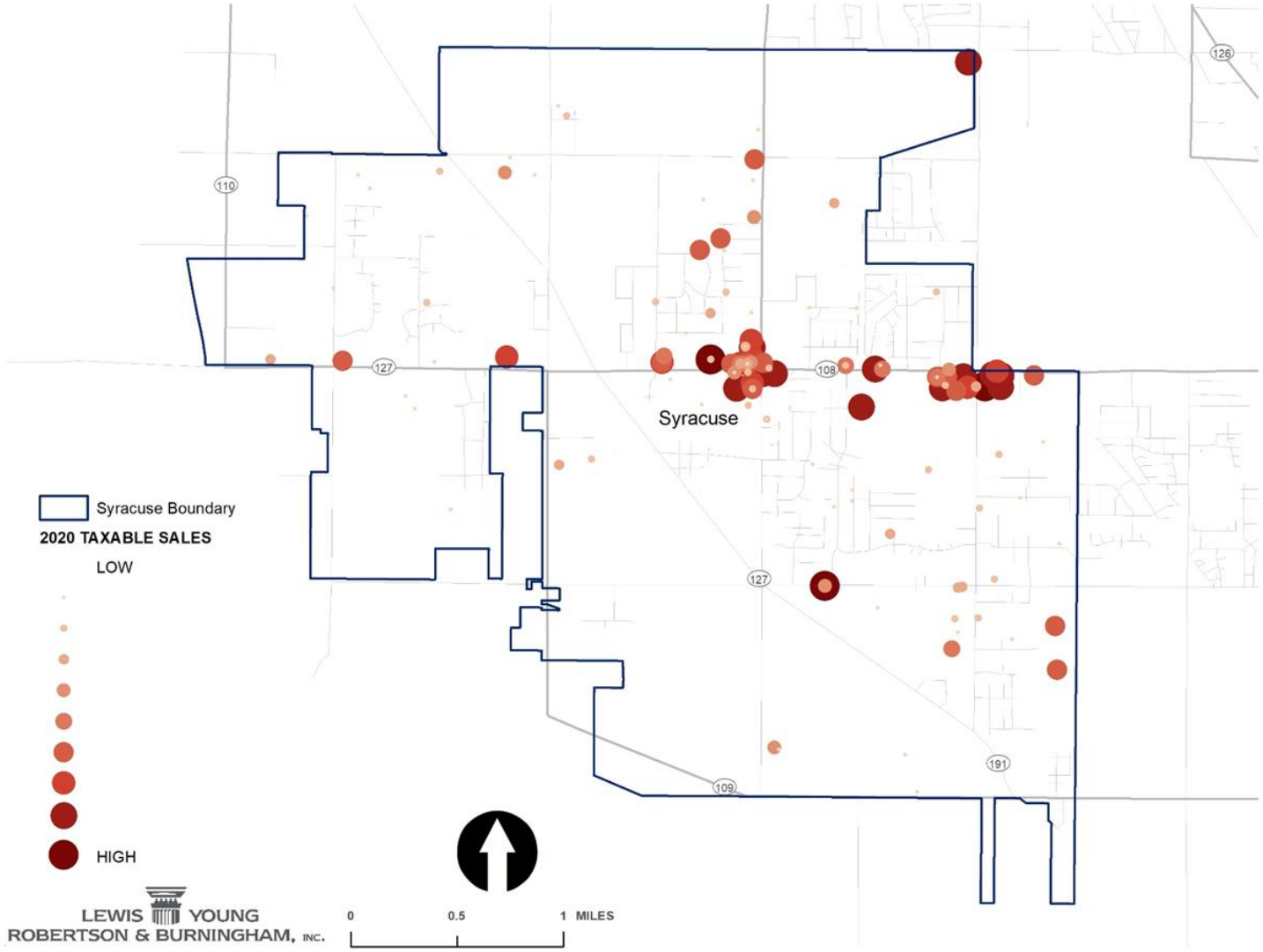
TABLE 3.6: TAXABLE SALES CAPTURE RATES COMPARISON

	West Point		Syracuse		Layton		Kaysville		Farmington	
Population	**10,963**		**32,141**		**81,773**		**32,945**		**24,531**	
	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate
Total	($13,766)	34%	($13,595)	40%	($297)	99%	($11,683)	50%	($3,071)	88%

*Income Adjusted

SYRACUSE

FIGURE 3.2: ILLUSTRATION OF 2020 SYRACUSE TAXABLE SALE BY LOCATION



RETAIL TAXABLE SALES

Existing taxable sales within Syracuse are concentrated along Antelope Drive. Syracuse's greatest retail strength is the General Merchandise category, accounting for 25 percent of total taxable sales, followed by sales at Non-Store Retailers and Food & Beverage Stores.

TABLE 3.7: RETAIL SPENDING BY PERCENT OF TOTAL

	2019	2020
Wholesale Trade-Durable Goods	1.6%	2.5%
Wholesale Trade-Nondurable Goods	0.3%	0.4%
Wholesale Trade-Electronic Markets	0.0%	0.1%
Motor Vehicle	0.7%	0.8%
Furniture & Home Furnishing	14.8%	7.4%
Electronics & Appliance	1.2%	1.3%
Building & Garden Equipment	0.7%	1.3%
Food & Beverage	12.9%	13.9%
Health & Personal	0.6%	0.6%
Gas Station	0.6%	0.6%
Clothing & Accessories	0.6%	0.9%
Sporting Good	0.2%	0.4%
General Merchandise	**26.2%**	**24.8%**
Miscellaneous Retail Trade	0.7%	0.8%
Non-Store Retailers	9.1%	14.9%

SERVICES TAXABLE SALES

Services represent 12 percent of Syracuse's total taxable sales. Food Services and Drinking Places represent the largest spending category in this group. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space.

TABLE 3.8: SERVICES SPENDING BY PERCENT OF TOTAL

CATEGORY	2019	2020
Finance & Insurance	0.7%	0.5%
Real Estate, Rental, & Leasing	1.2%	1.3%
Professional, Scientific, & Technical Services	0.8%	1.1%
Management of Companies & Enterprises	0.0%	0.0%
Admin & Support & Waste Management & Remediation	0.1%	0.2%
Educational	0.0%	0.0%
Health Care & Social Assistance	0.1%	0.1%
Arts, Entertainment & Recreation	1.4%	1.1%
Accommodation	0.1%	0.1%
Food Services & Drinking Places	**6.6%**	**6.0%**
Other Services-Except Public Administration	2.0%	1.8%
Public Administration	0.0%	0.0%

INDUSTRY TAXABLE SALES

11 percent of Syracuse's taxable sales are industry related. The majority of which are in the Utilities and Information categories. Most of the Information sales are in telecommunications.

TABLE 3.9: INDUSTRY TAXABLE SALE AS PERCENT OF TOTAL

CATEGORY	2019	2020
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.0%
Utilities	**6.0%**	**5.3%**
Construction	0.3%	1.1%
Manufacturing	0.6%	1.5%
Transportation & Warehousing	0.0%	0.0%
Information	4.1%	3.5%

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Syracuse City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that West Point City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for certain purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 3.10: RETAIL SALES LEAKAGE

	SYRACUSE DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE
Retail						
Building Material & Garden Equip	$2,047,762	$70	$1,669	4%	($1,599)	($46,899,196)
Clothing & Accessories	$1,793,500	$61	$375	16%	($314)	($9,211,189)
Electrical & Appliance	$3,314,065	$113	$1,299	9%	($1,187)	($34,801,333)
Food & Beverage	$35,901,164	$1,224	$203	603%	$1,021	$29,952,246
Furniture & Home Furnishing	$41,261,923	$1,407	$425	331%	$982	$28,807,770
Gas Station	Number of businesses is below the threshold for reporting.					
General Merchandise	$72,697,701	$2,479	$611	405%	$1,867	$54,765,438
Health & Personal	$1,572,203	$54	$443	12%	($390)	($11,432,508)
Miscellaneous Retail Trade	$1,993,175	$68	$2,482	3%	($2,414)	($70,812,771)
Motor Vehicle	$1,873,237	$64	$371	17%	($307)	($9,015,898)
Non-store Retailers	$25,491,971	$869	$1,086	80%	($216)	($6,348,694)
Sporting Good	$620,625	$21	$2,406	1%	($2,385)	($69,954,666)
Wholesale Trade-Durable Goods	$4,332,362	$148	$1,591	9%	($1,443)	($42,334,472)
Wholesale Trade-Electronic Markets	Number of Businesses is below the threshold for reporting.					
Wholesale Trade-Nondurable Goods	$961,750	$33	$285	12%	($252)	($7,383,094)
Accommodation	Number of businesses is below the threshold for reporting.					
Arts, Entertainment, and Recreation	$5,283,518	$180	$323	56%	($143)	($4,204,777)
Food Services & Drinking Places	$18,868,998	$643	$1,792	36%	($1,149)	($33,686,790)
Other Services-Except Public Administration	$5,603,189	$191	$565	34%	($374)	($10,968,080)
Total Retail	**$225,503,972**	**$7,688**	**$17,324**	**44%**	**($9,635)**	**($282,615,072)**
Industry						
Agriculture, Forestry, Fishing & Hunting	Number of Businesses is below the threshold for reporting					
Construction	$962,461	$33	$375	9%	($343)	($10,049,141)
Information	$11,413,062	$389	$824	47%	($434)	($12,741,177)
Manufacturing	$1,773,320	$60	$963	6%	($903)	($26,477,200)
Mining, Quarrying, & Oil & Gas Extraction	Number of Businesses is below the threshold for reporting					
Transportation & Warehousing	Number of Businesses is below the threshold for reporting					
Utilities	Number of Businesses is below the threshold for reporting					
Industry Total	**$30,956,064**	**$1,055**	**$3,070**	**34%**	**($2,015)**	**($59,097,066)**

	Syracuse Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita Sale Leakage	Total Leakage
Services						
Admin. & Sup & Waste Man.& Remed. Ser	$317,867	$11	$99	11%	($88)	($2,580,192)
Educational Services	$92,845	$3	$41	8%	($38)	($1,108,414)
Finance & Insurance	$1,880,569	$64	$119	54%	($55)	($1,610,595)
Health Care & Social Assistance	$154,251	$5	$48	11%	($42)	($1,246,181)
Management of Companies & Enterprises	Number of Businesses is below the threshold for reporting					
Professional, Scientific, & Technical Serv	$2,225,318	$76	$382	20%	($306)	($8,966,770)
Public Administration	Number of Businesses is below the threshold for reporting					
Real Estate, Rental, & Leasing	$3,381,456	$115	$592	19%	($476)	($13,974,469)
Services Total	**$8,180,664**	**$279**	**$1,378**	**20%**	**($1,099)**	**($32,232,723)**
Other						
Other	**$0**	**$0**	**$846**	**0%**	**($846)**	**($24,824,615)**
All Taxable Sales						
Total	**$264,640,700**	**$9,023**	**$22,618**	**40%**	**($13,595)**	**($398,769,476)**

The City is leaking in most major categories relative to State average spending except for Food & Beverage, General Merchandise, and Furniture & Home Furnishing[1]. The per capita spending in Syracuse is approximately $9,023, compared to the State average of $22,618. The total taxable sales leaking to other communities is estimated at $399M. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $1.99M in tax revenues. Factors influencing a community's capture rate include total population, proximity to major freeways or roadways, the population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

Table 3.11: Taxable Sales Capture Rates Comparison

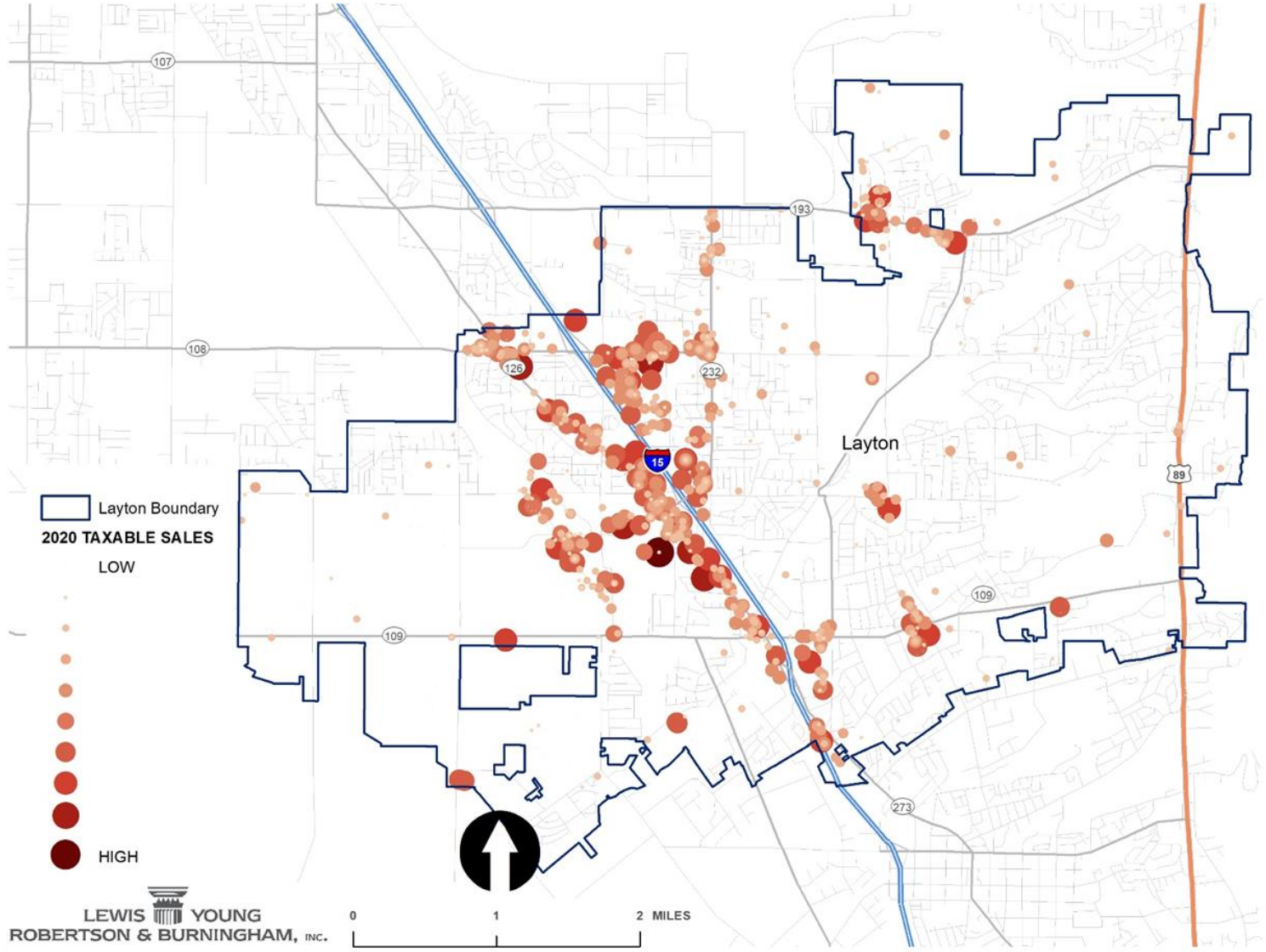
	West Point		Syracuse		Layton		Kaysville		Farmington	
Population	**10,963**		**32,141**		**81,773**		**32,945**		**24,531**	
	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate
Total	($13,766)	34%	($13,595)	40%	($297)	99%	($11,683)	50%	($3,071)	88%

*Income Adjusted

[1] When the sales tax leakage data was collected, RC Willey was still in Syracuse. This category is now likely leaking as well.

LAYTON

FIGURE 3.3: ILLUSTRATION OF 2020 LAYTON TAXABLE SALE BY LOCATION



Retail Taxable Sales

Existing taxable sales within Layton are concentrated along the I-15 Corridor and Antelope Drive. Layton's greatest retail strength is the General Merchandise category, accounting for 16 percent of total taxable sales, followed by sales at Motor Vehicles, Building & Gardening, and Food & Beverage.

Table 3.12: Retail Spending by Percent of Total

	2019	2020
Wholesale Trade-Durable Goods	3.1%	3.6%
Wholesale Trade-Nondurable Goods	1.4%	1.6%
Wholesale Trade-Electronic Markets	0.0%	0.1%
Motor Vehicle	11.9%	12.7%
Furniture & Home Furnishing	1.1%	2.6%
Electronics & Appliance	1.0%	0.9%
Building & Garden Equipment	8.8%	9.7%
Food & Beverage	7.5%	7.4%
Health & Personal	1.1%	1.1%
Gas Station	1.2%	1.0%
Clothing & Accessories	4.0%	3.3%
Sporting Good	1.8%	1.8%
General Merchandise	**16.5%**	**15.7%**
Miscellaneous Retail Trade	3.9%	3.3%
Non-Store Retailers	4.4%	7.0%

Services Taxable Sales

Services represent 16 percent of Layton's total taxable sales. Food Services and Drinking Places represent the largest spending category in this group. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space.

Table 3.13: Services Spending by Percent of Total

Category	2019	2020
Finance & Insurance	0.3%	0.3%
Real Estate, Rental, & Leasing	2.4%	2.4%
Professional, Scientific, & Technical Services	0.7%	1.0%
Management of Companies & Enterprises	0.1%	0.1%
Admin & Support & Waste Management & Remediation	0.4%	0.3%
Educational	0.1%	0.1%
Health Care & Social Assistance	0.2%	0.2%
Arts, Entertainment & Recreation	0.6%	0.4%
Accommodation	1.5%	0.8%
Food Services & Drinking Places	**10.0%**	**8.8%**
Other Services-Except Public Administration	2.1%	1.8%
Public Administration	0.1%	0.0%

Industry Taxable Sales

10 percent of Layton's taxable sales are industry related. The majority of which are in the Utilities, Manufacturing, and Information categories. Most of the Information sales are in telecommunications.

Table 3.14: Industry Taxable Sale as Percent of Total

Category	2019	2020
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.1%
Utilities	3.3%	3.0%
Construction	0.4%	0.5%
Manufacturing	2.5%	2.5%
Transportation & Warehousing	0.0%	0.0%
Information	**4.7%**	**3.5%**

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Layton City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that Layton City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for specific purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 3.15: RETAIL SALES LEAKAGE

	LAYTON DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE
Retail						
Building Material & Garden Equip	$145,335,430	$1,863	$1,574	118%	$289	$22,536,895
Clothing & Accessories	$66,822,205	$857	$354	242%	$503	$39,213,549
Electrical & Appliance	$16,659,113	$214	$1,226	17%	($1,012)	($78,965,115)
Food & Beverage	$125,360,327	$1,607	$191	840%	$1,416	$110,435,632
Furniture & Home Furnishing	$17,590,625	$225	$401	56%	($175)	($13,654,458)
Gas Station	$19,469,694	$250	$630	40%	($381)	($29,696,833)
General Merchandise	$273,370,363	$3,504	$577	608%	$2,928	$228,381,752
Health & Personal	$18,817,153	$241	$418	58%	($177)	($13,809,173)
Miscellaneous Retail Trade	$64,295,352	$824	$2,342	35%	($1,517)	($118,360,812)
Motor Vehicle	$197,967,307	$2,538	$350	725%	$2,188	$170,648,555
Non-store Retailers	$73,007,751	$936	$1,024	91%	($88)	($6,874,374)
Sporting Good	$30,358,263	$389	$2,270	17%	($1,881)	($146,701,615)
Wholesale Trade-Durable Goods	$51,323,873	$658	$1,501	44%	($843)	($65,754,269)
Wholesale Trade-Electronic Markets	$347,205	$4	$14	33%	($9)	($709,311)
Wholesale Trade-Nondurable Goods	$23,171,171	$297	$268	111%	$29	$2,235,557
Accommodation	$25,541,818	$327	$674	49%	($347)	($27,030,768)
Arts, Entertainment, and Recreation	$11,108,232	$142	$305	47%	($163)	($12,696,081)
Food Services & Drinking Places	$168,024,377	$2,154	$1,690	127%	$464	$36,171,978
Other Services-Except Public Administration	$35,488,642	$455	$533	85%	($78)	($6,085,496)
Total Retail	**$1,364,058,901**	**$17,486**	**$16,342**	**107%**	**$1,145**	**$89,285,613**
Industry						
Agriculture, Forestry, Fishing & Hunting	$96,100	$1	$7	18%	($6)	($446,621)
Construction	$7,126,300	$91	$354	26%	($263)	($20,499,698)
Information	$77,875,384	$998	$777	129%	$221	$17,277,028
Manufacturing	$41,651,073	$534	$909	59%	($375)	($29,224,067)
Mining, Quarrying, & Oil & Gas Extraction	Number of Businesses is below the threshold for reporting					
Transportation & Warehousing	$429,597	$6	$46	12%	($41)	($3,195,248)
Utilities	Number of Businesses is below the threshold for reporting					

	Layton Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita Sale Leakage	Total Leakage
Industry Total	$181,874,598	$2,331	$2,896	81%	($565)	($44,051,446)
Services						
Admin. & Sup & Waste Man.& Remed. Ser	$6,055,013	$78	$93	83%	($16)	($1,215,661)
Educational Services	$1,410,510	$18	$39	47%	($21)	($1,603,217)
Finance & Insurance	$5,353,803	$69	$112	61%	($44)	($3,404,857)
Health Care & Social Assistance	$3,628,087	$47	$45	103%	$1	$114,672
Management of Companies & Enterprises	$2,115,612	$27	$8	329%	$19	$1,472,978
Professional, Scientific, & Technical Serv	$11,349,852	$145	$360	40%	($214)	($16,728,952)
Public Administration					Number of Businesses is below the threshold for reporting	
Real Estate, Rental, & Leasing	$39,008,444	$500	$558	90%	($58)	($4,534,245)
Services Total	**$69,726,693**	**$894**	**$1,300**	**69%**	**($406)**	**($31,662,749)**
Other						
Other	**$25,565,319**	**$328**	**$798**	**41%**	**($471)**	**($36,714,881)**
All Taxable Sales						
Total	**$1,641,225,511**	**$21,039**	**$21,336**	**99%**	**($297)**	**($23,143,462)**

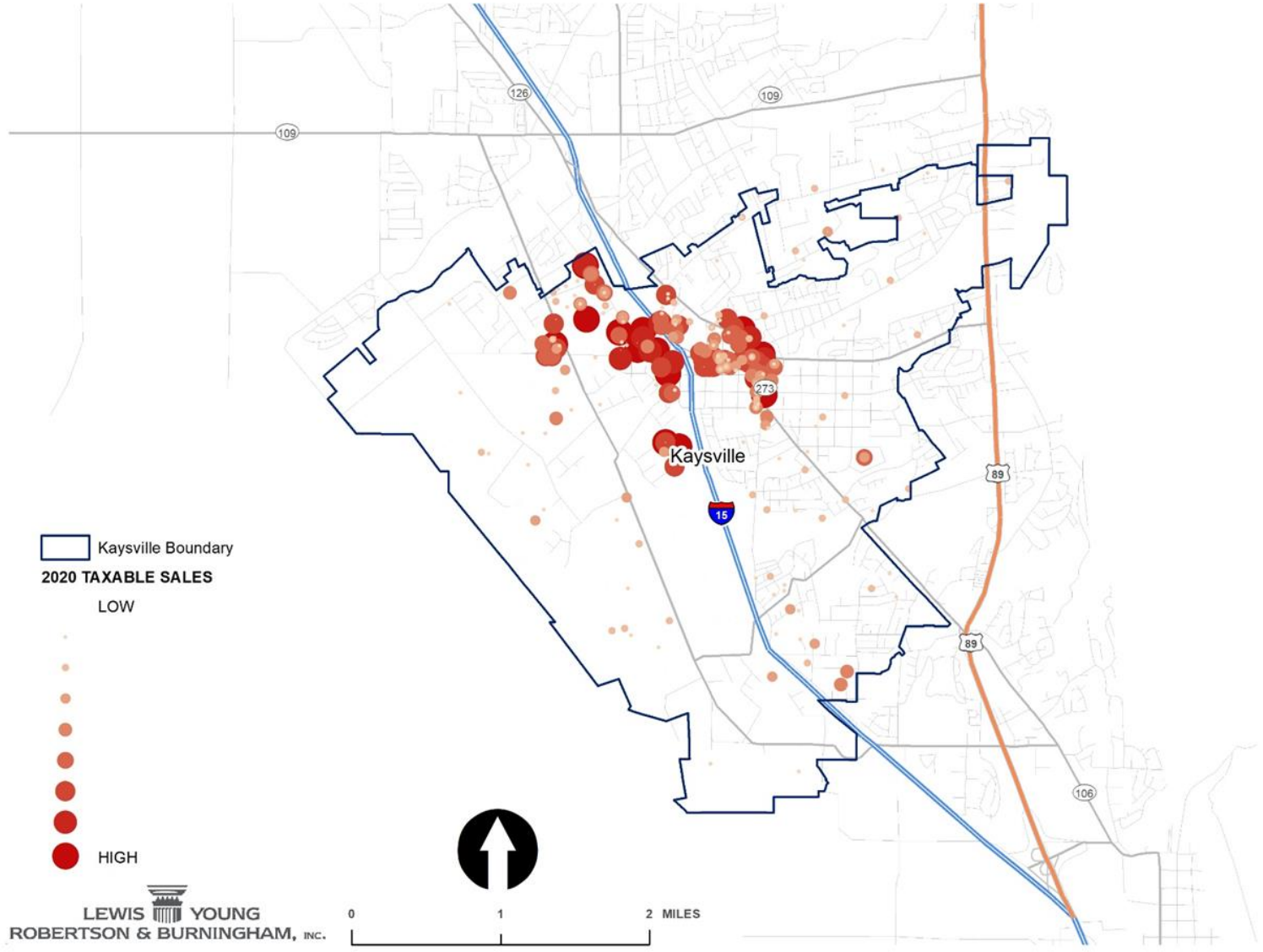
Overall, the City is capturing 107% of retail sales. However, this is mainly captured in three categories: Food & Beverage, Motor Vehicle, and General Merchandise. The per capita spending in Layton is approximately $21,039, compared to the State average of $21,336. The total taxable sales leaking to other communities is estimated at $23M. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $115,717 in tax revenues. Factors influencing a community's capture rate include total population, proximity to major freeways or roadways, the population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

Table 3.16: Taxable Sales Capture Rates Comparison

	West Point		Syracuse		Layton		Kaysville		Farmington	
Population	**10,963**		**32,141**		**81,773**		**32,945**		**24,531**	
	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate
Total	($13,766)	34%	($13,595)	40%	($297)	99%	($11,683)	50%	($3,071)	88%
*Income Adjusted										

KAYSVILLE

FIGURE 3.4: ILLUSTRATION OF 2020 KAYSVILLE TAXABLE SALE BY LOCATION



Retail Taxable Sales

Existing taxable sales within Kaysville are concentrated along the I-15 Corridor and 200 North. Kaysville's greatest retail strength is the Motor Vehicle & Parts category, accounting for 14 percent of total taxable sales, followed by sales at Gasoline Stations and Non-Store Retailers.

Table 3.17: Retail Spending by Percent of Total

	2019	2020
Wholesale Trade-Durable Goods	6.8%	7.7%
Wholesale Trade-Nondurable Goods	2.5%	2.1%
Wholesale Trade-Electronic Markets	0.0%	0.1%
Motor Vehicle	**13.9%**	**14.0%**
Furniture & Home Furnishing	0.3%	0.4%
Electronics & Appliance	1.2%	1.2%
Building & Garden Equipment	1.7%	2.1%
Food & Beverage	5.1%	4.1%
Health & Personal	5.7%	5.1%
Gas Station	14.0%	12.9%
Clothing & Accessories	1.6%	1.6%
Sporting Good	2.1%	2.6%
General Merchandise	2.2%	2.1%
Miscellaneous Retail Trade	2.1%	2.0%
Non-Store Retailers	8.7%	12.7%

Services Taxable Sales

Services represent 13 percent of Kaysville's total taxable sales. Food Services and Drinking Places represent the largest spending category in this group. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space.

Table 3.18: Services Spending by Percent of Total

Category	2019	2020
Finance & Insurance	0.5%	0.4%
Real Estate, Rental, & Leasing	1.6%	1.4%
Professional, Scientific, & Technical Services	2.0%	1.7%
Management of Companies & Enterprises	0.1%	0.1%
Admin & Support & Waste Management & Remediation	0.2%	0.2%
Educational	0.4%	0.2%
Health Care & Social Assistance	0.2%	0.2%
Arts, Entertainment & Recreation	1.9%	0.8%
Accommodation	0.1%	0.0%
Food Services & Drinking Places	**6.9%**	**5.7%**
Other Services-Except Public Administration	3.0%	2.4%
Public Administration	0.0%	0.0%

Industry Taxable Sales

12 percent of Kaysville's taxable sales are industry related. The majority of which are in the Utilities, Manufacturing, and Information categories. Most of the Information sales are in telecommunications.

Table 3.19: Industry Taxable Sale as Percent of Total

Category	2019	2020
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.1%
Utilities	**5.2%**	**4.2%**
Construction	2.0%	1.4%
Manufacturing	3.5%	2.8%
Transportation & Warehousing	0.0%	0.0%
Information	3.9%	3.2%

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Kaysville City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that Kaysville City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for specific purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 3.20: RETAIL SALES LEAKAGE

	KAYSVILLE DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE
Retail						
Building Material & Garden Equip	$6,353,406	$202	$1,342	15%	($1,141)	($35,922,109)
Clothing & Accessories	$5,946,129	$189	$690	27%	($501)	($15,790,415)
Electrical & Appliance	$4,486,826	$142	$439	32%	($296)	($9,326,639)
Food & Beverage	$18,764,556	$596	$1,724	35%	($1,128)	($35,524,733)
Furniture & Home Furnishing	$1,026,809	$33	$383	9%	($351)	($11,050,824)
Gas Station	Number of Businesses is below the threshold for reporting					
General Merchandise	$8,198,109	$260	$2,485	10%	($2,225)	($70,080,144)
Health & Personal	$20,942,856	$665	$210	317%	$455	$14,344,642
Miscellaneous Retail Trade	$7,957,216	$253	$632	40%	($379)	($11,932,270)
Motor Vehicle	$51,294,867	$1,629	$2,564	64%	($935)	($29,457,507)
Non-store Retailers	$32,273,608	$1,025	$1,121	91%	($97)	($3,042,316)
Sporting Good	$7,929,090	$252	$388	65%	($136)	($4,276,710)
Wholesale Trade-Durable Goods	$24,955,484	$792	$1,643	48%	($851)	($26,804,816)
Wholesale Trade-Electronic Markets	$83,606	$3	$15	18%	($12)	($383,480)
Wholesale Trade-Nondurable Goods	$9,136,644	$290	$294	99%	($4)	($119,001)
Accommodation	Number of Businesses is below the threshold for reporting					
Arts, Entertainment, and Recreation	$6,961,168	$221	$334	66%	($113)	($3,562,730)
Food Services & Drinking Places	$25,801,512	$819	$1,851	44%	($1,032)	($32,490,494)
Other Services-Except Public Administration	$11,159,928	$354	$584	61%	($229)	($7,220,018)
Total Retail	**$294,676,737**	**$9,357**	**$17,895**	**52%**	**($8,538)**	**($268,901,121)**
Industry						
Agriculture, Forestry, Fishing & Hunting	Number of Businesses is below the threshold for reporting					
Construction	$7,663,245	$243	$388	63%	($144)	($4,550,221)
Information	$14,610,176	$464	$851	55%	($387)	($12,180,385)
Manufacturing	$12,978,106	$412	$995	41%	($583)	($18,355,826)
Mining, Quarrying, & Oil & Gas Extraction	Number of Businesses is below the threshold for reporting					
Transportation & Warehousing	Number of Businesses is below the threshold for reporting					
Utilities	Number of Businesses is below the threshold for reporting					
Industry Total	**$54,237,717**	**$1,722**	**$3,171**	**54%**	**($1,449)**	**($45,644,291)**
Services						

	Kaysville Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita Sale Leakage	Total Leakage
Admin. & Sup & Waste Man.& Remed. Ser	$746,506	$24	$102	23%	($78)	($2,467,862)
Educational Services	$1,364,450	$43	$42	102%	$1	$32,080
Finance & Insurance	$1,756,323	$56	$123	45%	($67)	($2,115,885)
Health Care & Social Assistance	$918,337	$29	$49	59%	($20)	($634,945)
Management of Companies & Enterprises	Number of Businesses is below the threshold for reporting					
Professional, Scientific, & Technical Serv	$7,891,903	$251	$394	64%	($144)	($4,521,749)
Public Administration	Number of Businesses is below the threshold for reporting					
Real Estate, Rental, & Leasing	$5,861,995	$186	$611	30%	($425)	($13,388,248)
Services Total	**$18,958,635**	**$602**	**$1,423**	**42%**	**($821)**	**($25,865,684)**
Other						
Other	**$0**	**$0**	**$874**	**0%**	**($874)**	**($27,534,105)**
All Taxable Sales						
Total	**$367,873,089**	**$11,681**	**$23,364**	**50%**	**($11,683)**	**($367,945,200)**

The City is leaking in most major categories relative to State average spending except for Motor Vehicle, Gasoline Stations (not shown), and Educational Services. The per capita spending in Kaysville is approximately $11,681, compared to the State average of $23,364. The total taxable sales leaking to other communities is estimated at $367M. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $1.84M in tax revenues. Factors influencing a community's capture rate include total population, proximity to major freeways or roadways, the population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

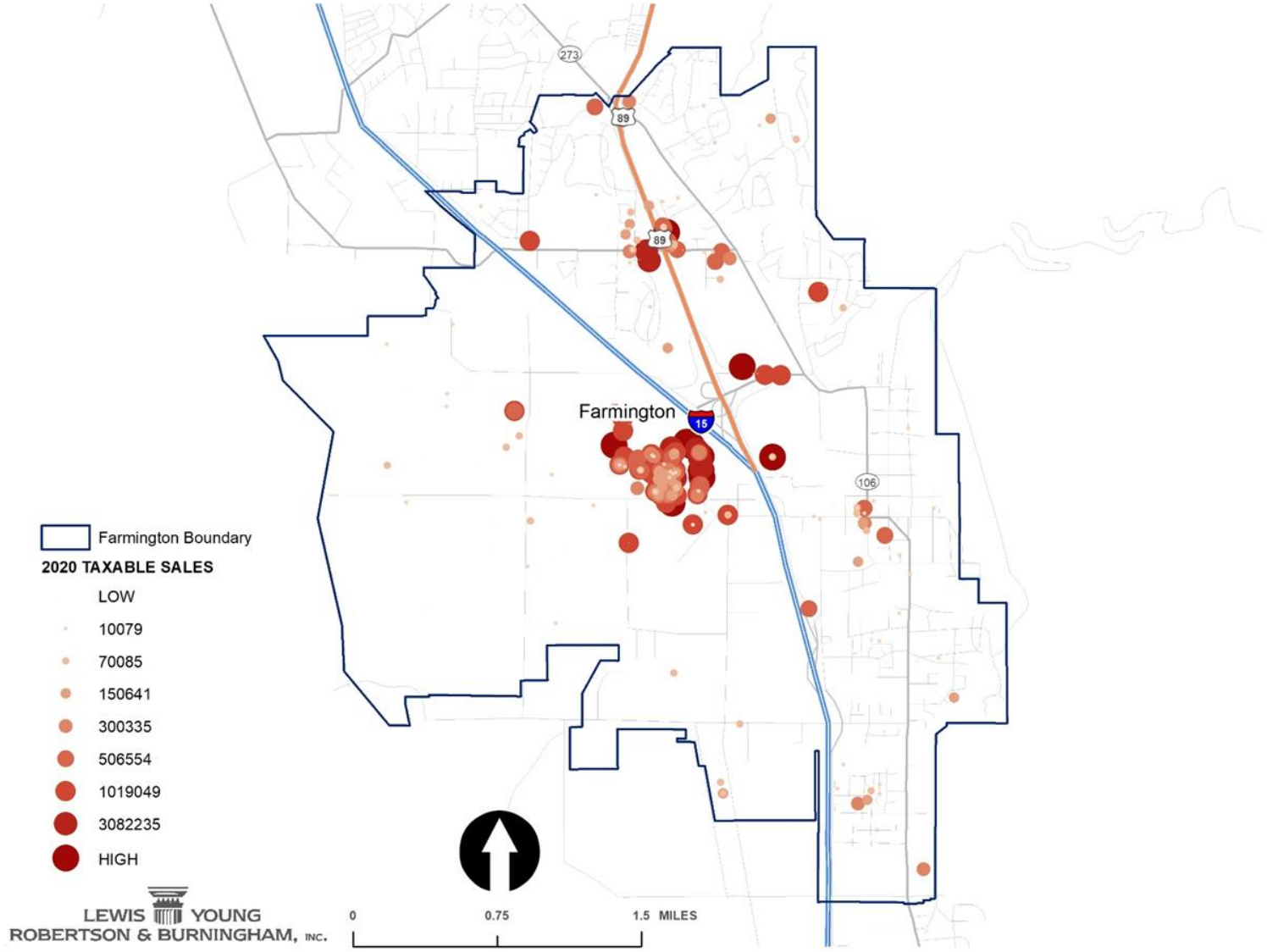
Table 3.21: Taxable Sales Capture Rates Comparison

	West Point		Syracuse		Layton		Kaysville		Farmington	
Population	**10,963**		**32,141**		**81,773**		**32,945**		**24,531**	
	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate
Total	($13,766)	34%	($13,595)	40%	($297)	99%	($11,683)	50%	($3,071)	88%

*Income Adjusted

FARMINGTON

FIGURE 3.5: ILLUSTRATION OF 2020 FARMINGTON TAXABLE SALE BY LOCATION



Retail Taxable Sales

Existing taxable sales within Farmington are concentrated along the I-15 Corridor and Hwy 89. Farmington's greatest retail strength are the Food & Beverage and Clothing & Accessories categories, each accounting for 13 percent of total taxable sales, followed by sales at Non-Store Retailers.

Table 3.22: Retail Spending by Percent of Total

	2019	2020
Wholesale Trade-Durable Goods	7.8%	5.1%
Wholesale Trade-Nondurable Goods	0.3%	0.2%
Wholesale Trade-Electronic Markets	0.0%	0.1%
Motor Vehicle	6.5%	6.5%
Furniture & Home Furnishing	0.5%	0.6%
Electronics & Appliance	4.6%	4.2%
Building & Garden Equipment	0.2%	0.4%
Food & Beverage	**11.0%**	**13.3%**
Health & Personal	1.0%	1.3%
Gas Station	0.9%	1.0%
Clothing & Accessories	**15.6%**	**13.3%**
Sporting Good	4.4%	6.4%
General Merchandise	1.0%	1.2%
Miscellaneous Retail Trade	1.3%	1.6%
Non-Store Retailers	5.2%	10.5%

Services Taxable Sales

In 2020, Services represented 23 percent of Farmington's total taxable sales. Arts, Entertainment, and Recreation represent the largest spending category in this group.

Table 3.23: Services Spending by Percent of Total

Category	2019	2020
Finance & Insurance	0.3%	0.3%
Real Estate, Rental, & Leasing	0.7%	0.7%
Professional, Scientific, & Technical Services	1.5%	2.1%
Management of Companies & Enterprises	0.4%	0.4%
Admin & Support & Waste Management & Remediation	0.2%	0.2%
Educational	0.1%	0.1%
Health Care & Social Assistance	0.2%	0.2%
Arts, Entertainment & Recreation	**14.6%**	**8.7%**
Accommodation	1.2%	0.8%
Food Services & Drinking Places	8.1%	8.2%
Other Services-Except Public Administration	2.1%	1.5%
Public Administration	0.1%	0.0%

Industry Taxable Sales

8 percent of Farmington's taxable sales are industry related. The majority of which are in the Utilities and Information categories. Most of the Information sales are in telecommunications.

Table 3.24: Industry Taxable Sale as Percent of Total

Category	2019	2020
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.0%
Utilities	**3.1%**	**3.4%**
Construction	0.6%	0.7%
Manufacturing	0.6%	0.7%
Transportation & Warehousing	0.0%	0.0%
Information	3.2%	2.8%

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Farmington City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that Farmington City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for specific purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 3.25: RETAIL SALES LEAKAGE

	FARMINGTON DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE
Retail						
Building Material & Garden Equip	$1,230,057	$52	$1,929	3%	($1,878)	($44,773,909)
Clothing & Accessories	$86,505,488	$3,628	$434	836%	$3,194	$76,162,468
Electrical & Appliance	$25,301,976	$1,061	$1,502	71%	($441)	($10,521,691)
Food & Beverage	$61,376,364	$2,574	$234	1098%	$2,339	$55,785,132
Furniture & Home Furnishing	$2,596,656	$109	$491	22%	($382)	($9,108,677)
Gas Station	Number of Businesses is below the threshold for reporting					
General Merchandise	$5,257,288	$220	$707	31%	($486)	($11,596,778)
Health & Personal	$5,404,501	$227	$513	44%	($286)	($6,818,287)
Miscellaneous Retail Trade	$7,950,957	$333	$2,869	12%	($2,536)	($60,477,449)
Motor Vehicle	$35,832,985	$1,503	$429	350%	$1,073	$25,598,572
Non-store Retailers	$29,167,572	$1,223	$1,255	97%	($32)	($758,637)
Sporting Good	$24,141,891	$1,012	$2,782	36%	($1,769)	($42,189,981)
Wholesale Trade-Durable Goods	$42,912,505	$1,799	$1,839	98%	($40)	($948,433)
Wholesale Trade-Electronic Markets	$44,809	$2	$17	11%	($15)	($350,993)
Wholesale Trade-Nondurable Goods	$1,482,649	$62	$329	19%	($267)	($6,360,452)
Accommodation	$6,677,447	$280	$826	34%	($546)	($13,017,800)
Arts, Entertainment, and Recreation	$80,715,982	$3,385	$374	905%	$3,011	$71,798,182
Food Services & Drinking Places	$45,507,435	$1,908	$2,071	92%	($163)	($3,888,377)
Other Services-Except Public Administration	$11,852,321	$497	$653	76%	($156)	($3,722,582)
Total Retail	**$478,735,885**	**$20,075**	**$20,026**	**100%**	**$49**	**$1,168,075**
Industry						
Agriculture, Forestry, Fishing & Hunting	Number of Businesses is below the threshold for reporting					
Construction	$3,073,926	$129	$434	30%	($305)	($7,275,591)
Information	$17,671,280	$741	$952	78%	($211)	($5,030,658)
Manufacturing	$3,569,073	$150	$1,113	13%	($964)	($22,982,853)
Mining, Quarrying, & Oil & Gas Extraction	Number of Businesses is below the threshold for reporting					
Transportation & Warehousing	Number of Businesses is below the threshold for reporting					
Utilities	Number of Businesses is below the threshold for reporting					
Industry Total	**$41,315,509**	**$1,733**	**$3,549**	**49%**	**($1,817)**	**($43,323,075)**

	Farmington Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita Sale Leakage	Total Leakage
Services						
Admin. & Sup & Waste Man.& Remed. Ser	$1,309,923	$55	$114	48%	($59)	($1,413,887)
Educational Services	$777,033	$33	$47	69%	($15)	($351,998)
Finance & Insurance	$1,823,595	$76	$138	56%	($61)	($1,457,658)
Health Care & Social Assistance	$1,133,237	$48	$55	86%	($8)	($182,992)
Management of Companies & Enterprises					Number of Businesses is below the threshold for reporting	
Professional, Scientific, & Technical Serv	$8,424,747	$353	$441	80%	($88)	($2,094,404)
Public Administration					Number of Businesses is below the threshold for reporting	
Real Estate, Rental, & Leasing	$4,124,349	$173	$684	25%	($511)	($12,188,031)
Services Total	$19,642,773	$824	$1,593	52%	($769)	($18,340,713)
Other						
Other	**$10,586,978**	**$444**	**$978**	**45%**	**($534)**	**($12,745,029)**
All Taxable Sales						
Total	**$550,281,145**	**$23,075**	**$26,147**	**88%**	**($3,071)**	**($73,240,742)**

Overall, the City is capturing 100% of retail sales. However, this is mainly captured in three categories: Food & Beverage, Arts, Entertainment and Recreation, and Clothing & Accessories. The per capita spending in Farmington is approximately $23,075, compared to the State average of $26,174. The total taxable sales leaking to other communities is estimated at $73M. Assuming a sales tax levy of 0.5 percent based on point of sale equates to a loss of $366,204 in tax revenues. Factors influencing a community's capture rate include total population, proximity to major freeways or roadways, the population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

Table 3.26: Taxable Sales Capture Rates Comparison

	West Point		Syracuse		Layton		Kaysville		Farmington	
Population	**10,963**		**32,141**		**81,773**		**32,945**		**24,531**	
	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate	Per Capita Leakage*	Capture Rate
Total	($13,766)	34%	($13,595)	40%	($297)	99%	($11,683)	50%	($3,071)	88%

*Income Adjusted

SECTION 4: MARKET ANALYSIS

EXISTING MARKET CONDITIONS

The following section will address existing market conditions within the WDC Entities, including property taxation, vacancy rates, an illustration of competitive market sites, projected growth within the WDC Entities, future travel demand, market supportable development, and potential barriers to future economic growth.

PROPERTY TAX COMPARISON

Utah's municipal tax rate-setting process is designed to achieve budget neutrality. An entity's prior year budgeted revenue serves as the baseline for current year certified tax rate calculations. According to the Utah State Tax Commission:

> The county assessor and State Tax Commission provide valuation information to the county auditor, including changes in value resulting from reappraisal, new growth, factoring and legislative adjustments. The State Tax Commission and the county auditor calculate certified tax rates and the county auditor provides taxing entities with valuation and certified tax rate information. The certified tax rate provides a taxing entity with the same amount of property tax revenue it received in the previous tax year plus any revenue generated by additional growth in its taxable value. When this information is received, taxing entities compute and adopt proposed tax rates.

To adopt a tax rate that exceeds the Certified Tax Rate, an entity must go through what is known as the "Truth-in-Taxation" process. Truth-in-Taxation statutes require that entities proposing a tax increase advertise the increase and hold a public hearing. Standard 10.9 "Truth in Taxation" discusses this procedure in more detail. If adopted, the Certified Tax Rate or the proposed rate is applied to all taxable value within the boundaries of the taxing entity. For a historical overview of Utah's property tax system, see: https://propertytax.utah.gov/media/historic-overview.pdf.

TABLE 4.1: TAX RATE COMPARISONS

	POPULATION	RANK	2021 TAX RATE	RANK	2020	2019	2018	2017	2016	2015	2014	2013	2012
Bountiful	45,762	2	0.000967	12	0.000789	0.000814	0.000880	0.000832	0.000890	0.000957	0.000946	0.001063	0.001094
Centerville	16,884	9	0.001197	10	0.001158	0.001192	0.001275	0.001354	0.000983	0.001088	0.001072	0.001141	0.001165
Clearfield	31,909	5	0.001437	8	0.001437	0.001437	0.001607	0.001745	0.001800	0.001800	0.001800	0.001800	0.001800
Clinton	23,386	7	0.001936	2	0.001608	0.001660	0.001794	0.001925	0.002082	0.002198	0.002253	0.001831	0.001871
Farmington	**24,531**	**6**	**0.001607**	**5**	**0.001491**	**0.001640**	**0.001765**	**0.001942**	**0.002132**	**0.002226**	**0.002127**	**0.002290**	**0.002269**
Fruit Heights	6,101	13	0.001950	1	0.001950	0.001887	0.002027	0.002117	0.002295	0.002369	0.001863	0.002023	0.002054
Kaysville	**32,945**	**3**	**0.001663**	**3**	**0.001589**	**0.001589**	**0.001589**	**0.001589**	**0.001717**	**0.001782**	**0.001826**	**0.000999**	**0.001028**
Layton	**81,773**	**1**	**0.001593**	**6**	**0.001645**	**0.001666**	**0.001521**	**0.001635**	**0.001805**	**0.001928**	**0.001896**	**0.002046**	**0.002084**
North Salt Lake	21,907	8	0.001141	11	0.001233	0.001284	0.001355	0.001450	0.001622	0.001517	0.001541	0.001613	0.001637
South Weber	7,867	12	0.001522	7	0.001403	0.001441	0.000769	0.000815	0.000881	0.000941	0.000954	0.000993	0.000998
Sunset	5,475	15	0.000858	13	0.001543	0.001587	0.001766	0.001950	0.002121	0.002290	0.002258	0.002357	0.002492
Syracuse	**32,141**	**4**	**0.001653**	**4**	**0.001593**	**0.001512**	**0.001512**	**0.001573**	**0.001573**	**0.001639**	**0.001659**	**0.001787**	**0.001832**
West Bountiful	5,917	14	0.001301	9	0.001363	0.001315	0.001449	0.001566	0.001684	0.001806	0.001788	0.001946	0.001951
West Point	**10,963**	**12**	**0.000831**	**14**	**0.000910**	**0.000917**	**0.000945**	**0.000984**	**0.000984**	**0.001036**	**0.001036**	**0.001111**	**0.001111**
Woods Cross	11,410	10	0.000811	15	0.000867	0.000891	0.000935	0.001003	0.001057	0.000927	0.000913	0.001007	0.001058

West Point City

The total West Point tax rate is made up of levies by Davis County, Multicounty and County Assessing, Davis School District, West Point City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, North Davis Fire District, and the Davis County Library. As shown in **Figure 4.1**, the Davis School District has historically accounted for approximately 60 percent of the tax rate. The West Point City municipal tax rate as a percent of the total tax rate has fluctuated historically between 6 percent and 7 percent, as shown in **Figure 4.2**.

FIGURE 4.1: WEST POINT PROPERTY TAX RATES

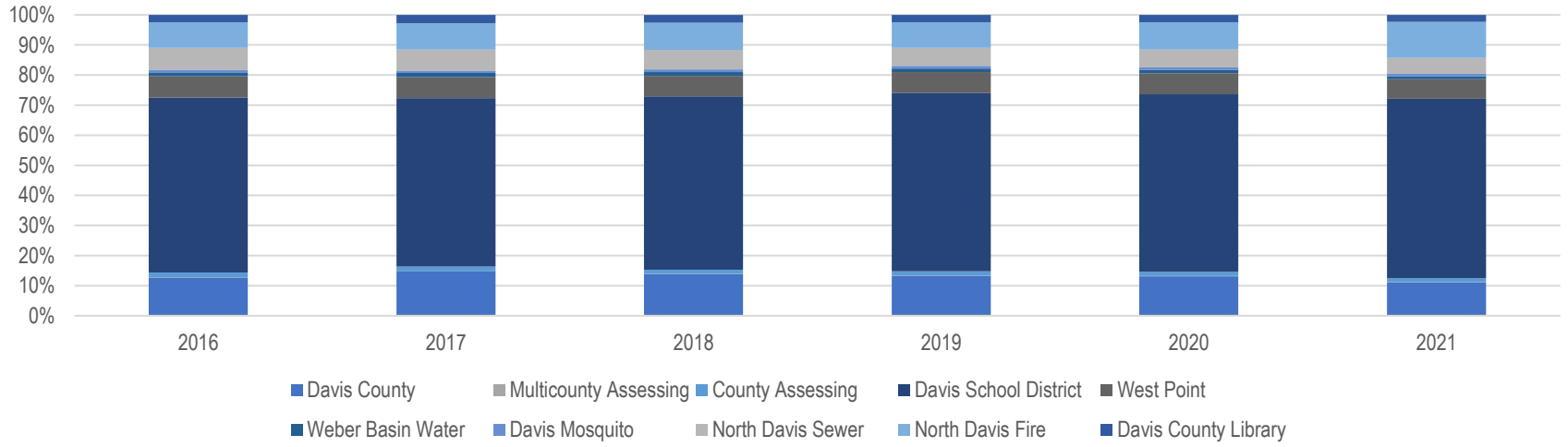
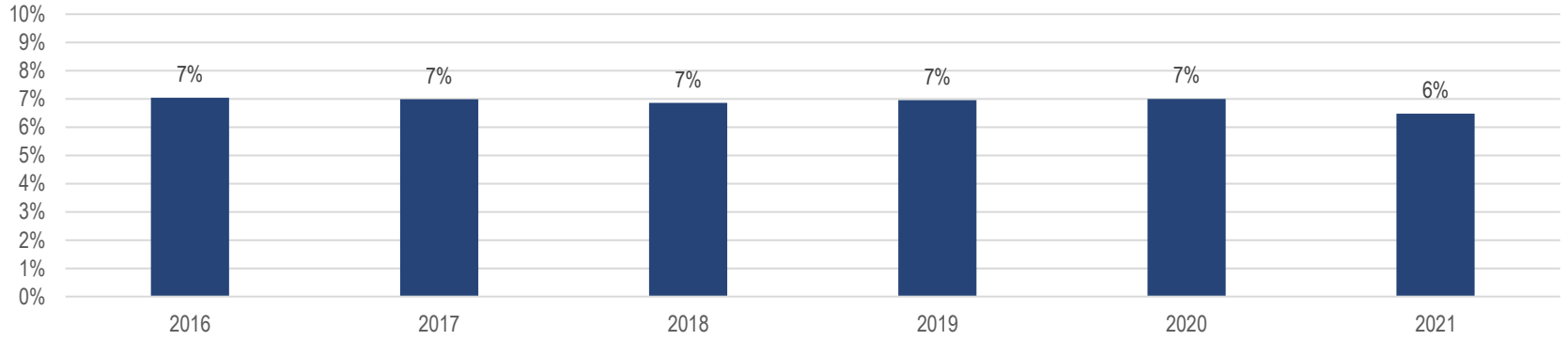


FIGURE 4.2: WEST POINT TAX RATE AS A PERCENT OF TOTAL



Syracuse City

The total Syracuse tax rate is made up of levies by Davis County, Multicounty and County Assessing, Davis School District, Syracuse City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, and the Davis County Library. As shown in **Figure 4.3**, the Davis School District has historically accounted for approximately 61 percent of the tax rate. The Syracuse City municipal tax rate as a percent of the total tax rate has fluctuated historically between 12 percent and 14 percent, as shown in **Figure 4.4**.

FIGURE 4.3: SYRACUSE PROPERTY TAX RATES

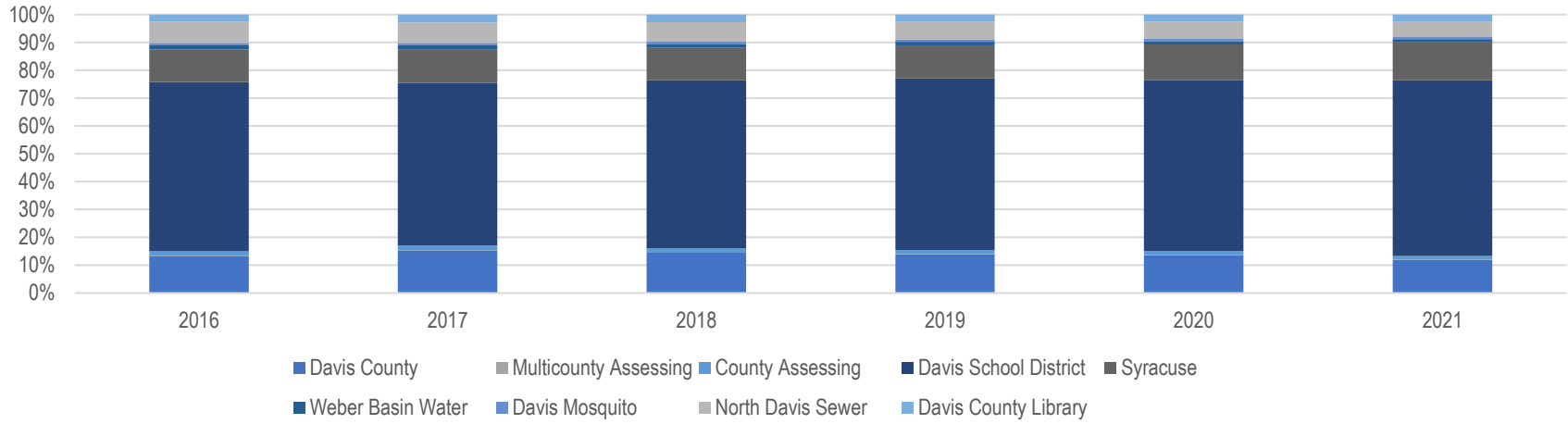
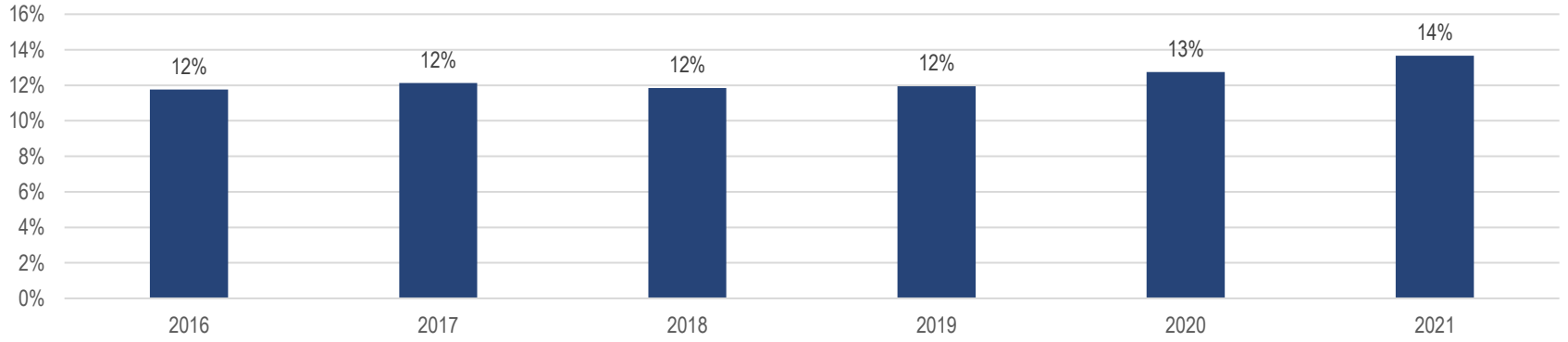


FIGURE 4.4: SYRACUSE TAX RATE AS A PERCENT OF TOTAL



Layton City

The total Layton tax rate is made up of levies by Davis County, Multicounty and County Assessing, Davis School District, Layton City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, and the Davis County Library. As shown in **Figure 4.5**, the Davis School District has historically accounted for approximately 61 percent of the tax rate. The Layton City municipal tax rate as a percent of the total tax rate has fluctuated historically between 12 percent and 13 percent, as shown in **Figure 4.6**.

FIGURE 4.5: LAYTON PROPERTY TAX RATES

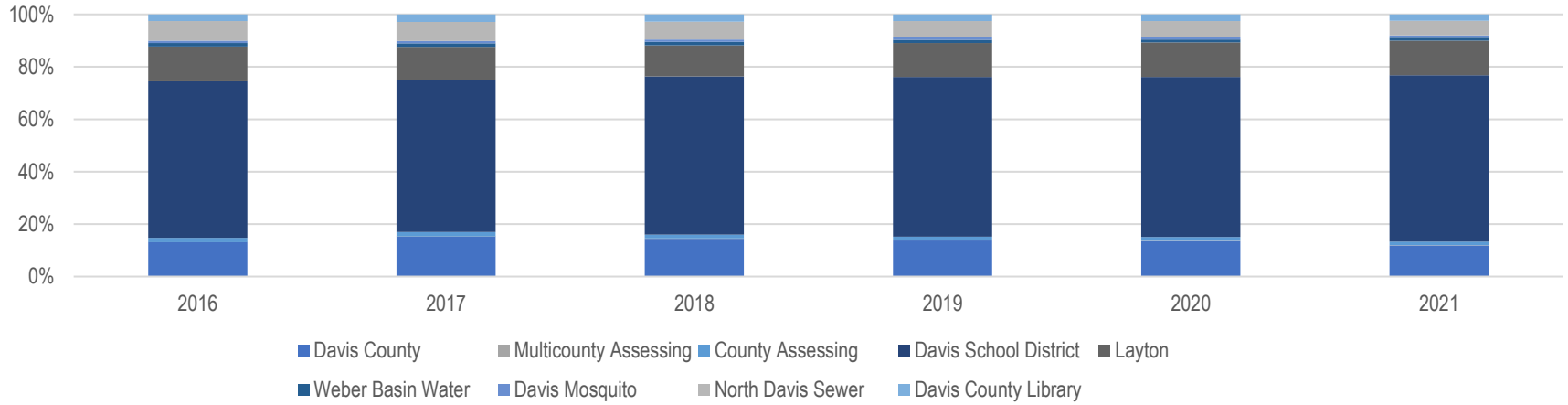
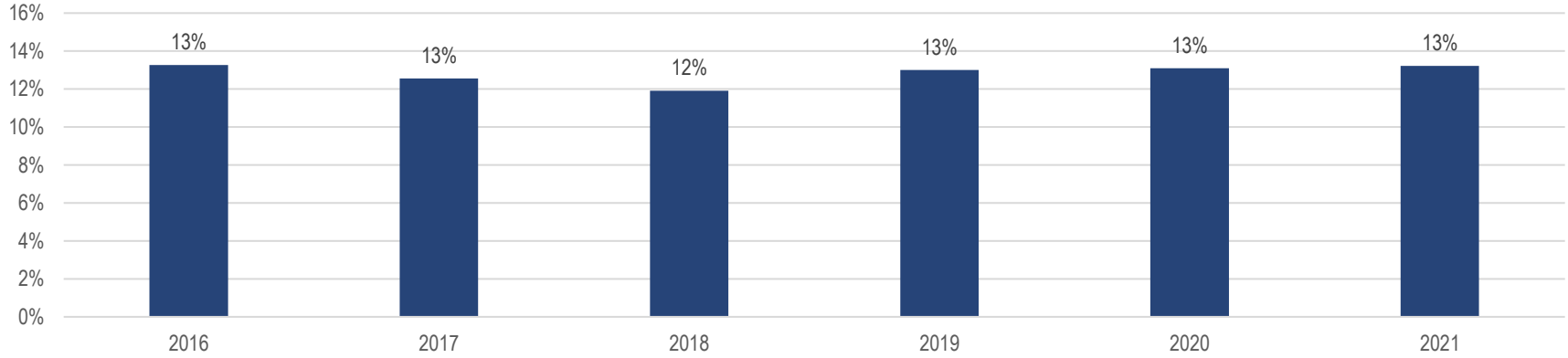


FIGURE 4.6: LAYTON TAX RATE AS A PERCENT OF TOTAL



Kaysville City

The total Kaysville tax rate is made up of levies by Davis County, Multicounty and County Assessing, Davis School District, Kaysville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, Central Davis Sewer District, and the Davis County Library. As shown in **Figure 4.7**, the Davis School District has historically accounted for approximately 64 percent of the tax rate. The Kaysville City municipal tax rate as a percent of the total tax rate has fluctuated historically between 13 percent and 14 percent, as shown in **Figure 4.8**.

FIGURE 4.7: KAYSVILLE PROPERTY TAX RATES

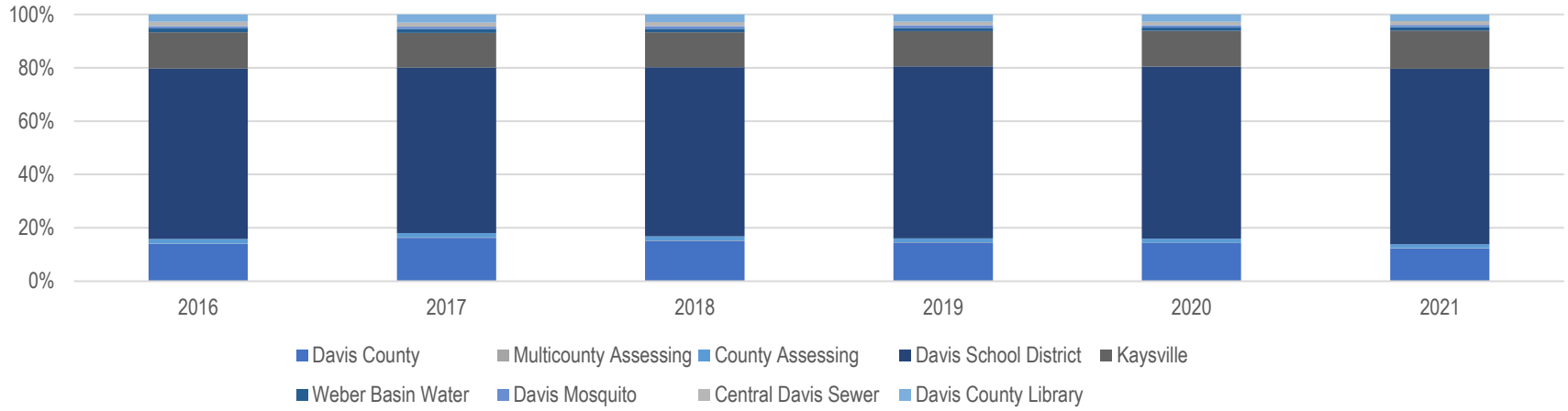
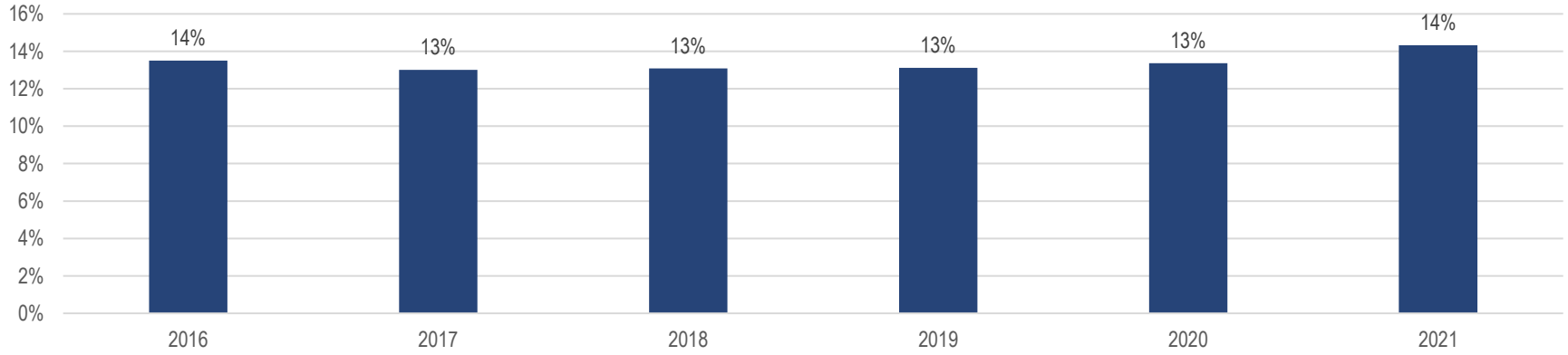


FIGURE 4.8: KAYSVILLE TAX RATE AS A PERCENT OF TOTAL



Farmington City

The total Farmington tax rate is made up of levies by Davis County, Multicounty and County Assessing, Davis School District, Farmington City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, Central Davis Sewer District, and the Davis County Library. As shown in **Figure 4.9**, the Davis School District has historically accounted for approximately 63 percent of the tax rate. The Farmington City municipal tax rate as a percent of the total tax rate has fluctuated historically between 13 percent, and 16 percent as shown in **Figure 4.10**.

FIGURE 4.9: FARMINGTON PROPERTY TAX RATES

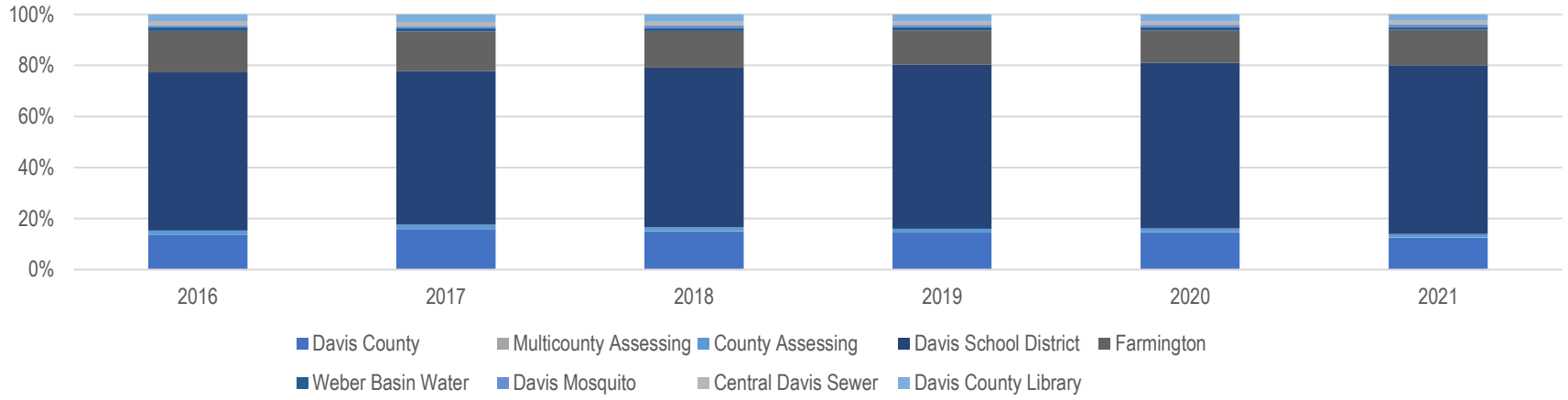
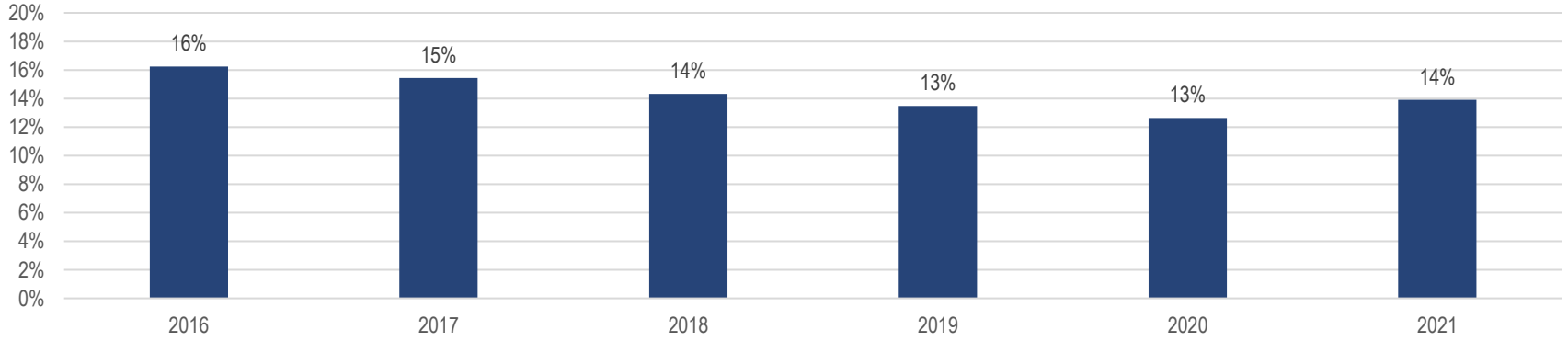


FIGURE 4.10: FARMINGTON TAX RATE AS A PERCENT OF TOTAL



VACANCY AND MARKET SNAPSHOT

The vacancy rates and market snapshot demonstrate the overall health of the Davis County office and industrial markets. Newmark releases a quarterly market report on the Davis and Weber Counties collectively. The following shows that Davis experienced little disruption in terms of vacancy and lease rates due to the COVID-19 pandemic.

Office Market

Unlike other portions of the Wasatch Front, Davis and Weber counties experienced little office vacancy disruption at the beginning of the pandemic. Vacancy rates remained at pre-pandemic levels and have continued to decline into 2022. New office construction has remained quiet since 2020, with only 22,560 square feet under construction. Developers are hesitant to start new construction on new office developments due to national uncertainty regarding the workplace. Davis County will need to promote the development of office supply to bring life to the office market within the region.

TABLE 4.2: OFFICE MARKET SUMMARY

	Q1 - 2022	Q4 - 2021	Q1- 2021	12-MONTH FORECAST
Direct Vacancy Rate	6.3%	6.8%	9.0%	↓
Sublease Vacancy Rate	0.3%	0.9%	1.2%	→
Quarterly Net Absorption	53,279	144,809	(11,428)	→
Average Asking Rent per SF	$20.76	$20.91	$20.10	↑
Under Construction SF	22,560	22,560	27,247	↑
Delivered SF	0	0	0	↑
Leased SF	95,956	95,519	63,739	↑
Average Achieved Rent per SF	$22.19	$24.18	$21.00	↑

Source: Newmark Q1 2022 – Davis and Weber Counties Office Market Report

Industrial Market

The industrial market is continuing to perform well in Davis County. Direct vacancy rates remained below 2 percent for the 11th straight quarter. The industrial market experienced a five-year quarterly high in net absorption, primarily due to the new 670,000 square foot Lifetime Distribution Center in Clearfield. Leasing activity remained low, as available supply remained low and newly completed construction was pre-committed. Lease rates grew 34.8 percent as robust demand, low vacancy, and rising costs continued to impact rents. Davis County needs to continue promoting industrial uses as the regional and national demand grows, largely outpacing the available industrial square footage in the region.

TABLE 4.3: INDUSTRIAL MARKET SUMMARY

	Q1 - 2022	Q4 - 2021	Q1- 2021	12-MONTH FORECAST
Direct Vacancy Rate	6.3%	6.8%	9.0%	↓
Sublease Vacancy Rate	0.3%	0.9%	1.2%	→
Quarterly Net Absorption	53,279	144,809	(11,428)	→
Average Asking Rent per SF	$20.76	$20.91	$20.10	↑
Under Construction SF	22,560	22,560	27,247	↑
Delivered SF	0	0	0	↑

Source: Newmark Q1 2022 – Davis and Weber Counties Industrial Market Report

COMPETITIVE MARKET SITES

Several competitive market sites surround the West Davis Corridor cities, including office, industrial, and regional/neighborhood-scale retail. Most competitive office sites are within the County's I-15 cities. The major industrial competitive site is the Freeport Center in Clearfield, with various industrial areas in each of the WDC cities. The following figures depict a selection of the different competitive market sites in the region.

FIGURE 4.11: COMPETITIVE OFFICE MARKET SITES

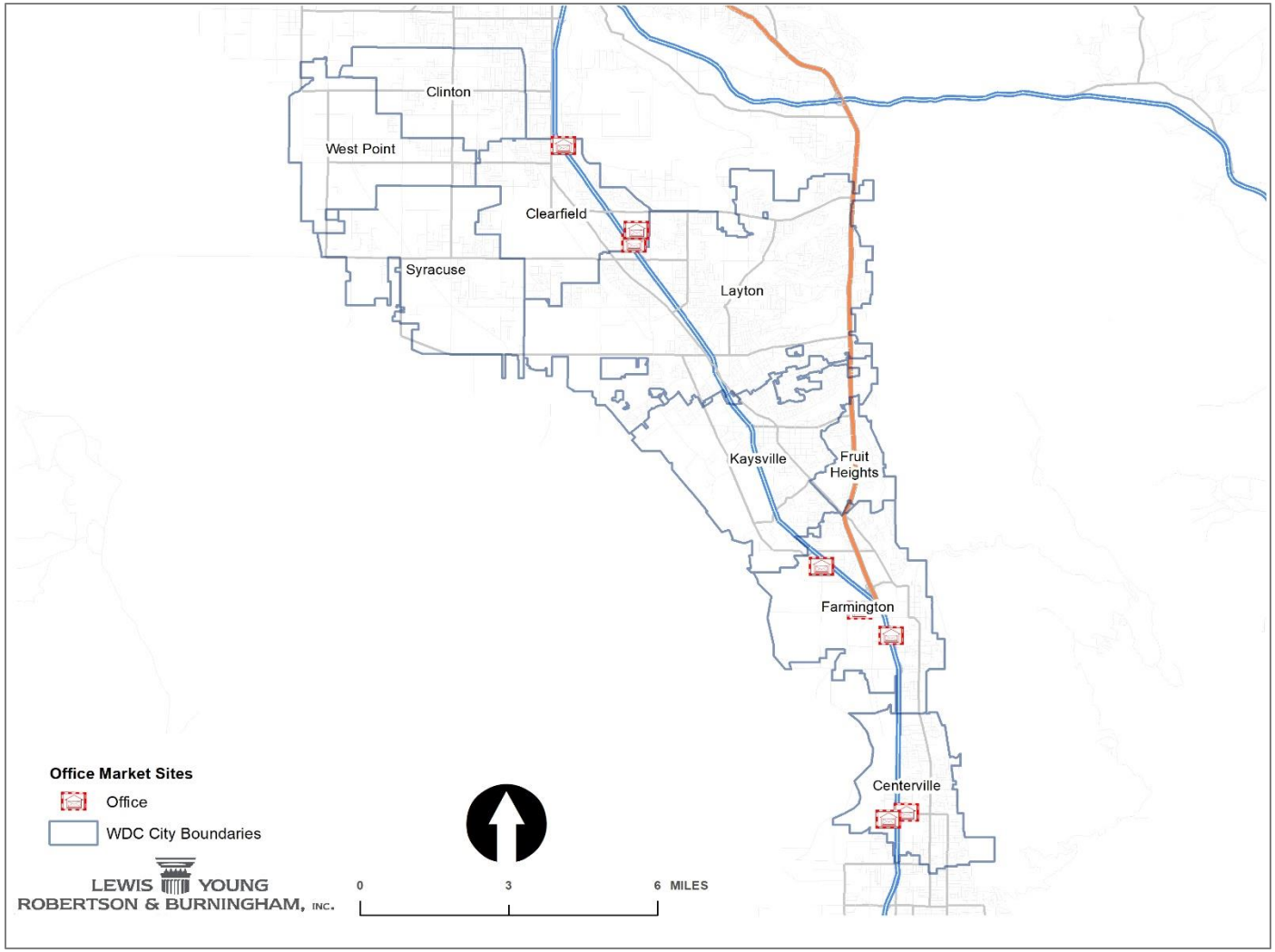


FIGURE 4.12: COMPETITIVE INDUSTRIAL MARKET SITES

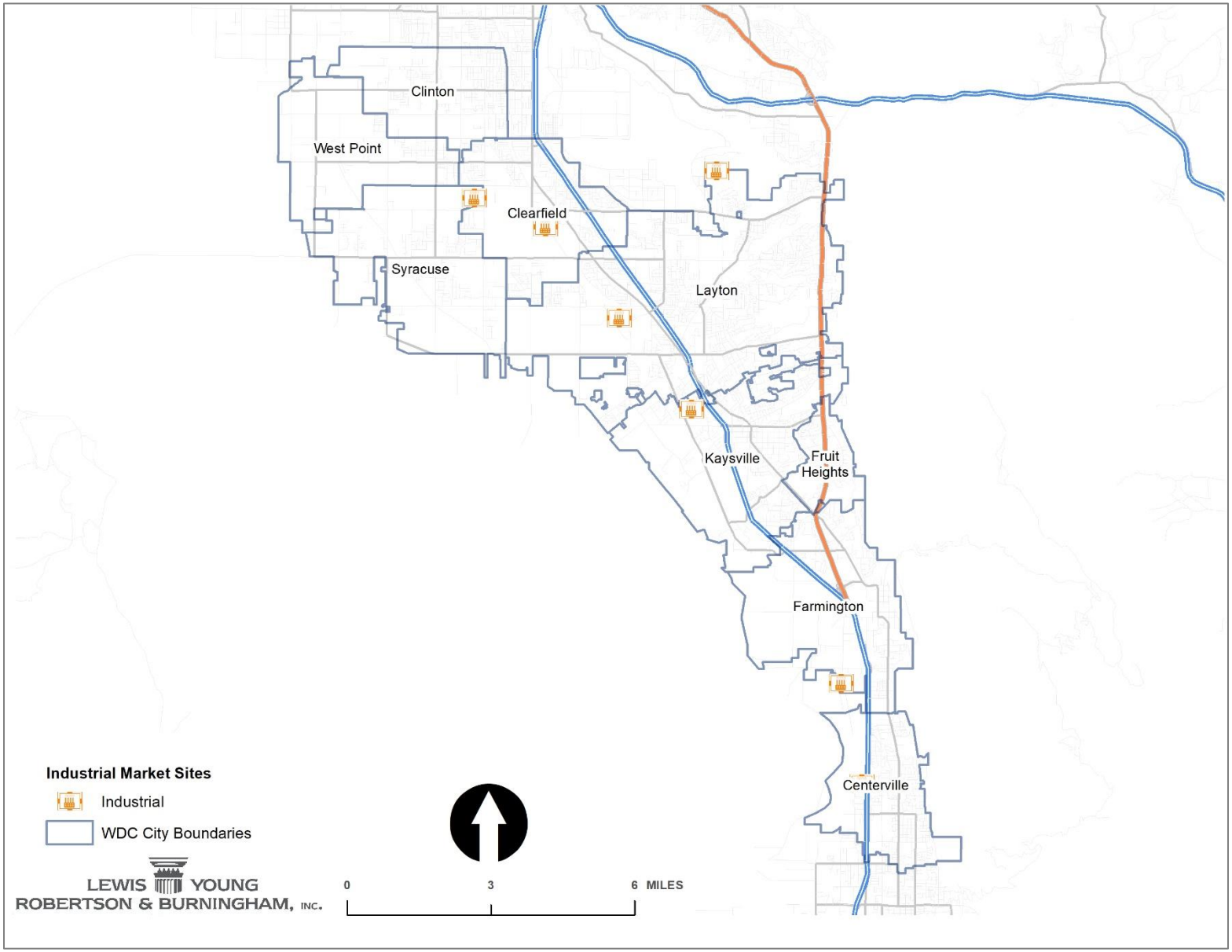
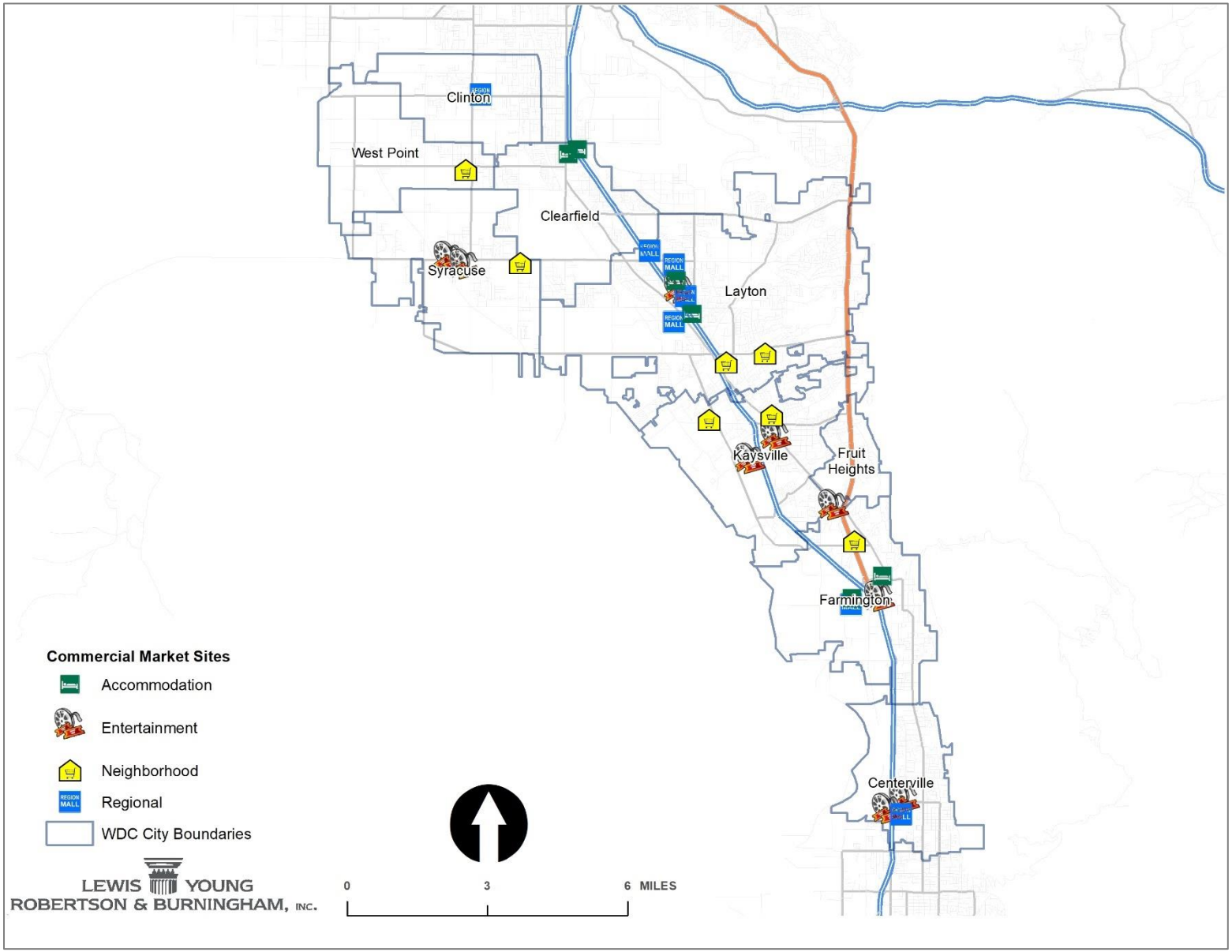


FIGURE 4.13: COMPETITIVE RETAIL/COMMERCIAL MARKET SITES



A two-mile buffer of the competitive market sites illustrates significant growth potential for office and industrial uses within the western portion of Davis County. While some regional/neighborhood retail is more present, opportunities exist for future commercial growth to follow rooftops which are shifting concentration toward the west, as discussed in the General Growth paragraphs below.

FIGURE 4.14: BUFFER OF COMPETITIVE OFFICE MARKET SITES

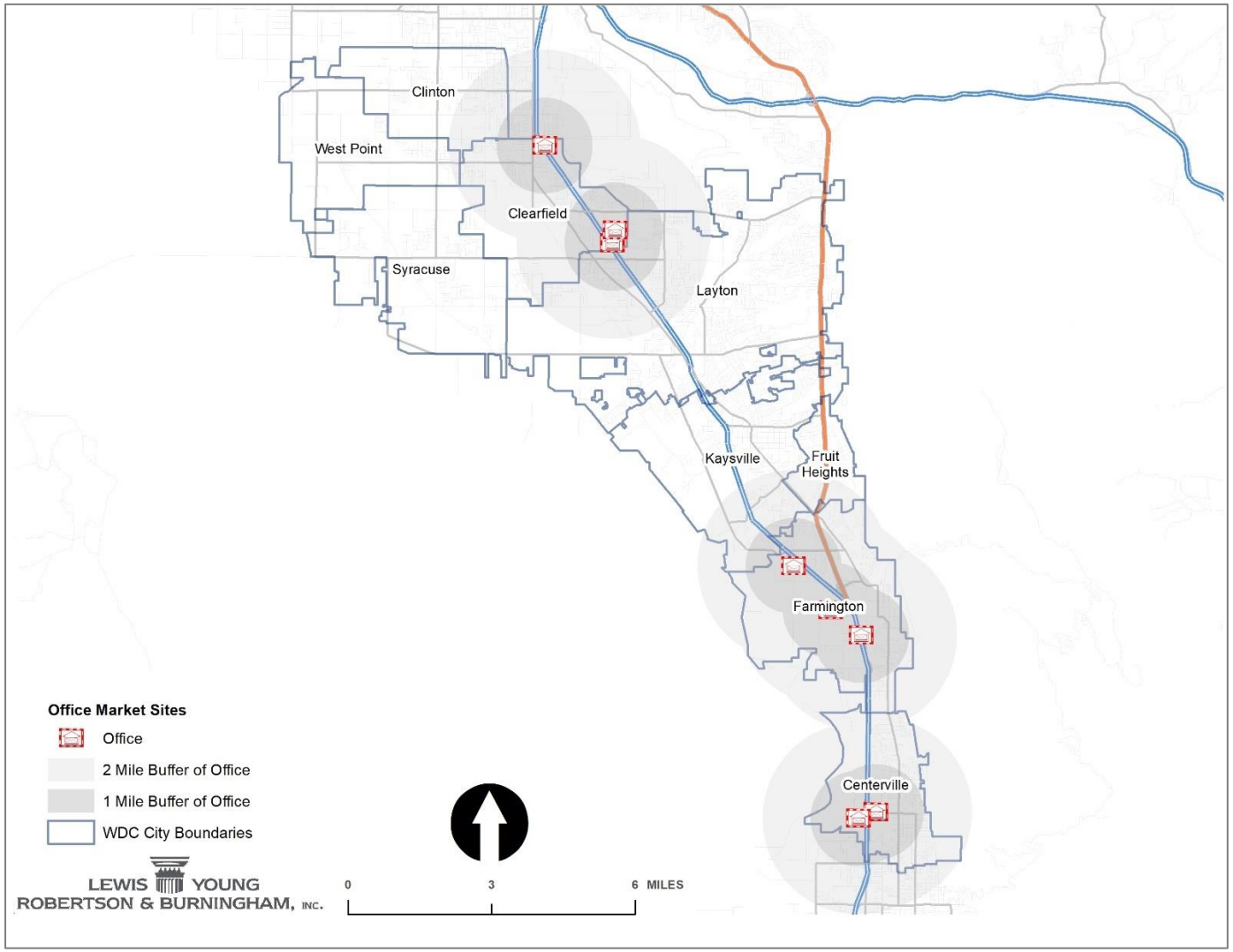


FIGURE 4.15: BUFFER OF COMPETITIVE INDUSTRIAL MARKET SITES

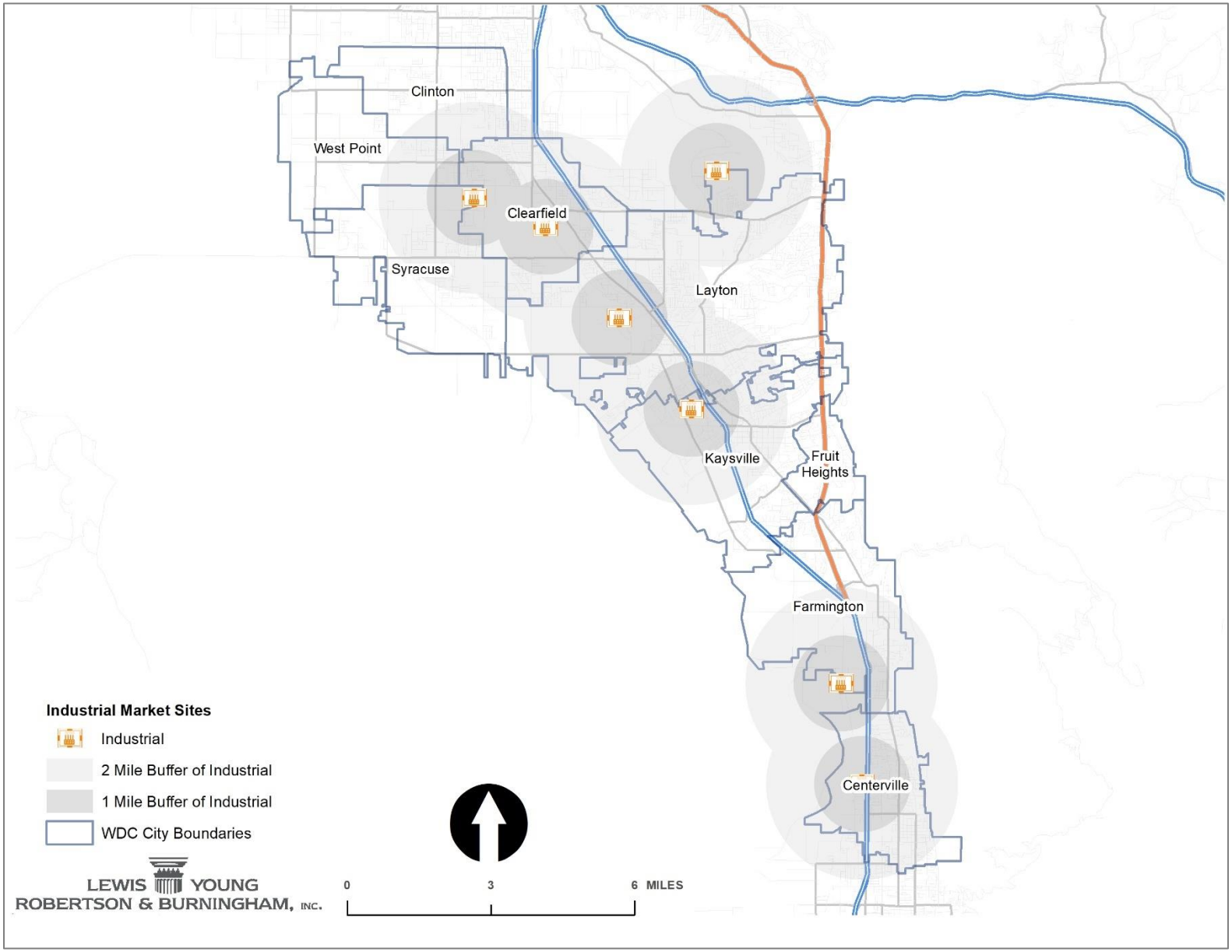
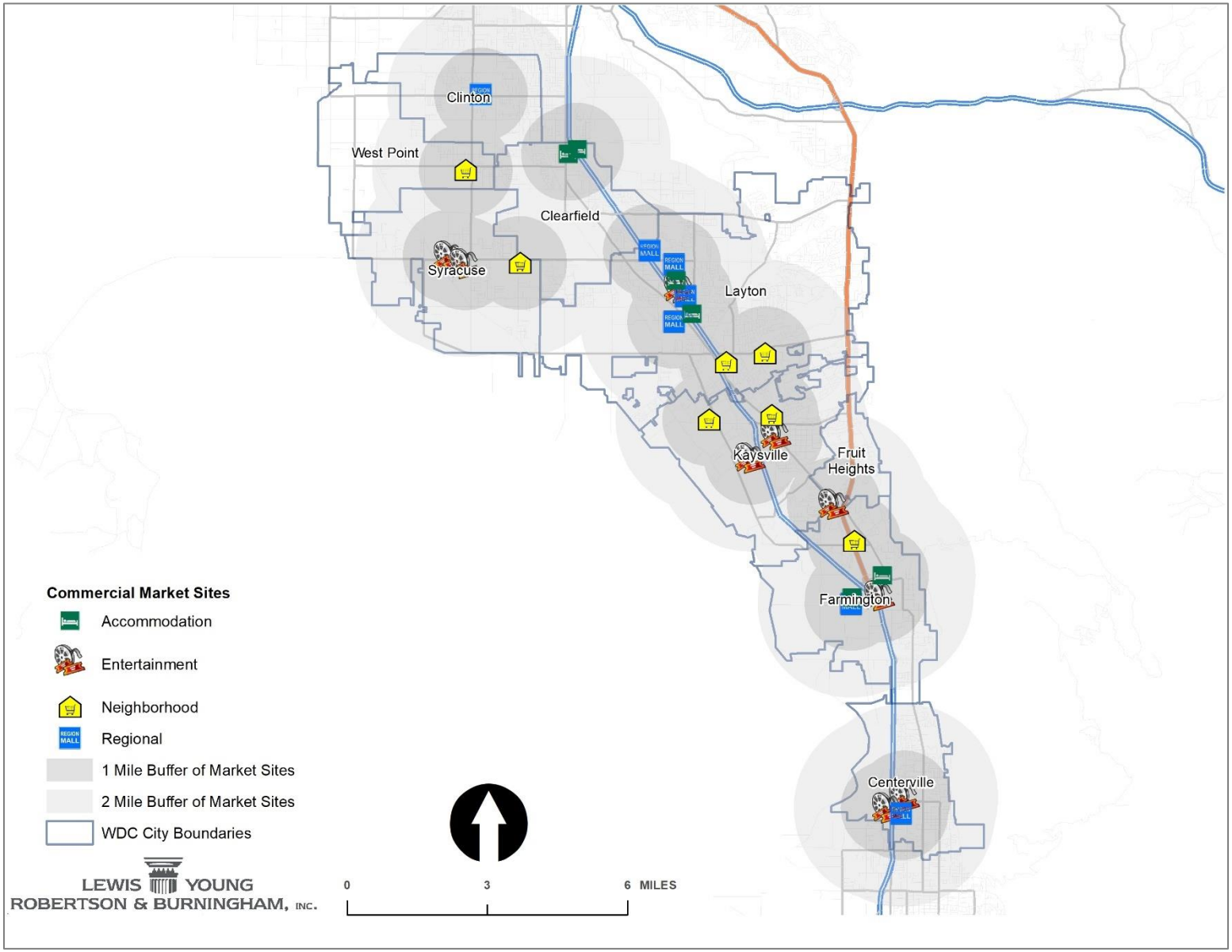


FIGURE 4.16: BUFFER OF COMPETITIVE OFFICE MARKET SITES



GENERAL GROWTH WITHIN THE REGION

The WDC Entities' population is projected to continue to increase through 2040. Population growth in Davis County will continue to grow in the west, as the available land and WDC connectivity will lead to substantial future growth.

FIGURE 4.17: ILLUSTRATION OF POPULATION GROWTH BY TRAFFIC AREA ZONE (TAZ) DATA IN CENTRAL/NORTHERN DAVIS COUNTY (2022 – LEFT, 2040 – RIGHT)

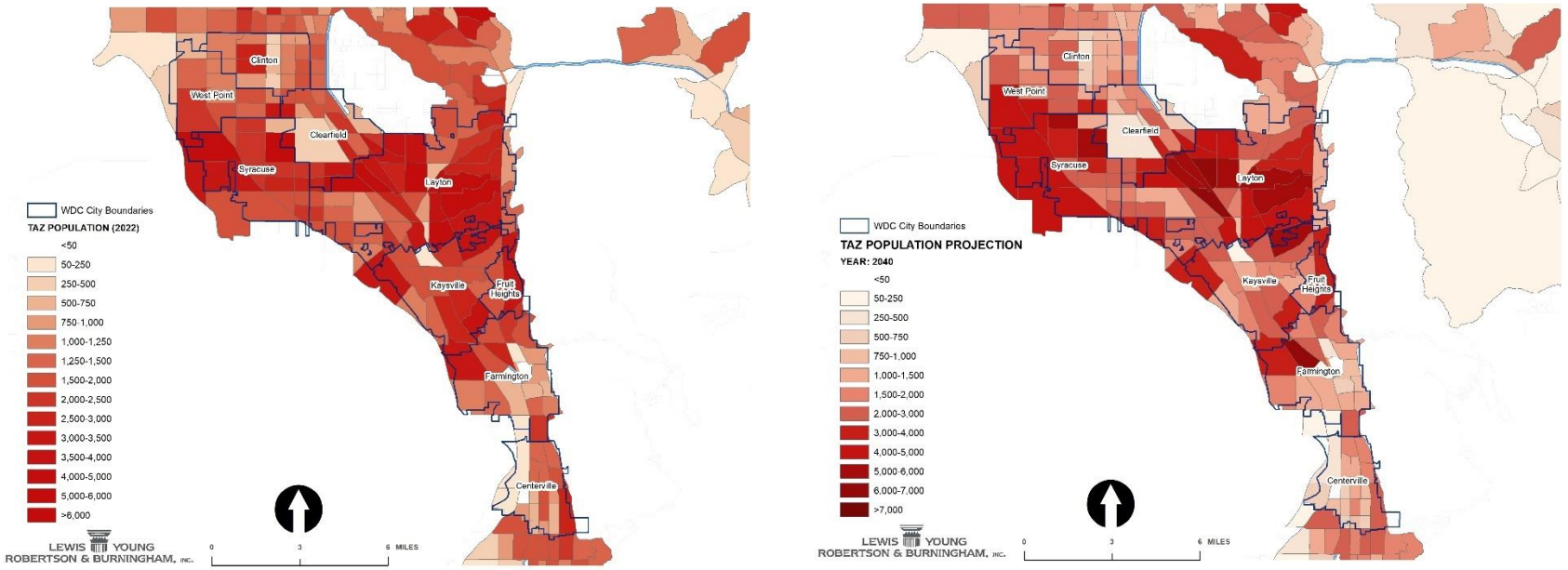


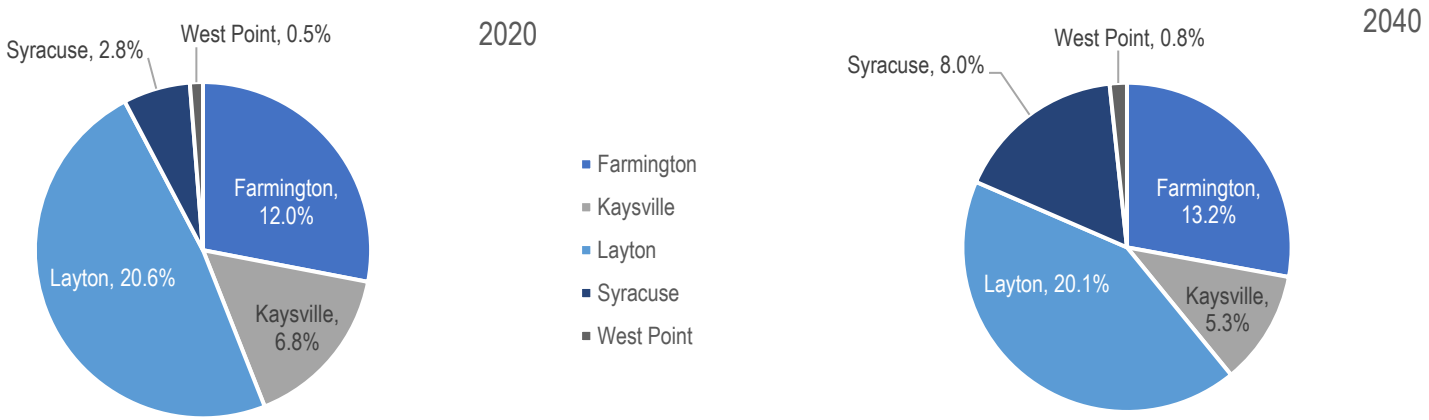
TABLE 4.4: DAVIS COUNTY POPULATION PROJECTION

	POPULATION			GROWTH (2020-2040)		EMPLOYMENT			GROWTH (2020-2040)	
CITIES	2020	2030	2040	ACTUAL	%	2020	2030	2040	ACTUAL	%
Bountiful	45,762	50,754	52,834	7,072	15.45%	16,333	16,836	16,823	490	3.00%
Centerville	16,884	19,664	20,734	3,850	22.80%	5,144	6,495	7,535	2,391	46.48%
Clearfield	31,909	33,432	35,999	4,090	12.82%	14,976	17,349	19,754	4,778	31.90%
Clinton	23,386	23,726	24,824	1,438	6.15%	1,823	1,966	2,135	312	17.11%
Farmington	**24,531**	**28,741**	**32,857**	**8,326**	**33.94%**	**11,925**	**14,645**	**18,893**	**6,968**	**58.43%**
Fruit Heights	6,101	6,932	7,410	1,309	21.46%	748	772	760	12	1.60%
Kaysville	**32,945**	**34,576**	**37,503**	**4,558**	**13.84%**	**6,806**	**7,337**	**7,600**	**794**	**11.67%**
Layton	**81,773**	**97,914**	**114,613**	**32,840**	**40.16%**	**20,542**	**24,648**	**28,732**	**8,190**	**39.87%**
North Salt Lake	21,907	22,845	23,823	1,916	8.75%	10,107	11,102	12,033	1,926	19.06%

	Population			Growth (2020-2040)		Employment			Growth (2020-2040)	
Cities	2020	2030	2040	Actual	%	2020	2030	2040	Actual	%
South Weber	7,867	8,227	8,603	736	9.36%	272	834	1,271	999	367.28%
Sunset	5,475	5,994	6,246	771	14.08%	1,640	4,162	5,160	3,520	214.63%
Syracuse	**32,141**	**40,754**	**47,839**	**15,698**	**48.84%**	**2,749**	**7,243**	**11,376**	**8,627**	**313.82%**
West Bountiful	5,917	6,187	6,469	552	9.33%	1,579	2,530	3,391	1,812	114.76%
West Point	**10,963**	**13,762**	**16,436**	**5,473**	**49.92%**	**533**	**841**	**1,147**	**614**	**115.20%**
Woods Cross	11,410	12,540	12,837	1,427	12.51%	4,609	5,785	6,466	1,857	40.29%
Total	**358,971**	**406,048**	**449,027**	**90,056**	**25.09%**	**99,786**	**122,545**	**143,076**	**43,290**	**43.38%**

Employment is also expected to increase in Davis County. All the WDC Entities will see an increase in the percentage of total employment. It is important to note that this data represents employment populations within a community and not the amount of workforce living within a community.

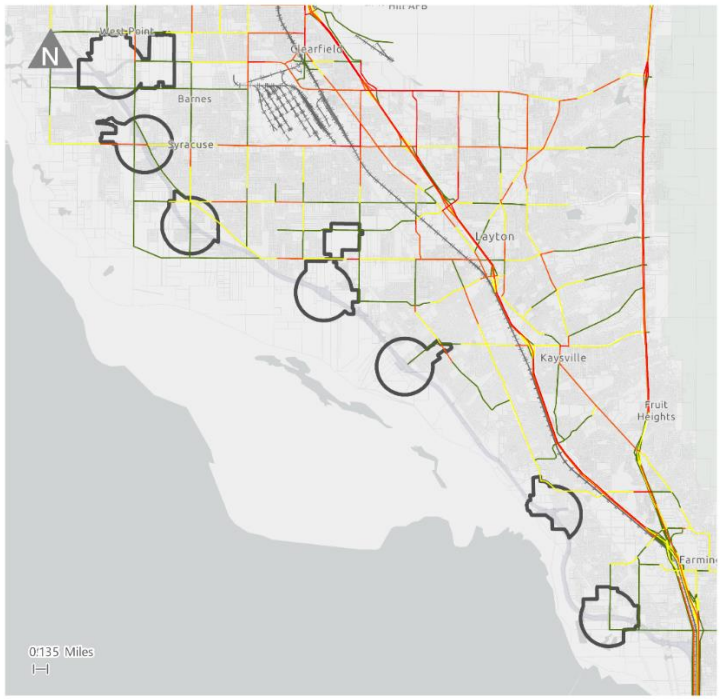
Figure 4.18: Proportionate Share of County Employment By WDC Entity, 2020 and 2040



Future Traffic Demand

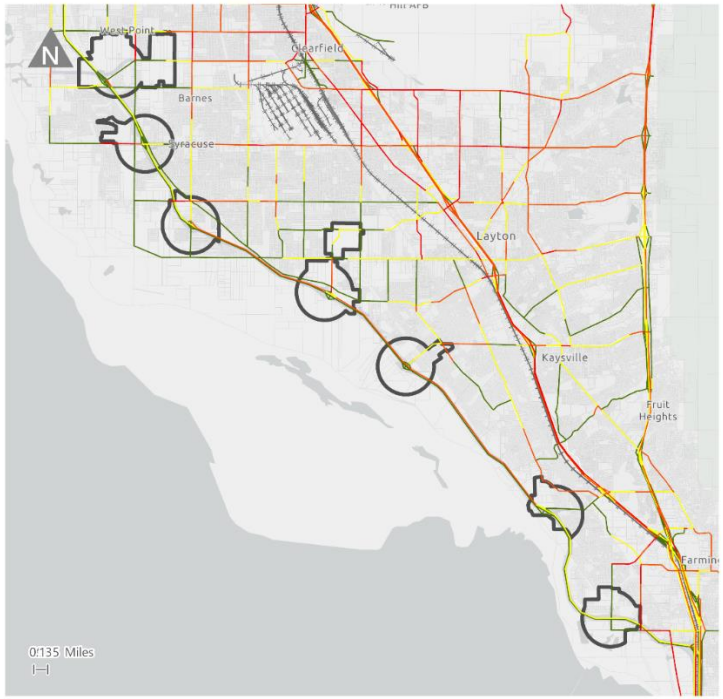
Fehr & Peers created a regional-scale model based on current, and future land uses and major transportation infrastructure to forecast future travel demands. The model is calibrated for regional planning and focuses on major collectors, arterials, freeways, and transit services, not intersections and local roads. Additionally, the model compared 2019 and 2050 segment-level PM volume-to-capacity ratios (worst direction) and examined 2050 forecasts for potential issues. Figure 4.19 depicts the current travel demand vs. the projected demand in 2050.

Figure 4.19: Illustration of Travel Demand (2019 – Left, 2050 – Right)



WEST DAVIS CORRIDOR
West Davis Corridor Alignment

2019 PM V/C
0.000 - 0.500
0.501 - 0.750
0.751 - 1.000
1.001 - 2.102



WEST DAVIS CORRIDOR
West Davis Corridor Alignment

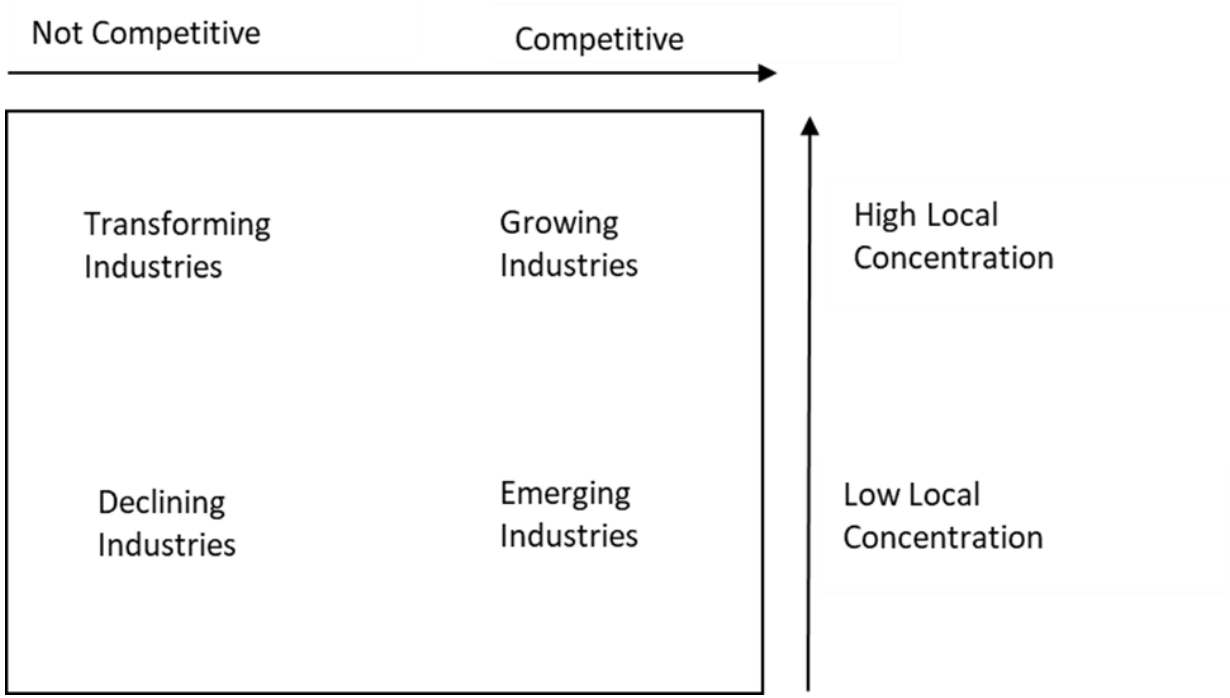
2050 PM V/C
0.000 - 0.500
0.501 - 0.750
0.751 - 1.000
1.001 - 3.000

MARKET SUPPORTABLE DEVELOPMENT

COMMERCIAL LOCATION QUOTIENT ANALYSIS

LYRB conducted an employment base-cluster and location quotient analysis to help assess the business concentration and competitiveness of industries in Davis County. Using historical employment data from Utah's Department of Workforce Services and the Census and comparing the employment trends of Davis County with those of the Weber and Salt Lake Counties, LYRB grouped the employment sectors of Davis County into a four-category matrix according to high concentration, low concentration, declining competitiveness, and increasing competitiveness (again as compared to Weber and Salt Lake County). **Figure 4.20** shows a diagram of the quadrants.

FIGURE 4.20: LOCATION QUOTIENT ANALYSIS INDUSTRY CATEGORIES



Quadrant I – Transforming Industries
Quadrant II – Declining Industries
Quadrant III – Growing Industries
Quadrant IV – Emerging Industries

The industries in quadrants 3 & 4 are industries in which Davis County has a competitive advantage over other industries and locations in Weber and Salt Lake Counties. Specifically, the best industries to focus on are the ones that are emerging or growing in Davis County while transforming or declining in Salt Lake County and Weber County. The competitive related industries are the most likely to be needing workspace.

TABLE 4.5: GROWING AND EMERGING SECTORS IN DAVIS COUNTY

Sector	Sub-Sectors	Davis County
Information	All	Emerging
Management of Companies and Enterprises	All	Emerging
Warehousing and Storage	All	Growing
Arts, Entertainment, and Recreation	All	Growing
Manufacturing	Food, Wood Products, and Primary Metal	Growing
Manufacturing	Textile, Chemical, Computer and Electronic Products, and Electrical Equipment and Appliances	Emerging
Retail Trade	Motor Vehicle and Parts Dealers, Furniture and Home Furnishings, and Health and Personal Care	Growing
Retail Trade	Electronics and Appliance Stores	Emerging
Transportation and Warehousing	Air, Rail, Pipeline, and Couriers and Messengers	Emerging
Real Estate, Rental and Leasing	Real Estate	Emerging

COMMERCIAL DEMAND ANALYSIS

The internal growth demand forecasts are based on a mix of the State of Utah's sectoral employment forecasts generated by the Department of Workforce Services. LYRB calculated growth rates based on employment change data from the location quotient analysis. The short-term estimates are from 2020 through 2021. The long-term forecasts are from 2020 through 2040. The Demand Analysis was conducted for sectors categorized by office, industrial and retail and is based on the entire Ogden-Clearfield Metropolitan Statistical Area.

Office Market Demand Analysis

The sectors categorized as office include Information, Finance and Insurance, Real Estate, Rental and Leasing, Professional, Scientific, and Technical Services, and Management of Companies and Enterprises. The short-term forecasts have AAGR ranging from 0.7 to 10.9 percent. The long-term forecasts have AAGR ranging from 0.2 to 4.8 percent.

TABLE 4.6: SHORT-TERM OFFICE DEMAND

INDUSTRY	2020	AAGR	2021	PROJECTED JOBS
Information	10,010	2.6%	10,270	260
Finance and Insurance	3,017	0.7%	3,038	21
Real Estate and Rental and Leasing	1,654	4.0%	1,721	67
Professional Scientific and Technical Services	9,086	4.6%	9,504	418
Management of Companies and Enterprises	1,177	10.9%	1,306	129
			Total	**895**

TABLE 4.7: LONG-TERM OFFICE DEMAND

INDUSTRY	2020	AAGR	2040	PROJECTED JOBS
Information	10,270	1.0%	12,408	2,137
Finance and Insurance	3,038	4.8%	7,404	4,366
Real Estate and Rental and Leasing	1,721	1.4%	2,241	520
Professional Scientific and Technical Services	9,504	4.0%	20,023	10,519
Management of Companies and Enterprises	1,306	0.2%	1,356	51
			Total	**17,593**

Assuming 250 square feet of office space per employee the region is projected to have a demand for 4,622,018 square feet of office space. Using a floor area ratio (FAR) of 0.25, that equates to approximately 424 acres of office development.

TABLE 4.8: TOTAL OFFICE DEMAND

INDUSTRY	PROJECTED JOBS	NEEDED SQUARE FEET	FAR	ACRES
Information	2,398	599,398	0.25	55.04
Finance and Insurance	4,387	1,096,779	0.25	100.71
Real Estate and Rental and Leasing	587	146,690	0.25	13.47
Professional Scientific and Technical Services	10,937	2,734,350	0.25	251.09
Management of Companies and Enterprises	179	44,800	0.25	4.11
Total	**18,488**	**4,622,018**	**-**	**424.43**

Industrial Market Demand Analysis

The sectors categorized as industrial include Manufacturing, Wholesale Trade, Transportation and Warehousing, and Warehousing and Storage. The short-term forecasts have AAGR ranging from 1.7 to 5.9 percent. The long-term forecasts have AAGR ranging from 2.1 to 3.2 percent.

TABLE 4.9: SHORT-TERM INDUSTRIAL DEMAND

INDUSTRY	2020	AAGR	2021	PROJECTED JOBS
Manufacturing	13,167	1.7%	13,391	224
Wholesale Trade	2,370	2.6%	2,432	62
Transportation and Warehousing	5,610	5.9%	5,941	331
Warehousing and Storage	1,046	5.9%	1,108	62
			Total	**678**

TABLE 4.10: LONG-TERM INDUSTRIAL DEMAND

INDUSTRY	2020	AAGR	2040	PROJECTED JOBS
Manufacturing	13,391	3.20%	24,363	10,972
Wholesale Trade	2,432	2.10%	3,609	1,177
Transportation and Warehousing	5,941	3.20%	10,809	4,868
Warehousing and Storage	1,108	3.20%	2,015	908
			Total	**17,924**

Assuming 2,000 square feet of industrial space per employee the region is projected to have a demand for 27,903,740 square feet of industrial space. Using a FAR of 0.35, that equates to approximately 1,830 acres of office development.

TABLE 4.11: TOTAL INDUSTRIAL DEMAND

INDUSTRY	PROJECTED JOBS	NEEDED SQUARE FEET	FAR	ACRES
Manufacturing	11,196	16,793,266	0.35	1,101.49
Wholesale Trade	1,239	1,858,474	0.35	121.90
Transportation and Warehousing	5,199	7,798,035	0.35	511.48

Industry	Projected Jobs	Needed Square Feet	FAR	Acres
Warehousing and Storage	969	1,453,965	0.35	95.37
Total	**18,602**	**27,903,740**	**-**	**1,830.23**

Retail Market Demand Analysis

The sectors categorized as retail include Retail Trade, Arts, Entertainment, and Recreation, Accommodation and Food Services, and Other Services (Except Public Administration). The short-term forecasts have AAGR ranging from 1.6 to 11.1 percent. The long-term forecasts have AAGR ranging from 1.4 to 3.9 percent.

Table 4.12: Short-Term Retail Demand

Industry	2020	AAGR	2021	Projected Jobs
Retail Trade	16,627	1.60%	16,893	266
Arts, Entertainment, and Recreation	5,056	11.10%	5,617	561
Accommodation and Food Services	10,420	6.00%	11,045	625
Other Services (except Public Administration)	3,872	6.58%	4,127	255
			Total	**1,707**

Table 4.13: Long-Term Retail Demand

Industry	2020	AAGR	2040	Projected Jobs
Retail Trade	16,893	1.40%	22,000	5,107
Arts, Entertainment, and Recreation	5,617	3.90%	11,620	6,003
Accommodation and Food Services	11,045	2.80%	18,666	7,620
Other Services (except Public Administration)	4,127	1.50%	5,476	1,349
			Total	**20,080**

Assuming 500 square feet of retail space per employee the region is projected to have a demand for 10,893,589 square feet of retail space. Using a FAR of 0.11, that equates to approximately 2,273 acres of retail development.

Table 4.14: Total Retail Demand

Industry	Projected Jobs	Needed Square Feet	FAR	Acres
Retail Trade	5,373	2,686,654	0.11	560.70
Arts, Entertainment, and Recreation	6,564	3,282,139	0.11	684.98
Accommodation and Food Services	8,246	4,122,817	0.11	860.43
Other Services (except Public Administration)	1,604	801,979	0.11	167.37
Total	**21,787**	**10,893,589**	**-**	**2,273.48**

Residential Location Quotient Analysis

LYRB conducted a residential location quotient analysis. For the residential analysis, competitiveness is less important. Each city needs a mix of development types to serve its populations and all income levels. The most important factor for determining the area of the market with the most opportunity is the local concentration. Using census data LYRB determined whether a housing type in Davis County was high concentration or low concentration in comparison to Salt Lake County and Weber County.

4.15: RESIDENTIAL LOCATION QUOTIENT ANALYSIS

UNIT TYPE	FARMINGTON	KAYSVILLE	LAYTON	SYRACUSE	WEST POINT
1-unit, detached	High Local Concentration	High Local Concentration	Low Local Concentration	High Local Concentration	High Local Concentration
1-unit, attached	High Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
2 units	High Local Concentration	High Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration
3 or 4 units	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
5 to 9 units	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration	Low Local Concentration
10 to 19 units	Low Local Concentration	Low Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration
20 or more units	High Local Concentration	Low Local Concentration	High Local Concentration	Low Local Concentration	Low Local Concentration

RESIDENTIAL DEMAND ANALYSIS

To calculate the residential demand, LYRB analyzed current existing households and housing stock in each WDC city. Using future population projects with available housing units and average household sizes, LYRB was able to calculate the additional number of housing units needed in a 10-year and 20-year timeframe. The 10-year forecast shows an additional 16,039 needing housing units. The 20-year time from increases that number to 26,754. Cities should consider development that includes a mix of all types of units to meet the future housing demand.

4.16: RESIDENTIAL DEMAND

UNIT TYPE	FARMINGTON	KAYSVILLE	LAYTON	SYRACUSE	WEST POINT	TOTAL
Existing Households	6,901	8,832	24,722	7,946	2,979	-
Existing Stock	7,124	8,920	25,506	8,175	3,013	-
Avg. Household Size	3.4	3.6	3.1	3.8	3.6	-
Available Housing Units	223	88	784	229	34	-
Additional Households Within Next 10 Years	2,058	1,562	11,409	2,129	165	-
Additional Units Needed Within Next 10 Years	1,718	1,497	10,847	1,837	139	**16,039**
Additional Households Within Next 20 Years	3,522	2,310	17,395	4,079	733	-
Additional Units Needed Within Next 20 Years	3,182	2,245	16,833	3,787	707	**26,754**

Source: U.S. Census Data, WFRC TAZ Data

BARRIERS TO ENTRY

Some development may be impacted by factors that serve as barriers toward unconstrained growth within the community. These barriers may include city ordinances, development costs, or geographic challenges. These barriers may hinder future development in the West Davis Corridor Entities. The following paragraphs discuss some barriers to entry that may exist within the WDC Entities.

CONSTRUCTION COSTS AND INFLATION

The COVID-19 pandemic significantly impacted the construction market, disruptions to supply chains and high inflation is causing construction costs to rise rapidly so that most higher density products fail to pencil, especially vertical mixed-use. Developers have reported 15-25% increases in costs. As of May, the annual inflation rate was 8.6%, its highest level since 1981. High inflation erodes purchasing power and reduces levels of investment, which will likely continue impacting investment in the near future.

DEVELOPABLE LAND

Davis County has a limited supply of large tracts of undeveloped land. Rapidly expanding single-family housing construction threatens to encroach on the limited amount of land appropriate for large-scale industrial and office park investment.

DEVELOPMENT COST: IMPACT FEES

Many communities within Utah assess impact fees to offset the cost of needed infrastructure related to growth. Total impact fees vary from community based on service level, infrastructure age, proportional allocation of buy-in to new facilities, and the inclusion of financing mechanisms and inflation. While impact fees can be a barrier to limiting economic growth, municipalities have tools to mitigate this impact. These include waiving or reducing impact fees, establishing redevelopment areas to fund infrastructure, or allowing developers to provide information that may result in a reduced fee.

SECTION 5: WDC INTERCHANGE NODES

The West Davis Corridor (WDC) spans 16 miles within western Davis County and weaves throughout the WDC Entities. The WDC Entities will utilize this market area analysis for planning, land use, and zoning discussions and decisions related to the future vision for the seven corridor interchanges. The current General Plan, land use, and zoning information from each municipality and Davis County will be used to inform assets, opportunities, and constraints within each market area.

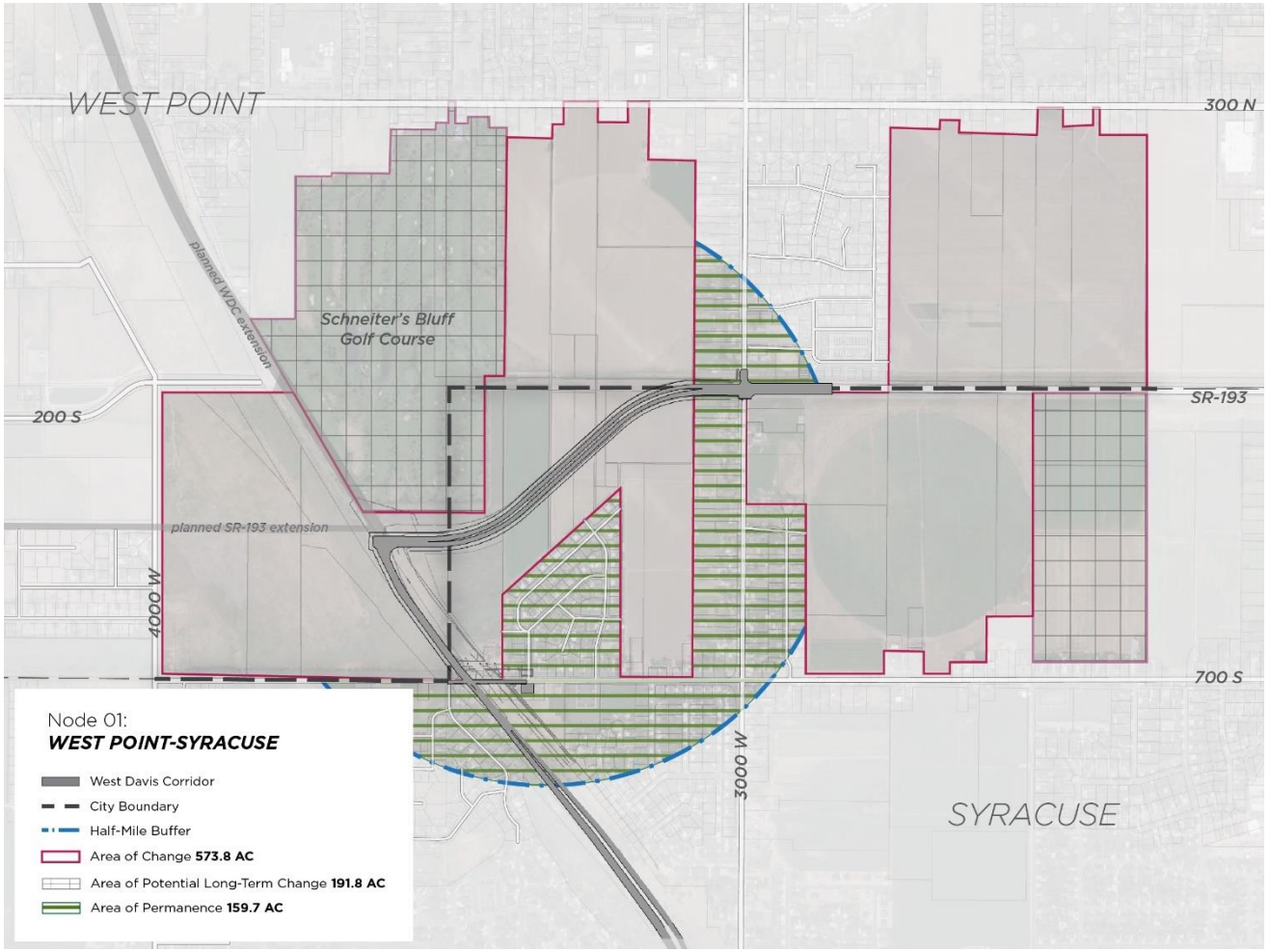
Approximate areas of change and areas of permanence have been designated for each corridor interchange within a half-mile buffer from the center of each interchange. Major development projects and proposed annexation areas have also been considered in the market study for any long-term opportunities or constraints, which has caused some of the areas of analysis to be expanded. This section will discuss each node's current land use and zoning, the highest and best market supportable uses for each node within a 20-year planning horizon, and the fiscal benefit analysis based on the highest and best land uses.

FIGURE 5.1: WDC INTERCHANGES



NODE 01: WEST POINT – SYRACUSE

FIGURE 5.2: NODE 1: WEST POINT - SYRACUSE

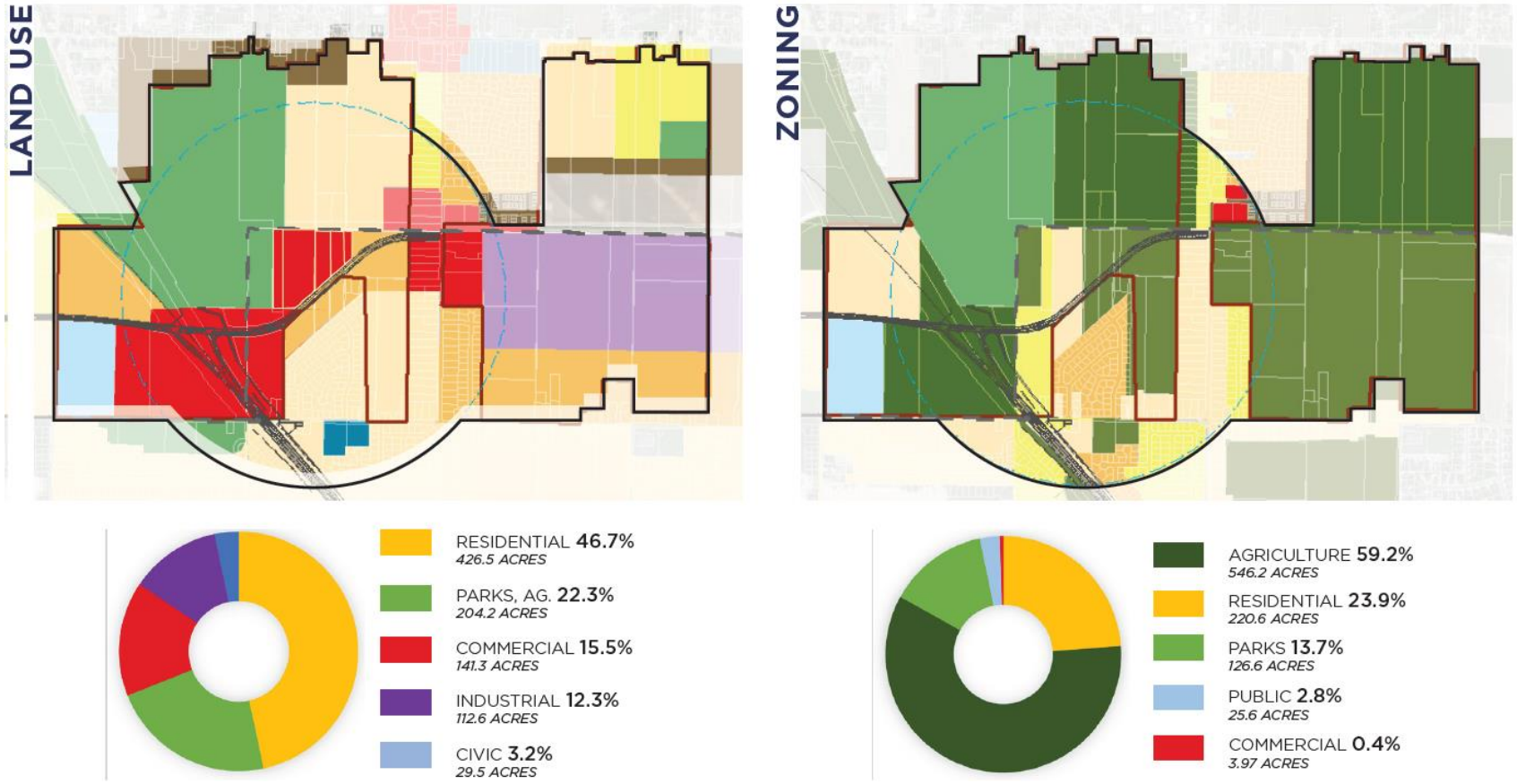


LAND USE AND ZONING

The interchange furthest north starts along the border of West Point and Syracuse on 3000 West and SR-193. The area surrounding the interchange shows significant opportunity with 557.3 acres of short-term change and an additional 191.8 acres of potential long-term change. The area has seen an annual population growth rate of 3.8% from 2010 to 2021. The area can be characterized by the established neighborhoods, vast agricultural properties, and the Schneiter's Bluff Golf Course.

Residential land uses dominate the area of analysis at 46.7%, with the remaining including parks/agriculture (22.3%), commercial (15.5%), industrial (12.3%), and civic use (3.2%). Regarding the zoning, 59.2% is agriculture, 23.9% residential, 13.7% parks, and the remaining includes public and commercial uses. There are two recently completed developments and one anticipated. The node may see some increased connectivity with a potential extension of 3200 West. Although the node has an extensive area for potential development, obtaining the land may come with some hurdles, as large amounts are owned by the Church of Jesus Christ of Latter-day Saints who recently sold land near the node, which makes selling additional land difficult through 2026. This node is also unique as it represents one of the few remaining large undeveloped tracts of land within Davis County.

FIGURE 5.3: NODE 1: LAND USE AND ZONING



SUPPORTABLE DEVELOPMENT

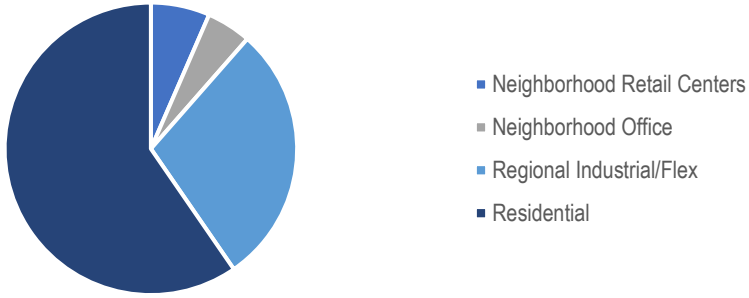
To evaluate future market supported development within Node 1, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 94 acres

have been identified for neighborhood type retail development, 57 acres of neighborhood and regional medical office development, 158 acres of industrial/flex space development, and 300 acres of mixed residential development. **Table 5.1** outlines the supported square feet and units of each use.

TABLE 5.1: NODE 1: SUPPORTABLE DEVELOPMENT

LAND USE	ACREAGE	SQUARE FEET/UNITS
Neighborhood Retail	94.98	503,615
Neighborhood and Regional Office	57.31	381,101
Regional Industrial/Flex Space	158.45	2,232,299
Residential Units	300.45	2,404

FIGURE 5.4: WEST POINT - SYRACUSE NODE USES



ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

Figure 5.5 shows the type of development envisioned for Node 1.

FIGURE 5.5: ILLUSTRATION OF DEVELOPMENT TYPE



NODE DIAGRAM

Figures 5.6 and 5.7 depict a diagram view and 3D rendering of Node 1. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.6: NODE 1 - DIAGRAM

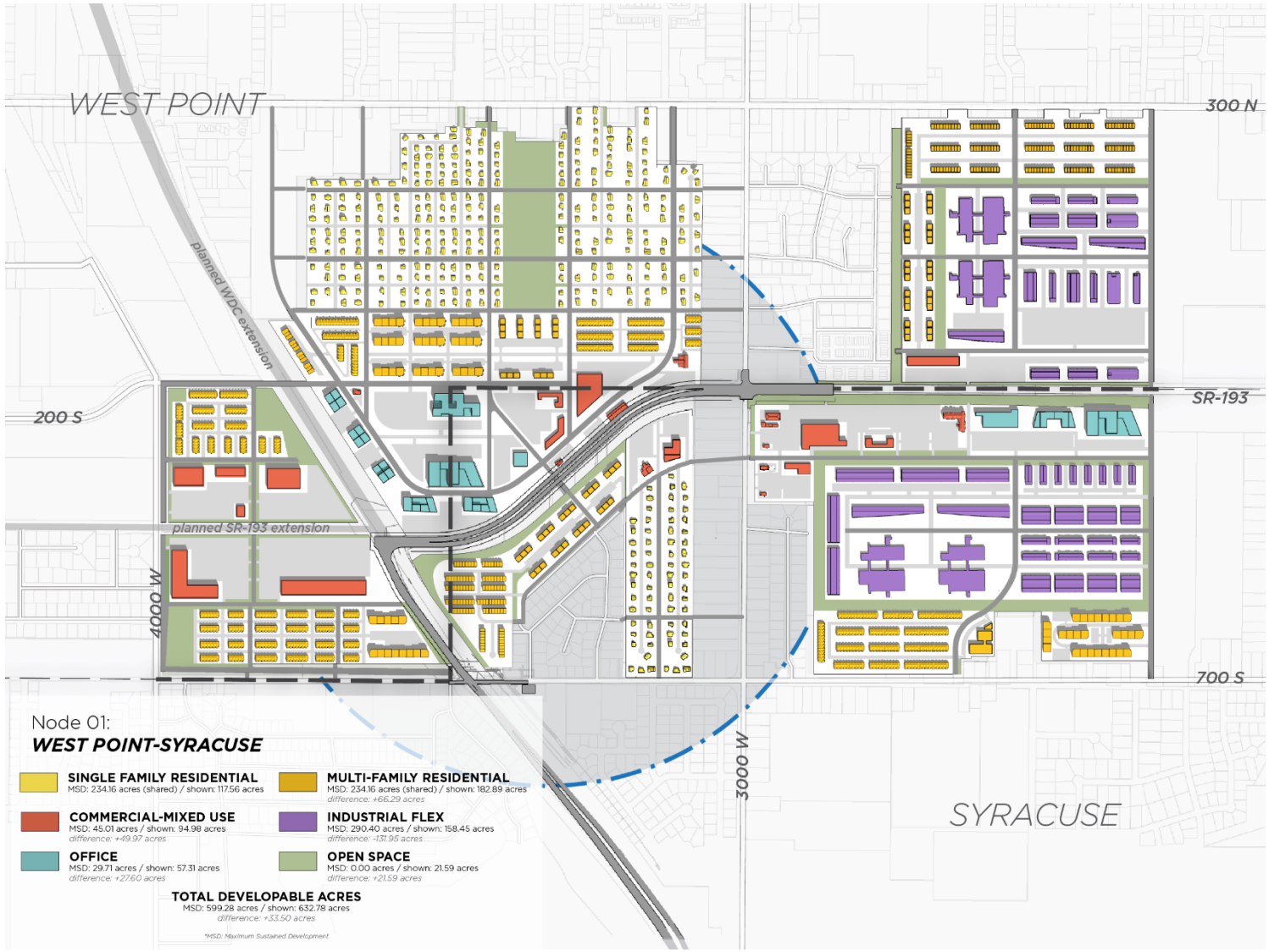


FIGURE 5.7: NODE 1 – 3D RENDERING



Fiscal Benefit Analysis

The supportable development will generate a significant fiscal benefit to West Point and Syracuse during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.1** will materialize over a 15-year timeframe (2024-2038). Further, the analysis assumes that the golf course in the northwest section will eventually develop into the uses outlined **in Figure 5.6**. If developed as outlined above, Node 1 could generate approximately $35.9 million in combined fiscal revenues for the two cities. **Tables 5.3 and 5.4** summaries the fiscal revenues for each city.

5.2: Node 1 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$98,204,925	2025-2038	1,007
Office	$187.00	$71,265,887	2025-2038	1,524
Industrial	$125.00	$279,037,402	2024-2038	1,116
Residential	$250,000	$600,900,000	2024-2038	8,893

5.3: West Point Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.000910	$254,911	$5,098,219
Sales Tax	0.50%	$350,387	$7,007,741
Franchise Tax	6.00%	$162,193	$3,243,946
Total		**$767,491**	**$15,349,906**

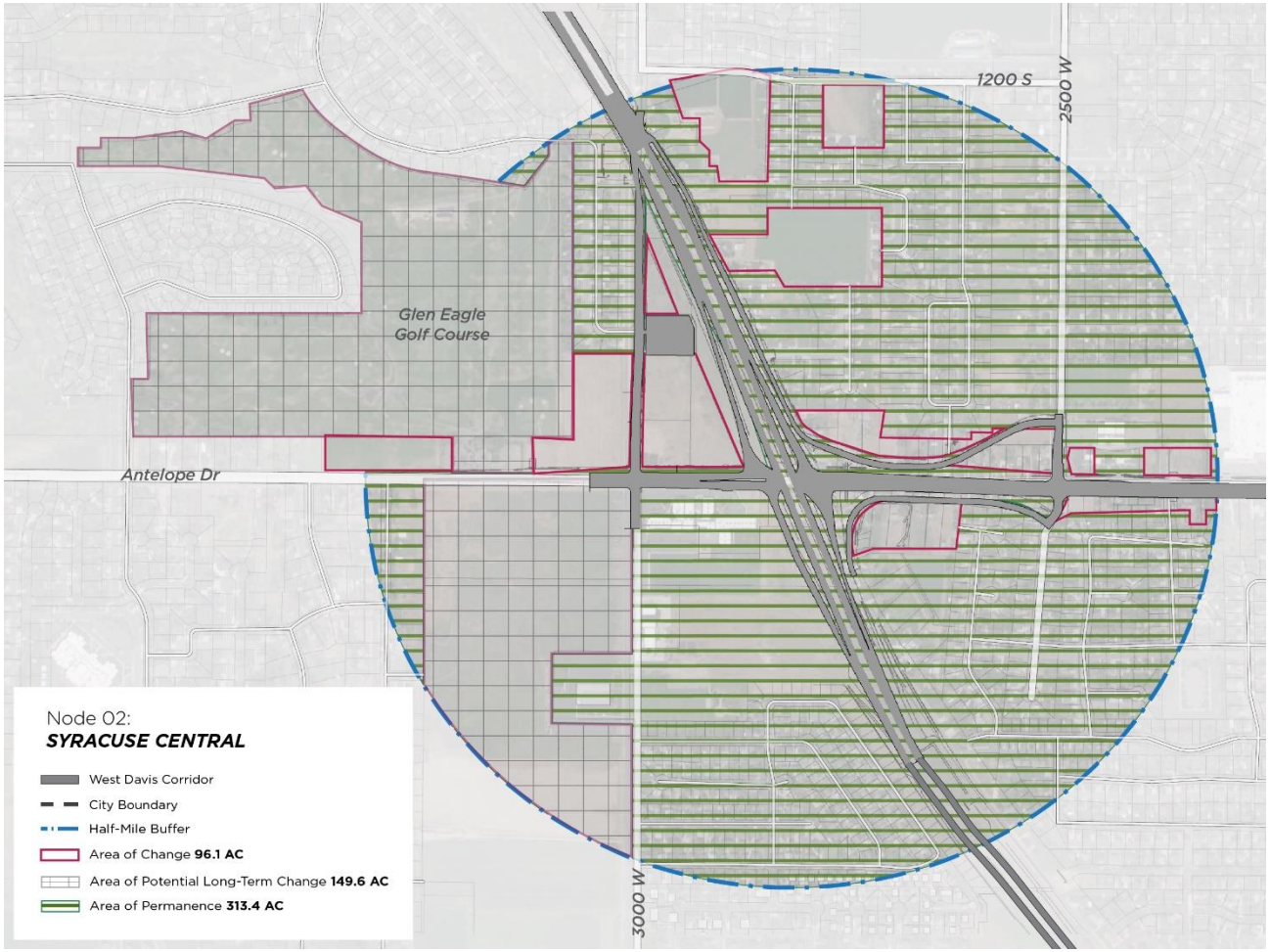
5.4: Syracuse Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001607	$450,156	$9,003,118
Sales Tax	0.60%	$420,464	$8,409,289
Franchise Tax	6.00%	$162,193	$3,243,946
Total		**$1,032,813**	**$20,656,353**

The actual fiscal benefit to the cities will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 02: SYRACUSE CENTRAL

FIGURE 5.8: NODE 2: SYRACUSE CENTRAL



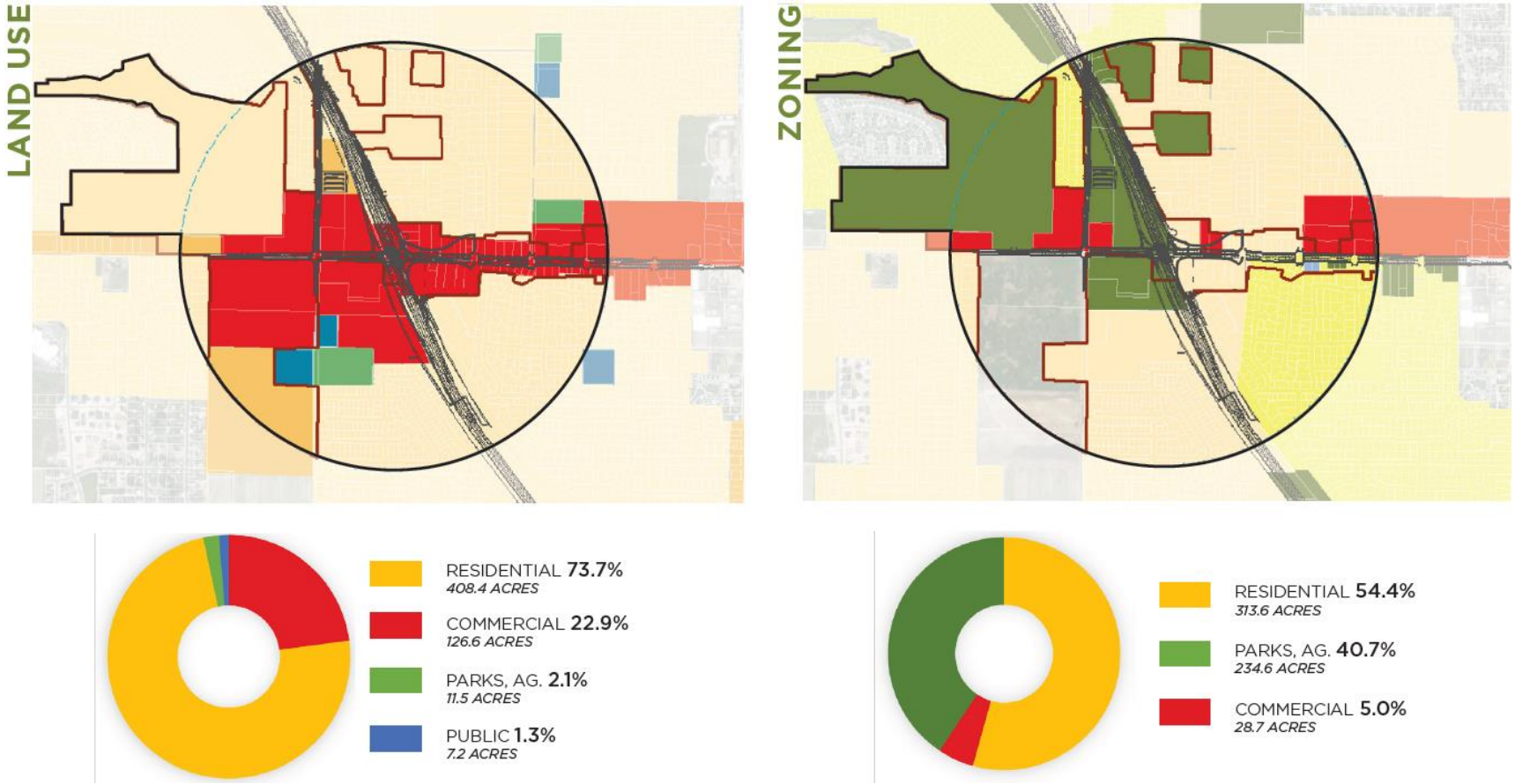
LAND USE AND ZONING

The second most northern node is at the heart of Syracuse. This node is adjacent to the existing Syracuse Town Center, along the access route to Antelope Island, and is near the new Syracuse Temple for the Church of Jesus Christ of Latter-Day Saints. The area has an annual population growth rate of 2.3% (from 2010-21) consisting of up-and-coming families moving into well-established developments. Although the neighborhoods are established, three new developments are either recently completed or anticipated. With the

existing developments within the area of analysis, over half of the land is categorized as area of permanence. 96.1 acres are for short-term change and 149.6 acres are potential long-term change.

Residential and commercial land uses dictate the area of analysis at 73.7% and 22.9% respectively. The remaining land uses include parks/agriculture and public use. The zoning consists of residential (54.5%), parks/agriculture (40.7%), and commercial (5.0%). Some challenges with this area include the larger plots of land, like the Glen Eagle Golf Course, that may not be available until many years later.

FIGURE 5.9: NODE 2: LAND USE AND ZONING



SUPPORTABLE DEVELOPMENT

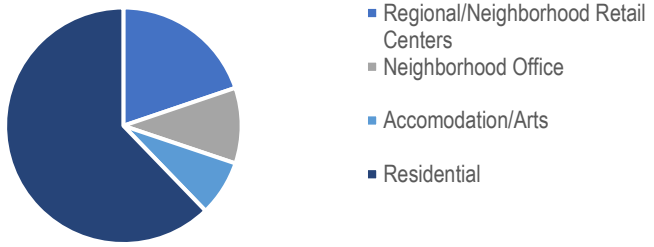
To evaluate future market supported development within Node 2, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis

provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 54 acres have been identified for regional and neighborhood type retail development, 10 acres for accommodation/arts to capture the tourism traffic of Antelope Island, 6 acres of neighborhood office development, and 85 acres of mixed residential development. **Table 5.5** outlines the supported square feet and units of each use.

TABLE 5.5: NODE 2: SUPPORTABLE DEVELOPMENT

LAND USE	ACREAGE	SQUARE FEET/UNITS
Regional/Neighborhood Retail	54.43	855,423
Accommodation/Arts	10.00	125,000
Neighborhood Office	6.48	69,330
Residential Units	85.10	511

Figure 5.10: Syracuse Central Node Uses



ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

Figure 5.11 shows the type of development envisioned for Node 2.

FIGURE 5.11: ILLUSTRATION OF SUPPORTABLE DEVELOPMENT TYPE



NODE DIAGRAM

Figures 5.12 and 5.13 depict a diagram view and 3D rendering of Node 2. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.12: NODE 2 - DIAGRAM

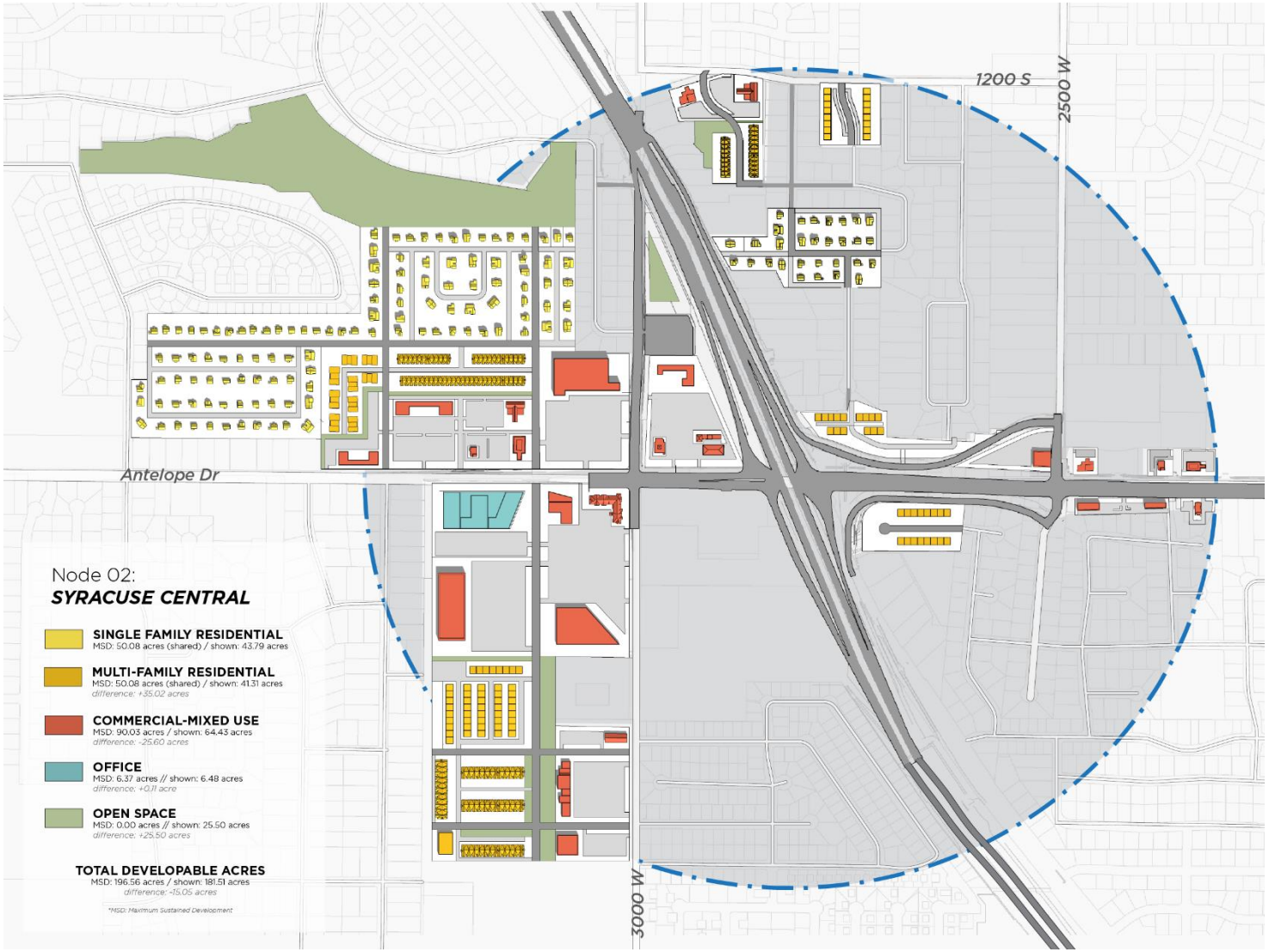


FIGURE 5.13: NODE 2 – 3D RENDERING



Fiscal Benefit Analysis

The supportable development will generate a significant fiscal benefit to Syracuse during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.5** will materialize over a 15-year timeframe (2023-2037). Further, the analysis assumes that the golf course in the northwest section will eventually develop into the uses outlined in **Figure 5.12**. If developed as outlined above, Node 2 could generate approximately $23.69 million in fiscal revenues for Syracuse City. **Table 5.7** summaries the fiscal revenues for the City.

5.6: Node 2 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$87,750,000	2023-2037	900
Office	$187.00	$31,790,000	2027	680
Residential	$250,000	$127,650,000	2024-2037	1,940

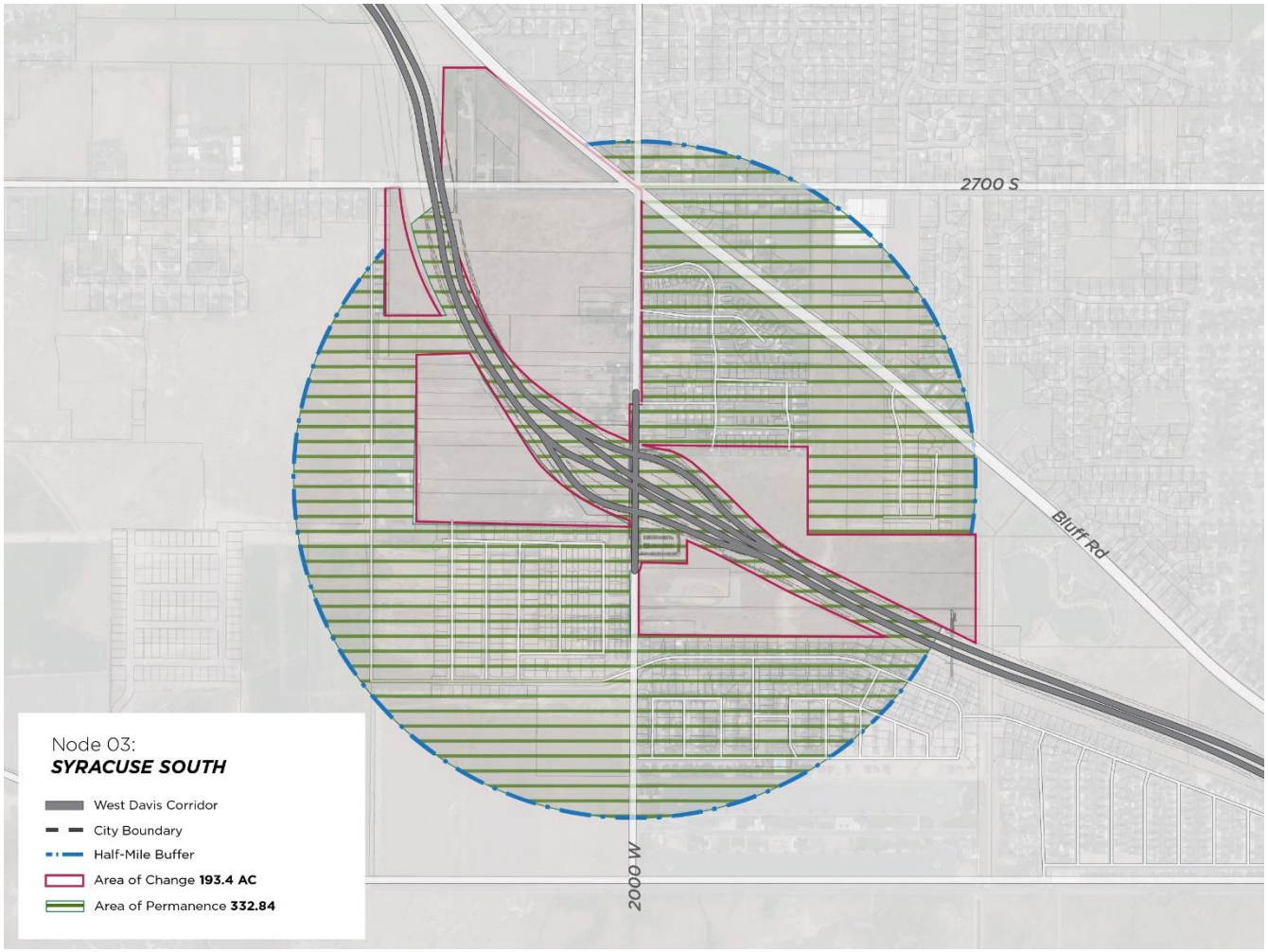
5.7: Syracuse Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001653	$245,967	$4,919,345
Sales Tax	0.60%	$841,859	$16,837,174
Transient Room Tax	1.00%	$22,078	$441,550
Franchise Tax	6.00%	$74,446	$1,488,928
Total		**$1,184,350**	**$23,686,996**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 03: SYRACUSE SOUTH

FIGURE 5.14: NODE 3: SYRACUSE SOUTH



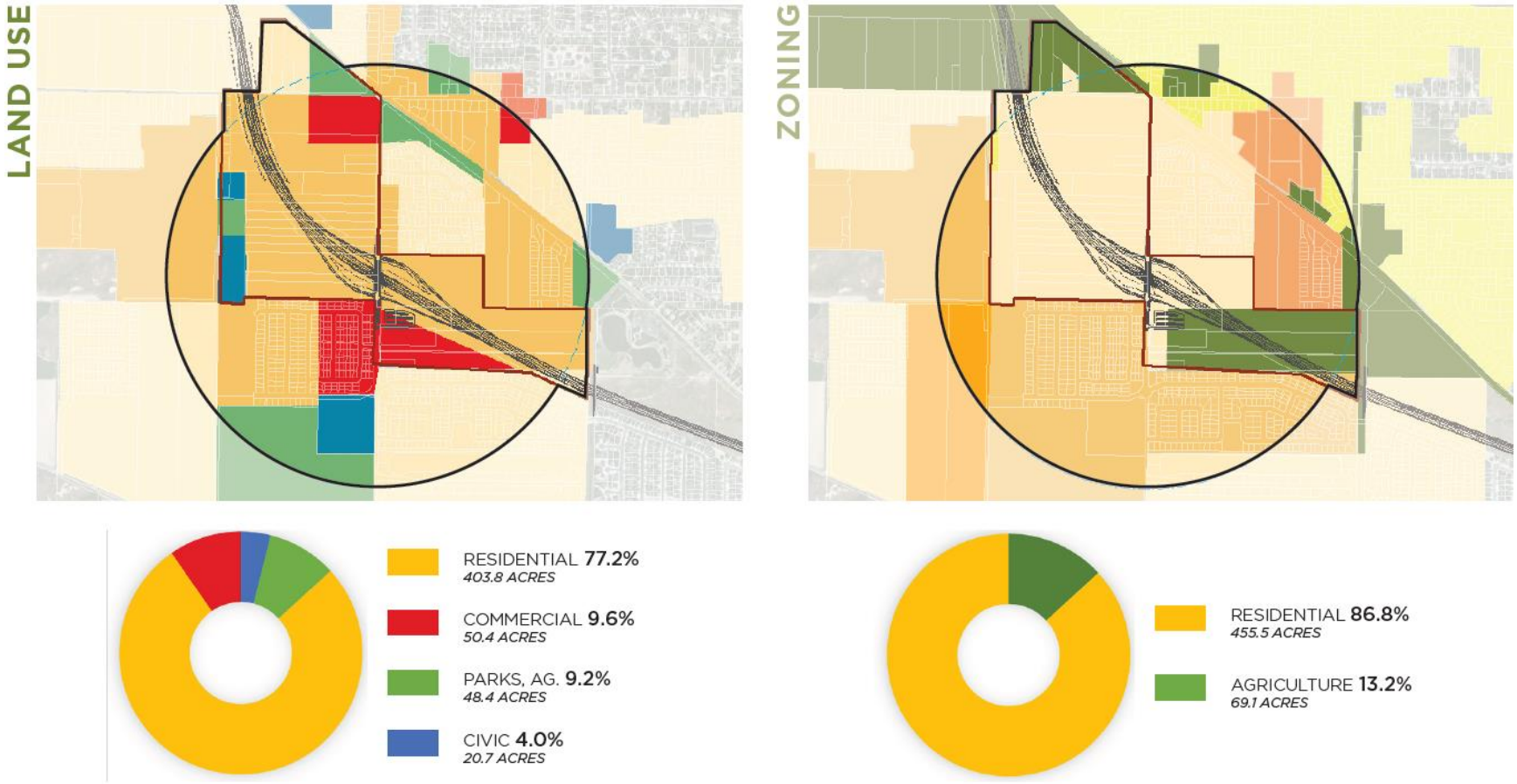
LAND USE AND ZONING

The southernmost Syracuse interchange is located within an area that is currently experiencing significant development activity. Six developments have either been recently completed or are anticipated. From 2010-21, the area has seen an annual population growth rate of 5.8%. With all this activity, only 39% of the node is categorized as area of short-

term change and the remaining 61% will likely see no change. Many of the parcels within the area of short-term change are irregular in size and shape, which may require extra time and effort for land acquisition.

Residential land uses dominate the area of analysis at 77.2%, with the remaining being commercial (9.6%), parks/agriculture (22.3%), and civic (4.0%). Zoning is split between residential (86.6%) and agriculture (13.2%).

FIGURE 5.15: NODE 3: LAND USE AND ZONING



SUPPORTABLE DEVELOPMENT

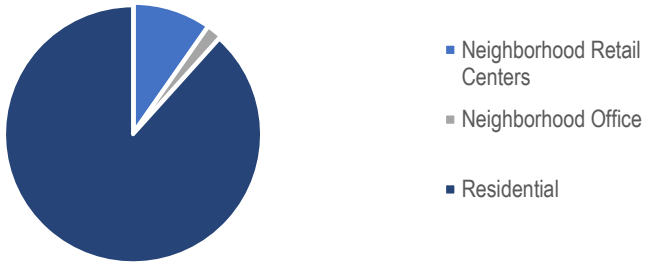
To evaluate future market supported development within Node 3, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this

study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 23 acres have been identified for neighborhood type retail development, including a grocery store, 8 acres of neighborhood office development, and 58 acres of mixed residential development. **Table 5.8** outlines the supported square feet and units of each use.

TABLE 5.8: NODE 3: SUPPORTABLE DEVELOPMENT

LAND USE	ACREAGE	SQUARE FEET/UNITS
Neighborhood Retail	22.85	115,000
Neighborhood Office	7.56	23,110
Residential Units	58.05	851

FIGURE 5.16: SYRACUSE SOUTH NODE USES



ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

Figure 5.17 shows the type of development envisioned for Node 3.

FIGURE 5.17: ILLUSTRATION OF SUPPORTABLE DEVELOPMENT TYPE



NODE DIAGRAM

Figure 5.18 depicts a diagram view of Node 3. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.18: NODE 3 - DIAGRAM



Fiscal Benefit Analysis

The supportable development will generate a significant fiscal benefit to Syracuse during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.8** will materialize over a 15-year timeframe (2023-2037). If developed as outlined above, Node 3 could generate approximately $10.23 million in fiscal revenues for Syracuse City. **Table 5.10** summaries the fiscal revenues for the City.

5.9: Node 3 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$22,425,000	2026, 2029	230
Office	$187.00	$4,321,586	2026	92
Residential	$250,000	$145,125,000	2023-2037	2,206

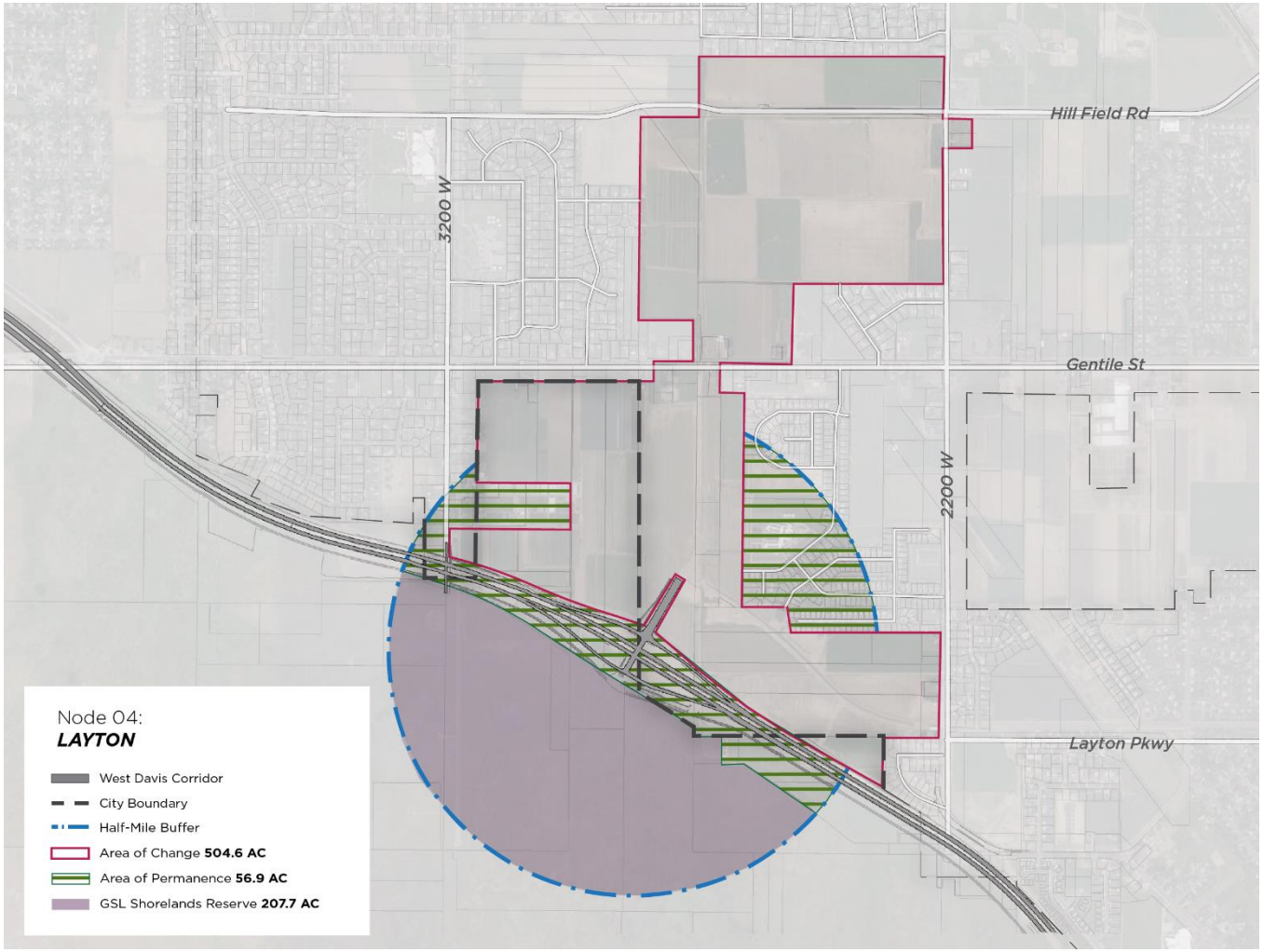
5.10: Syracuse Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001653	$176,849	$3,536,971
Sales Tax	0.60%	$284,784	$5,695,679
Franchise Tax	6.00%	$49,795	$995,895
Total		**$511,428**	**$10,228,544**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 04: LAYTON

FIGURE 5.19: NODE 4: LAYTON



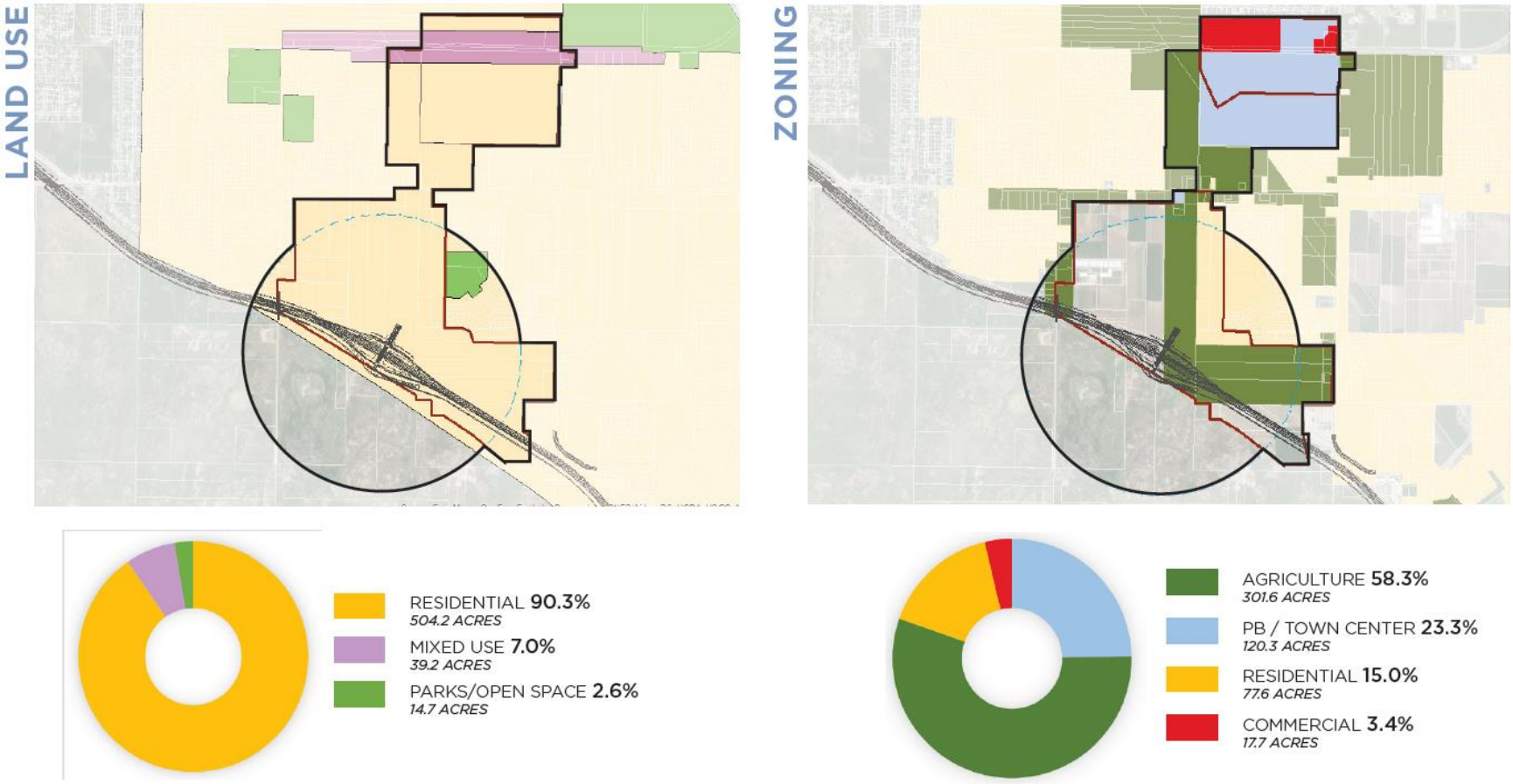
LAND USE AND ZONING

The Layton node lies within the center of the West Davis Corridor. This area of analysis includes the newly planned for Layton Town Center and increased connectivity with the extensions of both 2700 West and Layton Parkway. The area is extremely fast growing as it has seen an annual population growth rate of 15%, and four new developments either

recently completed or are in-process. Even though the area is seeing a lot of activity, there is still about 66% of the node (504.6 acres) that is categorized as area of short-term change. The remaining 34% is either preserved or will not see any change during the study.

The existing land use includes residential uses (90.3%), mixed use (7.0%), and parks/open space (2.6%). About 58.3% is zoned for agriculture, 23.3% for public spaces/mixed use town centers, 15.0% for residential, and 3.4% for commercial.

FIGURE 5.20: NODE 4: LAND USE AND ZONING



SUPPORTABLE DEVELOPMENT

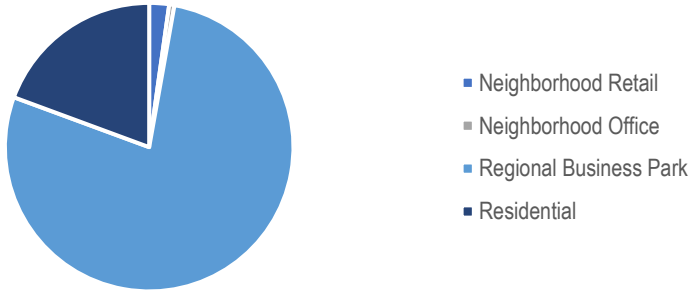
To evaluate future market supported development within Node 4, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis

provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 10 acres have been identified for neighborhood retail development, 4.59 acres of neighborhood office development, 210 acres of regional business park development, and 83 acres of residential development. **Table 5.11** outlines the supported square feet and units of each use.

TABLE 5.11: NODE 4: SUPPORTABLE DEVELOPMENT

LAND USE	ACREAGE	SQUARE FEET/UNITS
Neighborhood Retail	10.00	95,000
Neighborhood Office	4.59	25,000
Regional Business Park	209.94	3,321,160
Residential Units	82.71	414

FIGURE 5.21: LAYTON NODE USES



ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

Figure 5.22 shows the type of development envisioned for Node 4.

FIGURE 5.22: ILLUSTRATION OF DEVELOPMENT TYPE



NODE DIAGRAM

Figures 5.23 and 5.24 depict a diagram view and 3D rendering of Node 4. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.23: NODE 4 - DIAGRAM

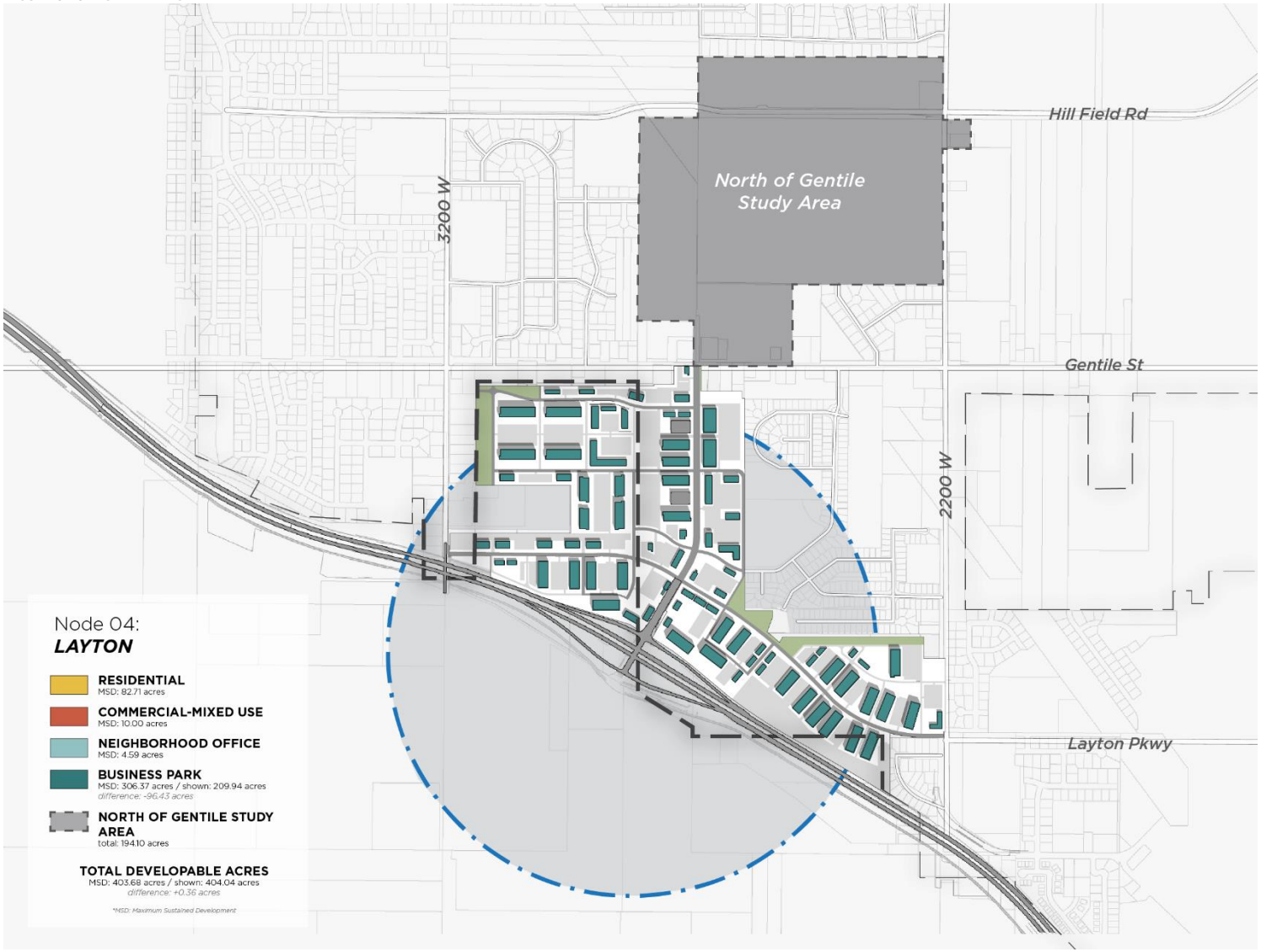


FIGURE 5.24: NODE 4 – 3D RENDERING



Fiscal Benefit Analysis

The supportable development will generate a significant fiscal benefit to Layton during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.11** will materialize over a 17-year timeframe (2023-2039). If developed as outlined above, Node 4 could generate approximately $15.7 million in fiscal revenues for Layton City. **Tables 5.13** summaries the fiscal revenues for the City.

5.12: Node 4 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$18,525,000	2026-2039	190
Office	$187.00	$69,145,307	2026-2039	100
Business Park	$125.00	$372,049,875	2026-2039	2,867
Residential	$250,000	$103,387,500	2023-2037	1,282

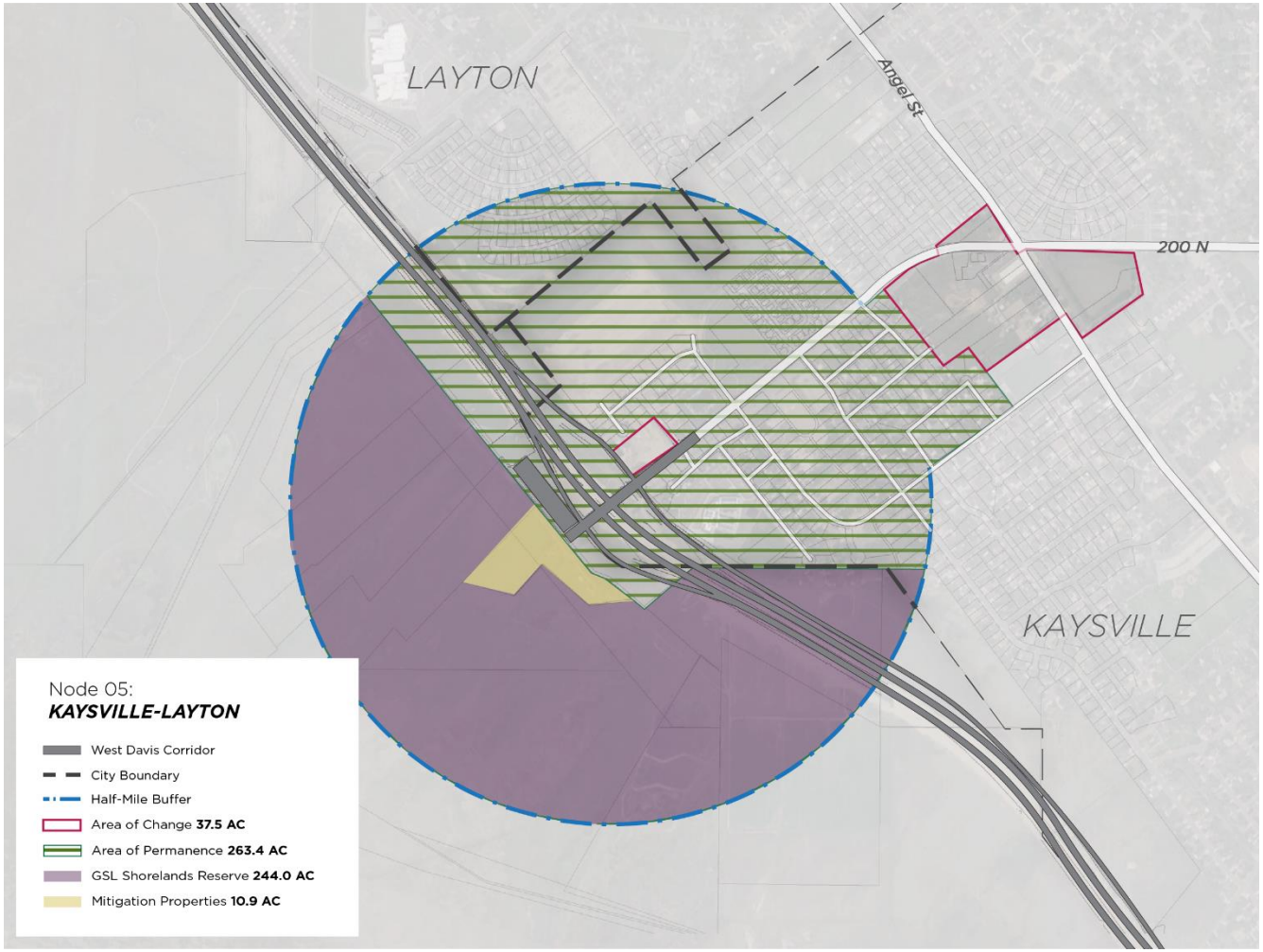
5.13: Layton Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001593	$437,294	$8,745,890
Sales Tax	0.60%	$144,645	$2,892,896
Franchise Tax	6.00%	$202161	$4,043,222
Total		**$784,100**	**$15,682,008**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 05: KAYSVILLE - LAYTON

FIGURE 5.25: NODE 5: KAYSVILLE - LAYTON



LAND USE AND ZONING

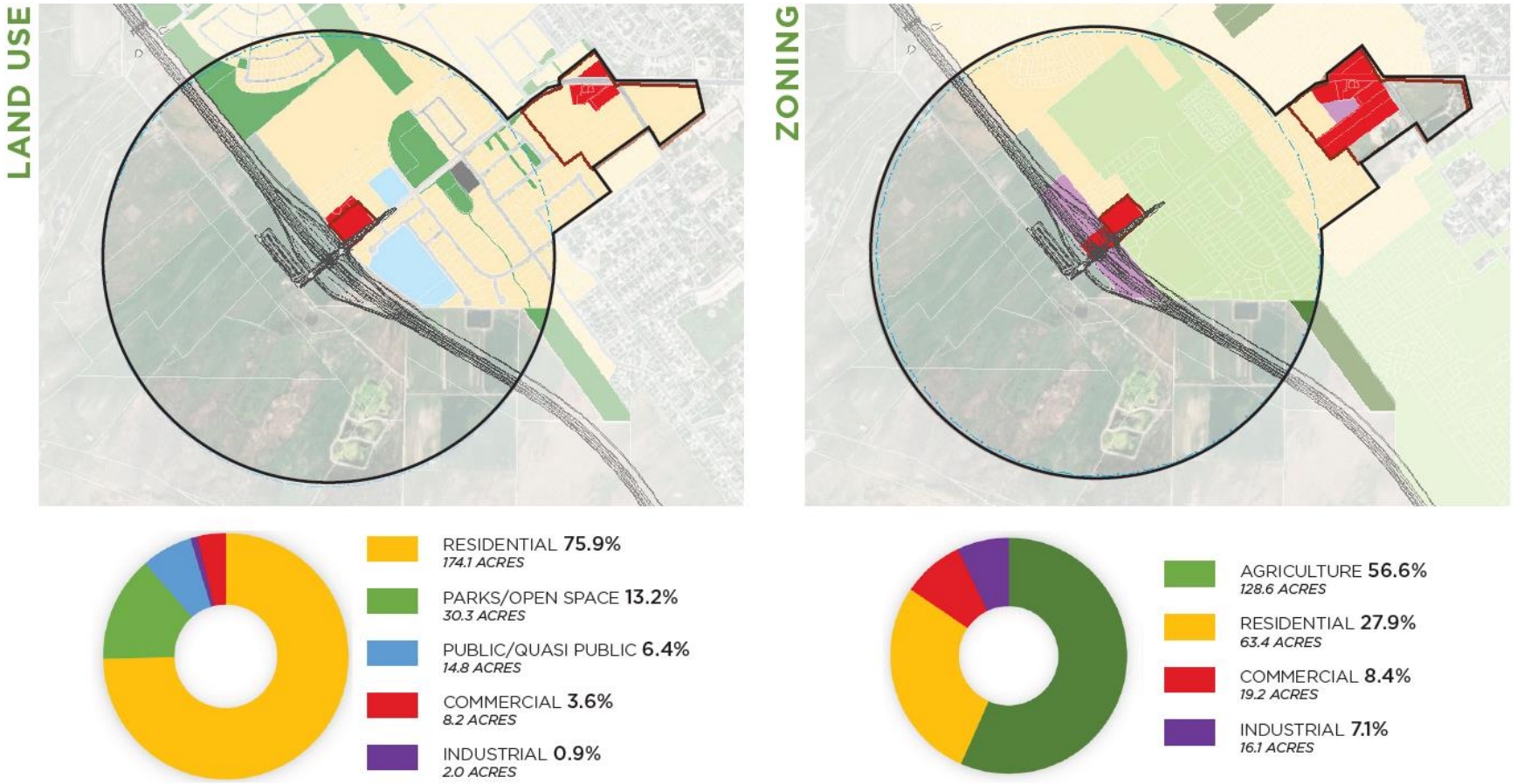
The Kaysville-Layton node is located within a heavily established residential area that has seen a population growth rate of 5.2% and 6 new developments. Although a healthy population growth, the existing established developments leave only 37.5 acres (or 6.7%) for change. 254.9 acres are a part of the protected reserve, and another 263.4 are within

areas of permanence.

The surrounding land use is 75.9% residential, 13.2 % parks/open space, 6.4% public/quasi-public use, 3.6% commercial, and 0.9% industrial. About 56.6% is zoned for agriculture and 27.9% for residential, 8.4% for commercial, and 7.1% for industrial.

Despite most of the land already being preserved or developed, potential still exists for land swaps with the Nature Conservancy and for pockets of neighborhood commercial uses to support the existing neighborhoods.

FIGURE 5.26: NODE 5: LAND USE AND ZONING



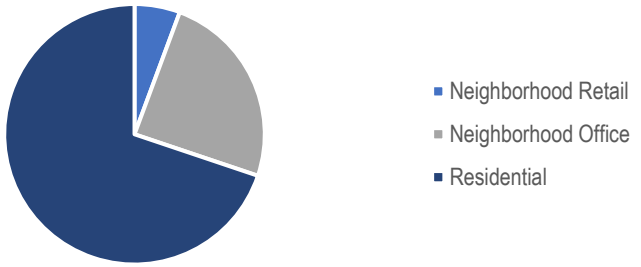
Supportable Development

To evaluate future market supported development within Node 5, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 4 acres have been identified for neighborhood type retail development, 9 acres of neighborhood office development, and 14 acres of mixed residential development. **Table 5.14** outlines the supported square feet and units of each use.

Table 5.14: Node 5: Supportable Development

Land Use	Acreage	Square Feet/Units
Neighborhood Retail	4.05	15,000
Neighborhood Office	8.94	65,000
Residential Units	13.72	82

Figure 5.27: Kaysville - Layton Node Uses



Illustrations of Supportable Development Type

Figure 5.28 shows the type of development envisioned for Node 5.

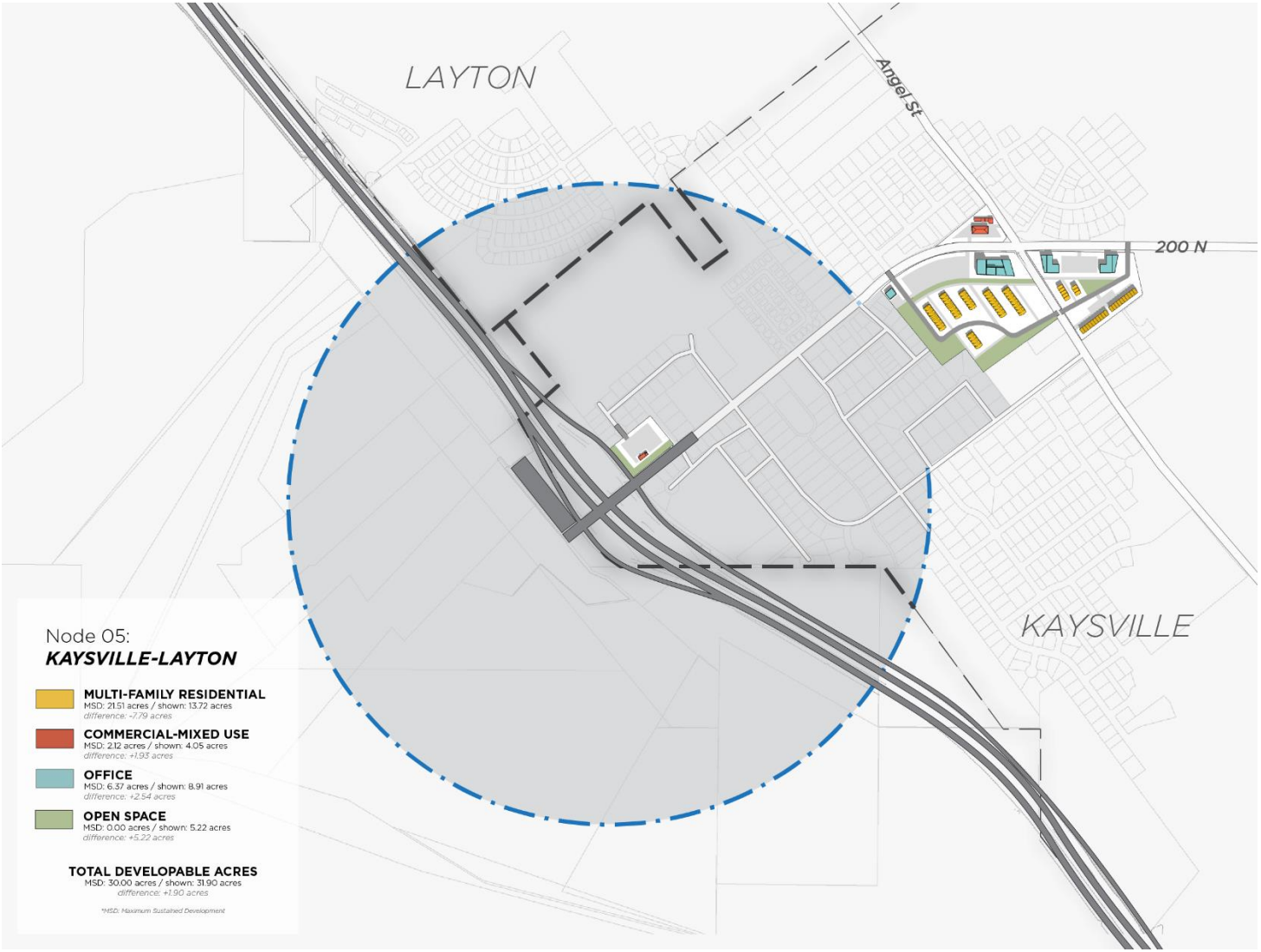
Figure 5.28: Illustration of Supportable Development Type



NODE DIAGRAM

Figure 5.29 depicts a diagram view of Node 5. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.29: NODE 5 - DIAGRAM



Fiscal Benefit Analysis

The supportable development will generate a fiscal benefit to Kaysville during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.14** will materialize over a 11-year timeframe (2023-2033). If developed as outlined above, Node 5 could generate approximately $1.93 million in fiscal revenues for Kaysville City. **Table 5.16** summaries the fiscal revenues for the City.

5.15: Node 5 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$2,925,000	2027-2028	30
Office	$187.00	$12,155,000	2026-2029	260
Residential	$250,000	$20,580,000	2023-2033	296

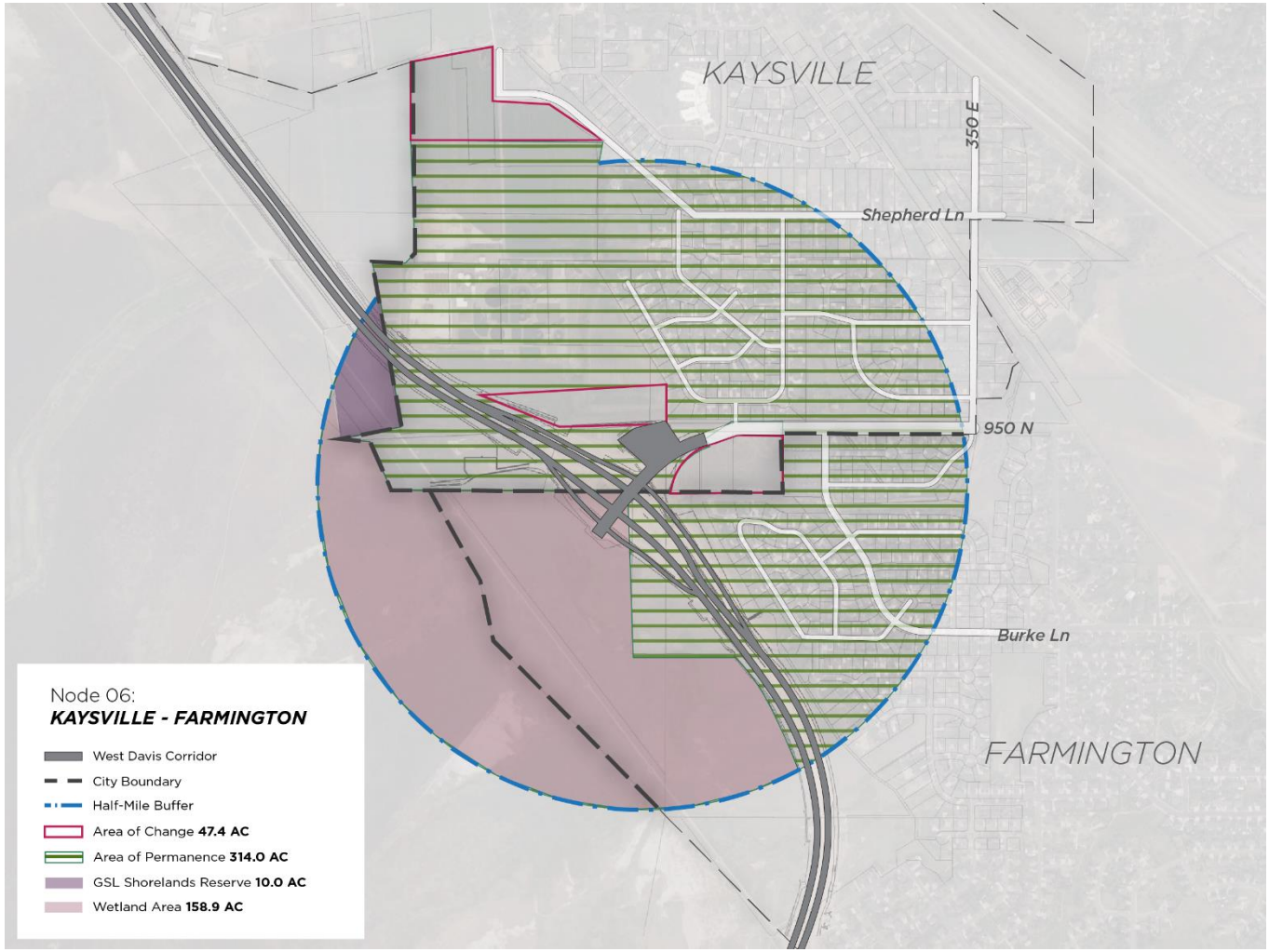
5.16: Kaysville Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001785	$47,586	$951,725
Sales Tax	0.60%	$36,047	$720,942
Franchise Tax	6.00%	$13,069	$261,367
Total		**$96,702**	**$1,934,033**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 06: KAYSVILLE - FARMINGTON

FIGURE 5.30: NODE 6: KAYSVILLE - FARMINGTON



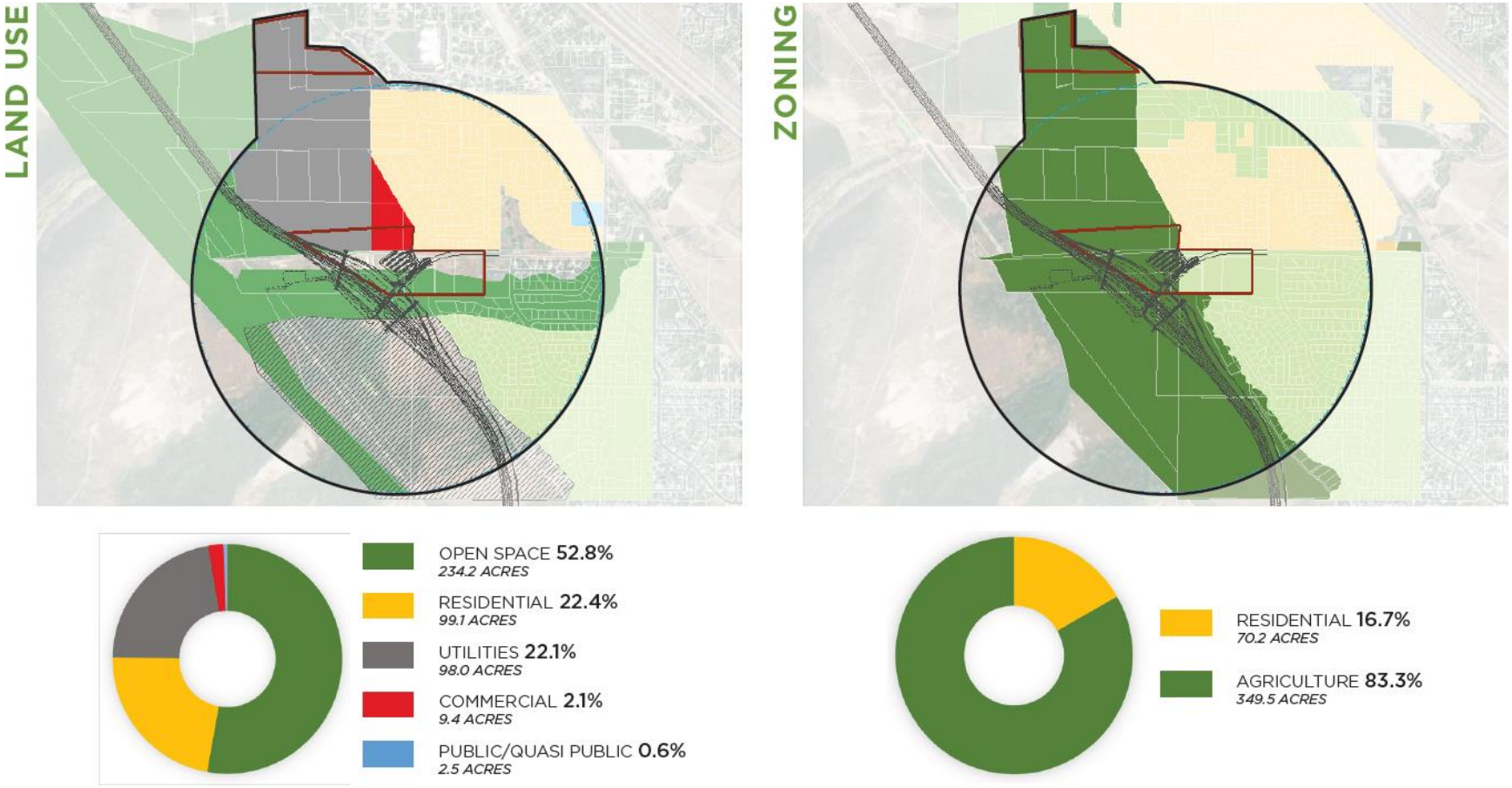
LAND USE AND ZONING

The Kaysville-Farmington node is characterized by its established residential neighborhoods and the Davis County Sewer District. The area has an annual population growth rate of 6.2% and two developments that are either in-process or recently completed. About 314 acres of the node are within areas of permanence and 168.9 acres are designated as

protected or as wetlands, leaving only 47.4 acres for the areas of short-term change.

The surrounding land use is 52.8% open space, 22.4 % residential, 22.1% utilities, 2.1% commercial, and 0.6% public/quasi-public use. About 16.7% is zoned for residential and 83.3% for agriculture. Assets include well-established residential neighborhoods and the in-process frontage road extension that connects with 950 North. A constraint is the Sewer District owning a large portion of potentially developable land, which may bring some uncertainty to future developments. However, there may be opportunities for land swaps or development on Sewer District land later.

FIGURE 5.31: NODE 6: LAND USE AND ZONING



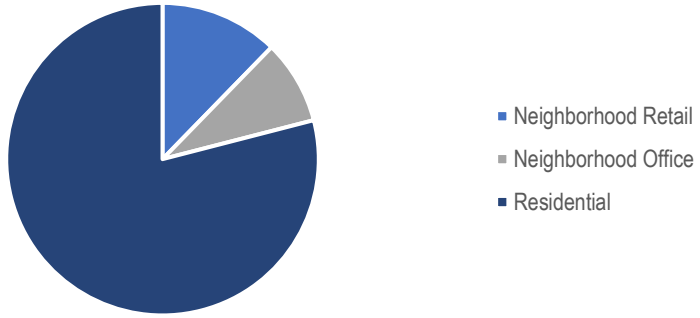
SUPPORTABLE DEVELOPMENT

To evaluate future market supported development within Node 6, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 3 acres have been identified for neighborhood type retail development, 2 acres of neighborhood office development, and 12 acres of mixed residential development. **Table 5.17** outlines the supported square feet and units of each use.

TABLE 5.17: NODE 6: SUPPORTABLE DEVELOPMENT

LAND USE	ACREAGE	SQUARE FEET/UNITS
Neighborhood Retail	2.82	16,340
Neighborhood Office	2.47	11,555
Residential Units	11.67	47

FIGURE 5.32: KAYSVILLE - FARMINGTON NODE USES



ILLUSTRATIONS OF SUPPORTABLE DEVELOPMENT TYPE

Figure 5.33 shows the type of development envisioned for Node 6.

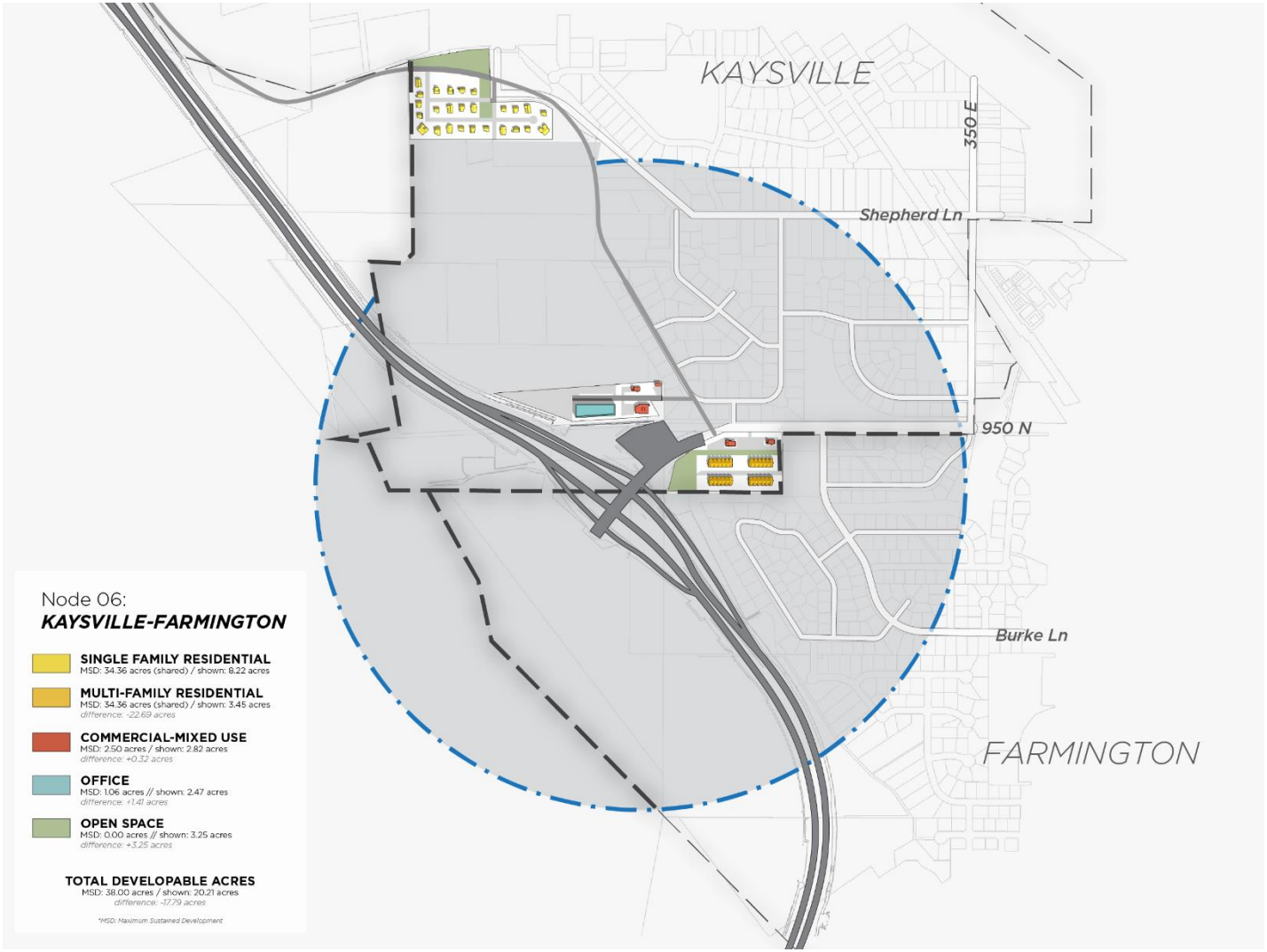
FIGURE 5.33: ILLUSTRATION OF SUPPORTABLE DEVELOPMENT TYPE



NODE DIAGRAM

Figure 5.34 depicts a diagram view of Node 6. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.34: NODE 6 - DIAGRAM



Fiscal Benefit Analysis

The supportable development will generate a fiscal benefit to Kaysville during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.17** will materialize over a 10-year timeframe (2025-2034). If developed as outlined above, Node 6 could generate approximately $1.30 million in fiscal revenues for Kaysville City. **Table 5.16** summaries the fiscal revenues for the City.

5.18: Node 6 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$3,186,300	2027, 2029	33
Office	$187.00	$2,160,785	2027, 2029	46
Residential	$250,000	$11,670,000	2025-2034	168

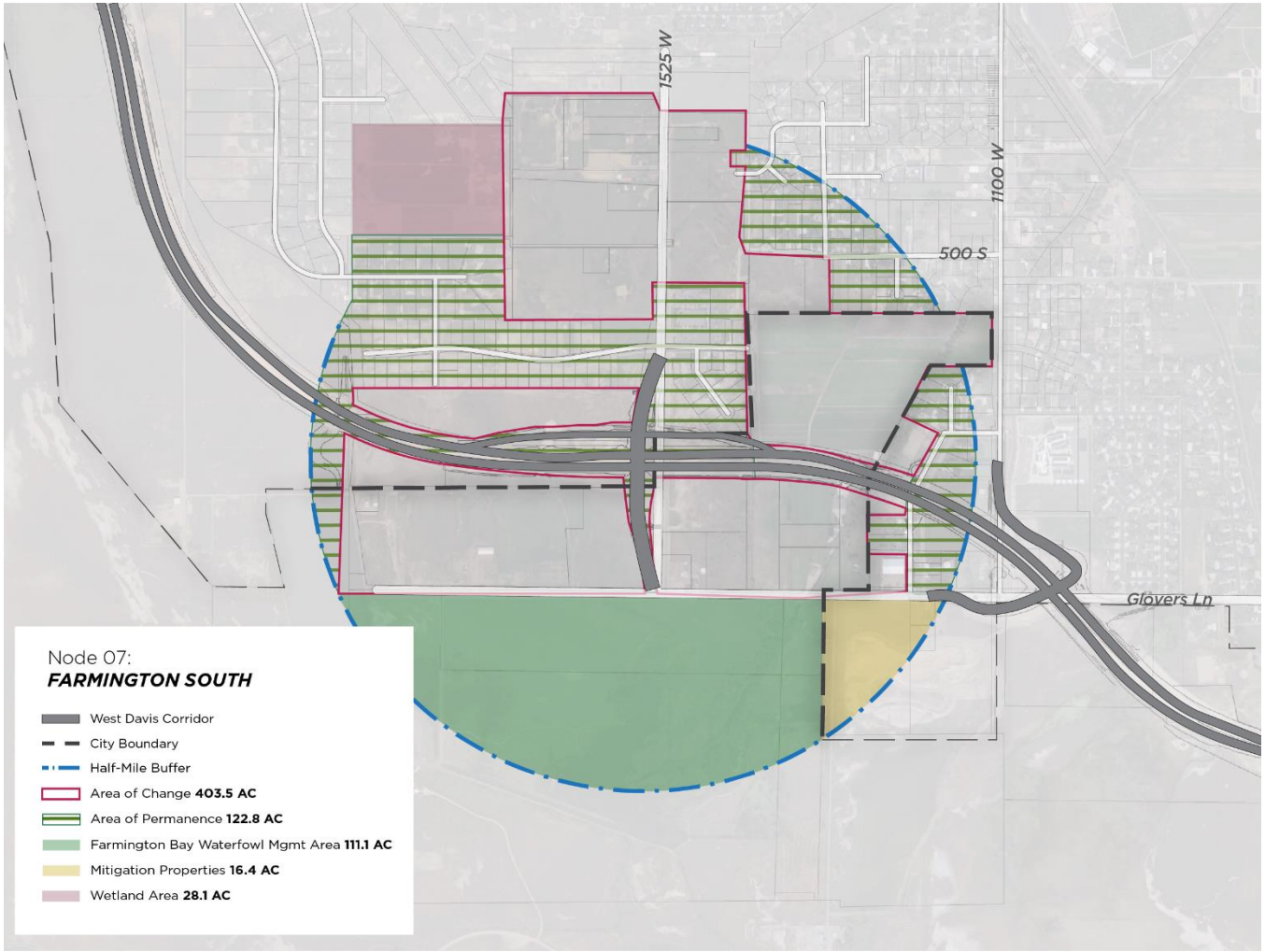
5.19: Kaysville Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001785	$21,219	$424,386
Sales Tax	0.60%	$38,201	$764,028
Franchise Tax	6.00%	$5,696	$113,923
Total		**$65,116**	**$1,302,337**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

NODE 07: FARMINGTON SOUTH

FIGURE 5.35: NODE 7: FARMINGTON SOUTH



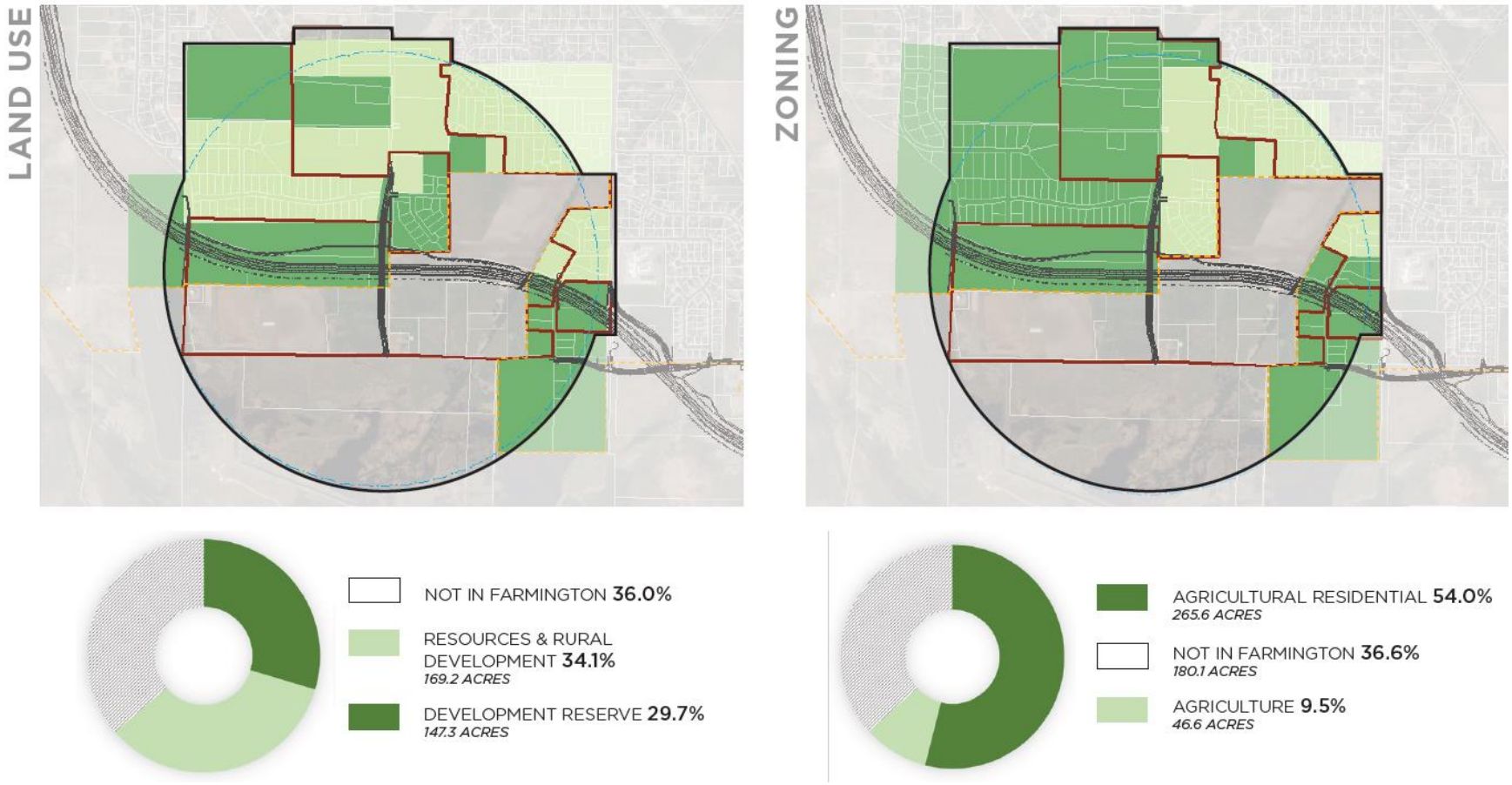
LAND USE AND ZONING

The South Farmington node is a potential node that may be developed during a later phase once traffic patterns justify the need for the interchange. This node is the southernmost node and would be the first interchange connecting the existing corridor to the new. The area is characterized by several new fast-growing residential developments, agricultural

lands, and the Farmington Bay Waterfowl Management Area. The node has seen an annual population growth rate of 5.3% and have two in-process developments. The node presents opportunities for change, as 403.5 acres have been categorized as areas of short-term change. Another 155.6 acres are protected and classified as wetlands. The remaining 122.8 acres are within areas of permanence.
The surrounding land use is 34.1 % resources and rural development, 29.7 % development reserve, and 36% is not within municipal boundaries. About 54% is zoned for agricultural residential and 9.5% for agriculture.

Assets include the extensive area for development, as well as the opportunity for the potential acquisition of Davis County parcels. This interchange is not yet established, but as the usership increases, this interchange may have more opportunities for development and planning. In addition, there may be constraints and impacts to the existing agricultural land and Farmington Bay Waterfowl Management Area.

FIGURE 5.36: NODE 7: LAND USE AND ZONING



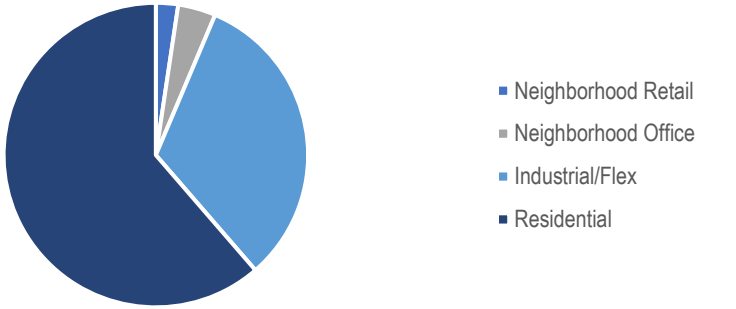
Supportable Development

To evaluate future market supported development within Node 7, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 4 acres have been identified for neighborhood retail development, 5 acres of neighborhood office development, 31 acres of industrial flex space development, and 79 acres of residential development. **Table 5.20** outlines the supported square feet and units of each use.

Table 5.20: Node 7: Supportable Development

Land Use	Acreage	Square Feet/Units
Neighborhood Retail	4.35	27,234
Neighborhood Office	4.85	46,220
Industrial Flex Space	30.63	372,050
Residential Units	78.58	314

Figure 5.37: Farmington South Node Uses



Illustrations of Supportable Development Type

Figure 5.38 shows the type of development envisioned for Node 7.

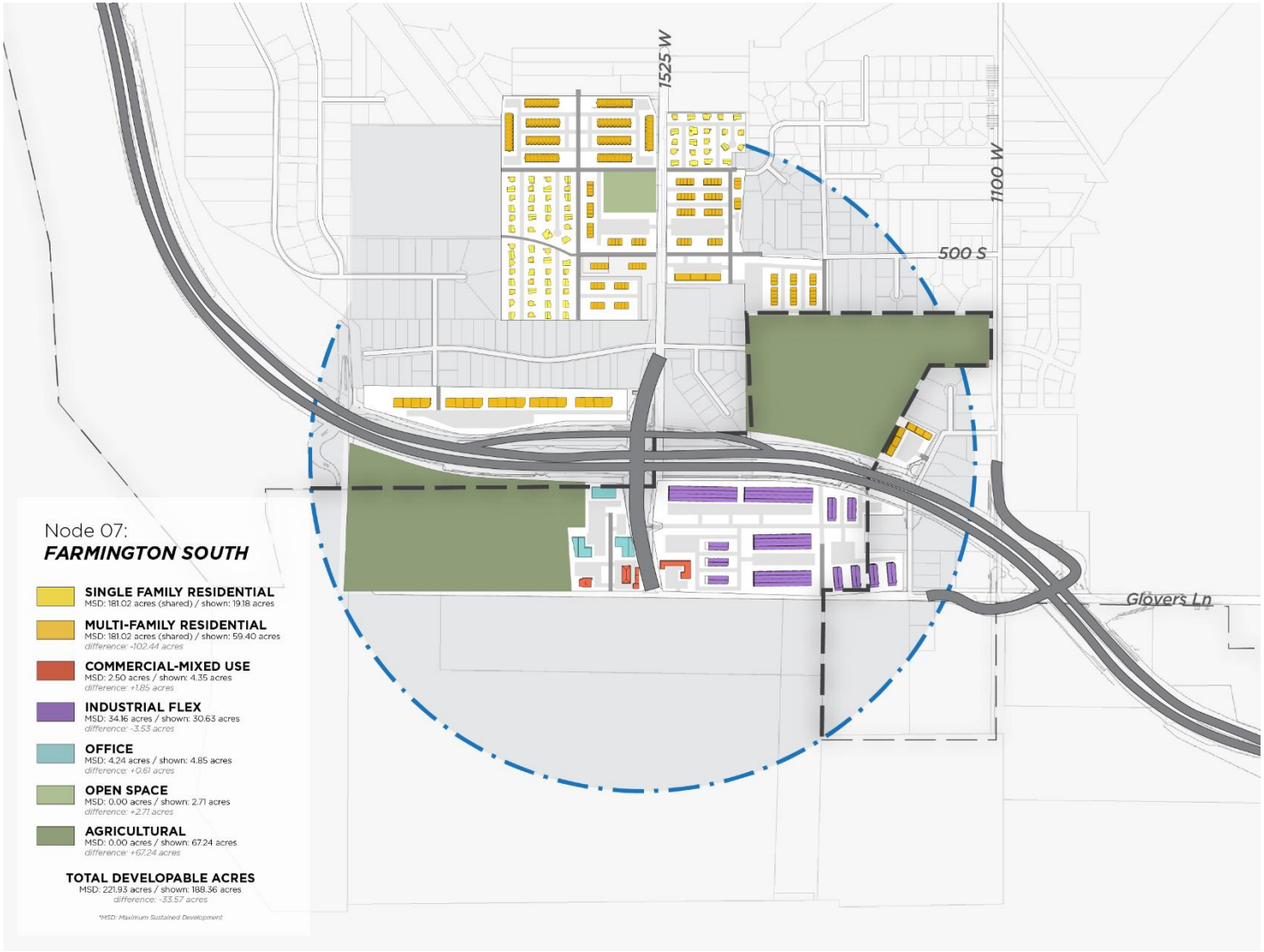
Figure 5.38: Illustration of Development Type



NODE DIAGRAM

Figures 5.39 depict a diagram view of Node 7. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.39: NODE 7 - DIAGRAM



Fiscal Benefit Analysis

The supportable development will generate a significant fiscal benefit to Farmington during the 20-year planning horizon (2023-2042). This analysis assumes the development outlined in **Table 5.20** will materialize over a 16-year timeframe (2023-2038). If developed as outlined above, Node 7 could generate approximately $4.46 million in fiscal revenues for Farmington City. **Tables 5.22** summaries the fiscal revenues for the City.

5.21: Node 7 Development Assumptions

Building Type	$/Sq. Ft. or Unit	Build Out Taxable Value	Construction Absorption	Potential Jobs/Residents
Retail	$195.00	$5,310,630	2025-2038	54
Office	$187.00	$8,643,140	2025-2038	184
Industrial Flex	$125.00	$46,506,250	2023-2037	186
Residential	$250,000	$78,580,000	2023-2037	1,068

5.22: Farmington Fiscal Revenues

Revenue Type	Tax Rates	Average Annual Revenue	Total Revenue – 20 Years
Property Tax	0.001607	$129,644	$2,592,874
Sales Tax	0.50%	$45,475	$909,499
Franchise Tax	6.00%	$48,124	$962,494
Total		**$223,243**	**$4,464,867**

The actual fiscal benefit to the City will likely be much higher, due to additional indirect and induced benefits. Positive economic impacts will be felt through business and living supplies purchased by the new businesses, employees and residents. It is also likely that additional development will be attracted to the area. This is commonly referred to as the "multiplier effect", which was not an element of this study.

SECTION 6: FUNDING ANALYSIS

Various tools and incentives are available to help achieve economic development goals. Below is a brief description of several resources available to the WDC Entities.

Redevelopment Areas – Tax Increment Financing
Tax increment financing ("TIF") is the most widely used tool for economic development in the State of Utah. The creation of CRAs, or historically URA, EDA, or CDAs, provides a source of financing redevelopment through the creation of tax increment. Redevelopment agencies negotiate with taxing entities to share a portion of the property tax generated by new development in a particular area for a specific time. However, in the 2022 Utah Legislative Session, the CRA Code was amended to make providing TIF or other revenues to retail development more challenging.

Tax Increment Revenue Bonds
Tax Increment Revenue Bonds allow redevelopment agencies to pledge tax increment funds to repay the debt service. The projected tax increment is often discounted by the bond market, as the tax increment is the only source to repay the bonds, and project areas have little to no tax increment at the beginning of a new project. These bonds are generally more difficult to sell due to the repayment risk.

Industrial Development Bonds
Industrial Development Bonds have a $10 million cap per issue for small manufacturing facilities and a $150 million total annual state allocation cap. These bonds have strict regulations regarding eligible business types; a qualified 501(c)(3) can use them for a wider variety of projects. For credit-worthy borrowers, this can result in a reduction in the interest rate of up to 2.00 per annum, which can be millions of dollars of savings during a 10-20 year financed capital improvement.

Revolving Loan Funds and Grants
A revolving loan fund is a source of money from which loans are made for small business development projects. A loan is made to a business, and funds become available for future loans to other businesses as repayments are made. This tool is mainly used to finance local, expanding, or small businesses within the community.

The funds used to create a loan fund may have rules governing the program design. For example, the Department of Housing and Urban Development has specified rules for Community Development Block Grants. Matching grants or revolving loan funds have been very successful in various communities throughout Utah. Dilapidated areas within the city may benefit from creating a revolving loan fund that would encourage the upgrade of facades and other building renovations. Most businesses see increased traffic from improvements to their properties.

Community Development Block Grants
Community Development Block Grants can be used to develop parts of the community that qualify as low- and moderate-income areas. These funds may also be used for projects that remove impediments of access for the elderly and the disabled.

Business Improvement Districts
A business improvement district (BID) is a public-private partnership allowing additional taxes to be collected from businesses within a designated area. The taxes generated by a BID are used for public improvements based on the concept that well-maintained public spaces will increase commerce. Non-profit corporations created by the district manage BIDs. BIDs allow businesses to share the costs to increase business activity within the community through joint ventures, including 1) joint marketing, 2) ad campaigns, 3) events in the district area and 4) planning for parking and facility improvements. The city may contribute by facilitating meetings at municipal buildings, advertising on municipal websites, etc.

Sales Tax Incentives
For strong destination retail anchors, the WDC Entities may offer a sales tax incentive for a period of time. These incentives should be considered on a case-by-case basis. This should only be considered for a major tax-generating retailer or to retain a current major tax-generating business. As discussed in the TIF description above, the current State Code only allows limited sales tax incentives through redevelopment agencies for specific uses, as outlined in 11-41-103.

Special Assessment Bonds
Special Assessment Bonds allow a governmental entity to designate a specific area that will benefit from public improvements and levy a special assessment, like a tax lien, to finance the public improvements. This assessment is then used to repay the debt service. Usually, only the property owners receiving the benefit from the improvements are assessed for the costs.

Special Assessment Bonds may not be created if 50 percent or more of those liable for the assessment payment protest its creation. These bonds usually have a higher interest rate than the other bonds discussed in this section. The issuer must own all improvements, and repayment cannot exceed twenty years. The main advantage of these bonds is: 1) no bond election is required, 2) only benefited owners pay for the improvements, and 3) limited risk to the city.

Municipal Building Authority Lease Revenue Bonds ("MBA")
Cities, counties, and school districts are allowed to create a non-profit organization solely to acquire, construct, improve, and finance the cost of a project on behalf of a public body that created it. Normally, MBA bonds are used to construct municipal buildings. However, MBA bonds have also been used to finance parks and recreation facilities. The legal limitation on MBA bonds issued is 40 years.

Sales Tax Revenue Bonds
Sales tax revenues can be utilized as a sole pledge to repay debt. These bonds do not require a bond election and are often used for acquiring and constructing any capital facility owned by the issuing entity. The bond market usually requires a higher debt service ratio of at least two or three times the revenue to debt.

Public Infrastructure District
A Public Infrastructure District ("PID") may issue debt to finance public infrastructure. This funding mechanism is an alternative to traditional special assessment bonds. Rather than the entity (city or county), the district issues the debt. The formation of a District requires 100 percent consent of property owners and voters within the PID boundary. Repayment of the debt comes solely from a limited property tax or assessment imposed by the PID.

Public/Private Partnerships
A common development tool involves public/private partnerships. Sometimes, these relationships can lead to funding sources through grants, donations, or sponsorships.

COUNCIL AGENDA
September 27, 2022

Agenda Item **"e"** **Founders Park Improvements 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 lateral 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, replacing existing baseball/softball field backstops, 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, and advance a CIP item one year earlier, from FY24 to FY23.

- 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 each side of 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 $192,085.35
    - $97,660.35 is Impact Fee Eligible

    - $94,425.00 is Capital/RAP Tax Eligible
        - There is approximately $80,000 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 Improvements.

2. Whether council would like to amend the budget to include Founders Park Improvements.

Proposed Founders Park Sidewalk, Sprinklers and Backstop Improvements
Funding Sources

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
8	Field #1 & #2 Backstop Replacement	EA	2	$30,000.00	$60,000.00	2	$60,000.00		
Probable Cost Opinion					$192,085.35		$94,425.00		$97,660.35

COUNCIL AGENDA
September 27, 2022

Agenda Item **"f"** **Stoker Park Discussion**

Background

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

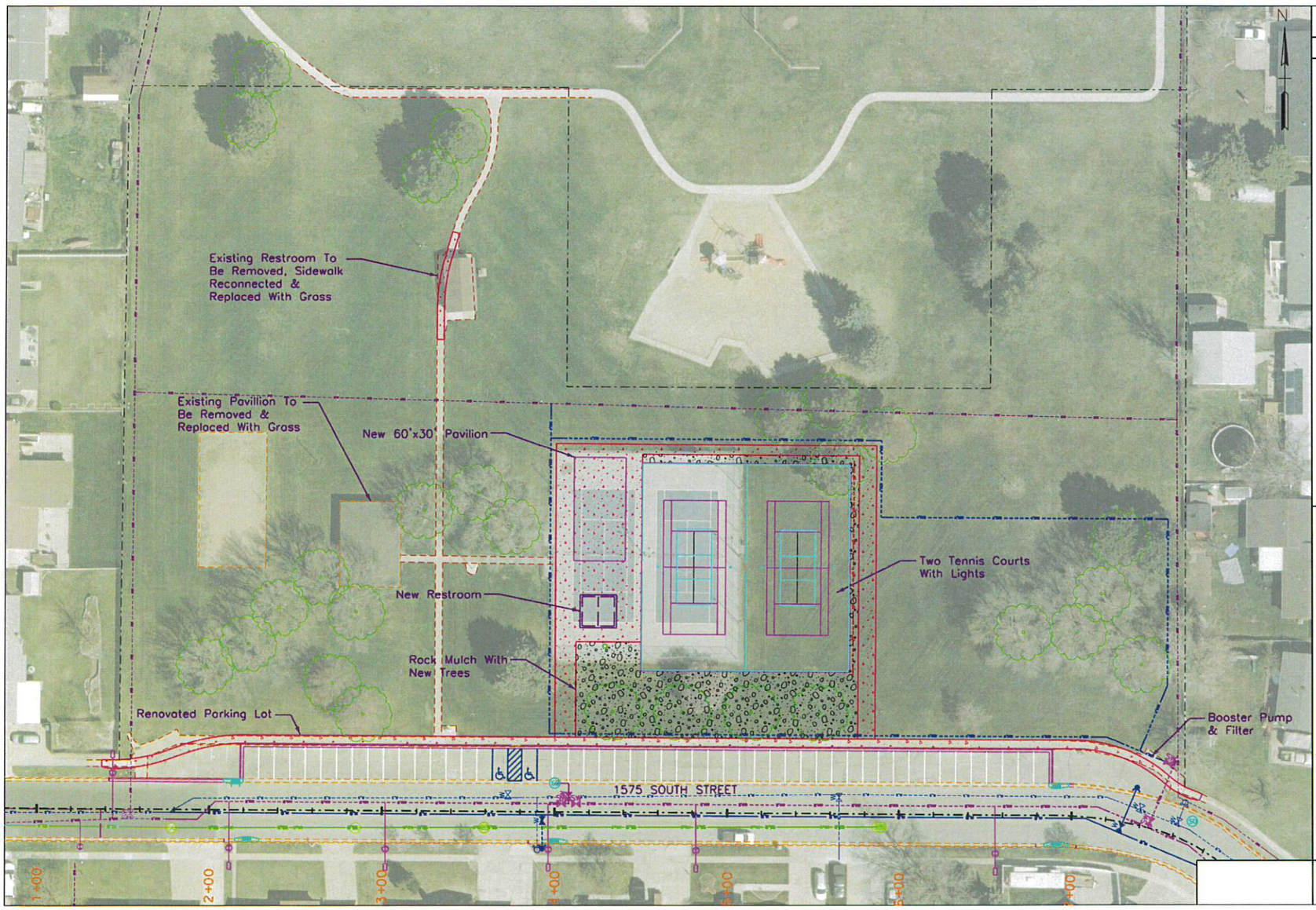
- Staff would like to discuss, with the council, different options for the Stoker Park Project.

- Please review attachments:
    - Option 1: Cost estimate and conceptual drawing, which includes renovation of tennis courts, renovation of the parking lot, new pavilion, new restrooms, and irrigation improvements.
        - Cost estimate of total project: $1,020,391.65
        - Budgeted in FY2023: $745,000.00
        - Cost difference: $275.391.65
        - Funding sources:
            - Capital- $275.391.65

    - Option 2: Cost estimate and conceptual drawing, which includes renovation of tennis courts, renovation of the parking lot, new pavilion, new restrooms, irrigation improvements, two new volleyball pits with lights, and relocation of walkway to enhance programmable space.
        - Cost estimate of total project1,237,171.85
        - Budgeted in FY2023: $745,000.00
        - Cost difference: $492,171.85
        - Funding options:
            - Capital-$324,508.35
            - Impact Fee Eligible- $167,663.50

Discussion Goals:

- Discuss different options for Stoker Park project
- Direct staff on which option the council would like to move forward with.



LAST UPDATED: SEPT. 21, 2022

DRAWN BY: BB

PROPOSED STOKER PARK IMPROVEMENTS

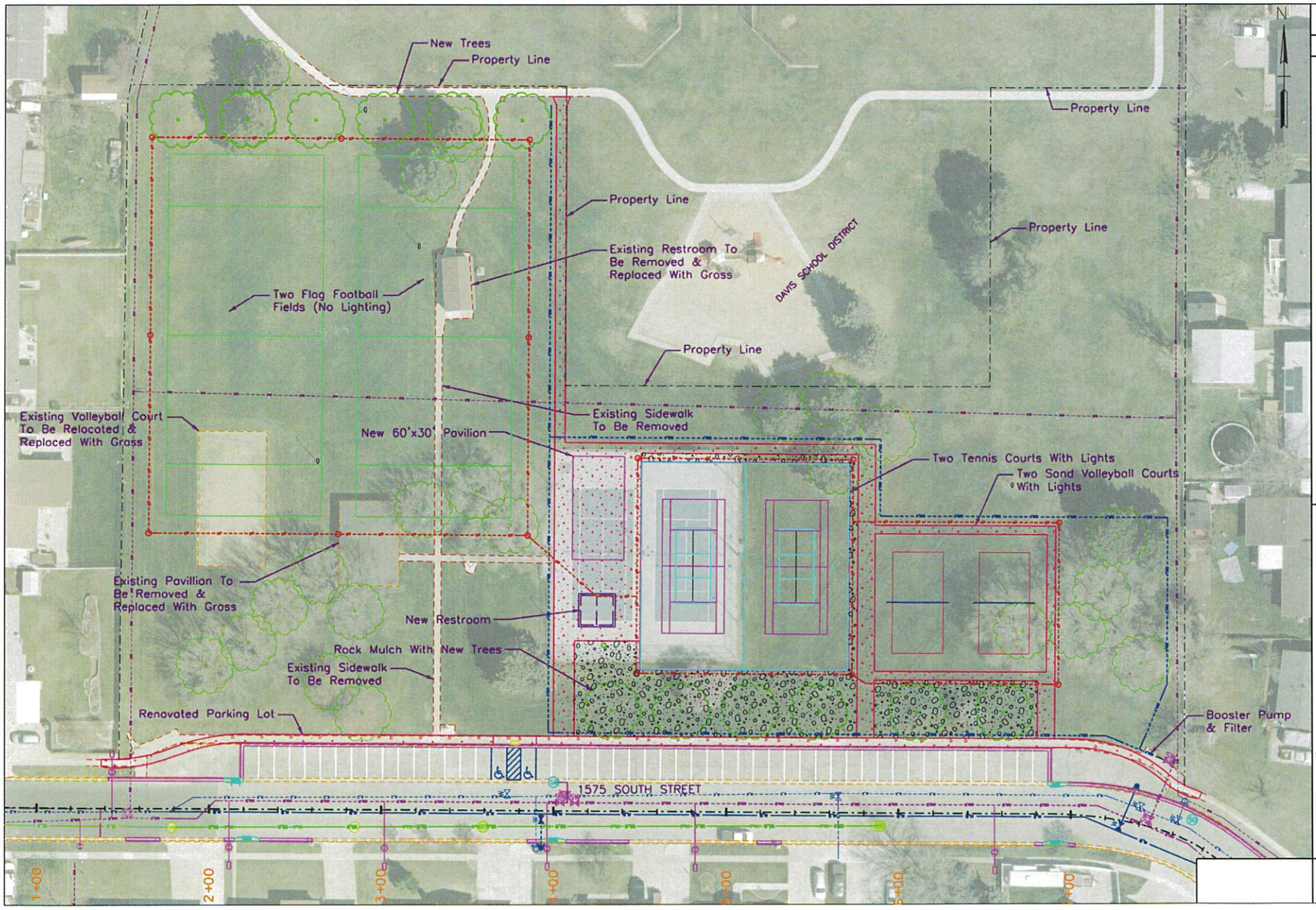
OPTION 1 (ORIGINAL IN BUDGET)

SYRACUSE CITY EST. 1935

SHEET: 1 OF 3

Proposed Stoker Park Improvements Option 1 - 9-21-2022
Funding Sources

Item No	Bid Item	Unit	Quantity	Unit Price	Total Project	Capital/RAP Tax Eligible	
1	Mobilization and Demobilization/SWPPP	LS	1	$35,947.10	$35,947.10	1.00	$35,947.10
2	Traffic Control/Construction Site Protection	LS	1	$17,973.55	$17,973.55	1.00	$17,973.55
3	Saw Cut	LS	1	$1,000.00	$1,000.00	1	$1,000.00
4	Remove Existing Tree	EA	4	$500.00	$2,000.00	4	$2,000.00
5	Remove Existing Asphalt	SF	11000	$0.25	$2,750.00	11000	$2,750.00
6	Remove Existing Concrete	SF	5500	$4.00	$22,000.00	5500	$22,000.00
7	Remove Existing Curb & Gutter/Waterway	LF	1250	$4.00	$5,000.00	1250	$5,000.00
8	Remove Existing Restroom	LS	1	$10,000.00	$10,000.00	1	$10,000.00
9	Remove Existing Pavilion	LS	1	$10,000.00	$10,000.00	1	$10,000.00
10	Filter	LS	1	$5,000.00	$5,000.00	1	$5,000.00
11	Booster Pump	LS	1	$20,000.00	$20,000.00	1	$20,000.00
12	Sprinkler Mainline	LF	1300	$25.00	$32,500.00	1300	$32,500.00
13	Sprinklers	SF	60000	$0.50	$30,000.00	60000	$30,000.00
14	Sod (Only for old restroom & pavilion)	SF	2431	$1.00	$2,431.00	2431	$2,431.00
15	Drill Seeding	SF	60000	$0.15	$9,000.00	60000	$9,000.00
16	Electrical Conduit	LF	500	$10.00	$5,000.00	500	$5,000.00
17	Electrical Boxes	EA	5	$500.00	$2,500.00	5	$2,500.00
18	Tree	EA	4	$1,000.00	$4,000.00	4	$4,000.00
19	ADA Ramp	EA	1	$2,000.00	$2,000.00	1	$2,000.00
20	30" Curb & Gutter	LF	750	$40.00	$30,000.00	750	$30,000.00
21	4" Thick Concrete	SF	10258	$9.00	$92,322.00	10258	$92,322.00
22	Striping	LS	1	$1,000.00	$1,000.00	1	$1,000.00
23	Excavation	SF	233	$20.00	$4,660.00	233	$4,660.00
24	3" Minus Rock Mulch	SF	8200	$3.50	$28,700.00	8200	$28,700.00
25	Type A2 Aggregate Base Material	TON	1000	$15.00	$15,000.00	1000	$15,000.00
26	High Density Mineral Bond Seal	SF	9420	$0.30	$2,826.00	9420	$2,826.00
27	3" Hot Bituminous Asphalt	SF	9420	$2.10	$19,782.00	9420	$19,782.00
Total Construction Costs					$413,391.65		$413,391.65
1	Meter Peds & Rocky Mountain Power Fees	LS	1	$15,000.00	$15,000.00	1	$15,000.00
2	30'x60' Pavilion	LS	1	$80,000.00	$80,000.00	1	$80,000.00
3	Restroom	LS	1	$160,000.00	$160,000.00	1	$160,000.00
4	Tennis Court	LS	1	$210,000.00	$210,000.00	1	$210,000.00
5	Tennis Court Lighting	LS	1	$142,000.00	$142,000.00	1	$142,000.00
Total					$1,020,391.65		$1,020,391.65
Stoker Park Parking Lot Budget					$ 210,000.00	$	210,000.00
Stoker Tennis Court Renovation Budget					$ 260,000.00	$	260,000.00
Stoker Restroom Replacement Budget					$ 160,000.00	$	160,000.00
Stoker Pavilion Replacement Budget					$ 100,000.00	$	100,000.00
Stoker Sprinkler Clock Replacement Budget					$ 15,000.00	$	15,000.00
Difference					$ (275,391.65)	$	(275,391.65)



LAST UPDATED: SEPT. 21, 2022

DRAWN BY: BB

PROPOSED STOKER PARK IMPROVEMENTS

OPTION 2 (RELOCATED SAND VOLLEYBALL & ADD TWO FLAG FOOTBALL FIELDS W/O LIGHTING)

SYRACUSE CITY EST. 1935

SHEET: 2 OF 3

Proposed Stoker Park Improvements Option 2 - 9-21-2022
Funding Sources

Item No	Bid Item	Unit	Quantity	Unit Price	Total Project	Capital/RAP Tax Eligible		Impact Fee Eligible	
1	Mobilization and Demobilization/SWPPP	LS	1	$46,101.90	$46,101.90	0.88	$40,652.90	0.12	$5,449.00
2	Traffic Control/Construction Site Protection	LS	1	$23,050.95	$23,050.95	0.88	$20,326.45	0.12	$2,724.50
3	Saw Cut	LS	1	$1,000.00	$1,000.00	1	$1,000.00		$0.00
4	Remove Existing Tree	EA	6	$500.00	$3,000.00	6	$3,000.00		$0.00
5	Remove Existing Asphalt	SF	11000	$0.25	$2,750.00	11000	$2,750.00		$0.00
6	Remove Existing Concrete	SF	3448	$4.00	$13,792.00	3448	$13,792.00		$0.00
7	Remove Existing Curb & Gutter/Waterway	LF	1250	$4.00	$5,000.00	1250	$5,000.00		$0.00
8	Remove Existing Restroom	LS	1	$10,000.00	$10,000.00	1	$10,000.00		$0.00
9	Remove Existing Pavilion	LS	1	$10,000.00	$10,000.00	1	$10,000.00		$0.00
10	Filter	LS	1	$5,000.00	$5,000.00	1	$5,000.00		$0.00
11	Booster Pump	LS	1	$20,000.00	$20,000.00	1	$20,000.00		$0.00
12	Sprinkler Mainline	LF	1100	$25.00	$27,500.00	1100	$27,500.00		$0.00
13	Sprinklers	LS	1	$20,000.00	$20,000.00	1	$20,000.00		$0.00
14	Sod	SF	10000	$1.00	$10,000.00	10000	$10,000.00		$0.00
15	Drill Seeding (Entire Park)	SF	0	$0.15	$0.00	0	$0.00		$0.00
16	Thickened Concrete Edge For Volleyball Court	CY	34	$200.00	$6,800.00	17	$3,400.00	17	$3,400.00
17	Volleyball Court Sand	TON	1200	$25.00	$30,000.00	600	$15,000.00	600	$15,000.00
18	Volleyball Court Excavation	CY	820	$20.00	$16,400.00	410	$8,200.00	410	$8,200.00
19	Volleyball Court Drainage	LS	1	$5,000.00	$5,000.00	0.5	$2,500.00	0.5	$2,500.00
20	Fabric For Volleyball Court	SF	8000	$0.50	$4,000.00	4000	$2,000.00	4000	$2,000.00
21	Volleyball Nets	EA	2	$2,500.00	$5,000.00	1	$2,500.00	1	$2,500.00
22	Electrical Conduit	LF	600	$10.00	$6,000.00	500	$5,000.00	100	$1,000.00
23	Electrical Boxes	EA	8	$500.00	$4,000.00	8	$4,000.00		$0.00
24	Tree	EA	12	$1,000.00	$12,000.00	12	$12,000.00		$0.00
25	Storm Drainage	LS	1	$15,000.00	$15,000.00	0.5	$7,500.00	0.5	$7,500.00
26	ADA Ramp	EA	1	$2,000.00	$2,000.00	1	$2,000.00		$0.00
27	30" Curb & Gutter	LF	750	$40.00	$30,000.00	750	$30,000.00		$0.00
28	4" Thick Concrete	SF	10481	$9.00	$94,329.00	9181	$82,629.00	1300	$11,700.00
29	Striping	LS	1	$1,000.00	$1,000.00	1	$1,000.00		$0.00
30	Excavation	SF	233	$20.00	$4,660.00	233	$4,660.00		$0.00
31	3" Minus Rock Mulch	SF	13600	$3.50	$47,600.00	13600	$47,600.00		$0.00
32	Type A2 Aggregate Base Material	TON	1772	$15.00	$26,580.00	1726	$25,890.00	46	$690.00
33	High Density Mineral Bond Seal	SF	9420	$0.30	$2,826.00	9420	$2,826.00		$0.00
34	3" Hot Bituminous Asphalt	SF	9420	$2.10	$19,782.00	9420	$19,782.00		$0.00
	Total Construction Costs				$530,171.85		$467,508.35		$62,663.50
1	Meter Peds & Rocky Mountain Power Fees	LS	1	$20,000.00	$20,000.00	0.5	$10,000.00	0.5	$10,000.00
2	30'x60' Pavilion	LS	1	$80,000.00	$80,000.00	1	$80,000.00		$0.00
3	Restroom	LS	1	$160,000.00	$160,000.00	1	$160,000.00		$0.00
4	Tennis Court	LS	1	$210,000.00	$210,000.00	1	$210,000.00		$0.00
5	Tennis Court Lighting	LS	1	$142,000.00	$142,000.00	1	$142,000.00		$0.00
6	Volleyball Lighting	LS	1	$80,000.00	$80,000.00		$0.00	1	$80,000.00
7	Park Signage	LS	1	$15,000.00	$15,000.00		$0.00	1	$15,000.00
	Total				$1,237,171.85		$1,069,508.35		$167,663.50
	Stoker Park Parking Lot Budget				$ 210,000.00	$	210,000.00	$	-
	Stoker Tennis Court Renovation Budget				$ 260,000.00	$	260,000.00	$	-
	Stoker Restroom Replacement Budget				$ 160,000.00	$	160,000.00	$	-
	Stoker Pavilion Replacement Budget				$ 100,000.00	$	100,000.00	$	-
	Stoker Sprinkler Clock Replacement Budget				$ 15,000.00	$	15,000.00	$	-
	Difference				$ (492,171.85)	$	(324,508.35)	$	(167,663.50)

COUNCIL AGENDA
September 27, 2022

Agenda Item **"g"** Fire Station Alerting System

Factual Summation

- Utah Communications Authority (UCA) is expecting to complete their conversion to the new P25 radio system in late 2023 early 2024.
- Davis County Dispatch is expecting to be fully converted to P25 by the end of this year and will dispatch using both the new and the old system until the UCA cutoff.
- Syracuse Fire has converted all base, mobile and handheld radios to P25. At the time of the P25 conversion we did not upgrade the analog station alerting system.
- All the Davis County fire departments are in the process of converting or have converted to the US Digital paging system.
- Syracuse Fire will need to upgrade its station alerting system ensure continuity, improve dispatch and turnout times, and to participate in a countywide backup system.
- Estimated one-time costs of $131,811.06.
- Estimated on-going costs of $2,150.00 per year.

Discussion Goals

The following items outline the goals of this discussion:

1. Discuss funding options and plan of action to upgrade station alerting.

Station Alerting Discussion

"When Seconds Count"

Current System

- Analog Based

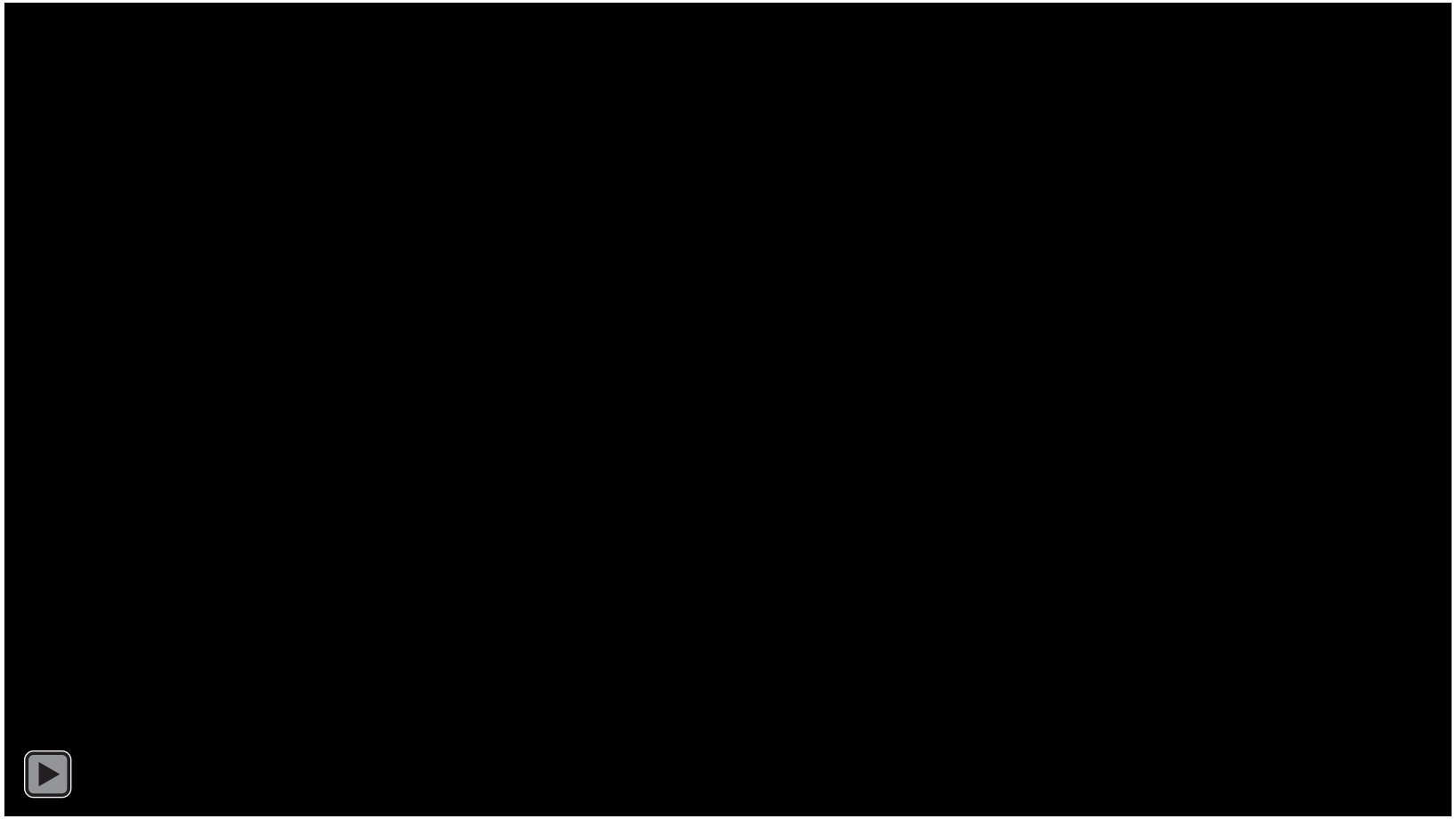
- Steps to alert Station
  - Dispatch takes the call and inputs information into Spillman CAD
  - Dispatch receives recommendation from Spillman CAD on what agency/units to dispatch.
  - Dispatch uses a separate two-tone alerting system to notify the station.
  - Station receives the tones and alerting devices are activated.



Need for an Upgrade

- Utah Communications Authority – P25 Radio System (2023-2024)
- Davis County Dispatch
  - Analog dispatching system (looking to P25 upgrade by end of year)
  - Will continue analog dispatch until UCA cutoff to allow all agencies to convert
- Syracuse Fire
  - Analog station alerting system
  - Will need to upgrade to ensure station alerting continuity
- All County Fire Departments
  - Layton has already converted. South Davis Metro Fire, North Davis Fire, and South Weber Fire are approved and currently in the process.

Phoenix G2 System – US Digital



Phoenix G2 System – US Digital



Benefits

- Reduces dispatch notification and turnout times
  - Steps to alert Station
    - Dispatch takes the call and inputs information into Spillman CAD. Station is simultaneously alerted that a call is coming in.
- VHF Backup System
- Station Controller
  - Turns on station lights
  - Shuts off stove and grill
  - Ramping, heart safe alert tones
  - Rooms are individually controlled

Estimated One Time Cost

$5,038.00 – Layton City VHF and Server Shared Costs

$8,454.20 – Station Required Dispatch Items

$7,078.36 – Davis County Dispatch Shared Costs (Syracuse Portion)

$111,240.50 – Fire Station System and Equipment

$131,811.06

Estimated On-Going Cost (Annual)

$550.00 – Layton City VHF and Server Maintenance

$225.00 – Cradlepoint Annual Licensing

$1,375.00 – Full-Service System Maintenance

$2,150.00

Questions

COUNCIL AGENDA
September 27, 2022

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

Factual Summation

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

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

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

Options

- In order to design the aesthetic improvements, the City will need the services of a design consultant to work with Council on the overall vision, design options, and actual construction drawings. This could be achieved through an RFP process through the City.

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

Goals of Discussion

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

Request for Proposals

Landscape Architectural and Design Services for Antelope Drive/West Davis Highway Interchange Area

General Information

The purpose of this Request for Proposals (RFP) is to solicit competitive proposals from qualified professional landscape architecture and design firms to provide a comprehensive, brand-focused theme and design for the construction of aesthetic improvements to the West Davis Highway interchanges in Syracuse, primarily at Antelope Drive and at 2000 West.

RFP's Submittal

Proposals must be received by Syracuse City Community & Economic Development Department at 1979 West 1900 South, Syracuse, Utah 84075, no later than 5:00 PM Thursday, October 13, 2022, Local Time. Late proposals will not be accepted.

Information Clarification

Any questions on the RFP may be directed to Noah Steele, Community and Economic Development Director, at nsteele@syracuseut.gov . Questions must be submitted in writing by no later than 3:00 PM on Monday, October 10, 2022. If required, written addendum to this RFP will be issued.

Project Overview and Description of Project Objective

The Antelope Drive/West Davis Corridor area is expected to become the "front door" of Syracuse City as both a gateway into the City, as well as the primary highway exit for visitors going to Antelope Island State Park. As such, this gateway area is an essential component of the City's economic development plan in creating a unique and memorable identity as "The Gateway to Antelope Island".

The City's Economic Development Vision is to become financially sustainable through the coordination of land use development, strategic branding, tax increment incentives, and city policies, while staying within the overall mission and vision for the City. One of the major economic development goals of the City is to establish its brand as the "Un I-15" alternative to 'typical' cities on the Wasatch Front. This

involves creating the feeling of a 'get away' for most of the population on the Wasatch Front and beyond, through a combination of branding and strategic shopping and services. The City has already completed preliminary branding and signage work with a consultant and desires that the overall look and feel of this project remain cohesive with that previous work. (See conceptual signage designs attached to this RFP).

The landscape area surrounding the Antelope/West Davis Highway interchange would be the primary focus for this project, to help establish the City's brand and advance the goals and vision mentioned above. The 2000 West/West Davis Highway would serve as a minor portion of this project. Aesthetic improvements for these areas could include landscaping, signage, structures, monuments, lighting, and all associated improvements. Syracuse City anticipates a total construction budget of approximately $800,000. Syracuse City will oversee the design, funding, construction, and maintenance of the improvements.

Scope of Services to be Performed by the Firm

1. **Comprehensive Brand-Focused Theme for Interchange Areas**
    a. Provide a discussion and information gathering phase together with city officials and stakeholders on the themes, goals, and parameters of the design.
    b. Based on guidance from the City stakeholder group, the firm will create at least three cohesive thematic representations of items that could be incorporated into the design for the area.
    c. Work with city officials to find consensus on a preferred theme for the area.

2. **Specific Design for Aesthetics of the Interchange Areas**
    a. Based on the preferred theme outlined in Task #1 above, and within budgetary constraints dictated by the City, create at least two conceptual designs of aesthetic improvements to the interchange areas. Conceptual designs will be subject to the requirements, restrictions, and limitations of UDOT's design for the highway. Conceptual designs will need to be in substantial detail to include materials, plantings, physical improvements, locations, and engineering estimates for costs.
    b. Present conceptual designs to City officials for discussion and approval of preferred design.

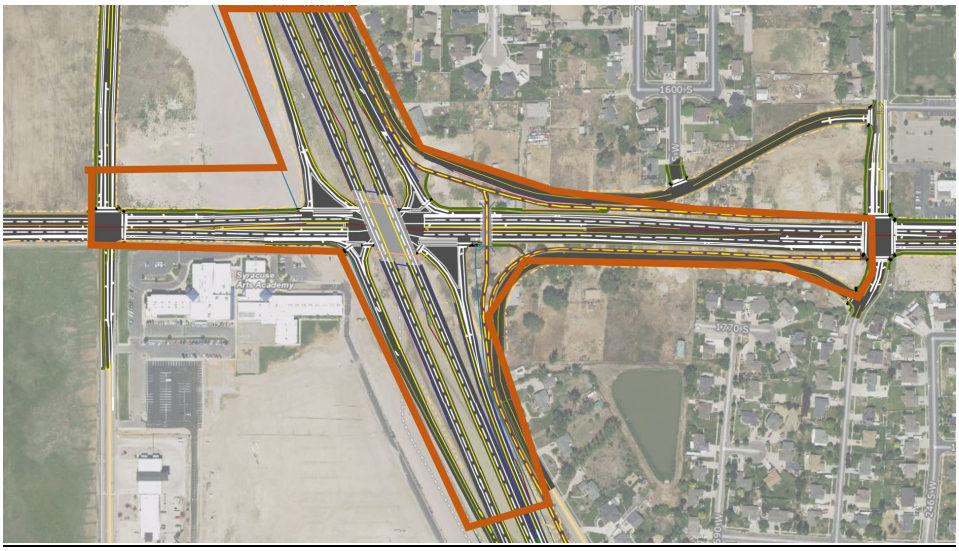
3. **Construction Drawings and Coordination During Construction**
    a. Based on the approved design in Task #2 above, produce preliminary and final construction drawings for the contractor bids. Construction drawings include all specifications and contract documents associated with the design for implementation, including grading, underground utilities, irrigation, landscaping, electrical, stormwater management, structures, along with quality, quantity, and levels of materials and systems required for the construction of the project.
    b. Assist with bidding process and provide ongoing coordination with the City and contractor through completion of construction.

Site Location

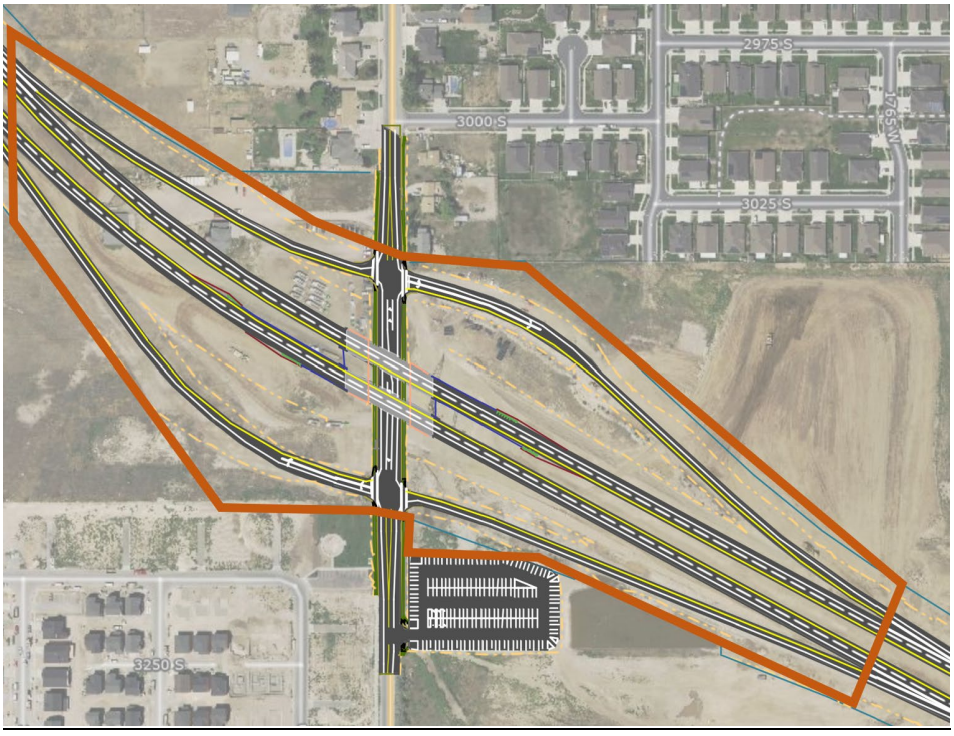
Project Area for Specific Interchange Improvements

The aesthetic interchange improvements will be focused on land located within UDOT right of way for the West Davis Highway and Antelope Drive, and at 2000 West and West Davis Highway.

Antelope Drive/West Davis Highway



2000 West/West Davis Highway



City Contact Information:

Noah Steele, Syracuse City Community and Economic Development Director
1979 West 1900 South, Syracuse, UT 84075
Office Phone 801-614-9672
Email: nsteele@syracuseut.gov

Selection Process Milestones

Date	Action
September 29, 2022	Invitation for Proposals Advertised
October 10, 2022	Final Date to Submit Questions
October 13, 2022	Proposal Due Date
October 25, 2022	Discuss committee recommendation to City Council
November 8, 2022	Award Contract

Firm Qualifications

The selected Firm shall be responsible to ensure that all personnel working under this project be qualified through training, experience, and appropriate certification or licenses for the tasks assigned and shall have a working knowledge of industry best practices and pertinent laws in the State of Utah.

The selected Firm agrees to make the personnel available to complete the work on the contract at whatever level the Project requires.

The selected Firm shall maintain professional liability insurance with limits of at least $1 million per occurrence and $2 million in the aggregate.

Required Completion and Acceptance

Progress payments may be requested with this work. No more that 75% of the Project Cost amount will be paid prior to the work being completed and the final documents, project records and documentation have been received and accepted by Syracuse City as accurate and complete. Penalties may be assessed for failure to perform in a satisfactory manner or within the allotted timeframe of the Contract.

Applicable Federal and State Regulations

The selected Firm shall conform to all applicable local, state, and federal regulations including, but not limited to, having a current professional license to perform landscape architectural work in the State of Utah. All required professional Civil Engineering work must be provided by a Civil Engineer licensed in the State of Utah.

Authorization to Begin Work

A notice to proceed may be issued by Syracuse City, only after the Project is awarded, and the Contract is signed by all parties and returned to Syracuse City.

Required Proposal Contents

Proposal must contain all information identified under Guidelines for Preparing Proposal.

Proposal Evaluation Procedures

The Proposals will be evaluated by Syracuse City in accordance with the criteria described under Proposal Evaluation Criteria.

Conditions of Proposal

All costs related to the preparation of Proposals and all related activities are the sole responsibility of the firm submitting the proposal. Syracuse City assumes no liability for any costs incurred by the firm throughout the entire Proposal process.

Disposition of Proposals

All proposals shall become the property of the City and made part of the public record. At the discretion of the City, proposals submitted may be reviewed and evaluated by any persons once the selection process for this project has been completed. Proposers should carefully consider the items included in the proposal before submitting things that would not be disposable to the proposer. No proposal will be returned to the respondent regardless of the outcome of the selection process.

Guidelines for Preparing Proposal

These guidelines were developed to standardize the preparation of proposals by firms for services on this project. It is anticipated that these guidelines will reduce the time requirements for proposing Firms and simplify the review process for Syracuse City personnel. Submitting a Proposal is the beginning of the selection process and will be used as the basis for selecting or for short-listing Firms. If Syracuse City determines interviews are necessary prior to making a selection, a minimum of two and a maximum of five Consultants will be short-listed and invited to an interview with Syracuse City.

REQUIRED MATERIALS FOR PROPOSAL

The Proposal should contain the following items in the order listed.

1. Cover Page (optional)
2. Introductory Letter (5 points)

3. Projects of Relevant Experience (50 points)
4. Methodology of Consultant (20 points)
5. Proposed Project Cost Sheet (25 points)

Item details are provided in the Proposal Evaluation Criteria below.

Proposal Evaluation Criteria

1. Cover Page (optional) – An optional cover page may be included with the proposal.

   One cover page may be included. The cover page may include the Consultants Firm's logo and contact information and the Project Name. The cover page may not include any content (informational graphics, text, etc.) that should be included within the body of the Proposal. If content (informational graphics, text, etc.) is included on the cover page, the cover page will be counted as one of the allowed pages. **No evaluation points are assigned to this section and the cover page will not count as one of the allowed pages, so long as the above instructions are followed.**

2. Introductory Letter

   In **one page**, (8.5" x 11" format) express your interest in the Project, state qualifications to do the work, and recount any summary information on the firm's proposed Project Team that may be useful or informative to Syracuse City. Include the mailing address, email address, and phone number(s) of the primary contact person for this selection process. **A maximum of 5 points is available for this section, and the introductory letter will not count as one of the allowed pages.**

3. Relevant Experience

   Provide a list of four (4) recent projects (with one page maximum dedicated to each project) completed which demonstrate your firm's work as it relates to design of aesthetic facilities, structures and site work or similar work. This list may be in spreadsheet form and formatted for 11"x 17" paper if desired. These sheets or information should include headings for the following:

   - Project Name
   - Name of Firm Project Manager
   - Name of Construction Company Project Manager
   - Date Design was completed
   - Project Cost
     - Preliminary cost of construction project
     - Awarded construction contract price
   - Services Performed
   - Client Name

- Client Reference Contact Name and Telephone Number

A maximum of **50 points** is available for this section. Each listed project will be considered for points each based on similarity and relevance to the Project. The City may contact the project owner and/or the construction company for each project in order to get further information on the proposer's performance with each project. **All information within this section, whether in spreadsheet or another format will be counted as part of the allowed pages.**

4. Methodology of Consultant
   Provide a three (3) page maximum description (8.5" x 11" format) which provides the following information:
   a. Staff, methods, equipment, software, etc. that will be utilized to complete the work
   b. Firm's organization, role of team members and decision-making authority
   c. A description of your firm's internal quality and cost control procedures
   d. Proposed timeline for design, construction, and closeout.
   e. Address in a general manner how your firm will accomplish objectives, mitigate risks, preliminary project schedule and how the schedule will be met.
   f. A description of your firm's proposed work that will be outsourced (structural engineering, electrical, irrigation, etc.)
   g. A description or list of additional items Syracuse City should consider for the project beyond those scoped in this Request for Proposal

   Methodology should be concise yet contain sufficient information for evaluation by the Selection Committee. A maximum of **20 points** is available for this section. **All information within this section will be counted as part of the allowed pages.**

5. Proposed Project Cost Sheet
   The Proposed Project Cost Sheet, which includes cost and an associated timeframe per task item, must be completed and returned (See Appendix A). A maximum of **25 points** is available for this section based on completeness (5 pts), and total Project Cost relative to other submitted proposals (20 pts). **The Proposed Project Cost Sheet will be counted as one of the allowed pages.**

PROPOSAL FORMAT REQUIREMENTS

1. Eight (8) Page Maximum – The Proposal should not exceed nine (8) pages, not including a cover page and project cost sheet. A page is defined as a single-sided 8.5" x 11" sheet that contains text, pictures, tables, graphs, charts, plan sheets, or any other graphics. Page size exception: 11' x 17" pages may be substituted for one of the allowable 8.5" x 11" pages for the Relevant Experience section if so desired. **Any Proposal that exceeds the page maximum will receive a three-point penalty per page over the limit.**
2. Minimum 10 Pt Font and 12 Pt Line Spacing – The minimum font size is 10-point font or greater everywhere in the Proposal including graphics, unless the graphics are a duplication from another source and the source is referenced. The minimum line spacing is 12 point.

3. One-inch (1") Margins – (Exceptions: Consultants Name/Logo and Page Header/Footers may be within margin)
4. Color is allowed.

Request for Proposal Submittal Requirements

Each respondent must submit one (1) electronic copy of its proposal to Syracuse City vie email , or by USB drive delivered to City Hall. The email or USB drive must be accompanied with the subject title or envelope with "DESIGN SERVICES FOR SYRACUSE CITY WEST DAVIS HIGHWAY AESTHETIC IMPROVEMENTS," must be delivered and received no later than Thursday, October 13, 2022 at 5:00 PM to the following location:

Attention: Noah Steele
nsteele@syracuseut.gov
Syracuse City Hall
1979 West 1900 South
Syracuse UT 84075

PROPOSAL SELECTION PROCESS

Selection Committee

The Syracuse City Manager, Community & Economic Development Director, Parks & Recreation Director, Public Works Director, Mayor, and two City Council Members, will comprise the Selection Committee.

Proposal Evaluations

The Selection Committee members will receive copies of each Proposal, and will review and score the Proposals individually, based on the Proposal Evaluation Criteria above, and submit their scores and comments to the Community & Economic Development Director. The Community & Economic Development Director will tally and compile the scores and comments.

Proposal Selection by Consent

After the scores and comments are compiled, the Selection Committee will then meet to discuss the compiled information and determine by consent the recommended firm. Consent is defined as the willingness of all Selection Committee members to accept a decision reached by a collaborative process. The final recommended firm is based on the final scores developed by the Selection Committee members.

Final Contract Award

The recommended firm's proposal will be forwarded to the City Council by the Selection Committee, along with a report of their evaluation process. The final selection and contract award will only occur by majority vote of the City Council in a public meeting.

Appendix A

Proposed Project Cost Form

Syracuse City Design Services – West Davis Highway Aesthetic Improvements

			Amount ($)	Time Amount (Days)
Comprehensive Theme		**Total**		
Task 1	Discussion with City stakeholders to develop goals and theme options.			
Task 2	Produce 3 separate themes and discuss with City stakeholders.			
Task 3	Work with stakeholders to find consensus on preferred theme.			
Aesthetic Design for Interchange Areas		**Total**		
Task 1	Create 2 conceptual designs			
Task 2	Present conceptual designs to City officials for approval of preferred option.			
Construction Drawings and Coordination		**Total**		
Task 1	Produce preliminary and final construction drawings.			
Task 5	Coordination through bidding and construction.			

	$ Amount	Days
Proposal Total		

Each Consultant submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site(s) and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.

_____ _____

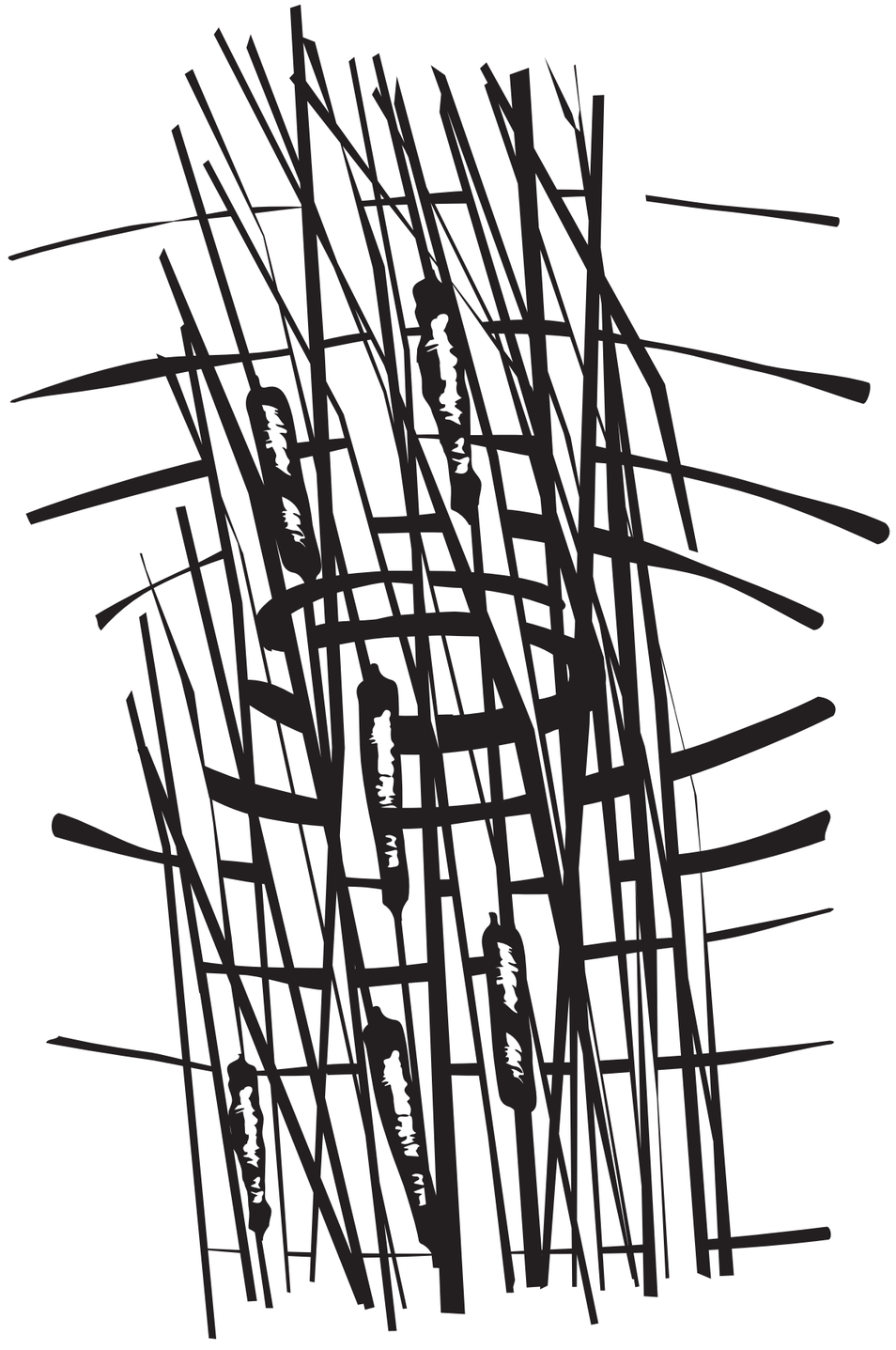
Consultant Representative (name) Date

SYRACUSE
EST. CITY 1935

Wayfinding Signage Design Concepts

REVISED 03.2022

CORBIN
DESIGN



CORBIN DESIGN



Ensign Peak Obelisk

SYRACUSE

GATEWAY TO ANTELOPE ISLAND

Monumental Gateway

CORBIN DESIGN





Secondary Gateway



Antelope Island Gateway
Alternate



Antelope Island Gateway
Alternate

CORBIN DESIGN



Municipal Center Identification 1

Primary Municipal Identification 1

Secondary Municipal Identification 1

CORBIN DESIGN



Municipal Center Guide 1

Municipal Center Guide 2

Municipal Center Guide 3

CORBIN DESIGN









CORBIN DESIGN

COUNCIL AGENDA

September 27, 2022

Agenda Item **"i.1"** **Bytheway Rezone from R-1 to R-3**

Factual Summation

Please review the following information.

Acreage:	0.591
General Plan:	Low-Density Residential
Current Zoning:	R-1 (Single-Family at 2.3 Units/Acre)
Proposed Zoning:	R-3 (Single-Family at 4 Units/Acre)
Proposed Use(s):	Single-Family Housing
Address:	3348 W 700 S

Summary

The applicant is requesting approval of a rezone from R-1 to R-3 that would allow him to subdivide his property into two lots. He doesn't have enough lot width to subdivide in the R-1. He could go to the R-2, but since Trails Edge is R-3, it was assumed that the R-3 would be a better fit. The General Plan calls for low density residential which would allow all of the 'R' zones. Regardless, either zone would only net two lots given the width of the property. Multi-family residential is not allowed in the R-2 or R-3.

The property is bordered by R-3 on the north and east and R-2 on the west and south. However, the homes to the west and south have recently been demolished to make way for the West Davis Corridor right of way. The property is part of the Trail's Edge subdivision which is nearly all in the R-3 Zone. Should the applicant be successful in changing the zoning, the next step would be to amend the Trail's Edge plat to split the lot. Then, lastly, building permits for two new homes would be needed.

The property is currently vacant as the historic home was recently demolished. The property will be near the West Davis Corridor but there is not access to the corridor from 700 S. The freeway will go over 700 S.

Recommendation

The Planning Commission held a public hearing on the item on 9/20/22 and is recommending approval. It is also recommended to 'clean up' the zoning boundaries around the entire subdivision. At the time of original rezone for Trail's Edge in 2014, the zoning was limited to the property boundaries that were later adjusted. This caused some properties to have multiple zoning designations which causes confusion to the homeowner. Planning Commission will hold a public hearing on the expanded rezone boundaries on 10/4/22 so both items can be addressed on October 11th.

Goals of Discussion

Decide if this item is ready to be voted on during the upcoming October 11th meeting.

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:
3348 W. 700 South Syracuse, UT. 84075	0.591

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
Trails Edge Subdivision Lot #128	R-1	R-3

Brief Description of Purpose for Rezone and Reasons Supporting the Request

To rezone lot #128 of Trails Edge Subdivision from R-1 To R-3. By doing this I would be able to get Two smaller lots out of one large lot.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
WRB Holdings LLC

Mailing Address:	City:	State:	ZIP:
1079 Laurelwood Dr.	Fruit Heights	UT.	84037

Office Phone:	Cell Phone:	Email:
	385-413-8908	billbtw@rocketmail.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
William R. Bytheway

Mailing Address:	City:	State:	ZIP:
1079 Laurelwood Dr.	Fruit Heights	UT.	84037

Office Phone:	Cell Phone:	Email:
	385-413-8908	billbtw@rocketmail.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.

William R. Bytheway — Property Owner Signature — Date

William R. Bytheway — Applicant Signature — Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #
8/17/2022	PD	5.052310

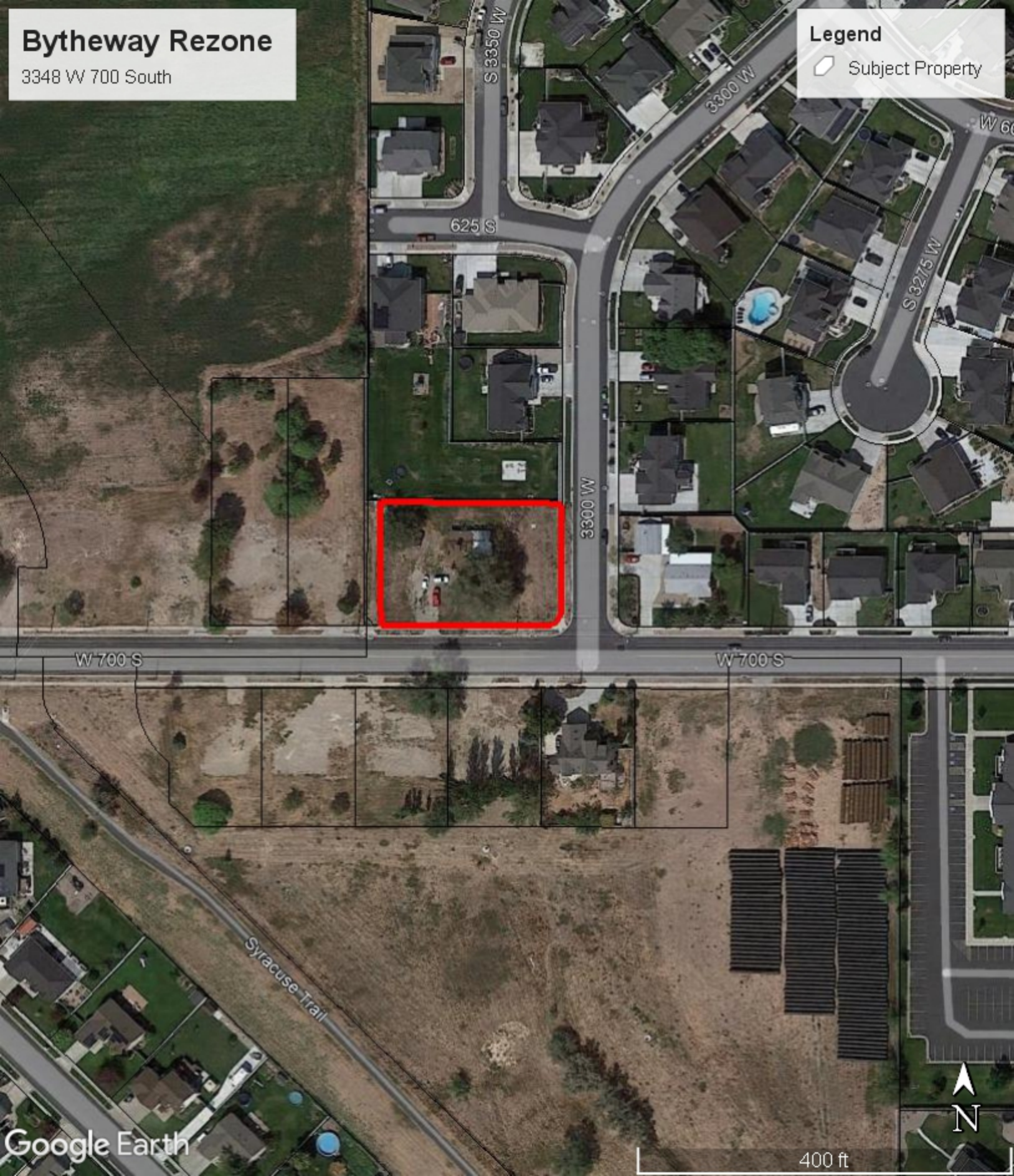
Payment Type: ☐ Cash ☐ Credit Card ☑ Check# 1107

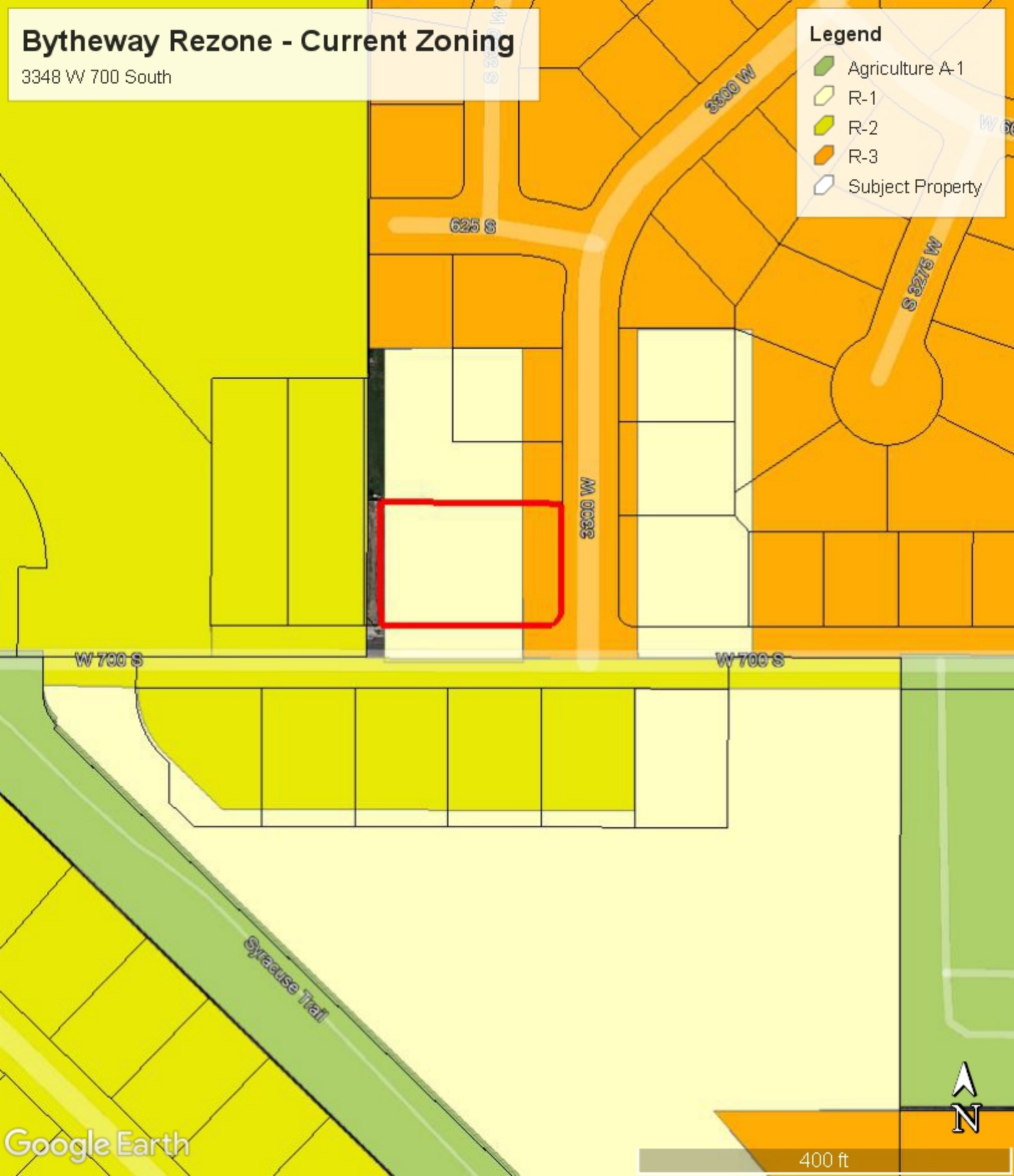
Land Use Authority Date:

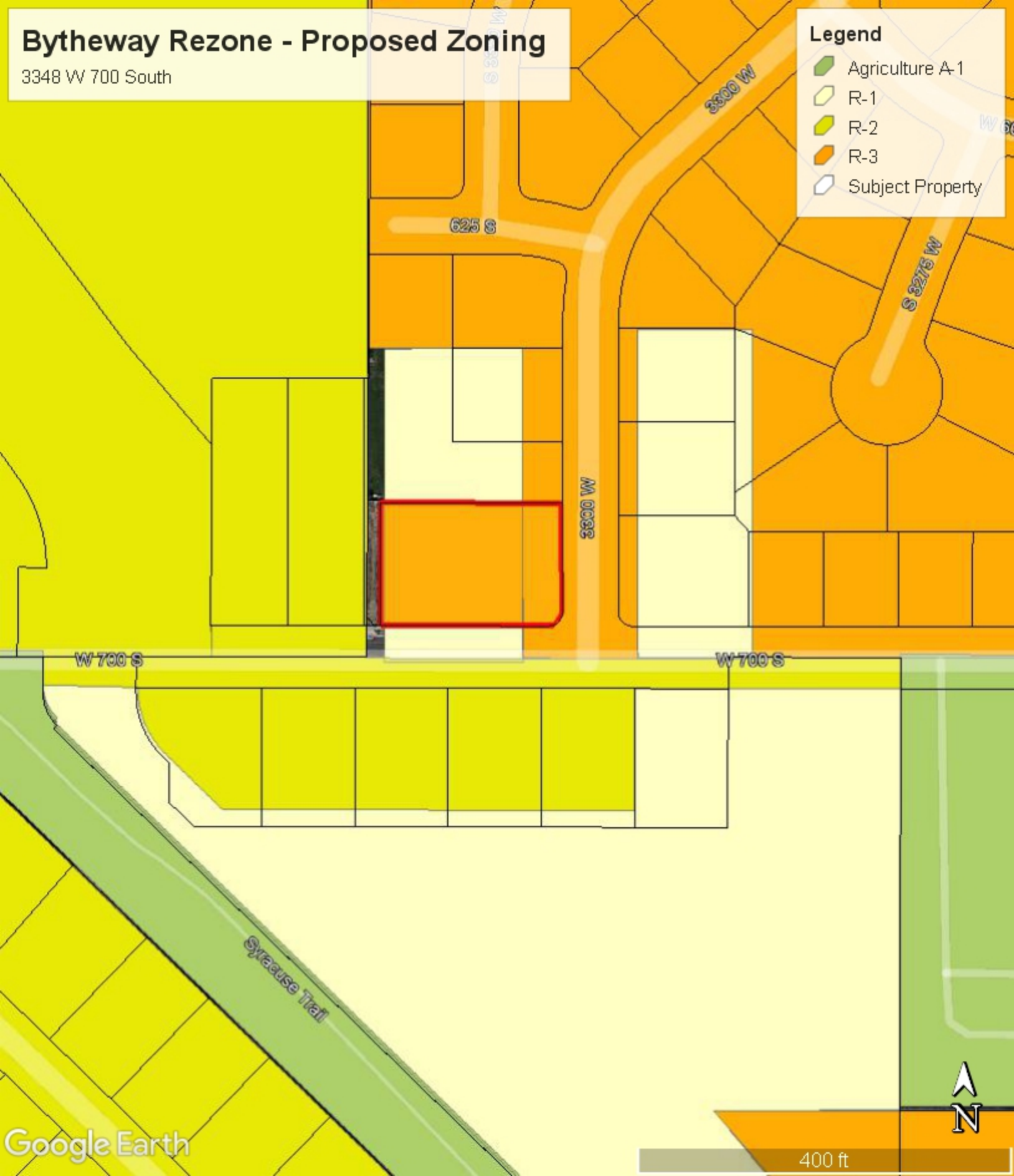
City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	1 Signs	$ 20
$100	Noticing Fees	1	$ 100
		Total	$ 545


Bytheway Rezone
3348 W 700 South
Legend
Subject Property
S 3350 W
3300 W
625 S
S 3275 W
3300 W
W 700 S
W 700 S
Syracuse Trail
N
400 ft
Google Earth


Bytheway Rezone - Current Zoning
3348 W 700 South
Legend
Agriculture A-1
R-1
R-2
R-3
Subject Property
3300 W
625 S
S 3275 W
3300 W
W 700 S
W 700 S
Syracuse Trail
N
Google Earth
400 ft

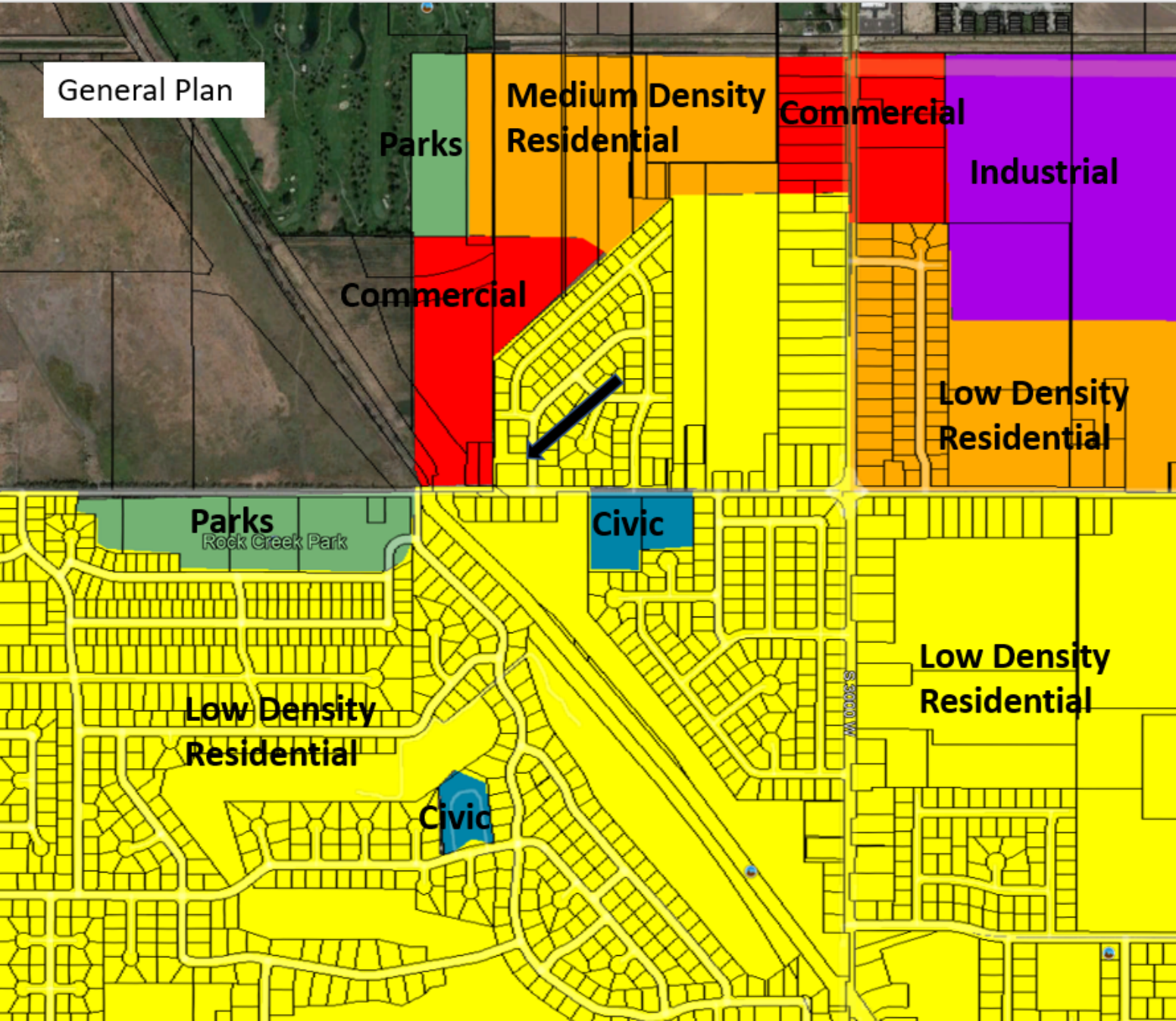

Bytheway Rezone - Proposed Zoning
3348 W 700 South
Legend
Agriculture A-1
R-1
R-2
R-3
Subject Property
3300 W
625 S
S 3275 W
3300 W
W 700 S
W 700 S
Syracuse Trail
N
Google Earth
400 ft

Existing Zoning



Recommended Zoning




General Plan
Parks
Medium Density Residential
Commercial
Industrial
Commercial
Low Density Residential
Parks
Rock Creek Park
Civic
Low Density Residential
Low Density Residential
Civic
W 5600 S

COUNCIL AGENDA

September 27, 2022

Agenda Item "**i.2"**

Text Amendment: Walkout Basement Stair Encroachements

Factual Summation

Currently when a resident wants to add a stairway into their basement retroactively, or even for a new home, the setbacks for the zone are measured from the edge of the concrete of the stair. Zoning setbacks are in place to keep the open views and landscaping for the enjoyment of residents and for wayfinding. Technically, since the stairs are below ground, they do not impede the views much and have minimal impact to landscaping. Since the stair is concrete and tied into the foundation, the current operating procedure for our building inspectors is to measure setbacks from the edge of the stair concrete and not the edge of the home's foundation. Recently, a resident changed the zoning on his property to allow a more shallow rear setback so he could add stairs into his basement. The city council realized that while the rezone would allow the resident to accomplish what was desired, the root problem still existed. This is the reason for this potential text amendment. See attached for a potential text amendment. Black text is existing text, red is proposed, and strikethrough would be deleted.

Recommendation

Planning Commission discussed this item in their work session on August 16th, 2022. They also held a public hearing and voted to forward a recommendation for approval on September 6th, 2022.

Goals of Discussion

Decide if this item is ready to be be sent to the Oct. 11 meeting for a vote.

Attachments

-Draft ordinance
-Example pictures

10.30.050 Lot and yard regulations.

(C) Yard Encroachments. This title prohibits any encroachments into minimum required yard space, other than the following:

(1) Chimneys, bay windows, sills, lintels, cantilevers, or other ornamental features may project not more than 24 inches into required front, rear, and side yard spaces, provided they are not more than 16 feet in width. This title prohibits side yard encroachments within cluster subdivisions with side yard setbacks less than seven feet, and in no instance shall the side yard distance between two primary structures be less than 10 feet.

(2) Unsupported cornices, eaves, gutters, and terraces may project 10 feet into any required front or rear yard and only three feet into required side yards. Uncovered porches and decks may project 10 feet into any required front or rear yard.

(3) Attached covered decks and patios may encroach into rear yards provided they do not extend closer than 20 feet to the required rear yard line in all zones aside from the R-3 zone. Attached covered decks and patios may not extend closer than 10 feet to the rear property line in the R-3 zone.

(4) Fences may encroach, as provided in SCC 10.30.060(A). Signs and yard lights may encroach as provided in Chapter 10.45 SCC. Stairs and ramps may encroach up to three feet to any property line subject to compliance with SCC 10.30.060(A) and (B).

(5) Building accessories designed and intended to control light entering a building, as either a permanent or temporary part of such building, may project three feet into any required yard space provided they are fixtures on only the wall of the main building.

(6) Gasoline pump islands, where permitted, shall be set back 12 feet. Pump islands under roofs or canopies must comply with building setback requirements.

(7) Corner lots may have one yard, fronting on a street, reduced to 20 feet.

(8) In the case where a home is part of a larger planned unit development and the home is located such that there is a common property area located immediately adjacent to the rear property line of said home, then attached covered decks, patios and porches may extend into the rear yard setback up to 20 feet toward the required rear yard property line if all of the following conditions are met:

(a) The common area behind the home extends more than 30 feet beyond the rear yard property line;

(b) There is no fence, shrub or other boundary delineation along the rear property line between the property and the common area to be maintained in perpetuity;

(c) Both the home and homeowner requiring the exception are part of the homeowners' association (or similar organization) that has ownership of the common area and the home meets all other established guidelines as set forth by the association or organization and city codes. If said conditions are not all met, then covered decks, patios, and porches shall meet the requirements as set forth in this section.

(9) Below ground, concrete, walkout basement stairs and acompanying side retaining walls may encroach into the rear or side yards up to within 3 feet of the property line.









COUNCIL AGENDA

September 27, 2022

Agenda Item **"i.3"** Commercial Dog Boarding Code Amendment

Factual Summation

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

Code Locations:	10.30.040 and 10.90.020
Code Topics:	Animal Regulations and General Commercial Zone Ordinance

Summary

The applicant is requesting approval of an amendment to the City Code concerning Commercial Dog Boarding and Kennel requirements. The current Code restricts commercial kennels to be set back at least 200 feet from a public street which prohibits their placement on most commercial properties in the City. It also requires that kennel owners must obtain licensing from Davis County for each dog which makes sense for residential kennels where dogs are most often owned by the property occupant but runs contrary to commercial kennels where dogs are often left for boarding by their owners.

The Code also requires that commercial kennels be located on parcels with at least 5 acres which rules out nearly all undeveloped commercial parcels in the City.

The proposed amendment to the Code removes the 200-foot setback and 5-acre minimum requirements, adds an allowance for ensuring dog licensed rather than requiring it to be obtained by the kennel owner, includes new regulations for Fully Enclosed Dog Boarding Facilities, and adds this as a permitted use in the General Commercial Zone.

The intent of the amendment is to allow fully enclosed boarding in commercial zones where they are most likely to be used by patrons. Breeding and animal sales are prohibited at these facilities and they are primarily to operate as overnight and day boarding. Full enclosure, a 200-foot distance from residences, and soundproofing requirements are intended to reduce or eliminate noise impacts to surrounding residents.

Per Planning Commission direction on August 20, 2022, staff has included minimum square footages per dog for both play and sleeping areas along with additional requirements for cages or kennels where dogs will sleep. These changes are in accordance with recommendations from the American Society for the Prevention of Cruelty to Animals (ASPCA). The square footage requirements are at the upper end of what other municipalities require for these types of facilities (40 to 100 square feet per dog).

On September 6th, 2022 Planning Commission held a public hearing and voted to recommend approval of this item.

DocuSign Envelope ID: CEC36CF6-4DDF-4557-905A-7A4E7DED055B

Title 10 – Land Use Ordinance Text Amendment Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075
801-825-1477 opt.4 • www.syracuseut.com • planning@syracuseut.com

For Office Use Only:
Received: _____
PC Hearing: _____
Council Hearing: _____

Applicant Contact Information: **Updated: 3/2017**

Name: Ramesh Wettasinghe	Business Name: Pawtown Oasis		
Phone Number(s): 714 353 8710	Mailing Address: (if different from subject property location) 1791 W 700 S		
E-Mail Address: Oasismontessorischools@gmail.com	City: Syracuse	State: UT	Zip Code: 84075
Relationship to Property Owner: None			

Property Owner Information: ***(If this information is the same as above, please write 'S/A')***

Name(s): NEELEY'S PLACE LLC	Mailing Address: (if different from subject property location) 2967 AMERCIAN WAY		
Phone Number(s): 801-778-0466	City: OGDEN	State: UT	Zip Code: 84401
Email Address: kristen@snrailing.com			

Section(s) Of Syracuse City Code To Be Amended: ***(Please attach a separate sheet if necessary)***

-10.30.040.(D).(5) and (4)

-10.90.020

Current Provision(s) Of Text To Be Affected By Proposed Amendment: ***(Please attach a separate sheet if necessary)***

City requires pet boarding facilities to be in 5 acre land

City requires the facility to not to be in within 200 m from the houses

City requires the facility to not to be within 200 m from public roads

Proposed Wording Of Text Change: ***(Please attach a separate sheet if necessary)***

I would like to request city to consider changing the code about the 5 acre requirement.

Since we are planning the entire operation within the enclosed building I would also like to request city to consider changing the 200 m requirement.

I hereby certify that the requested Text Amendment would comply with all required conditions and standards of the Syracuse Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the City's General Plan, and impose no insatiable demands for public services. 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.

Ramesh Wettasnghe	07/21/2022	DocuSigned by: Kristen Neeley B30F390084F5456...	7/22/2022
Applicant Signature	Date	Business/Property Owner Signature	Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received By:	Receipt #	**Application and Noticing Fees:**
			$200 Application Fee $200.00
Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____			
Land Use Authority Date:			
City Council Decision and Date:			**Total** $200.00

Proposed Text Amendment(s) are not valid until application fees are submitted and the proposed text amendment(s) are approved by City Council. Once approved a copy will be provided to the applicant.

10.30.040 Animals

(D) Dog Kennel Regulations. Parcels or lots with four dogs four months old or older are considered kennels and shall require a conditional use permit. The Land Use Authority shall review each request separately on its own merits and may revoke a conditional use permit as set forth in SCC 10.15.080. In no case shall a residential kennel permit be for more than four dogs.

(1) Owners of kennels shall obtain or ensure licensing for each dog from Davis County animal control and comply with all adopted animal control regulations not addressed in this title.

(2) All pens, runs, shelters, or similar structures housing dogs for residential kennels shall be no less than 100 feet from neighboring or abutting dwellings.

(3) In order to qualify for a residential kennel, the dogs' owner(s) shall acquire approval for a minor conditional use permit.

(4) All pens, runs, shelters, or similar structures housing dogs for commercial kennels shall be ~~no less than 200 feet from a public street and~~ at least 200 feet from all neighboring or abutting dwellings, and the owner of the parcel or lot shall acquire approval for a major conditional use permit.

(5) Fully Enclosed Dog Boarding Facilities shall:

(a) Include fully indoor recreation, feeding, and sleeping facilities;

(b) Prevent dogs from injury or escape;

(c) Keep other animals from entering;

(d) Maintain daily observation of dogs checking for signs of disease, injury, or distress;

(e) Provide for proper care of any dogs which become sick or injured while at being cared for at the facility within a reasonable amount of time;

(f) Be constructed of non-toxic materials;

(g) Provide sufficient heating and cooling to protect the housed dogs from extreme temperatures and provide for their health and comfort at all times;

(h) Ensure that rooms with cages or kennels for sleeping have fresh air, natural light, solid dividers to prevent physical contact by animals housed within, comfortable bedding, visual concealment spaces, and accessibility for spot cleaning;

(i) Install adequate soundproofing so a noise nuisance does not impact surrounding properties in accordance with SCC 6.40;

(j) Only be permitted in standalone buildings;

(k) Be prohibited from breeding, animal sales, and installation or maintenance of temporary or permanent outdoor walks, runs, or kennels;

(l) Provide a minimum play area of 100 square feet per dog and;

(J) Provide a minimum sleeping area of six square feet per dog.

~~(5) Commercial kennels shall be located on a minimum of five acres and must receive a minor conditional use permit.~~

10.90.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.090.

(A) Agriculture.

(B) Amusement and recreational activities.

(C) Animal clinics.

(D) Automotive retail and routine maintenance services.

(E) Car washes, full-service tunnel style.

(F) Churches, synagogues, and temples.

(G) Community or civic services.

(H) Dwellings. (Completed or under construction at the time of adoption of this title. If such dwellings convert to any other permitted or conditional use allowed in this section or SCC 10.85.030, they may not thereafter convert back to residential use without first obtaining a conditional use permit.)

(I) Fully Enclosed Dog Boarding Facilities (see SCC 10.30.040.(D))

~~(I)~~ (J) Hotels and motels.

~~(J)~~ (K) Public and quasi-public buildings.

~~(K)~~ (L) Professional office buildings (situated on one acre or less).

~~(L)~~ (M) Public parks.

~~(M)~~ (N) Restaurants and fast food services.

~~(N)~~ (O) Retail trade.

~~(O)~~ (P) Theaters and amusement facilities.

COUNCIL AGENDA

September 27, 2022

Agenda Item **"i.4"** **Proposed Amendment to 10.125 Sensitive Overlay Zone**

Factual Summation

The city's location on the shores of the Great Salt Lake create soil and wetland conditions that are sensitive to development. To protect those lands, the city has a 'Sensitive Overlay Zone'. The requirements of the ordinance are applicaple to all properties 'below the bluff'. West and Southwest of Bluff Road, the elevation drops anywhere from 5-15 feet resulting in a higher concentration of wetlands and high water table. The current requirment is for the developer to, prior to construction, hire a third party contractor to conduct a groundwater and wetland study of the site and then submit the study to the Army Core of Engineers for review. The Core will then issue a 'Jursidictional Determination' or 'JD' accepting the study as being accurate or on the inverse, could dispute the study. The Army Core has historically been the ultimate authority for development in enforcing the Clean Water Act. Being the sole authority also has at times meant that projects were delayed while waiting for a JD. This text amendment would take away the requirement for a JD if they passed a two step test of having a third party study saying that no wetlands exist and also no wetlands being shown on a national database map of wetlands. This way, the city still does it's part by making sure the site is property studied out and wetlands protected but also helps keep projects from needlessly being delayed while waiting sometimes six months for a JD letter on a site that has two reliable sources saying that it doesn't have any wetlands.

Recommendation

The Planning Commission held a public hearing on 9/20/22 and is forwarding a recommendation to approve this text amendment.

Goals of Discussion

Decide if this item is ready for a vote on Oct. 11

Attachements

draft amendment

10.125.020 Preliminary requirements.

Any proposed development within this zone as identified shall include the following items with a completed application and plans for preliminary plat or site plan approval:

(A) ~~Wetland delineation approved by the Army Corps of Engineers of all the property within the ownership or control of the developer within the proposed development area.~~ A wetland delineation study and opinion written and stamped by a licensed engineer of the proposed property within the ownership or control of the developer within the proposed development area. The study shall be submitted to the Army Corps of Engineers for a jurisdictional determination if: (1) any portion of the property is designated as wetlands on the online U.S. Fish and Wildlife Service National Wetland Inventory Map at the time of the application, or (2) the wetland delineation study presented by the developer determines that there are wetlands present.

(B) A detailed soil analysis, completed by a licensed geotechnical engineer that includes soil types and conditions as well as ground-water level test results, monitored for not less than six months.

(C) A geotechnical engineered plan for construction and installation of all off-site improvements including, but not limited to, ground and road stabilization as well as design standards for all structure development within the overlay zone.

(D) Proposed method of routing irrigation or drainage water that is currently being collected from the property.

(E) Proposed lot drainage plan as required by SCC 10.125.040.

COUNCIL AGENDA

September 27, 2022

LEGISLATIVE ITEM

Agenda Item **"i.5"** **Proposed Amendment to 10.65.040 - Rear Setbacks in the R-2 Zone**

Summary

The applicant, Ivory Homes, is requesting approval of an amendment to the City Code concerning the 30-foot rear yard setback requirement in the R-2 Zone. They are proposing a 25 foot rear yard instead because in their new subdivision Legacy Park Estates, they are having trouble fitting some of their larger floorplans on the R-2 lot. Rear yards affect how close homes will be together, especially when lots are stacked back to back. This amendment would mean that the homes are as much as 10' closer together. However, this would also mean that larger, more expensive homes would be able to fit on the lot, resulting in a higher end neighborhood. The more relaxed setback may also allow for more one story homes, since larger setbacks would decrease the building area.

Recommendation

Planning Commission reviewed the item on 9/6/22 and is forwarding a recommendation to deny this application. The vote was 5-1. They expressed a desire to, rather than amend the ordinance, use a different zone with larger lots if they wanted to place larger homes on them.

Goals of Discussion

Decide if this item is ready for a vote on Oct. 11, 2022.

Attachments

Application
Draft Ordinance Amendment
Table of single family zones and corresponding setbacks

Title 10 – Land Use Ordinance Text Amendment Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075
801-825-1477 opt.4 • www.syracuseut.com • planning@syracuseut.com

For Office Use Only:
Received: _____
PC Hearing: _____
Council Hearing: _____

Applicant Contact Information: **Updated: 3/2017**

Name:	Business Name:		
Peter Gamvroulas	Ivory Development LLC		
Phone Number(s):	Mailing Address: (If different from subject property location)		
801-842-5714	978 East Woodoak Lane		
E-Mail Address:	City:	State:	Zip Code:
peterg@ivoryhomes.com	Salt Lake City	UT	84117
Relationship to Property Owner:			
Project Manager			

Property Owner Information: ***(If this information is the same as above, please write 'S/A')***

Name(s):	Mailing Address: (If different from subject property location)		
Ivory Development LLC	978 East Woodoak Lane		
Phone Number(s):	City:	State:	Zip Code:
801-842-5714	Salt Lake City	UT	84117
Email Address:			
peterg@ivoryhomes.com			

Section(s) Of Syracuse City Code To Be Amended: ***(Please attach a separate sheet if necessary)***

10.65.040 (E)

R-2 Minimum Rear Yard Set Back

Current Provision(s) Of Text To Be Affected By Proposed Amendment: ***(Please attach a separate sheet if necessary)***

10.65.040 (E)

Rear yard: 30 feet.

Proposed Wording Of Text Change: ***(Please attach a separate sheet if necessary)***

Rear yard: 25 feet.

I hereby certify that the requested Text Amendment would comply with all required conditions and standards of the Syracuse Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the City's General Plan, and impose no insatiable demands for public services. 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.

Peter Gamvroulas 8/17/22
Applicant Signature Date

Peter Gamvroulas 8/17/22
Business/Property Owner 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:

$200	Application Fee	$200.00
	Total	$200.00

Proposed Text Amendment(s) are not valid until application fees are submitted and the proposed text amendment(s) are approved by City Council. Once approved a copy will be provided to the applicant.

10.65.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: minimum lot size 10,000 square feet, but in no case shall the density exceed 3.0 lots per gross acre.

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

(D) Side yards: eight feet (both sides).

(E) Rear yard: ~~30~~ 20 feet.

(F) Building height: as allowed by current building code.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

Zone	Minimum Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback	Rear Setback Proposed
A-1	21,780	100	25	10	30	
R-1	12,000	100	25	10	30	
R-2	10,000	85	25	8	30	25
R-3	8,000	80	25	8	20	
Cluster	7,000	60	15	8	20	
RPC	7,000	70	15	8	15	
RPC	5,600	55	15	8	15	
RPC	3,500	42	10	5	10	

COUNCIL AGENDA

September 27, 2022

Agenda Item **"j"** Discuss budget opening for Fiscal Year ending June 30, 2023.

Factual Summation

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

  Please review the following attachments:
  a. FY2023 Budget Adjustments PDF.
  b. Capital Projects Revised project list.
  c. Capital Project Original project list.
  d. Vehicle and capital listing – capital project fund.
  e. 5 Year Parks Capital Project Plan.

Background

- Please review the detailed **capital projects** listing attached with this document for recommended changes. In this budget opening, we are proposing new line items and updates to approved projects as follows:

  - New Project – 4000 W Emergency Sewer Line replacement - $158,000
  - New Project – 2400 West Extension – City Portion - $290,000
  - New Project – 1100 West Culinary/Sec/Sewer/Storm- phase 1 $962,000
  - New Project – 1290 South 12" Culinary – $810,000
  - New Project – Founders Park Improvements – $188,000
  - New Project – Fire Station Alerting System – $132,000
  - Carryover – 2000 West Improvements - $8,200
  - Carryover – Bluff Road Improvements - $28,500
  - Carryover – 2000 West Interchange Utilities - $11,000
  - Carryover – Antelope Drive/Bluff Road/3000 West Utility - $1,933,000
  - Carryover – 3000 West Improvements - $91,000
  - Carryover – 1100 South & 2100 West - $1,264,000
  - Carryover – Doral Drive (2700 South to 2200 South) - $440,000

- Carryover – Heritage Lane/1975 South/1840 W/1800 W/1900 W/2100S/2025 S - $738,125
- Carryover – 4000 West Overlay (Sewer District to Antelope) - $100,000
- Carryover – Fremont Parking Lot Expansion - $227,000
- Carryover – Fremont Park Pavilion Replacement- $60,000
- Carryover – Fremont Park Playground Replacement - $90,000
- Carryover – Bluff Road Trail Crossings - $74,000
- Carryover – Water Fill Station - $60,000
- Carryover – 500 West Phase 1- Clearfield project- $400,000
- Carryover – 500 West Widening (2150 S to 2700 S) - $273,000
- Revised – Stoker Park Improvements - $898,500
- Revised - Jensen Pond Shoreline Project - $35,000
- Revised – BMX Course Land Purchase - $1,200,000
- Revised – BMX Course add the pump track - $250,000
- Revised – EOC Upgrades - $688,000

- Please review the detailed **vehicle and capital listing** for the updated capital projects fund budget changes. Here are the changes:

  - Carryover – Ladder Truck, Brush Truck, PPE for paramedics - $110,000
  - Revised vehicles – Three vehicles purchased last year – $0
  - Other changes listed above.

- Changes to **operational budgets**:

  General Fund – major changes
  - $20,000 –Interest income increase.
  - $7,500– Youth Court contract.
  - $120,979 – Dispatch new server and maintenance costs.
  - $4,000 – Purchase pumpkins for pumpkin walk.
  - $22,000 – Carryover cemetery fence project.

  All Other Funds – Significant Changes
  - RAP Tax Fund - $23,000 – Increase in RAP tax revenue.
  - Park Maint. Fund - $20,600 – Infield mix, Jensen filter, parking lot maintenance.
  - Secondary Fund - $165,000 water share cash contribution
  - IT Fund - $74,260 – network switch, carryover budget from prior year, Utopia in parks, camera and access control in parks, unemployment insurance.
  - RDA Fund - $11,700 commission for sales of ZUPAS property.
  - Capital Projects Fund - $21,000 grant for EOC.

Discussion Goals

The following items outline the goals of this discussion:

1. Evaluate capital project listing and timing of projects

2. Review operational budget changes.

3. Place on October 11th business meeting for action with any suggest changes from council discussion.

Syracuse City
FY2023 October Budget Opening

	Original Budget	Amended Budget	Increase / (Decrease)
General Fund:			
REVENUE ADJUSTMENTS:			
Interest Income	30,000.00	50,000.00	20,000.00
Youth Court Revenues	3,500.00	6,500.00	3,000.00
State Grants	28,500.00	33,055.00	4,555.00
(SAFG Grant)			27,555.00
EXPENDITURE ADJUSTMENTS:			
Justice Court			
Youth Court Expenses	6,000.00	13,500.00	7,500.00
Victim Advocate			
Office Supplies	660.00	1,660.00	1,000.00
(Victim Advocate Tracking software)			
Police			
Grant Funded Expenses	22,000.00	26,555.00	4,555.00
(SAFG Grant)			
Prof. & Tech. - Dispatch	72,100.00	104,000.00	31,900.00
(New Dispatch Server Maintenance Fee)			
Capital Outlay	-	52,760.00	52,760.00
(New Dispatch Server One Time Cost)			
Fire			
Fire Prevention & Education	7,400.00	8,400.00	1,000.00
(Combined Open House and Night Out Against Crime)			
Prof. & Tech. - Dispatch	37,331.00	51,000.00	13,669.00
(New Dispatch Server Maintenance Fee)			
Capital Outlay	-	22,650.00	22,650.00
(New Dispatch Server One Time Cost)			
Parks & Recreation			
Cemetery Maintenance	4,750.00	26,750.00	22,000.00
(Carryover cemetery fence and jackhammer)			
Special Dept Materials & Supplies	13,450.00	17,450.00	4,000.00
(Pumpkin Purchase)			
	Revenue	Expenses	
General Fund net change	27,555.00	153,534.00	(125,979.00)
Beginning fund overage			-
Overall fund deficit reduced from fund balance			(125,979.00)
Estimated Ending Fund Balance	**5,573,517**		

RAP Tax Fund

REVENUE ADJUSTMENTS:			
RAP Tax Revenue	275,000.00	298,000.00	23,000.00
			23,000.00
EXPENSE ADJUSTMENTS:			
Capital Outlay	370,000.00	614,500.00	(244,500.00)
(Carryover of Fremont project and add Founders project)			(244,500.00)

	Revenue	Expenses	
RAP Fund net change	23,000.00	(244,500.00)	(221,500.00)
Beginning fund shortage			(96,700.00)
Overall Change			(318,200.00)
Estimated Ending Fund Balance	**25,977.00**		

Parks Impact Fee Fund

EXPENSE ADJUSTMENTS:			
Capital Outlay	1,100,000.00	2,188,500.00	(1,088,500.00)
(Founders, Stoker, Fremont, BMX land purchase changes)			(1,088,500.00)

	Revenue	Expenses	
PIF Fund net change	-	(1,088,500.00)	(1,088,500.00)
Beginning fund overage			165,000.00
Overall Change			(923,500.00)
Estimated Ending Fund Balance	**4,981,717**		

Parks Maintenance Fund

EXPENSE ADJUSTMENTS:			
Open Space & Field Management	103,415.00	113,415.00	(10,000.00)
(Infield Mix at arena - carryover)			
Irrigation Supplies	41,625.00	46,625.00	(5,000.00)
(Jensen Filter Replacement)			
Trail & Parking Lot Maintenance	51,578.00	57,178.00	(5,600.00)
(Linda Vista Parking Lot Maint.)			
Capital Outlay	27,700.00	185,700.00	(158,000.00)
(Various Carryover projects - see park 5 year plan)			(178,600.00)

	Revenue	Expenses	
PMF Fund net change	-	(178,600.00)	(178,600.00)
Beginning fund overage			19,574.00
Overall Change			(159,026.00)
Estimated Ending Fund Balance	**48,947**		

Transportation Fund

EXPENDITURE ADJUSTMENTS:

Capital Projects	2,727,500.00	4,747,325.00	2,019,825.00
(Carryover of projects & Bluff Road Crossings)			2,019,825.00

	Revenue	Expenses	
Trans. Fund net change	-	2,019,825.00	(2,019,825.00)
Beginning fund shortage			(528,250.00)
Overall Change			(2,548,075.00)
Estimated Ending Fund Balance	**573,628**		

Transportation Impact Fee Fund

EXPENDITURE ADJUSTMENTS:

Capital Outlay	750,000.00	1,603,000.00	853,000.00
(Carryover of projects)			853,000.00

	Revenue	Expenses	
Trans. Impact Fund net change	-	853,000.00	(853,000.00)
Beginning fund shortage			(273,000.00)
Overall Change			(1,126,000.00)
Estimated Ending Fund Balance	**931,864**		

Secondary Water Fund:

REVENUE ADJUSTMENTS:

Contributions - Water Shares / Cash	-	165,000.00	165,000.00
			165,000.00

EXPENDITURE ADJUSTMENTS:

Capital Outlay	4,349,000.00	6,047,000.00	1,698,000.00
(Carryover of projects)			-
Move Capital to Balance Sheet	(4,349,000.00)	(6,047,000.00)	(1,698,000.00)
			-

	Revenue	Expenses	
Sec. Water Fund net change	165,000.00	-	165,000.00
Beginning fund overage			994,514.00
Overall Change			1,159,514.00
Estimated Ending Cash Balance	**$1,501,514**		

Secondary Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	8,674,000.00	9,296,000.00	622,000.00
(Carryover of projects)			622,000.00

	Revenue	Expenses	
Sec. Water Impact Fund net change	-	622,000.00	(622,000.00)
Beginning fund overage			(7,433,403.00)
Overall Change			(8,055,403.00)

Estimated Ending Cash Balance **$2,361,581**

Storm Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	1,586,000.00	2,383,000.00	797,000.00
(Carryover of projects)			
Move Capital to Balance Sheet	(1,586,000.00)	(2,383,000.00)	(797,000.00)
			-

	Revenue	Expenses	
Storm Water Fund net change	-	-	-
Beginning fund overage			1,383,848.00
Overall Change			1,383,848.00

Estimated Ending Cash Balance **$654,038**

Culinary Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Projects	1,718,000.00	3,266,000.00	1,548,000.00
(Carryover of projects)			
Move Capital To Balance Sheet	(1,718,000.00)	(3,266,000.00)	(1,548,000.00)
			-

	Revenue	Expenses	
Culinary Water Fund net change	-	-	-
Beginning fund overage			1,726,625.00
Overall fund shortage to come from fund balance			1,726,625.00

Estimated Ending Cash Balance **$1,094,318**

Sewer Fund:

EXPENDITURE ADJUSTMENTS:			
Capital Outlay	1,000,000.00	2,025,000.00	1,025,000.00
(Carryover of projects)			
Move Capital to Balance Sheet	(1,000,000.00)	(2,025,000.00)	(1,025,000.00)
			-

	Revenue	Expenses	
Sewer Fund net change	-	-	-
Beginning fund shortage			(410,275.00)
Overall fund deficit to come from fund balance			(410,275.00)
Estimated Ending Cash Balance	**$397,569**		

IT Fund

EXPENDITURE ADJUSTMENTS:			
Salaries and Benefits	74,832.00	85,332.00	10,500.00
(unemployment - previous employee)			
Book, Subscriptions, Memberships	5,650.00	8,650.00	3,000.00
Communications	31,570.00	36,830.00	5,260.00
(Utopia in parks - cameras and access control, egold fax)			
Equipment, Supplies, Maint.	29,200.00	47,000.00	17,800.00
(Carryover of costs)			
Capital Outlay	45,000.00	82,700.00	37,700.00
(Network Switch, Camera and Access control in parks)			-
			74,260.00

	Revenue	Expenses	
RDA Fund net change	-	74,260.00	(74,260.00)
Beginning fund overage			26,198.00
Overall fund deficit to come from fund balance			(48,062.00)
Estimated Ending Cash Balance	**83,158**		

RDA Fund

EXPENDITURE ADJUSTMENTS:			
Professional & Technical	12,000.00	23,700.00	11,700.00
(Commission for sale of RDA Property)			-
			11,700.00

	Revenue	Expenses	
RDA Fund net change	-	11,700.00	(11,700.00)
Beginning fund shortage			(275,288.00)
Overall fund deficit to come from fund balance			(286,988.00)
Estimated Ending Cash Balance	**1,118,246.00**		

Capital Improvement Fund

REVENUE ADJUSTMENTS:			
Federal Grants	-	21,000.00	21,000.00
(Grant for EOC)		-	-
			21,000.00
EXPENDITURE ADJUSTMENTS:			
Capital Equipment	871,750.00	798,750.00	(73,000.00)
(Various changes - see spreadsheet)			
Capital Projects	7,032,000.00	7,987,000.00	955,000.00
(Carryover of projects)			882,000.00

	Revenue	Expenses	
CIP Fund net change	21,000.00	882,000.00	(861,000.00)
Beginning fund shortage			(7,216,750.00)
Overall fund deficit to come from fund balance			(8,077,750.00)
Estimated Ending Cash Balance	**2,785,751**		

CAPITAL PROJECTS PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2023

Project	Class C Capital 204070	Culinary 501670	Secondary 301670	Storm Drain 401670	Sewer Capital 531670	Road Impact Fee 21-40-70	Culinary Impact Fee 51-40-70	Secondary Impact Fee 31-40-70	Storm Drain Impact Fee 41-40-70	Recreation, Arts, & Parks Tax 11-40-70	Parks, Trails, & Rec Impact Fee 12-40-70	Capital Fund 80-40-71	Project Total
Bond Payment 3 MG Culinary Tank	-	$222,000	-	-	-	-	$445,000	-	-				$667,000
Bond Payment Secondary Reservoir	-	-	$238,000	-	-	-	-	$442,000	-				$680,000
2023 Surface Treatments	$500,000	-	-	-	-	-	-	-	-				$500,000
2023 Culinary Radio Conversion	-	$150,000	-	-	-	-	-	-	-				$150,000
Meter Installation at Rock Creek Park			$10,000										$10,000
New Secondary Reservoir	-	-	$2,876,000	$361,000	-	-	-	$8,094,000	$910,000				$12,241,000
2700 South Storm Drain/Secondary/Road (2000 West to 2400 West)	$420,000	$150,000		$80,000				$580,000	$350,000				$1,580,000
1000 West 2075 S to 2700 S & 2300 S 1000 W to 850 W Cul/Sec/Land Drain/Road	$650,000	$625,000	$615,000	$500,000	-	-	-	-	-				$2,390,000
1575 South Street (1250 W to 1100 W)/Stoker Park Parking Lot	$45,000	$180,000	$125,000	$90,000	$100,000	-	-	-	-				$540,000
1250 West Street (1525 South To 1350 South)/1350 South Street	$180,000	$370,000	$300,000	$150,000	$170,000	-	-	-	-				$1,170,000
3329 South 2000 West Storm Drain/Road Improvements	$100,000	-	-	$20,000	-	-	-	-	$160,000				$280,000
4000 West Storm Drain (2200 South to 2700 South)	$200,000	-	-	$350,000	-	-	-	-	$975,000				$1,525,000
Purchase of home in 500 west right of way						$750,000							$750,000
3000 South Utility Improvements (access to BMX park)	$160,000	$55,000	$35,000	$35,000	$60,000	-	-	-	$150,000				$495,000
Dallas St(1925 W to Banbury)/1350 S/1300 S/1800 W/1925 W (Dallas to 1350 S)	$472,500	-	-	-	-	-	-	-	-				$472,500
Stoker Tennis Court Rennovation										$110,000		$150,000	$260,000
Stoker Park Restroom Replacement							-	-	-	$160,000			$160,000
Stoker Park Pavilion Replacement										$100,000			$100,000
Shoreline Trail Phase 1											$300,000		$300,000
Fire Station Emergency Signal												$225,000	$225,000
Station 32 Engineering / Architech Design Costs												$300,000	$300,000
Park Maintenance Facility												$4,500,000	$4,500,000
Cemetery Roads Resurface												$176,000	$176,000
Legacy Playground Replacement												$115,000	$115,000
Jensen Pond Shoreline Project												$100,000	$100,000
BMX Course											$800,000	$1,066,000	$1,866,000
EOC Upgrades												$400,000	$400,000
FY2023	**$2,727,500**	**$1,752,000**	**$4,199,000**	**$1,586,000**	**$330,000**	**$750,000**	**$445,000**	**$9,116,000**	**$2,545,000**	**$370,000**	**$1,100,000**	**$7,032,000**	$31,952,500

CAPITAL PROJECTS PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2023

Project	Class C Capital 204070	Culinary 501670	Secondary 301670	Storm Drain 401670	Sewer Capital 531670	Road Impact Fee 21-40-70	Culinary Impact Fee 51-40-70	Secondary Impact Fee 31-40-70	Storm Drain Impact Fee 41-40-70	Recreation, Arts, & Parks Tax 11-40-70	Parks, Trails, & Rec Impact Fee 12-40-70	Capital Fund 80-40-71	Project Total
Bond Payment 3 MG Culinary Tank	-	$222,000	-	-	-	-	$445,000	-	-				$667,000
Bond Payment Secondary Reservoir	-	-	$238,000	-	-	-	-	$442,000	-				$680,000
**2000 West Improvements	$8,200												$8,200
**Bluff Road Improvements	$28,500												$28,500
**2000 West Interchange Utilities				$7,000	$4,000								$11,000
**Antelope Drive/Bluff Road/3000 West Utility Replacements		$542,000	$662,000		$549,000			$180,000					$1,933,000
**3000 West Improvements	$91,000												$91,000
1100 South (2000 West to 2100 West) & 2100 West	$290,000	$398,000	$330,000	$239,000	$7,000								$1,264,000
Doral Drive (2700 South to 2200 South)	$440,000												$440,000
Heritage Lane/1975 South/1840 W/1800 W/1900 W/2100S/2025 S	$738,125												$738,125
4000 West Overlay (Sewer District to Antelope)	$100,000												$100,000
Fremont Parking Lot Expansion											$177,000	$50,000	$227,000
Fremont Park Pavilion Replacement										$60,000			$60,000
Fremont Park Playground Replacement										$90,000			$90,000
Bluff Road Trail Crossings	$74,000												$74,000
Water Fill Station		$60,000											$60,000
500 West Phase 1 (federal & county matching funds) - Clearfield project						$400,000							$400,000
500 West Widening (2150 S to 2700 S) - 7% of $3.9 million WFRC Grant						$273,000							$273,000
4000 West Sewer Line Replacement					**$158,000**								$158,000
2400 West Extension - City Portion		**$48,000**	**$46,000**	**$16,000**		**$180,000**							**$290,000**
1100 West Culinary/Sec/Sewer/Storm - phase 1	**$100,000**	**$300,000**	**$130,000**	**$325,000**	**$107,000**								**$962,000**
1290 South 12" Culinary	**$150,000**	**$200,000**	**$260,000**	-	**$200,000**								**$810,000**
Founders Park Improvements										**$94,500**	**$93,500**		**$188,000**
Fire Station Alerting System												**$132,000**	**$132,000**
2023 Surface Treatments	$500,000	-	-	-	-	-	-	-	-				$500,000
2023 Culinary Radio Conversion	-	$150,000	-	-	-	-	-	-	-				$150,000
Meter Installation at Rock Creek Park			$10,000										$10,000
New Secondary Reservoir	-	-	$2,876,000	$361,000	-	-	-	$8,094,000	$910,000				$12,241,000
2700 South Storm Drain/Secondary/Road (2000 West to 2400 West)	$420,000	$150,000		$80,000				$580,000	$350,000				$1,580,000
1000 West 2075 S to 2700 S & 2300 S 1000 W to 850 W Cul/Sec/Land Drain/Road	$650,000	$625,000	$615,000	$500,000	-	-	-	-	-				$2,390,000
1575 South Street (1250 W to 1100 W)/Stoker Park Parking Lot	$45,000	$180,000	$125,000	$90,000	$100,000	-	-	-	-				$540,000
1250 West Street (1525 South To 1350 South)/1350 South Street	$180,000	$370,000	$300,000	$150,000	$170,000	-	-	-	-				$1,170,000
3329 South 2000 West Storm Drain/Road Improvements	$100,000	-	-	$20,000	-	-	-	-	$160,000				$280,000
4000 West Storm Drain (2200 South to 2700 South)	$200,000	-	-	$350,000	-	-	-	-	$975,000				$1,525,000
Purchase of home in 500 west right of way						$750,000							$750,000
3000 South Utility Improvements (access to BMX park)	$160,000	$55,000	$35,000	$35,000	$60,000	-	-	-	$150,000				$495,000
Dallas St(1925 W to Banbury)/1350 S/1300 S/1800 W/1925 W (Dallas to 1350 S)	$472,500	-	-	-	-	-	-	-	-				$472,500
Stoker Parking Lot Improvement											$168,000	$550,000	$718,000
Stoker Tennis Court Rennovation										$110,000		$150,000	$260,000
Stoker Park Restroom Replacement							-	-	-	$160,000			$160,000
Stoker Park Pavilion Replacement										$100,000			$100,000
Shoreline Trail Phase 1											$300,000		$300,000
Fire Station Emergency Signal												$225,000	$225,000
Station 32 Engineering / Architech Design Costs												$300,000	$300,000
Park Maintenance Facility												$4,500,000	$4,500,000
Cemetery Roads Resurface												$176,000	$176,000
Legacy Playground Replacement												$115,000	$115,000
Jensen Pond Shoreline Project												$35,000	$35,000
BMX Course and pump track											$1,450,000	$1,066,000	$2,516,000
EOC Upgrades												$688,000	$688,000
FY2023	**$4,747,325**	**$3,300,000**	**$5,627,000**	**$2,173,000**	**$1,355,000**	**$1,603,000**	**$445,000**	**$9,296,000**	**$2,545,000**	**$614,500**	**$2,188,500**	**$7,987,000**	$41,881,325

CAPITAL IMPROVEMENT FUND
Fiscal Year Ending June 30, 2023
Line Item Detail

		Requested	City Manager/Council Recommendation	Adopted Budget
80-40-70	***Capital equipment***			
Prior year budget, as modified				$ 1,900,000
Current estimates:				
Fire	Admin Truck	71,000	71,000	71,000
Fire	Ladder Truck			40,000
Fire	Brush Truck			63,000
Fire	PPE for Paramedics (Turnouts, Boots, Helmets)			7,000
Parks & Rec	New Truck	55,000	55,000	55,000
Parks & Rec	New Truck - new employee	55,000	55,000	0
Parks & Rec	New Truck - new employee	55,000	55,000	0
Parks & Rec	New Truck - new employee	55,000	55,000	55,000
Parks & Rec	New Truck - new employee	55,000	55,000	55,000
Police	Police Vehicle	57,250	57,250	57,250
Police	Police Vehicle	57,250	57,250	57,250
Police	Police Vehicle	57,250	57,250	57,250
Police	Modify DUI truck into K9 vehicle	25,000	25,000	25,000
Police	marked vehicles (Patrol) - new employee	73,000	73,000	0
Police	marked vehicles (Patrol) - new employee	73,000	73,000	73,000
Police	marked vehicles (Patrol) - new employee	73,000	73,000	73,000
Public Works	New Truck - public works inspector	55,000	55,000	55,000
Public Works	New Truck - Facilities Maintenance Worker	55,000	55,000	55,000
Total budget for account		$ 871,750	$ 871,750	$ 798,750
Amount changed from request				$ (73,000)
Increase/(decrease) from prior year modified budget		$ (1,028,250)	$ (1,028,250)	$ (1,101,250)

80-40-71	***Capital projects***			
Prior year budget, as modified				$ 7,393,100
Current estimates:				
Fire	Fire Station Emergency Signal	225,000	225,000	225,000
Fire	Fire Station Alerting System			132,000
Fire	Station 32 Engineering / Architech Design Costs	300,000	300,000	300,000
Parks & Rec	Stoker Park Tennis Court Renovation	150,000	150,000	150,000
Parks & Rec	Stoker Park Parking Lot and other Improvements			550,000
Parks & Rec	Park Maintenance Facility	4,500,000	4,500,000	4,500,000
Parks & Rec	Cemetery Roads Resurface	176,000	176,000	176,000
Parks & Rec	Legacy Playground Replacement	115,000	115,000	115,000
Parks & Rec	Jensen Pond Shoreline Project	100,000	100,000	35,000
Parks & Rec	BMX Course	1,066,000	1,066,000	1,066,000
Parks & Rec	Fremont Park Parking Lot Expansion			50,000
Police	EOC Upgrades	400,000	400,000	688,000
Total budget for account		$ 7,032,000	$ 7,032,000	$ 7,987,000
Amount changed from request				$ 955,000
Increase/(decrease) from prior year modified budget		$ (361,100)	$ (361,100)	$ 593,900

1-5 Year Projects	Parks Maintenance Fee 1740	General/Capital 804070	Park Impact Fee 124070	RAP Tax 114070	Project Total	Priority (FiscalYear)
Ending FY2022 Cash Balance	$190,117	$0	$5,905,217	$342,477		
FY2023 Project Year						
Fremont Park Parking Lot Expansion	X	$50,000	$177,000	X	$227,000	FY2023
Fremont Park Pavilion Replacement	$40,000	X		$60,000	$100,000	FY2023
Fremont Park Playground Replacement	$25,000	X		$90,000	$115,000	FY2023
Fremont Park Central Controller (Irrigation)	$24,000	X		X	$24,000	FY2023
Signage @ Parks	$60,000	X	X	X	$60,000	FY2023
Parks Maintenance Facility	X	$4,500,000		X	$4,500,000	FY2023
Jensen Pond Shoreline Project	X	$35,000		X	$35,000	FY2023
BMX Course and pump track		$1,066,000	$1,450,000		$2,516,000	FY2023
Enclosed Trailer	$9,000				$9,000	FY2023
Founders Park Backstop, Irrigation & sidewalk Improvements			$93,500	$94,500	$188,000	FY2023
Cemetery Parking Lot Surface Treatment (Overlay)	X	$176,000		X	$176,000	FY2023
Legacy Park Playground Replacement	X	$115,000		X	$115,000	FY2023
Stoker Park Tennis Court Renovation	X	$150,000		$110,000	$260,000	FY2023
Stoker Park Restroom Replacement	X	X		$160,000	$160,000	FY2023
Stoker Park Pavilion Replacement	X	X		$100,000	$100,000	FY2023
Stoker Park Central Controller (Irrigation)	$15,000	X		X	$15,000	FY2023
Stoker Park Improvements	X	$550,000	$168,000	X	$718,000	FY2023
Shoreline Trail - Phase 1			$300,000		$300,000	FY2023
Regional Park Construction		X	X	X	??	FY2023
Rockcreek Park Parking Lot Surface Treatment (Seal)	$13,800	X		X	$13,800	FY2023
Bluffridge Park Parking Lot Surface Treatment (Seal)	$4,370	X		X	$4,370	FY2023
Ending FY2023 Cash Balance - Year 1	$48,947	$0	$4,981,717	$25,977		
FY2024 Project Year						
S. Canterbury Park Playground Replacement	$25,000	X		$90,000	$115,000	FY2024
S. Canterbury Park Central Controller (Irrigation)	$20,000	X		X	$20,000	FY2024
S. Canterbury Park Pavilion Replacement	$30,000	X	X	$70,000	$100,000	FY2024
Replace Backstops @ Founders Park (Field 1@2)	X	$50,000		X	$50,000	FY2024
Ending FY2024 Cash Balance - Year 2	$98,947	$0	$6,081,717	$169,165		
FY2025 Project Year						
Parking Expansion @ Rockcreek Park	X	X	X	X	$350,000	FY2025
2nd Restroom @ Rockcreek Park	X	X	X	$150,000	$150,000	FY2025
Rockcreek Playground Replacement	$50,000	X		$65,000	$115,000	FY2025
Ending FY2025 Cash Balance - Year 3	$98,947	$0	$7,181,717	$272,512		
FY2026 Project Year						
Bluff Ridge Pavilion (30'X30')	X	X	X	$60,000	$60,000	FY2026
Linda Vista Playground Replacement	X	X		$115,000	$115,000	FY2026
Ending FY2026 Cash Balance - Year 4	$148,947	$0	$8,281,717	$431,776		
FY2027 Project Year						
						FY2027
						FY2027
						FY2027
Ending FY2027 Cash Balance - Year 5	$50,000	$0	$1,100,000	$334,264		