



SYRACUSE CITY

Syracuse City Council/Redevelopment Agency Joint Work Session Notice

****AMENDED****

September 25, 2018 – immediately following the City Council Special Meeting, which begins at 6:00 p.m.

City Council Conference Room

Municipal Building, 1979 W. 1900 S.

- a. Public comments.
- b. Traffic control at 1950 South Allison Way, continued from August 28, 2018. (10 min.)
- c. Discuss proposed ordinance amendments relating to Cemetery Maintenance. (45 min.)
- d. Proposed amendments to Title Four of the Syracuse City Code pertaining to excavations, lateral ownership, and tampering with street signs and lights. (20 min.)
- e. Proposed amendments to Chapter 10.82 of the Syracuse City Code relating to the Residential Planned Community (RPC) zone. (30 min.)
- f. Request to amend the City's General Plan Map from R-1 to Planned Residential Development (PRD) for property located approximately 3500 S Bluff Road. (20 min.)
- g. Review of Syracuse City dog kennel ordinance. (10 min.)
- h. Discuss request received during September 11, 2018 City Council meeting regarding use of City facilities for boy scouting events. (5 min.)
- i. Proposed restructuring of Community and Economic Development (CED) Department. (15 min.)
- j. Proposed Redevelopment Agency (RDA) budget amendment. (15 min.)
- k. Discussion/review of current Vision and Mission Statements for Syracuse City. (15 min.)
- l. Discuss proposed timeline for considering updates to the Syracuse City General Plan. (10 min.)
- m. ****Discussion regarding linear park project.** (15 min.)**
- n. Public comments.
- o. Discussion of future agenda items/Council announcements.

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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 24<sup>th</sup> day of September, 2018 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on September 24, 2018.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER

*Meetings of the Syracuse City Council may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings. Councilmember Maughan will participate in the meeting via electronic means.*



# CITY COUNCIL WORK SESSION

September 17, 2018

## **Agenda Item “b ”**

## **Traffic Control at 1950 South Allison Way**

A citizen has raised concerns with a modification that was made to traffic control at the intersection of 1950 South Allison Way. A four-way stop controlled intersection was changed to a two-way stop control in July 2018. The resident is requesting the intersection be changed back to a four-way stop.

An evaluation of the traffic control devices along 1950 South (also known as Tivoli Way) was performed. It was determined by traffic volumes and accident data research that the intersection at 1950 South Allison Way no longer warrants the need for a four-way stop. The engineering criteria is established in the Manual of Uniform Traffic Control Devices, which is the national standard adopted by the Federal Highway Administration as well as the Utah Administrative Code. A technical memorandum report was compiled with data to support the decision. Recommendations included the following:

1. Install a four-way stop at the intersection of 1230 West Tivoli Way (Traffic control for the new subdivision).
2. Change the four-way stop at 1950 South Allison Way to a two way stop, allowing east/west traffic to free flow without stopping.
3. Install signs under the stop signs that will remain at the intersection of 1950 South Allison Way, that read: “Cross traffic does not stop”. (MUTCD 2C.59)
4. Install a “Slow Children at Play” sign for westbound traffic approaching the 1525 West intersection.
5. During the first week after the changes, have a police presence to patrol both intersections to help drivers become aware of the changes.

All of the recommendations were carried out. The resident expressed his concern for safety of children that walk in that area. He was informed of the Neighborhood Traffic Calming Program and filed a Citizen Action Request without submitting an application fee. The resident submitted a petition from 21 households in the neighborhood requesting the four-way stop be replaced. The resident was invited to city council work session to express concerns.

Questions regarding this item should be directed to Robert Whiteley.

A few of the evaluation considerations:

Keller Crossing received final approval on September 8, 2015. This approval made the final connection of 1475 West. The road was in construction during July 2016. Once the road was paved, it had concrete jersey barriers placed to prevent traffic from entering the construction area. The barriers remained in place through the winter and removed in the spring of 2017 to allow traffic. This road connection reduced traffic volumes at 1525 West.

The change to a two-way stop balanced the stop control distance along Tivoli Way between stop signs:

- 1200 feet from 1000 West to 1230 West;
- 1050 feet from 1230 West to 1475 West; and
- 1250 feet from 1475 West to 1675 West.

The two existing concrete waterways at 1525 West slow eastbound and westbound traffic down through that intersection. This should minimize the risk of vehicles speeding through the intersection.

The intersection at 1525 West is an intersection of two local roads. The roadway carrying the lowest volume of traffic should be controlled (MUTCD 2B.04). In this case, leaving the two stop signs at the northbound and southbound approaches to the intersection are necessary. A four-way stop at that intersection does not meet the criteria to warrant the need (MUTCD 2B.07). This is due to reduced traffic volumes because of the change in traffic patterns resulting from the connection of 1475 West through Keller Crossing, and connection of 1950 South through Tivoli Gardens.

Option1: Leave the traffic control set as it currently is now (2-way stop) at the intersection.

Option 2: Collect more data with a more in-depth traffic study by a third-party engineering firm.

Option 3: Deviate from the standard and create a different criteria for establishing traffic control.



# CITY COUNCIL WORK MEETING

September 25, 2018

## **Agenda Item “c”**

## **Amendments to Chapter 4.30 – Cemetery Regulations**

Our discussion on August 28 was limited, and this staff memo does not cover every change in the ordinance. Rather, I will note the changes made since the August 28 meeting. Please refer to the packet on Aug 28 for an explanation of each change. The draft version is still redlined with all proposed changes to the existing ordinance.

Changes since our last meeting:

1. 4.30.040 – Emphasizes that, like any other city park or facility, the public may not plant trees, shrubs, etc on City land, with an expectation that they will not be removed. Even if a person obtains authorization to plant a tree or other vegetation, it does not guarantee that the city will retain that planting indefinitely.
2. 4.30.050 (C) – Clause “after providing the refund” clarifies the intent of the section – that the city may sell a position after providing a refund to a prior purchaser.
3. 4.30.130 – An additional 1 foot was added to the maximum height of decorations from that allowed in the previous draft. This will be measured from the ground. Those with the maximum height monument of 36” will be permitted to decorate with an additional 1 foot of items. Those with shorter monuments will have more vertical space in which to work.
4. 4.30.130 – Helium balloons – may exceed the height restrictions but may be removed by city officials after 48-hours, or on the day for maintenance/mowing.
5. 4.30.130 – Provides that a single shepherd’s hook may be installed on a position, but that it must be located either on the monument/marker or placed in a hole drilled into the mow strip. The hook and its decorations may not exceed 4’ in height (like all decorations).

As it relates to shepherd’s hooks, we need direction on whether they may be cemented into the mow strip. They can interfere with landscape maintenance. If not, then we will add a provision explaining this. If there are hooks that are already cemented, do we allow them to stay? Allow them to replace them when they break?

Questions regarding these changes may be directed to Paul Roberts or Mayor Gailey.



## Chapter 4.30 CEMETERY REGULATIONS

### Sections:

- [4.30.010](#) Definitions.
- [4.30.020](#) Cemetery name.
- [4.30.030](#) Office of Sexton.
- [4.30.040](#) Duties of Cemetery Sexton.
- [4.30.050](#) Sale of burial rights.
- [4.30.060](#) Transfer of burial rights.
- [4.30.070](#) Interments.
- [4.30.080](#) Disinterment.
- [4.30.090](#) Abandonment.
- [4.30.100](#) Conduct.
- [4.30.110](#) Cemetery hours.
- [4.30.120](#) Monuments and markers.
- [4.30.130](#) Decoration of graves.
- [4.30.140](#) Perpetual care.
- [4.30.150](#) Violation – Penalty.

### 4.30.010 Definitions.

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"Block" means a row of burial positions in an east-west direction, in reference to the layout of graves in the cemetery.

"Cemetery" means any cemetery owned and/or maintained by the City for the purpose of receiving the remains of deceased humans.

~~"Cemetery office" means the Public Works Office maintained at 3061 South 2400 West, Syracuse, Utah 84075.~~

"Certificate" means a burial right certificate.

"Certificate holder" means the owner or purchaser of burial rights and privileges, or the collateral right of use of any burial position, evidenced by a burial right certificate or by proved and recognized descent or devise from the original owner.

"City" means Syracuse City, Utah.

"Decorations" means flowers, balloons, floral arrangements, craft items, personal items, figurines, pinwheels, photographs, picture frames, potted plants, shepherds hooks, or any other item other than a monument or marker.

"Flat Markers" means a marker that does not exceed the height of the immediately adjacent ground.

"Length" means the distance measured from North to South.

"Lot" means a column of burial positions in a north-south direction, in reference to the layout of graves in the cemetery.

"Marker" means a headstone which extends no more than 12 inches above the ground.

"Monument" means a headstone which extends above the surface of the ground at least 12 inches in height or higher.

"Mow strip" means the six-inch concrete or granite strip around the monument or marker, which is required to facilitate the maintenance of landscaping surrounding the monument or marker and stabilize them.

"Owner" means a person who possesses a burial right to a position, and does not indicate ownership of the ground or property.

"Person" means an individual, group, partnership, firm, corporation, or association.

"Plat" means a large section of lots and blocks, in reference to the layout of graves in the cemetery.

"Position" or "burial position" means an individual grave, sometimes referred to as a burial position.

"Resident" means any person currently residing within or owning property within the incorporated limits of Syracuse City, or a planning district on the City's general plan map, or any person who meets these conditions prior to being placed in a health care institution.

"Responsible party" means any person selected by the family of the deceased to act in its behalf and can include the heir apparent, religious leader, mortician, funeral director, or any other person the family selects in choosing graves, making available information on the deceased party, and taking full liability for the family obligations concerning the services performed on the cemetery's property.

"Sexton" means the Cemetery Sexton, whose appointment and duties are described within this chapter.

"Shared position" means situations where a single burial position is shared by more than one vault.

"Vault" means a structurally solid container used for the placement of a casket or urn.

"Width" means a distance measured from East to West.

Words. Single words shall include the plural and masculine words shall include the feminine and neuter.

#### **4.30.020 Cemetery name.**

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The burial ground of Syracuse City shall be known and designated by the name of Syracuse City Cemetery.

#### **4.30.030 Office of Sexton.**

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There is hereby created the office of Cemetery Sexton, which office shall be filled by appointment of the Mayor, with the advice and consent of the City Council.

#### **4.30.040 Duties of Cemetery Sexton.**

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(A) It shall be the duty of the Sexton, or his/her representative, to supervise, manage, operate, maintain and improve the cemetery in accordance with the provisions of the City ordinances and the rules and regulations adopted by the City Council.

(B) It shall be the Sexton's duty to keep a true and correct record of all burial positions.

(C) The Sexton, or his/her representative, shall direct all interments, disinterments, and marking for monuments or markers in the cemetery.

(D) The Sexton, or his/her representative, shall direct all funeral corteges while in the boundary of the cemetery as deemed necessary.

(E) The Sexton shall approve all claims chargeable against the cemetery. The Sexton shall provide such information to the City Manager as may be required.

(F) The Sexton shall employ such help as required to carry out the duties prescribed by the City ordinances and the rules and regulations adopted by the City Council .in accordance with City ordinances and policies.

(G) The Sexton shall have the authority to announce additional regulations when necessary, with the approval of the City Council.

(H) Any person desiring to perform work within the cemetery must first secure the approval and written permission of the Sexton. All settings of vases, markers and monuments and all plantings of trees, shrubs and flowers must be approved by the Sexton before the work is commenced and all work shall be performed under the direction of the Sexton or his/her representative. Any vegetation in the cemetery, including authorized or unauthorized plantings, may be removed by city officials.

(I) It shall be the duty of the Sexton or his/her representative to remove floral pieces, decorations or displays left on any lot, grave or mow strip when he/she deems necessary indicated by code or due to safety considerations.

#### **4.30.050 Sale of burial rights.**

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(A) The Sexton or his/her representative shall be the registrar of burials for the City, and before burying any dead in any City-owned cemetery within the City limits, the relatives or other persons having charge of ~~said the~~ body shall be required to furnish to the Sexton or representative a statement of which shall include the name of the person deceased, when and where born, if known, the date and cause of death. Also, the initial letter with information of the plat, as well as the number of block, lot and position where person is to be buried.

(B) No person who shall purchase the use of any grave site or position for burial purposes within the City cemetery shall sell such position to any buyer except the City.

(C) The City hereby agrees to refund any position, which it may ~~hereafter~~ sell after providing the refund. The price in which the City refunds a position shall be the exact price the owner paid. In no event shall the City pay more or less than the original purchase price. Notwithstanding this subsection, a refund requested by a purchaser or their estate is subject to a transfer fee that is established in the Consolidated Fee Schedule.

(D) The sale of every position is a right to burial. The position owner does not own the ground in which the person is buried. The use of every position sold is subject to the rules and regulations that may hereafter be adopted. The Sexton has the sole right to move positions to other unoccupied positions without reimbursement from the City as circumstances require it, such as in cases of monument obstruction or previous burials in the wrong location.

(E) At the time of purchase, if the purchaser is a resident of Syracuse or if the decedent was a resident of Syracuse at the time of death, then a reduced fee shall be charged to the purchaser. The reduced fee shall be in the amount indicated in the City's Consolidated Fee Schedule.

(F) The City does not provide half-size positions or other reduced-size positions.

#### **4.30.060 Transfer of burial rights.**

(A) Transfers of burial rights may be initiated by submitting a completed, notarized transfer of ownership form to the Sexton, accompanied by a transfer fee, in an amount set by resolution of the City Council.

(B) When ownership of a purchased position is transferred, the official record original-certificate shall be cancelled-and-the-record-so-corrected, and a note shall be placed on the position in the official record indicating the date of the request and the name of the person authorizing the transfer on behalf of the owner.-

(C) Whenever ownership of purchased positions reverts to the City, the official record shall reflect the change, and shall include all records of reversion, original-certificates shall be filed with the Sexton,- before new certificates are issued. The original certificate shall be cancelled and the record so changed.-

#### **4.30.070 Interments.**

(A) There shall be no interment of anything other than the remains of human bodies in the City cemetery.

(B) No person, except the certificate holder of a position, or a person designated by the certificate holder to be buried in a position, shall be interred in any ~~said~~ position in the cemetery without first obtaining written permission from the designated certificate holder, nearest relative of the certificate holder, executor, trustee of the certificate holder's trust, or power of attorney thereof.

(C) All graveside services and ceremonies at the cemetery must be scheduled with the Sexton.

(D) Any graveside service or ceremony at the cemetery which concludes after 3:00 p.m. shall be subject to an after-hours fee. A weekend fee is required for any services that are scheduled to conclude after 2:00 p.m. on Friday, or that are conducted any time on Saturday.

(E) There shall be no interments on Sundays or the legal holidays of New Year's Day, Memorial Day, Independence Day, Pioneer Day, Thanksgiving Day, and Christmas Day. No interments are allowed on the Thursday, Friday or Saturday immediately preceding Memorial Day.

(F) No person shall be buried in the City cemetery unless the casket shall be placed in a reinforced concrete, steel or other vault approved by the City Sexton.

~~.(G) Saturday services and services held on holidays not listed herein will be charged an additional fee as set by the City Council.~~

(~~G~~H) It shall be unlawful to bury the body of any person within the limits of the City, except in public or private cemeteries located therein, unless by special permission by the City Council.

(~~H~~I) ~~An interment form must be completed and signed by the certificate holder or next of kin.~~ Fees must be paid in full prior to initiating the opening of the grave. However, state-licensed mortuaries are permitted to provide payment after opening, subject to their agreement to pay invoices from the City and their history of honoring that agreement.

(~~I~~J) The City shall not be responsible for providing equipment, vaults, monuments or markers, graveside services, casket lowering devices, or appurtenances. The mortuary or a responsible party shall remove pre-installed monuments or markers prior to grave opening by the City.

(~~J~~K) A shared position may~~can~~ only be permitted if the vaults do not exceed the size of a single burial position. No more than two individuals may share a single burial position.

#### **4.30.080 Disinterment.**

(A) No person shall disinter any human remains in the cemetery, except under the direction of the Sexton. All disinterments shall comply with applicable state law.

(B) Before disinterring any remains of any person who has been buried in the cemetery, the relatives or other person having charge of ~~said the~~ remains shall be required to furnish in writing the Sexton or his/her representative a request for disinterment which shall include name of deceased, when and where they were born, when and where death occurred, initial letter of the plat, as well as the number of block or lot where ~~said the~~ person is buried, together with the name of the mortuary and those persons responsible for the ~~said~~ disinterment.

(C) The City assumes no responsibility whatsoever for the condition of any casket or vault involved in any removal.

(D) All disinterments are subject to applicable fees which shall be paid in full prior to disinterment.

#### **4.30.090 Abandonment.**

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(A) The City may reclaim any unused burial position which has been unused for burial purposes for more than 60 years from the date of purchase, and during the 60-year period the owner has not given the municipality written notice of any claim or interest in the position or positions.

(B) Before a position or any portion thereof shall be deemed to have been abandoned, the City Council shall set a time and place for a public hearing to determine the question of abandonment and shall do all of the following:

(1) Cause a notice of the time and place of the hearing to be posted in a conspicuous place on the position or portion thereof affected by ~~said-the~~ hearing at least 20 days prior to the date of the hearing.

(2) Cause a notice of ~~said~~ hearing to be published in at least one issue of a newspaper having general circulation in the City, ~~said-publication-being~~ not more than 30 days or less than 10 days prior to the date of ~~said-the~~ hearing.

(3) Cause a notice to be sent by certified mail to the last known address of each of the certificate holders of ~~thesaid~~ position or positions or portion thereof as shown by the City's records at least 20 days prior to ~~saidthe~~ hearing.

(C) At such hearing the Sexton and others having information concerning the use made of the position or portions of positions by ~~said~~ certificate holders shall attend and present evidence as to such use or uses, and the certificate holders of ~~said~~ position or positions and/or their heirs and descendants and all other persons appearing on their behalf may offer such evidence of use as may bear upon the question of abandonment.

(D) All proceedings shall allow interested parties to provide evidence or statements to the City Council, which shall determine whether or not the position or positions, or portions thereof, have been abandoned.

(E) The City Council shall cause a notice of its decision to be sent to those persons requesting the same and who appeared at such hearing.

#### **4.30.100 Conduct.**

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(A) No loud, boisterous noise of any kind which is deemed undesirable or interferes with the decorum of the cemetery will be permitted within the boundaries of the cemetery.

(B) No alcohol beverage of any kind shall be permitted within the boundaries of the cemetery.

(C) No person shall injure, deface, take, or carry away from any grave or position any monument, marker, tree, shrub, flower, ground or ornament in the cemetery except with permission from the Sexton.

(D) It shall be unlawful for any person to erect or plant additions to the cemetery including but not limited to a fence, post, tree, shrub, monument or marker without permission of the Sexton.

(E) Placing of signs or notices of advertisements of any kind within the City cemetery will not be permitted.

(F) No loitering or loafing on the grounds or around buildings will be permitted within the boundaries of the cemetery.

(G) It shall be unlawful for any person to drive at a speed greater than 15 miles per hour in the cemetery.

(H) It shall be unlawful for any person to drive any vehicle over or across the lawn area or burial positions within the confines of the cemetery except for authorized vehicles performing official cemetery duties.

(I) No animals, except service animals, shall be allowed in any cemetery ~~except in the~~ unless confined ~~of to a~~ vehicle ~~and must at all times be retained within the confines of said vehicle while the vehicle remains in the~~ cemetery.

#### **4.30.110 Cemetery hours.**

It shall be unlawful for any person to visit the cemetery between the hours of one-half hour after sunset or one-half hour before sunrise without previous consent of the Sexton.

#### **4.30.120 Monuments and markers.**

(A) It shall be unlawful for any person to erect or place any marker or monument on any position in said the cemetery without approval of the Sexton, who shall be responsible to issue permits for markers or monuments placement.

(B) The installation of all ~~grave~~ markers or monuments will be under the supervision of the Sexton or designee. A notice to the cemetery office by the monument company or responsible party must be made at least 48 hours prior to the installation. The company or responsible party shall submit an application for marker or monument placement and may not place a marker or monument without a permit issued by the Sexton. This subsection does not apply to temporary markers placed by a mortuary for recently interred individuals.



(C) Maximum dimensions. The following table contains the maximum dimensions for monuments and markers. Length and width measurements in this table include the required mow strip (6" on each side):

|                     | <u>Monuments</u>                     | <u>Markers</u> | <u>Flat Markers</u> | <u>Family Monuments</u>                                                                                       |
|---------------------|--------------------------------------|----------------|---------------------|---------------------------------------------------------------------------------------------------------------|
| <u>Length (N-S)</u> | <u>42"</u><br><u>(84" if double)</u> | <u>42"</u>     | <u>24"</u>          | <u>84"</u>                                                                                                    |
| <u>Width (E-W)</u>  | <u>24"</u>                           | <u>24"</u>     | <u>30"</u>          | <u>20" (if 2<sup>nd</sup> monument on position)</u><br><u>24" (if no 2<sup>nd</sup> monument on position)</u> |
| <u>Height</u>       | <u>36 "</u>                          | <u>12"</u>     | <u>0"</u>           | <u>36"</u>                                                                                                    |

(D) All monuments and markers must comply with the following:

(1) ~~A monument cannot exceed 36 inches in height. A marker cannot exceed 12 inches in height.~~

~~(2) The combined width of the mow strip and marker or monument shall not exceed 42 inches of an individual burial position, and shall not exceed 84 inches for adjacent burial positions.~~

(2) Triple headstones are not permitted; in such cases a family monument should be considered, as provided in subsection (G) of this section.

(3) Foundation of any monument or marker placed in the cemetery must have either a concrete foundation six inches or deeper or granite foundation four inches or deeper.

(4) Monument or marker must be securely set with a mow strip not less than six inches wide around all sides of the marker.

(5) Monuments and markers shall be placed with the text facing to the East or West, in line with the row of monuments and markers of other positions within the row, or level with the ground immediately adjacent to the marker.

(6) No patches of vegetation or turf may be included as part of the monument or marker.

~~(E)~~ There shall be no other monuments, markers or structure placed upon any position, except as provided in this chapter and ~~with permission of~~ as permitted by the Sexton. Monuments, markers or structures placed upon

any other position within the cemetery shall be removed at the cost of the individual or company that placed the item.

~~(E)~~ The cemetery and City accept no responsibility for loss or damage to any monument or marker unless such loss or damage is a direct result of negligence on the part of the City.

~~(F)~~ The cemetery and City accept no responsibility for loss or damage to any granite foundation or mow strip.

(H) Family monuments and individual markers. Family monuments may be placed upon up to two positions but may only be placed within the positions owned by those family members. The family monuments must be placed on the western side of the positions, in line with other monuments or markers on the same row. No more than one flat marker may be placed upon a position that already includes a family monument, to indicate the specific burial place of those also identified on the family monument, with placement directed by the Cemetery Sexton. Family monuments that are installed on positions that will be used exclusively for the family monument, and which will not be used for additional monuments or burials, may be up to 24" in width.

(I) Temporary markers. A temporary marker or placard may be placed upon a grave by a mortuary and kept thereon for up to six months after interment. The temporary marker may not exceed the dimensions of any monument or marker in this chapter. The same restrictions for decorations as apply to permanent markers or monuments apply to temporary markers.

(J) Monument companies or responsible individuals that fail to apply for a permit prior to placement of the marker, that refuse to relocate a marker or monument that was placed upon the wrong location or that encroaches upon a neighboring position, or that violate the provisions of this chapter shall be subject to a civil penalty of \$200 per violation, and shall also be responsible for the actual costs incurred by the city to relocate the monument or marker. Companies with multiple violations or unpaid fines may be barred placing markers or monuments within the cemetery. Any company barred under this subsection may appeal the decision to the City Council, for an evidentiary hearing providing due process to the company.

#### **4.30.130 Decoration of graves.**

(A) Fresh cut and artificial flowers are permitted at any time if placed in a permanent vase (metal or stone) located on the monument, and may be removed and discarded without notice when they become unsightly ~~at the discretion of the Sexton.~~ Permanent vases may not be installed on the mow strip and may not impede landscaping maintenance in any manner. Metal or stone vases installed on the mow strip prior to October 1, 2018 may be retained.

(B) All decorations placed in, on, or over the grass including but not limited to balloons, craft items, figurines, pinwheels, potted live plants, shepherds' hooks, and solar lights are not permitted during the mowing season, which is April 1st to November 1st, and may be removed and discarded without notice at the discretion of the Sexton.

(B) Decorations are subject to the following restrictions all year:

(1) Decorations may not exceed 48 inches in height, measured from the ground to the top of the decoration, except as provided in this section.

(a) Helium-filled balloons may exceed this height but may be removed by city officials after forty-eight (48) hours, or on the day specified for mowing, whichever comes first.

(b) One shepherd's hook may be installed on a position but must be located on the marker or monument or placed in a hole drilled into the mow strip. No more than one shepherd's hook may be installed at a position and the hook, including decorations placed thereon, may not exceed forty-eight inches (48") in height.

(2) Decorations may not encroach onto other positions or graves.

(C) Decorations are subject to the following restrictions during the mowing season (annually beginning April 1 and ending November 1):

(1) Glass, porcelain or otherwise fragile decorations, such as solar lights, are not permitted to be placed upon any position or grave within the cemetery.

(2) Decorations may be placed upon monuments or markers but may not protrude in such a manner as to interfere with the maintenance of landscaping.

(3) Decorations may be placed upon the mow strip but shall be removed by City officials on the day specified for mowing.

(4) No decorations or items may be placed on any part of the grave other than the mow strip, monument, or marker, except as provided in subsection (D) of this section.

(5) Any decorations placed on the mow strip or lawn during the mowing season shall be removed and discarded by city officials, without notice.

**Commented [PR1]:** Remove each mowing day?  
Allow them to be cemented in?  
What to do with existing shepherd's hooks?  
Allow them to be replaced?

(C) Funeral flowers, floral pieces and decorations for recent interments may be removed and discarded without notice when they become withered or begin to litter the cemetery unsightly at the discretion of the Sexton or his/her representative. Decorations and flowers will generally be left undisturbed until the 2<sup>nd</sup> mowing day following interment.

~~(D) During the mowing season any item(s) placed on the mow strip or on the lawn may be removed and discarded without notice.~~

(E) A general cleanup of all flowers (including artificial flowers) and grave decorations will generally occur on:

(1) The first Monday in April.

(2) The Monday following Memorial Day at 7:00 a.m.

(3) The first Monday in November.

(F) The City claims no responsibility or liability, nor will accept any claims against it, for loss or destruction of personal property left in the cemetery.

#### **4.30.140 Perpetual care.**

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(A) The City reserves the right to enter upon any grave and to perform all work necessary for the care and upkeep of all lots and graves in the cemetery.

(B) General care shall be deemed to include general ground maintenance, and shall include, but not be limited to, mowing, trimming, removing dead flowers, and trimming trees and shrubbery.

#### **4.30.150 Violation – Penalty.**

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Violations of this chapter ~~shall constitute a Class B misdemeanor or rare Infractions.~~



# COUNCIL AGENDA

## September 25, 2018

Agenda Item “d”

### **Title 4 updates: Excavations, Lateral ownership, and tampering with street signs and lights**

#### ***Factual Summation***

- Any supporting questions about this agenda item can be directed to Robert Whiteley.
- This proposal would include a violation for any excavations done in city rights-of-way without acquiring an excavation permit.
- It is commonly understood that all sewer and land drain laterals are owned by the property owner being served. This ordinance confirms ownership of laterals.
- This proposal would include prohibited acts of tampering with street lights and city signs.
- It also proposes prohibiting individuals from tampering with or turning off irrigation systems at city parks.

#### ***Recommendation***

Consider updating our ordinance in our next city council meeting.

#### **4.05.070 Excavations.**

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(A) It shall be unlawful for any person, except City personnel or those duly authorized by permit, to excavate in any public right-of-way or remove any pavement or other materials forming any street or improvement thereof without first having obtained a permit therefor from the City. In order to obtain an excavation permit, an application shall be submitted to the Public Works Department, accompanied by an application fee in an amount established by the City fee schedule, stating the location of the proposed excavation, the nature and extent of the same, the purpose for which the excavation is necessary, the manner in which it is proposed to accomplish such excavating, the means to be employed to permit the unobstructed flow of traffic thereon, and the length of time the excavation will remain. The City shall issue, after determining that the proposed excavation is necessary and that the same will not unreasonably damage said public right-of-way, a permit to undertake and complete such excavation.

(B) Prior to the issuance of a permit covering such excavation, the City shall require a bond issued by a licensed surety company of the state of Utah or a cashier's check made out in favor of Syracuse City in an amount sufficient to guarantee restoration of public infrastructure to its original condition. All persons or firms making such excavations must hold a valid license from the state of Utah and must maintain adequate public liability insurance.

(C) No such excavation nor obstruction to any public right-of-way shall be made without notifying the City of Syracuse in advance of the time when it is proposed to begin such excavation. It shall be unlawful for any person to close any public right-of-way or to prevent the flow of traffic thereon without first obtaining permission therefor from the City of Syracuse.

(D) All backfill shall meet standard specifications and all materials used shall be properly tamped or settled with a sufficient quantity of water to assure proper compaction. The contractor shall be required to test the compaction and submit such compaction report to the City.

(E) It shall be unlawful for any person having made an excavation in any street, whether under a permit or otherwise, to fail, neglect, or refuse for a period of five days after notice, to restore said street to its normal condition. It shall be unlawful for any person, by or for whom any excavation is made in a public street or any purpose, to fail to properly protect the work zone area so as to enclose such excavation, together with the dirt, gravel, or other material thrown therefrom, and to maintain such protection during the entire duration such excavation continues. Visible flasher lights shall be fixed to parts of such barricade, or in some other proper manner over or near the excavation, and over and near the dirt, gravel, or other material taken therefrom, and so kept from the beginning of twilight through the whole of every night during all the time such excavation exists. It shall be unlawful for any person, maliciously or wantonly, and without legal cause, to extinguish, remove, or diminish said lights or tear down or remove any rail, fence, or barricade fixed in accordance with the provisions of this section.

(F) General Requirements. Each permittee or excavator for permittee shall comply with the following requirements:

- (1) Haul away and properly dispose of all materials removed from each single excavated area less than 50 feet in length and 20 feet in width. The trench or excavation shall be refilled with new crushed road

base and compacted to 96 percent and made ready for the asphalt finish surface. The trench or excavation shall be patched by the contractor in a thickness to match existing conditions or a minimum of four inches of asphalt.

(2) Make proper provisions for protecting the public with necessary guards, barricades, lights, signals and with all other appurtenances necessary to safeguard the lives and property of the users of such roadway, sidewalk, and other facilities, before any excavation begins under this permit and at all times during the excavation. Visible flasher lights shall be used in hours of darkness.

(3) Be responsible for all liability or personal injury resulting from neglect; indemnify Syracuse City against all claims, demands, costs, damages, attorney's fees or other expenses of any kind occasioned by such neglect; and upon request of the City, produce evidence of insurance adequate to cover such claims.

(4) Be responsible for restoring all public rights-of-way and private improvements, including sidewalks, surfaces, curbs and gutters, driveways, ditches, sprinkler irrigation, and other landscaping, to their original condition, whether public or private, in a manner conforming to current Syracuse City specifications.

(5) Keep excavations to a minimum regardless of the age or condition of the pavement, and, wherever possible, locate excavations so that one "common" patch can cover as many excavations as possible.

(6) Restore roads to a passable and safe condition within 16 hours of commencing excavation. All remaining repairs and restoration shall take place within 10 calendar days from the date of the first excavation. All debris generated as a result of said excavation shall be removed immediately from the area upon completion of the excavation. If, within the standard 10 days, or other time period authorized by the City Engineer, the road cut or excavation has not been repaired as required, Syracuse City may place claim on the excavation bond to cover expenses necessary to complete the necessary repairs. The costs of repair shall include administrative costs. The permittee or excavator for the permittee shall be responsible for trench maintenance for one year after the date it was inspected and approved by the Public Works Department. If repair of the road cut or trench is necessary within the initial one-year period, the permittee shall make repairs to the satisfaction of the City Engineer or, in the alternative, the City may place claim on the excavation bond and cause the repairs to be made.

(7) Limit the trench length left at grade but unpaved to a maximum of 1,000 feet. No excavation shall be allowed to continue until the 1,000 feet of trench has been restored with proper asphalt surface and inspected and accepted by the City.

(8) Place flowable fill in all excavations of 12 inches or less in width, prior to the application of an asphalt finished surface.

(9) Compact all backfilled excavations to 96 percent. The contractor shall submit tests to the City confirming the compaction.

(10) Protect Bore Pits. Bore pits adjacent to or which may be hazardous to traffic shall not be left open or unshielded overnight. Shielding in conformance with the Manual on Uniform Traffic Control Devices shall

be allowed in the case of large pits or extensive bore and jack operations. Contractors shall complete small bores under two-lane roadways in one continuous operation.

(11) Utilize common trenching in all subdivisions, unless otherwise approved or excepted by the City Engineer.

(12) Bore all utility excavations whenever possible.

(G) A stop work order may be issued by the City Engineer or a designee to any person or persons doing or causing any excavation in the right of way without a permit.

(H) The City Engineer may revoke or suspend any excavation permit if a permittee violates any provision of this section. No excavation work may be completed during the period of suspension or revocation.

#### **4.05.160 Prohibited acts.**

(A) It shall be unlawful for any person to destroy, deface, or in any manner injure any public street or sidewalk.

(1) Any person found doing excavation in the public right of way without a permit shall be required to obtain a permit and pay a permit fee equal to two times the normal permit fee (including application, inspection and road cut fees).

(2) Any person who has completed, or whose agent has completed, excavation work without having first obtained a permit shall be subject to a civil fine of two times the normal excavation permit fee, and shall be responsible for the costs of remediation, if remediation is necessary.

(3) Any person or firm found doing excavation in the public right of way on a second occasion within one year of previously doing so, is guilty of a class B misdemeanor.

(B) It shall be unlawful for any person intentionally or carelessly to throw, cast, or put into, drop, or leave in any street, gutter, sidewalk, or public place any stones, gravel, sand, coal, dirt, manure, garbage, leaves, lawn or hedge clippings, rubbish of any kind, snow, or any other substance. A violation of this subsection is an Infraction.

(C) Failure to comply with an order of permit suspension or revocation, to comply with a stop work order issued by a City official, or willful refusal to pay a civil fines or fees established in subsection (A) of this section, is a class B misdemeanor. Each day of the violation constitutes a separate offense.



#### **4.05.160 Prohibited acts.**

(A) It shall be unlawful for any person to destroy, deface, or in any manner injure any public street, ~~or~~ sidewalk, or street light, or any sign posted by the City.

(B) It shall be unlawful for any person intentionally or carelessly to throw, cast, or put into, drop, or leave in any street, gutter, sidewalk, or public place any stones, gravel, sand, coal, dirt, manure, garbage, leaves, lawn or hedge clippings, rubbish of any kind, snow, or any other substance.

#### **4.10.020 When owner required to connect to sewer – Private Ownership.**

(A) The owner of all houses, buildings, or properties used for human occupancy, employment, recreation, commercial, industrial or other like purposes, situated within the corporate limits of the City and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer owned and operated by the City or owned or operated by the district, is hereby required, at his expense, to install suitable facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 90 days after the date that said public sewer is available for use; provided, that said public sewer line is within 300 feet of any such building discharging sanitary or industrial waste.

(B) All service lateral lines are privately owned and solely the responsibility of the property owner of the property served by the lateral line. Private ownership of lateral lines begins where the line connects to the main, and the City has no responsibility for the maintenance, control or repair of laterals.

#### **4.35.030 Care of parks, trails and multi-use open space.**

(A) In any park, trail or multi-use open space owned or operated by the City, it shall be unlawful to cut, break, move, take or otherwise injure, destroy or deface any trees, shrubs, plants, turf, rock or any building, fence, bridge, sign or other structure, or pollute any spring or stream.

(B) No person shall dump any earth, rubbish or other substance or material in or upon any park, trail or multi-use open space without written permission from the City.

(C) No person shall throw or deposit litter in any park, trail or multi-use open space within the City except in public receptacles and in such a manner that the litter will not be blown by wind upon any part of the property or upon any street or other public place. Where public receptacles are not provided or are full, all such litter shall be carried away from the property by the persons responsible for its presence.

(D) No unauthorized person may intentionally tamper with, damage, turn off, or adjust irrigation systems in City Parks.

(E) All persons and groups reserving facilities under this chapter shall leave the property clean and in good repair. Persons violating this section may be barred from further reservation of the facilities, at the discretion of the City Council.

(~~EE~~) It shall be unlawful to scratch, cut, injure or deface any of the buildings, fences, structures or other property or pollute any of the fountains, ponds or any other improvements; or to cut or injure flowers or flowerbeds within a park; to walk upon turf or seeded areas where posted; or for the owner of any dog to allow the same to run at large within the parks, trails or multi-use open space.

#### **4.45.040 Connection standards for land drain connections.**

(A) Any connection to the Syracuse City land drain system shall be authorized and approved by the Syracuse City Public Works Department and Syracuse City Building Department and shall comply with construction standards and regulations set forth in Chapter [8.45](#) SCC.

(B) All laterals connecting to the land drain system remain the property of the owner of the property being served thereby. Ownership of the lateral begins where the lateral connects to the City's main lines, and the City has no responsibility for the maintenance, control or repair of laterals.



# COUNCIL AGENDA

September 25, 2018

## **Agenda Item "e"**

## **Proposed Amendments to the Chapter 10.82 RPC – RESIDENTIAL PLANNED COMMUNITY ZONE**

### *Summary*

The following is a summary of the proposed changes to the RPC zone.

- 1 - Allowing townhomes up to 6 units attached
- 2 - Increasing from 47% up to 55% of the total project units to be less than 3,500 sqft lots
- 3 - Reducing the 2 car garage requirements from 100 % of the units down to 75% of the units
- 4 - Allowing a fee to be given in leu of constructed common space if within 1/2 mile of 'receiving' park.
- 5 - Increasing parking requirements to have two car parking spaces in the driveway in front of the garage
- 6 - Increasing allowed density from 4 units per acre to 5.5 units per acre

### *Recommendation*

The Planning Commission has conducted a very detailed review of the proposed changes and is offering the following recommendations. The majority of the commission preferred maintaining the RPC zone as a single family neighborhood zone within the current 4 units per acre maximum density. There was not majority support for changes 1 through 4 as listed above. However, item five, concerning requiring a larger driveway in front of each unit for parking was unanimously supported. To summarize the sentiment of the commission, the allowed 3,500 square foot lots within the zone are felt to be 'small enough' to provide housing options within the larger community. Also, there was concern about the location in which the RPC zone may be applied in the future as most 100 acre and larger parcels are located towards the perimeter of the city where it was felt townhomes would not be appropriate.

### *Attachments*

-Potential Ordinance

## Chapter 10.82 RPC – RESIDENTIAL PLANNED COMMUNITY ZONE

### Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

#### 10.82.010 Purpose.

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.
- (H) Public and quasi-public buildings.
- (I) Club houses and recreational facilities.
- (J) Public parks.
- (K) Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]
- (L) Dwellings, multi-family

#### 10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.040 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) In no case shall the total maximum density exceed ~~four~~ 5.5 units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of ~~47~~ 55 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Zero lot line development. Attached residential units such as townhomes are allowed as a node within the larger master planned community with the following regulations:

(a) zero lot line units shall not comprise more than 10% of the total development units.

(b) City Council deems that the inclusion of attached and/or zero lot line units are necessary to accomplish the purpose statement established by the zone. Any zero lot line units shall be identified and approved with the concept plat.

(c) Encompass a minimum area of 8 acres

(d) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(e) Be contiguous as to provide a nodal neighborhood of similar housing product

(f) Provide 20% common space within the node

(ii) a fee in lieu of common space may be provided within the zero lot line node consistent with section (G) (8)

(g) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(h) No more than 6 units may be attached.

(i) Each unit shall provide enclosed car parking.

(ii) A minimum of 75% of the units shall provide 2 car garages.

(j) Front setback is 8'

(k) Side setback is 5'

(l) Rear setback is 10'

| Lot Standards                                                                                                               | SFD- >7,000 | SFD-5,600 – 6,999 | SFD-3,500 – 5,599 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------------|
| Minimum Lot <a href="#">Area</a> (SF)                                                                                       | 7,000       | 5,600             | 3,500             |
| Minimum <a href="#">Lot Width</a> (LF)                                                                                      | 70          | 55                | 42                |
| Minimum <a href="#">Front Yard</a> to Living Space or Open Porch (LF)                                                       | 15          | 15                | 10*               |
| Minimum <a href="#">Front Yard</a> to Garage (measured from property line or shared easement boundary of a shared driveway) | 25          | 20                | 18                |
| Minimum Interior <a href="#">Side Yard</a> (LF)                                                                             | 8           | 8                 | 5                 |
| Minimum Street <a href="#">Side Yard</a> (LF)                                                                               | 15          | 15                | 10                |
| Minimum <a href="#">Rear Yard</a> (LF)                                                                                      | 15          | 15                | 10                |
| Alley <a href="#">Rear Yard</a> Setback to Garage or Living Space (LF)                                                      | 0           | 0                 | 0                 |
| Maximum <a href="#">Building Height</a>                                                                                     | 35          | 35                | 35                |
| Off-Street Parking                                                                                                          | 2           | 2                 | 2                 |

\* See subsection (G) of this section.

[Ord. 17-18 § 1 (Exh. A); Ord. 16-27 § 1 (Exh. A).]

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

- (a) Existing property boundaries.
- (b) Proposed lot lines.
- (c) Color coded categories grouped by lot size and/or housing product type.
- (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
- (e) Location and size of common spaces.
- (f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior



materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

#### (G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed project shall be located within 1/2 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1 mile from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required on-site common space as required by the RPC zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per

square foot of improved residential land. The total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

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(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

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(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

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Chapter 10.82

**RPC – RESIDENTIAL PLANNED COMMUNITY ZONE**

Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

**10.82.010 Purpose.**

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

**10.82.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Dwellings, two-family.
- (F) Dwellings, two-family-attached.
- (~~E~~G) Dwellings, multi-family.

**Commented [PR1]:** Multi-family is for "more than two". So we need to include two-family dwellings if we want to allow them. Otherwise, there is a gap between 1 and 3.



Designated Identified Snow depositing locations to deposit snow removed from required for private drives is required and may not be accumulated not in the public right of way ROW

#### **10.82.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

#### **10.82.070 Development requirements.**

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

- (1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:
  - (a) Existing property boundaries.
  - (b) Proposed lot lines.
  - (c) Color coded categories grouped by lot size and/or housing product type.
  - (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
  - (e) Location and size of common spaces.
  - (f) Configuration of streets, trails, and sidewalks.
- (2) A professional planner shall design the land use master plan.

- ~~(E)~~ ~~(F)~~ ~~(H)~~ Educational services.
- ~~(F)~~ ~~(G)~~ Household pets.
- ~~(G)~~ ~~(H)~~ Minor home occupations.
- ~~(H)~~ ~~(K)~~ Public and quasi-public buildings.
- ~~(H)~~ ~~(L)~~ Club houses and recreational facilities.
- ~~(H)~~ ~~(M)~~ Public parks.
- ~~(K)~~ ~~(N)~~ Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).
- (B) Day care centers (major) (minimum lot size of 5,600 square feet).
- (C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).
- (D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.040 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) In no case shall the total maximum density exceed ~~four~~ **five** units per gross acre.
- (B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.
- (C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.
- (D) Of the total number of lots, ~~no more than a maximum of 47~~ **55** percent ~~of lots may shall be less than~~ SFD-5,600 or smaller.
- (E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the

minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500–5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Units with a zero-lot line they are permitted to be placed with 5 units on each side of a private drive lane (ten units total), when if the privately maintained drive lane, ally fed drive lane exits on both sides (two access points) contains two access points to public right of way. A single access point private drive lane may not exceed Maximum of 6 total units on a the drive with only one access point.

#### Lot Standards

| Lot Standards                                          | SFD- >7,000 | SFD-5,600 – 6,999 | SFD-3,500 – 5,599 | Zero Lot Line |
|--------------------------------------------------------|-------------|-------------------|-------------------|---------------|
| Minimum Lot Area (SF)                                  | 7,000       | 5,600             | 3,500             | None          |
| Minimum Lot Width (LF)                                 | 70          | 55                | 42                | None          |
| Minimum Front Yard to Living Space or Open Porch (LF)  | 15          | 15                | 10*               | 10            |
| Minimum Interior Side Yard (LF)                        | 8           | 8                 | 5                 | None          |
| Minimum Street Side Yard (LF)                          | 15          | 15                | 10                | 10 (To ROW)   |
| Minimum Rear Yard (LF)                                 | 15          | 15                | 10                | None          |
| Alley Rear Yard Setback to Garage or Living Space (LF) | 0           | 0                 | 0                 | 0             |
| Maximum Building Height                                | 35          | 35                | 35                | None          |
| Off-Street Parking                                     | 2           | 2                 | 2                 | 2             |

#### 10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. All driveways shall have a minimum 20-foot depth. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space. ~~however~~ Alternatively, public park improvements funds may be provided by the developer in lieu of up to fifteen percent gross acreage of improved common space (agreed to as provided in a development agreement entered into prior to zoning approval before zoning entitlement in a development agreement between developer and city). ~~space provided a minimum of 10 percent common space remains. The option to provide park contribution funds is only available if undeveloped parks are located must be spent within a ½ mile radius of the from any nearest part boundary of the development.~~

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

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# COUNCIL AGENDA

## September 25, 2018

### Agenda Item "f"

### Proposed Amendment to the General Plan Map

#### *Factual Summation*

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

|                         |                       |
|-------------------------|-----------------------|
| Location:               | 3500 South Bluff Road |
| Current Zoning:         | A-1                   |
| Current General Plan:   | R-1                   |
| Requested General Plan: | PRD                   |
| Property Area:          | 13.527 Acres          |

#### *Summary*

The applicant is requesting that the General Plan Map be amended on three parcels to be changed from an R-1 General Plan designation to PRD. Proximity to Bluff Road (a Minor Arterial Road), the planned West Davis Corridor, and proximity to a similar housing product type has been cited by the applicant as reasoning to allow the PRD Zoning.

Because the general plan is closed, the City Council chose to approve the opening of the General Plan for consideration of this application, which was done on June 12th. During their regular meeting on June 19, 2018 the Planning Commission moved to table this item because of concerns brought up by residents in the public hearing. Since that time, the developer worked with the Army Corps of Engineers to determine the location and intensity of wetlands. He has also met with the Trailside community who live west of the proposed project to discuss concerns raised during the meeting. Wetlands issues have since been addressed to an extent that the developer feels comfortable coming forward with the project again. Wetlands will need to be mitigated as part of this project.

During their regular meeting on August 21, 2018 the Planning Commission moved to table this item again because a majority decision could not be reached by the Planning Commission. The difficulty in reaching a required four person vote was because of a recent resignation and an absence. Generally, three were in favor of approval with two against.

During the meeting on September 4, 2018 the Planning Commission discussed the proposed General Plan Map amendment at length. Commissioner Day recused himself leaving four Commissioners to vote which required unanimous agreement to approve a motion. A motion to approve failed with three in favor and one against. Another motion to deny failed for lack of a second. Recognizing a stale mate and also recognizing the need to move the project along, a third motion to forward the item to the City Council without a recommendation passed unanimously.

The applicant has drafted several layouts for the property. The allowed density in the zone is 6 units per gross acre but the applicant is finding that his draft designs will be at or below 5 units per acre. Concept plans are not required for a General Plan change and have not been included in this report. If this project moves forward with general plan and zoning, the details of subdivision design will be reviewed with the concept, preliminary, and final plat applications and will be cemented with a development agreement consummated at the preliminary plat stage. The developer is calling this project 'Edgewater'.

The following table compares the various allowed densities in different zones:

| Acres | Zone | Max units/acre | Max allowed lots | Proposed units | Proposed units/acre |
|-------|------|----------------|------------------|----------------|---------------------|
| 13.45 | A-1  | .5             | 6                | NA             | NA                  |
| 13.45 | R-1  | 2.3            | 30               | NA             | NA                  |
| 13.45 | R-2  | 3              | 40               | NA             | NA                  |
| 13.45 | R-3  | 4              | 53               | NA             | NA                  |
| 13.45 | R-4  | 11             | 147              | NA             | NA                  |
| 13.45 | PRD  | 6              | 80               | 68             | 5.03                |
| 13.45 | RPC  | 4              | 53               | NA             | NA                  |

### ***Staff Analysis***

Because of proximity to the proposed West Davis Corridor, trail access to Jensen Nature Park that would facilitate open space in a development on the property, and direct access to a Minor Arterial (Bluff Road), staff recommends that this General Plan amendment request be **approved**.

|                                                                                                                                                                                                                          |                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pros:</b><br>-Amenities by trail<br>-Meets housing needs<br>-Traffic impact low<br>-Bluff ROW to city<br>-Trail land to city<br>-Proposal less dense than alternatives<br>-Next to Jensen park, which promotes health | <b>Cons:</b><br>-Road crosses trail 2x<br>-Wetlands<br>-Neighbor opposition<br>-Different than G.P.<br>-WDC road noise<br>-Not adjacent to commercial |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

***Suggested Motion Language***

Approval – “I move the City Council approve the request of Alan Prince to amend the General Plan Map from R-1 and A-1 to PRD at 3500 South Bluff Road.

Table – “I move the City Council continue the request of Alan Prince to open the General Plan Map for a potential change from R-1 and A-1 to PRD at 3500 South Bluff Road until (give date) based on the following findings:

1. (list findings)”

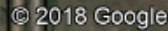
Denial – “I move the City Council deny the request of Alan Prince to amend the General Plan Map from R-1 and A-1 to PRD at 3500 South Bluff Road based on the following findings:

1. (list findings).”

***Attachments:***

- Proposed General Plan Map Amendment







[illegible]



801-556-6000  
6915 South 900 East  
Midvale, Utah 84047  
montereyprop.com

Date: April 30<sup>th</sup>, 2018

To: Syracuse City Council  
Syracuse City Planning Staff

From: Monterey Properties, LLC

Re: Petition to open opportunity to Amend General Plan zoning designation.

Location: 3 Land Parcels totaling 14.3 Acres. 2950 South Bluff Road (approx. 1600 North),  
Syracuse. (Parcels 12-105-0050; 12-105-0051; 12-105-0068)  
Present General Plan Zone: Agricultural (A-1)  
Current Projected General Plan Zone: Residential (R-1) (2.3 units/acre)  
Requested change of Zone: Residential (RPD) (6 units/acre)

Dear Syracuse City Planning Department and City Council,

It is with a great deal of both enthusiasm and humility we approach your City with this proposal. We are grateful for opportunities such as this, and very much see it as both an opportunity and a grave responsibility. Thank you for the opportunity to make this proposal and application.

We have all heard it said that "Real Estate is all about Location, Location, and Location". While location no doubt effects and enters into the equation, an equally impactful factor, (and very much evident in this instance), is Timing. Our assessment is that "Timing, Timing, Timing" is every bit as important, if not more so. Such is the case in our view, in this specific instance.

We can all very plainly see that the advent of the West Davis Corridor will have a terrific impact on certain parcels of property. Certainly that is the case here. Whereas once this was open ground perhaps characterized as marginal wetlands and marginal pasturage, (and space that could be projected to be 1/3-1/2 (or bigger) single family home lots, the pending construction of this new freeway renders the land unsuitable to larger more expensive lots (and their resulting



more-costly homes). Building such, sandwiched between Bluff Road and the Corridor Freeway would not only be impractical, but damaging to the value of such a home built in this location.

For this reason, and based on the 'isolated' nature of this little pocket of ground, this is ideal for a zoning to RPD/6-units per acre, if not higher.

As housing pressure and prices rise, (and we have all seen this), the cost of housing for typical families gets higher and higher, and consumes more and more of their monthly available income. This is happening up and down the Wasatch Front, and results in pressure to build smaller-lot and more affordable-home developments, for no other reason than that is what families can afford.

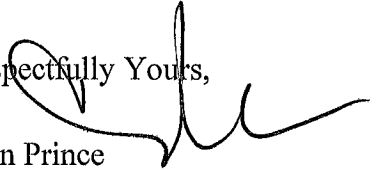
One of the benefits to Syracuse City, in our view, in this instance, is that this specific 14 acres, (and the adjacent 19(+/-) acres next to it), are relatively isolated, and as such the impact of building a smaller more-affordable housing project in this location takes pressure off building that nature of housing elsewhere in the City, (where it might impact other larger-home/larger-lot neighborhoods that already exist). We view this location as a perfect spot to be able to build smaller-lot single family homes, or Townhomes, without negatively impacting any other housing already in the area. This is a perfect spot for providing affordable housing.

Another aspect of this proposal that should be mentioned is the highly-difficult assemblage of separate parcels of ground owned by separate, disconnected, Sellers is already done. These parcels are small and narrow. Individually, on their own, they are nearly undevelopable. Banded together into a larger whole, the new community becomes possible and that value (to both the individual families wanting to sell their respective parcels, and to the City as a whole) can be realized. This assemblage is often awkward if not wholly impossible. It can be very difficult to catch separate owners "on the same page", and willing or available to work together. Again, in this instance, that has already been accomplished. Timing is a very real issue.

Finally, to develop this site will require acquiring a sanitary sewer drainage easement (and the timely installation of the piping of the sewer system through that easement) underneath the West Davis Corridor. This must be accomplished by working with UDOT, and needs to be in place prior to their work commencing on the Corridor. As this is likely to take some effort and time, it is imperative to begin as quickly as possible. A year's delay, perhaps even a half-year, might mean all the difference between whether this area of the City remains unrealized, or if these necessary utilities can be thought-through, brought-through, and planned for. You can easily see the importance of timing to the success of this change-of-use.

Thank you again for the privilege of approaching the City with this proposal. We are so hopeful it will be met with some of the vision and enthusiasm we hold for this lovely spot.

Respectfully Yours,



Alan Prince  
Monterey Properties LLC  
Project Manager

(2 hits)

## Chapter 10.75

### PRD – PLANNED RESIDENTIAL DEVELOPMENT

#### Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

#### 10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

#### 10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (maximum 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

#### 10.75.030 Conditional uses.

The following may be permitted conditional uses for nonattached dwellings, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

#### 10.75.040 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: overall density of six dwelling units per gross acre.

(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

(2) A minimum of 20 percent of the gross acreage of the project shall be developed as common space. Common space areas shall:

(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.

(b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.

(c) Be generally contiguous, not a collection of remnants.

(d) Create an open atmosphere where development does not feel overly intense.

(e) Not include required front, side, and rear yard areas towards common space acreage.

(f) Be administered by an active homeowners' association.

(g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.

(h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.

(i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.

(j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and

(5) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, with a maximum height of 30 feet to the top of the roof structure.

(G) Structure: units shall not have a single roofline and shall have variations in architectural style between the buildings. The units shall include a minimum of two-car garages for each unit and shall not be the major architectural feature of the building. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

#### **10.75.050 Development plan and agreement requirements.**

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

#### **10.75.060 Design standards.**

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

#### **10.75.070 Street design.**

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. Private driveways servicing more than one dwelling unit shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

#### **10.75.080 Off-street parking and loading.**

For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

#### **10.75.090 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

**The Syracuse City Code is current through Ordinance 18-05, passed March 13, 2018.**

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

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City Telephone: (801) 614-9633

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## Chapter 10.60 R-1 – RESIDENTIAL ZONE (2.3 LOTS PER GROSS ACRE)

### Sections:

- [10.60.010](#) Purpose.
- [10.60.020](#) Permitted uses.
- [10.60.030](#) Conditional uses.
- [10.60.040](#) Minimum lot standards.
- [10.60.050](#) Off-street parking and loading.
- [10.60.060](#) Signs.
- [10.60.070](#) Special provisions.

### 10.60.010 Purpose.

The purpose of this [zone](#) is to promote and preserve, where conditions are favorable, [areas](#) for large lot development for [families](#) to engage in food production and, where adequate lot [area](#) exists, keep a limited number of farm animals and fowl. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-010.]

### 10.60.020 Permitted uses.

The following, and no others, are [uses](#) permitted by right provided the parcel and/or [building](#) meet all other provisions of this title and any other applicable [ordinances](#) of Syracuse City.

- (A) [Accessory uses](#) and [buildings](#) (200 square feet or less).
- (B) [Agriculture](#).
- (C) Aviaries.
- (D) Churches, [synagogues](#), and [temples](#).
- (E) [Dwellings](#), single-family.
- (F) Educational services.
- (G) [Farm animal keeping](#) (see SCC [10.30.040](#)).
- (H) Fruit and vegetable stands (for sale of products produced on owner's premises).
- (I) [Household pets](#).
- (J) Minor [home occupations](#).
- (K) [Public](#) and quasi-public [buildings](#).
- (L) [Public](#) parks.
- (M) Rabbits and hens.
- (N) Residential facilities for persons with disabilities.
- (O) Vietnamese potbellied pigs. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-12-020.]

### 10.60.030 Conditional uses.

The following, and no others, may be [conditional uses](#) permitted after application and approval as specified in SCC [10.20.080](#):

- (A) [Accessory uses](#) and [buildings](#) (greater than 200 square feet) (minor).
- (B) Apiaries (minor).
- (C) [Cluster subdivisions](#) (major).
- (D) [Day care centers](#) (major).
- (E) Dog kennels (minor).
- (F) [Dwellings](#), accessory (major/minor, see SCC [10.30.020](#)).
- (G) [Dwelling](#) groups (major).

(H) Greenhouses (minor).

(I) [Home occupations](#) (major).

(J) Private parks and recreational activities (minor).

(K) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).

(L) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(12)) (minor). [Ord. 15-24 § 1 (Exh. A); Ord. 14-01 § 1; Ord. 11-13 § 3; Ord. 11-10 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-12-030.]

#### 10.60.040 Minimum lot standards.

All lots shall be developed and all [structures](#) and [uses](#) shall be placed on lots in accordance with the following standards. Lot [area](#) for properties fronting existing streets shall include all property as described on the most recent plat of record.

(A) Density. Minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre, unless the [Land Use Authority](#) grants additional density, per a [cluster subdivision](#) major [conditional use](#) permit.

(B) Lot width: 100 feet.

(C) Front yard: 25 feet.

(D) Side yards: 10 feet (both sides).

(E) Rear yard: 30 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](#). [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-12-040.]

#### 10.60.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter [10.40](#) SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-050.]

#### 10.60.060 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in residential [zones](#) by Chapter [10.45](#) SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-060.]

#### 10.60.070 Special provisions.

All pens, barns, coops, stables, and other similar enclosing [structures](#) to keep animals or fowl shall be located no less than 150 feet from a [public street](#) and no less than 100 feet from all [dwellings](#) on adjacent lots. (This provision shall not apply to pastures.) [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-070.]

**The Syracuse City Code is current through Ordinance 18-05, passed March 13, 2018.**

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# COUNCIL AGENDA

## September 25, 2018

### Agenda Item "g"

### Proposed amendment to Dog Kennel Ordinance

#### *Factual Summation*

During the public comment period on 9-11-18, a citizen requested the the City Council review the Dog Kennel Ordinance. City council decided to look at it more closely in the work meeting. Please find our adoped ordinance below, and the adopted county code. Questions may be directed to CED director Noah Steele.

County code allows 3 dogs, as long as one is a shelter dog. Syracuse ordinance allows 2 dogs. Those who want more than that need a kennel license in both jurisdictions. The county kennel provisions do not match, because it suggests that you need a kennel license if you have 3 or more dogs (without reference to whether one is a shelter dog).

#### *Attachments*

Syracuse Ordinance

County Ordinance

## Syracuse Ordinance

### 10.30.040 Animals

(D) Dog Kennel Regulations. Parcels or lots with three or more 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 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) Commercial kennels shall be located on a minimum of five acres and must receive a minor conditional use permit.

(E) Household Pets. Property owners may keep dogs, cats, small animals and fowl as household pets in residential zones subject to the following conditions:

(1) Dogs, small animals, and fowl shall be kept in pens, or otherwise secured, unless housed within the dwelling unit. Cats are excluded.

(2) In no case shall there be more than two dogs kept, unless a kennel permit is acquired, and no more than four cats kept as household pets.

(3) All pens, coops, and structures shall be kept clean and free from objectionable odor and waste.

(4) Dogs, cats, small animals and fowl allowed shall be those species normally stocked and available at a state licensed pet store.

(5) Dogs require registering and licensing with Davis County according to county ordinance. Cats do not require registering and licensing.

(6) Requests for reasonable accommodation from the regulations of this section due to disability under the Americans with Disabilities Act or Fair Housing Act shall be administered as provided in SCC 10.20.115.

## County Ordinance:

### Section 6.12.060 - Number of dogs and cats per residence.

No person or persons at any one (1) residence within the jurisdiction of this title shall at any one (1) time own, harbor, license, or maintain more than three (3) cats and dogs in any combination. A person may only own, harbor, license, or maintain three (3) dogs if one of the dogs has been acquired from a legitimate animal shelter, as the term "animal shelter" is defined in the Utah Animal Welfare Act.

### Section 6.12.050 - Kennel license.

It is unlawful for any person to operate or maintain a kennel, as described in Chapter 6.04 without first obtaining a kennel license from the Animal Control Department, which license shall be in addition to all other required zoning and health inspections and permits as required by city and state law. Animal owners making application for a kennel license shall first seek approval from the city or County Zoning Department, and an inspection approval from the Davis County Health Department. Upon notification from the Health Department that the kennel facility has been inspected and approved, Davis County animal control personnel will perform an additional and final inspection, and upon approval, issue a kennel license. Kennel licenses shall also be valid for one (1) year from the date of purchase. No kennel license shall be issued to any residence within any neighborhood with zoning regulations that prohibit the same.

### Section 6.04.010 – Definitions.

18. "Kennel" means land or buildings used in the keeping of three (3) or more dogs, four (4) months or older.



# COUNCIL AGENDA

September 25, 2018

## LEGISLATIVE

### ITEM Agenda Item "i" Proposed Restructuring to CED Department

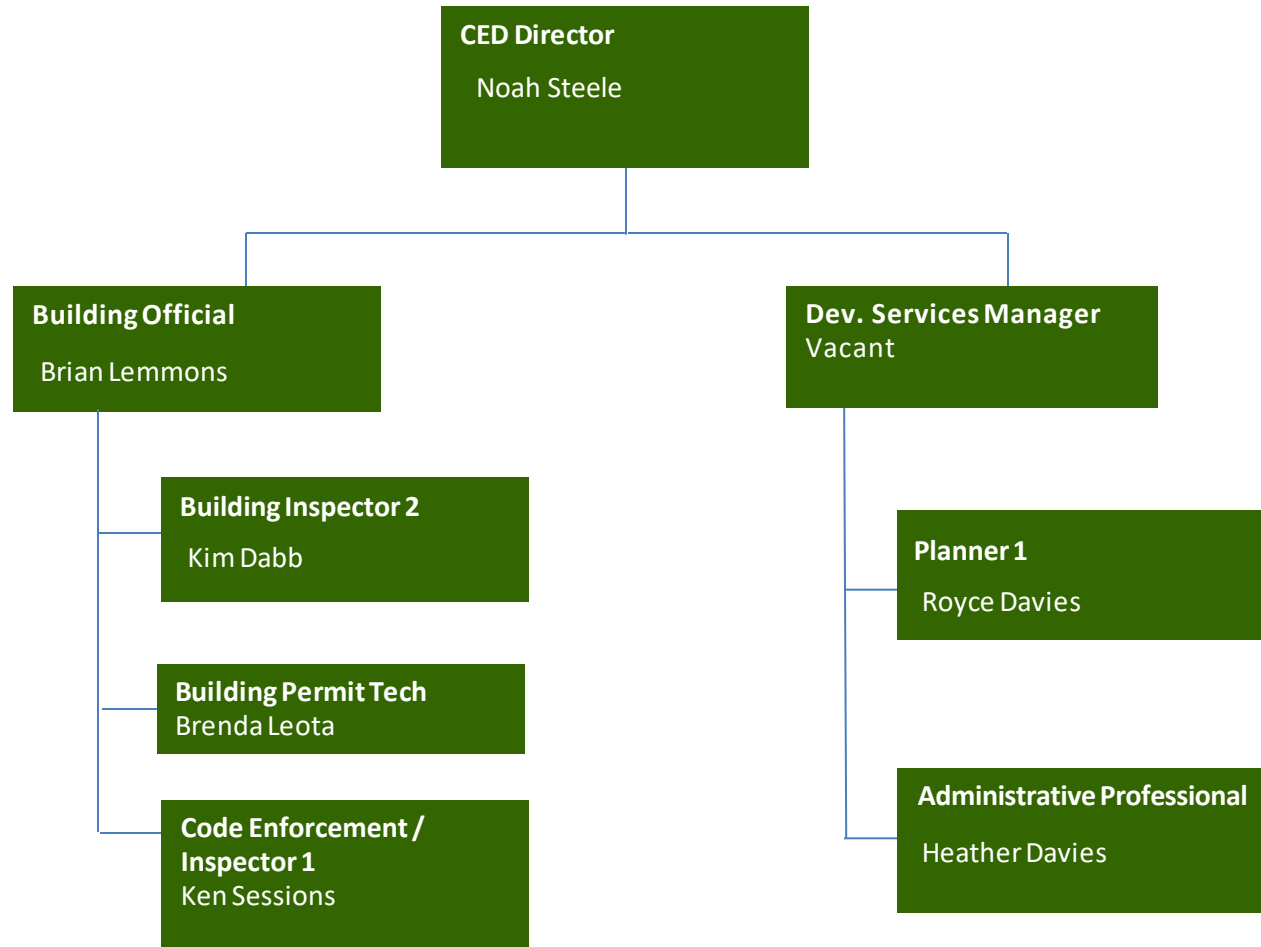
#### *Factual Summation*

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

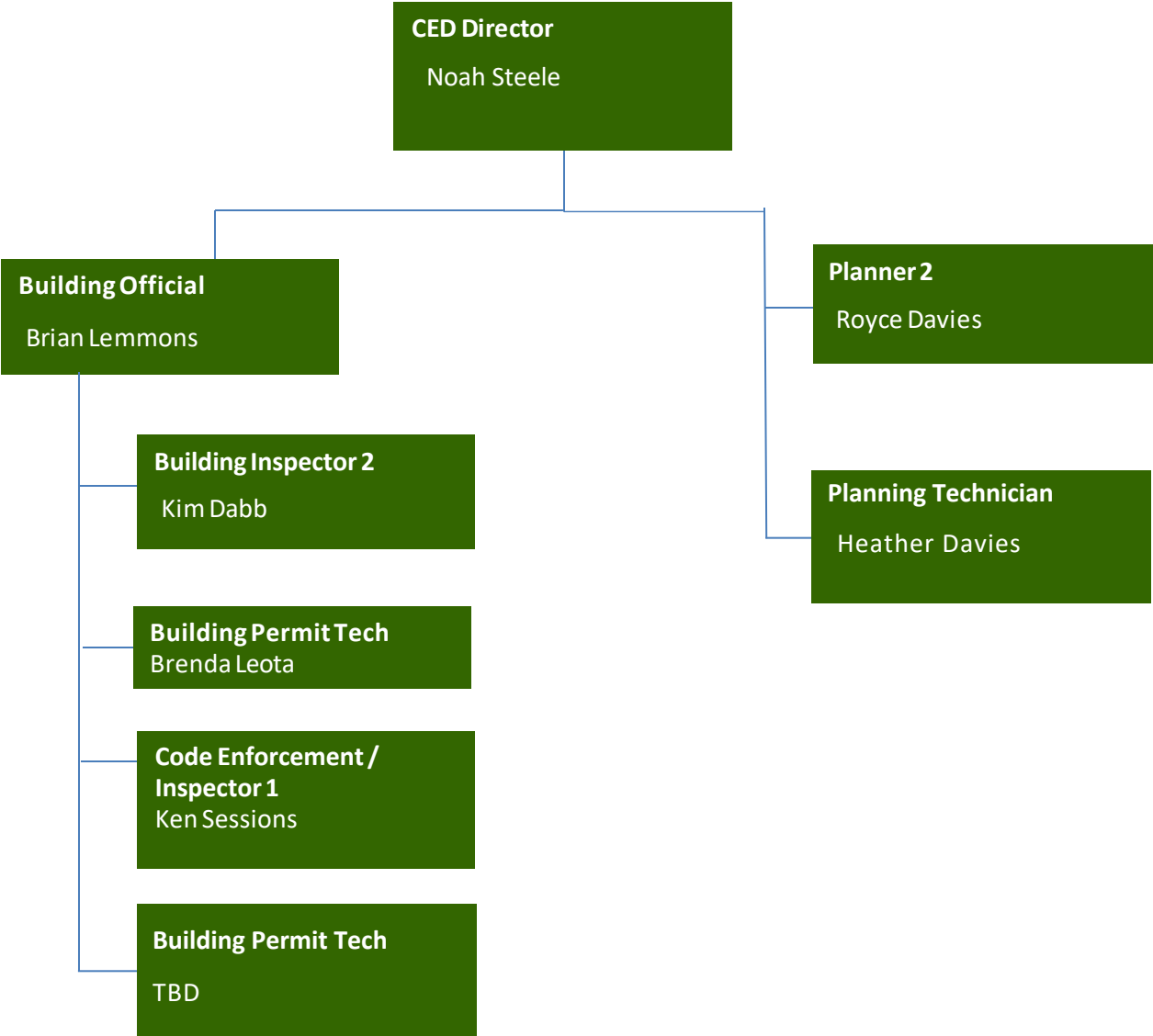
Now that a director has been hired, the department needs to back-fill the position that Noah is vacating for the department to be fully staffed. It is proposed that instead of re-hiring a Development Services Manager, a new Planning Technician Position is created. This new position will increase the department's ability to process increased volume of applications, and shift job duties to better match the team's strengths and the observed increase in front counter land use applications. Planner 1 is proposed to move to Planner 2 as duties are shifted, there will be more advanced duties warranting the higher title. Please see the following organization chart and budget implications of the proposed re-structuring. In addition to this re-structuring, it is proposed to hire a consulting firm to assist the city with economic development activities. This would not be paid for out of the general fund, but out of the RDA fund. Procurement policy requires an RFP (Request For Proposal) process where the city will define the scope of duties and choose the consultant best suited for the city.

|             | Current Budget | Proposed      | Difference |
|-------------|----------------|---------------|------------|
| # employees | 8              | 8             | 0          |
| Total       | \$ 694,039.00  | \$ 648,614.00 | -45425     |

## Current CED Department Structure



# Proposed CED Department Structure





## RDA AGENDA

September 25, 2018

### Agenda Item "j"

### Proposed RDA Budget Amendment

#### ***Factual Summation***

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

It is proposed to hire a consulting firm to assist the city with economic development activities. The services would include a team of professionals that specialize in attracting businesses to the city, assisting in formulating TIF incentives/loans/projects, assembling graphics and information for use in RFI packages, providing guidance, and sharing established relationships in the economic development world. The CED director and city manager would continue their efforts in economic development in conjunction with the envisioned help of the consultants. It is not envisioned that the consultant would have a desk workspace at city hall but would meet frequently with staff and remain in close contact as opportunities arise. This service would not be paid for out of the general fund, but out of the RDA fund. The goal is to increase the amount of economic development that the city could otherwise accomplish with just one director with time split between many job duties and responsibilities. The consultants will increase the city's professionalism, improving the chances to land major retail, office, and commercial users looking to locate in the city. This in turn, makes the city more resilient in increasing sales and property tax revenue, providing employment opportunities for our residents, and additional shopping options as well. Procurement policy requires an RFP (Request For Proposal) process where the city will define the scope of duties and choose the consultant best suited for the city. Terms for the consultant would be limited, usually around 1 year. Contracts can be extended or terminated based upon performance and re-evaluation to the needs of the city. Please find attached the annual budget for the RDA. \$60,000 dollars has been added to the budget, which is estimated to be sufficient to attract the aforementioned and desired services.

**REDEVELOPMENT AGENCY**  
**Cost Allocation Detail**

|                              |                                   | FY 2017    | FY 2018      | Variance              | FY 2019      |              |                                          |
|------------------------------|-----------------------------------|------------|--------------|-----------------------|--------------|--------------|------------------------------------------|
| Account                      | Account Description               | Actual     | Budget       | 2018 FY<br>to 2019 FY | Requested    | Recommended  | Approved                                 |
| Estimated beginning balance: |                                   | \$ 865,821 | \$ 972,177   | \$ 43,132             | \$ 1,015,309 | \$ 1,015,309 | \$ 1,015,309                             |
| Revenue:                     |                                   |            |              |                       |              |              |                                          |
| 65-36-10                     | Interest income                   | \$ 10,096  | \$ 8,000     | \$ 5,000              | \$ 13,000    | \$ 13,000    | \$ 13,000                                |
| 65-36-15                     | Other revenue                     | 4,395      | 5,268        | -                     | 5,268        | 5,268        | 5,268                                    |
| 65-36-20                     | Tax increment                     | 272,240    | 238,832      | 168                   | 239,000      | 239,000      | 239,000                                  |
| 65-39-40                     | Transfer from other funds         | 37,000     | 32,168       | 3,132                 | 35,300       | 35,300       | 35,300                                   |
|                              | Total revenue                     | \$ 323,731 | \$ 284,268   | \$ 8,300              | \$ 292,568   | \$ 292,568   | \$ 292,568                               |
| Expenditures:                |                                   |            |              |                       |              |              |                                          |
| 65-40-36                     | Management fee                    | 15,462     | 13,550       | \$ 150                | 13,700       | 13,700       | 13,700                                   |
| 65-40-37                     | Professional & technical services | 1,862      | 32,000       | (30,000)              | 2,000        | 2,000        | <del>\$60,000 2,000</del>                |
| 65-40-41                     | Repayment to financiers           | 200,051    | 195,586      | (5,418)               | 190,168      | 190,168      | 190,168                                  |
| 65-40-48                     | Transfer to Other Funds           | -          | -            | -                     | -            | -            | -                                        |
| 65-40-60                     | Sundry                            | -          | -            | -                     | -            | -            | -                                        |
| 65-40-65                     | Tenant Outreach                   | -          | -            | 30,000                | -            | 30,000       | 30,000                                   |
| 65-40-70                     | Capital outlay                    | -          | -            | -                     | -            | -            | -                                        |
|                              | Total expenditures                | \$ 217,375 | \$ 241,136   | \$ (5,268)            | \$ 205,868   | \$ 235,868   | <del>295,868</del><br><del>235,868</del> |
|                              | Total activity                    | \$ 106,356 | \$ 43,132    | \$ 13,568             | \$ 86,700    | \$ 56,700    | \$ 56,700                                |
| Estimated ending balance:    |                                   | \$ 972,177 | \$ 1,015,309 | \$ 56,700             | \$ 1,102,009 | \$ 1,072,009 | \$ 1,072,009                             |





# COUNCIL AGENDA

## September 25, 2018

Agenda Item “k”

Mission & Vision Statement Discussion

### ***Factual Summation***

- Any question regarding this agenda item may be directed at City Manager Brody Bovero.
- Please see attached info sheets on the current mission and vision statements for the City.

### ***Purpose of Discussion***

- This discussion item is a precursor to the special meeting that will be held at a later date. At the September 25th meeting, we will determine if any of the statements need to be modified based on the Council’s vision.
- At the future special meeting, the Mayor and Administration will provide more specific goals that will attempt to achieve the Council’s vision. The Council will then be able to discuss, clarify, and ultimately adopt these goals.
- Please look over the attached statements and we will discuss any needed modifications.



## **Mission Statement**

“To provide quality, affordable services for its citizens, while promoting community pride, fostering economic development, and preparing for the future.”

### **10-Year City-Wide Vision Statements**

1. We are a City with well-maintained infrastructure, including roads, utilities, and parks.
2. In preparation for the West Davis Corridor, we will make provisions for interchanges to accommodate commercial businesses to serve the residents’ needs and to support economic stability of the City.
3. We are financially stable City, balancing the cost of services with the level of services that we provide. The City will have minimal or no debt.
4. The City will incorporate improvements, events, and services that create an overall feeling of connection and pride in the City by its residents.

### **Vision Statements on City Services**

#### **Police**

1. The Syracuse PD is a well-trained, professional police force.
2. The Syracuse PD is responsive to crime and other community issues.
3. Syracuse City police officers are courteous and service-oriented.
4. Syracuse City police officers are part of the community and respected by the public.
5. The City’s policies provide guidance on the expected levels of personnel in the police department.

### **Fire/EMS**

1. Syracuse firefighters and EMS providers are professional, well-trained, and courteous.
2. The Syracuse FD/EMS has the equipment, training, and personnel to respond quickly.
3. Syracuse firefighters and EMS providers are part of the community and respected by the public.
4. The City is prudent with the finances of the FD, and minimizes debt associated with providing fire/EMS services.

### **Public Works/Utilities**

1. Utilities provided by the City are affordable.
2. Public Works and utility billing employees are customer service oriented.
3. Services provided by Publics Works are done in an efficient manner.
4. Syracuse City has a well-organized infrastructure replacement and maintenance schedule that ensures well-maintained systems.

### **Parks & Recreation**

1. Syracuse City provides parks and open space for active and passive recreation, with equipment and space for a variety of activities.
2. There are a wide variety of programs provided by the Parks & Recreation Department.
3. The Parks & Recreation Department operates efficiently.
4. The programs offered by the Parks & Recreation Department are financially self-sustaining.
5. Syracuse City parks and trails have plenty of trees.

### **Community and Economic Development**

1. Syracuse City has a clear and targeted plan for the development of key areas of the City.
2. The Community & Economic Development Department employees are knowledgeable and positive.
3. The Community & Economic Development Department communicates well with the business community.

### **Administration**

1. Syracuse City Administration employees are knowledgeable, courteous, and customer-oriented.
2. Syracuse City Administration demonstrates transparency in conducting City business.

### **Information Technology**

1. Syracuse City uses IT to improve communication with residents.
2. Syracuse City provides IT services in an efficient and organized manner.
3. Syracuse City uses technology to improve staff productivity.
4. Syracuse City's IT services are customer-oriented.

### **Justice Court**

1. Syracuse City's justice court meets the needs justice in the City.
2. Syracuse City's justice court is administered fairly and efficiently.



# COUNCIL AGENDA

## September 25, 2018

### Agenda Item “m”      Linear Park Design Discussion

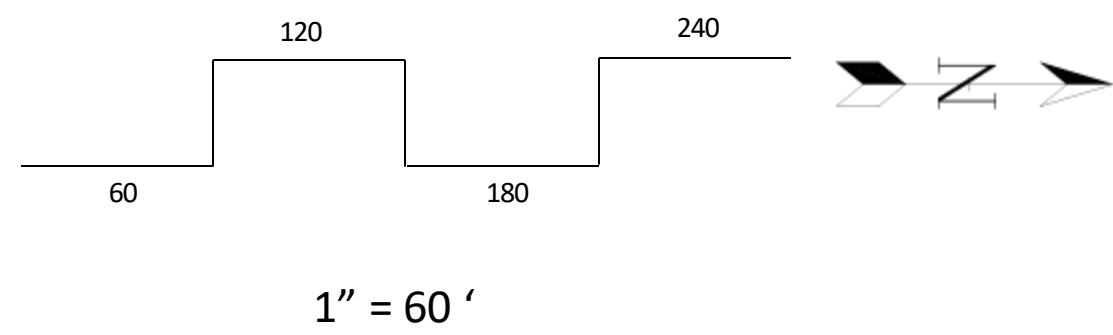
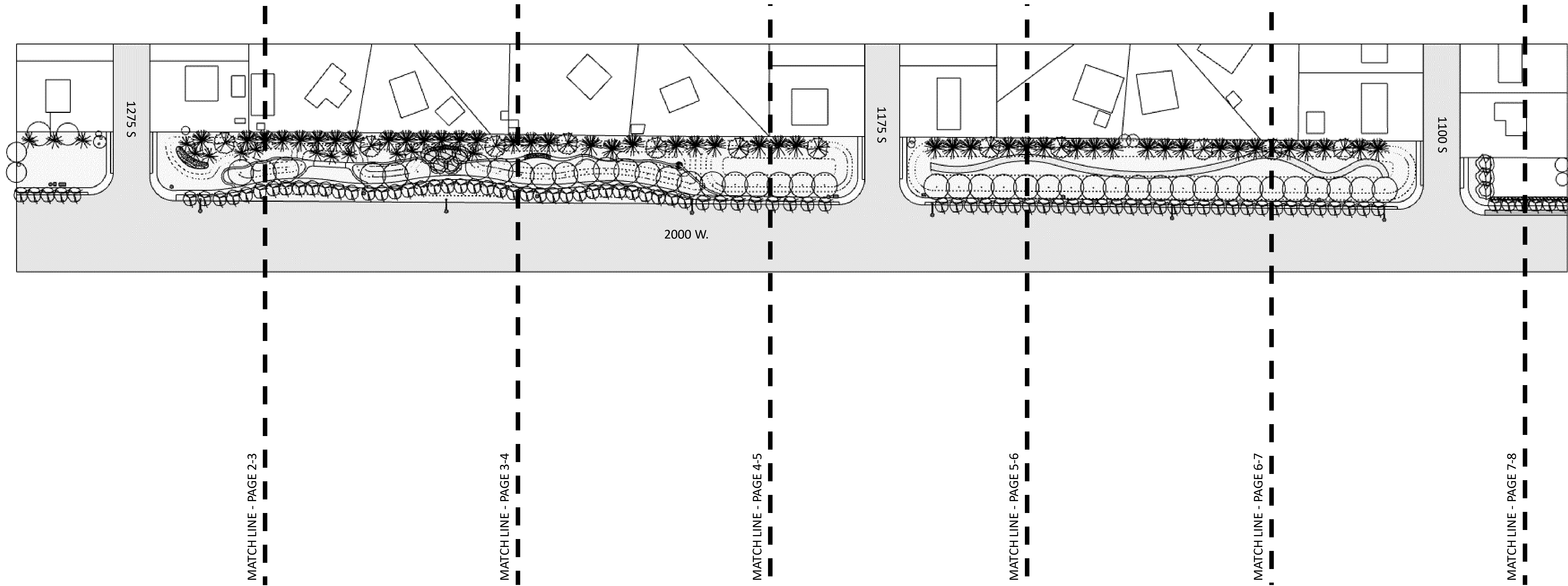
#### ***Factual Summation***

Any question regarding this agenda item may be directed at Councilmembers Doug Peterson and Corinne Bolduc, City Manager Brody Bovero, or Parks & Recreation Director Kresta Robinson.

- Please see attached material regarding the concept plan for the linear park.
- The City is contractually obligated to complete the linear park along with the 2000 West project.
- The task force has been working on the concept plan and received direction from the Council at the May 22, 2018 Council meeting.. Since this property will be highly visible, the task force felt that it would be important to create something that aesthetically pleasing and unique. Some of the primary goals were:
  - Create a visual buffer between the road and the back of the homes.
  - Establish a pattern of street trees for pedestrian shade and to create a boulevard feel.
  - Provide a location for public art or entry signage.
  - Make an ‘off road’ route for kids walking or riding their bikes to school that is more adventurous and interesting than the sidewalk.

#### ***Discussion***

Councilmembers Maughan and Savage have asked to discuss this project at the Council meeting.



LAST UPDATED:  
September 24, 2018

DRAWN BY: NS



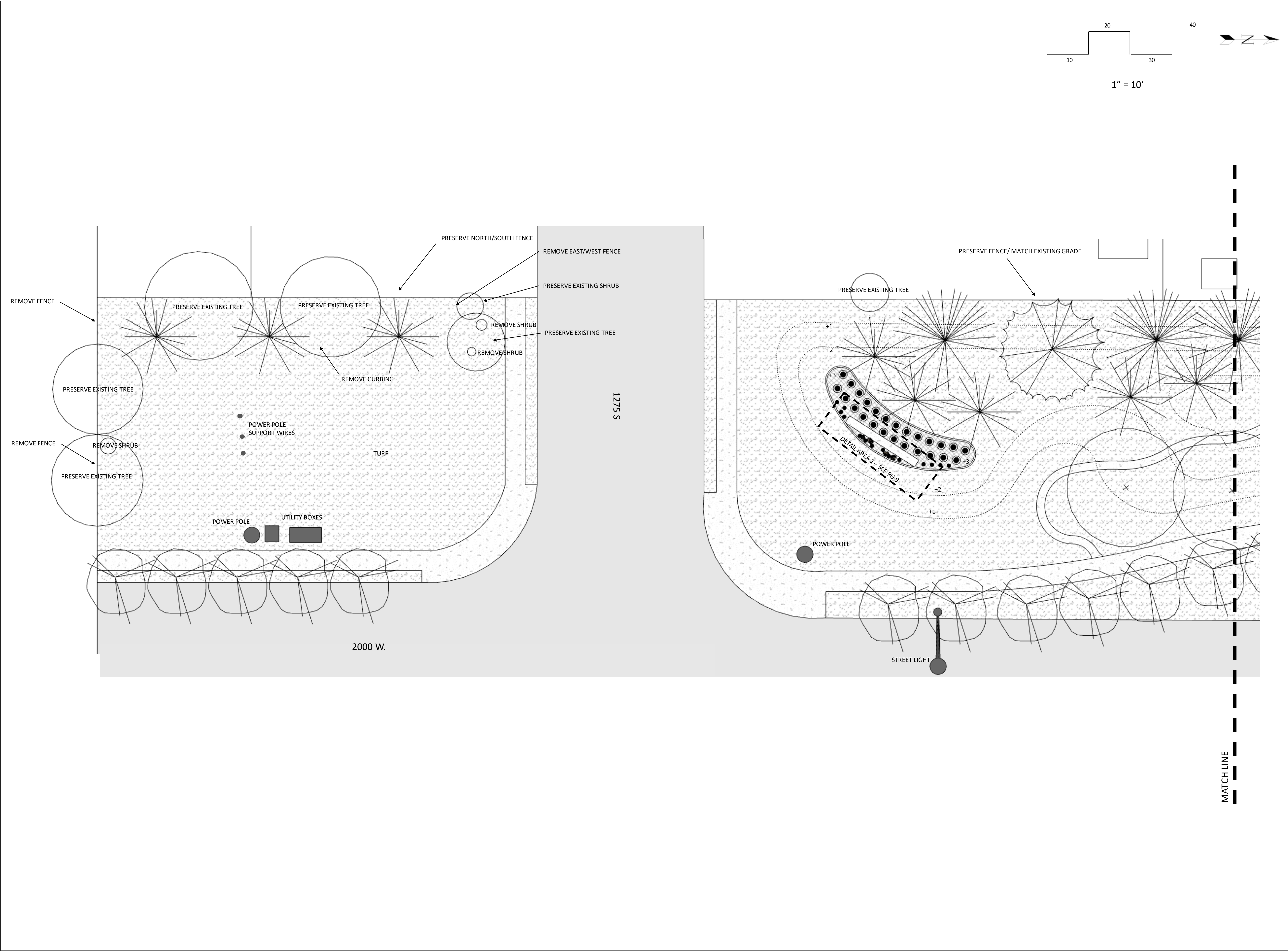
2000 W. LINEAR PARK


LANDSCAPE PLAN

SHEET:

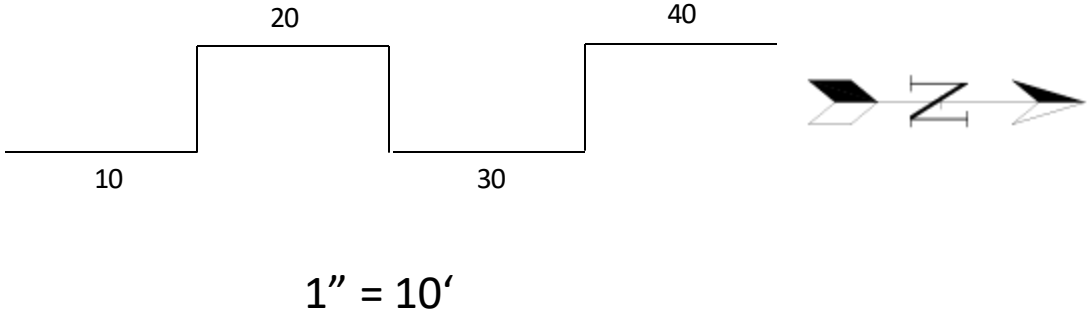
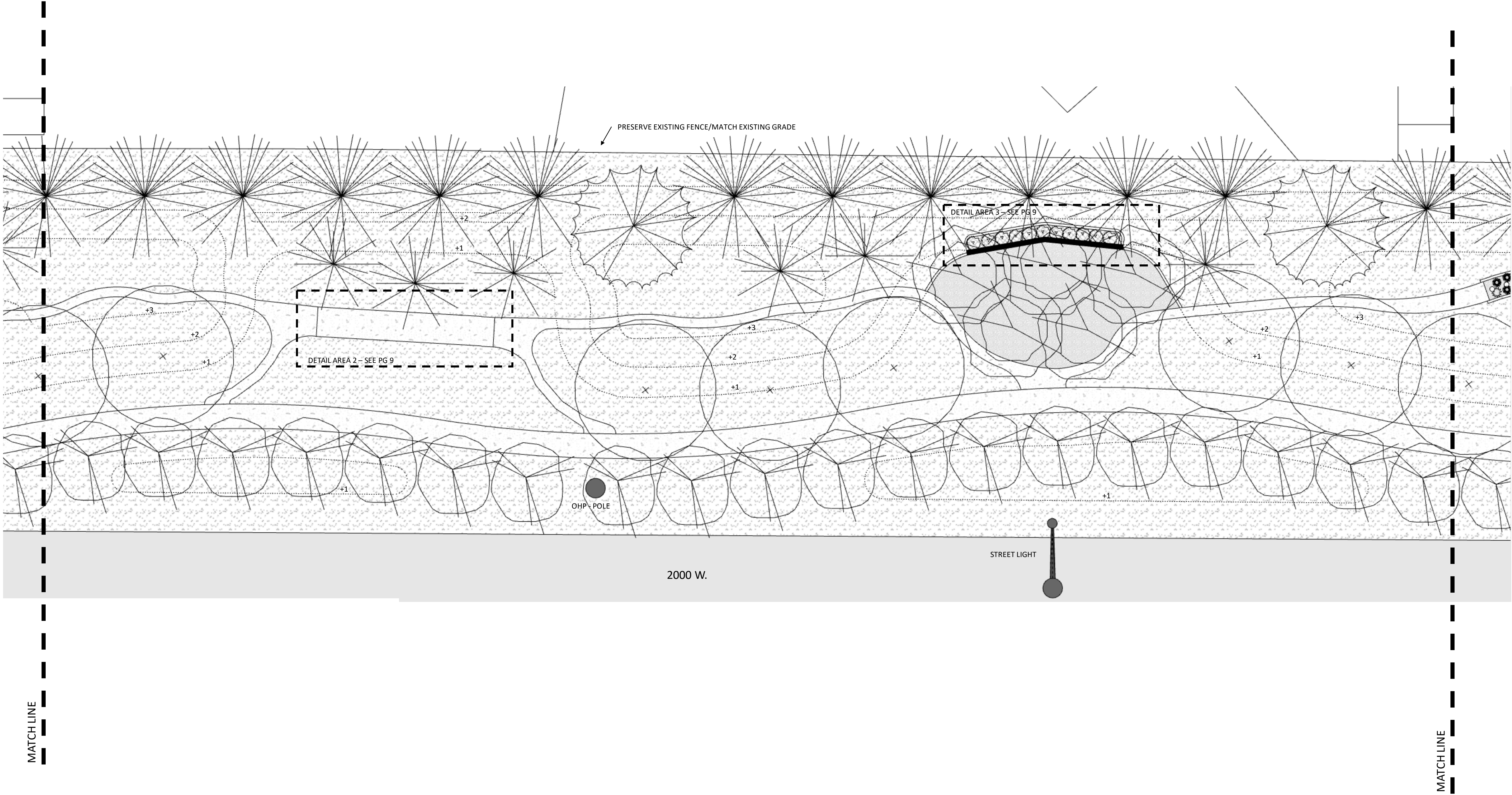
1 OF 9





|                                                                                                                                                  |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| LAST UPDATED:<br>JULY 2, 2018                                                                                                                    |                |
| DRAWN BY: NS                                                                                                                                     |                |
| <div><div>SYRACUSE</div><div>EST. 1935</div><div></div></div> |                |
| 2000 W. LINEAR PARK                                                                                                                              | LANDSCAPE PLAN |
| SHEET:<br>2 OF 9                                                                                                                                 |                |





LAST UPDATED:  
JULY 2, 2018

DRAWN BY: NS

**SYRACUSE**  
EST. 1935  
**CITY**

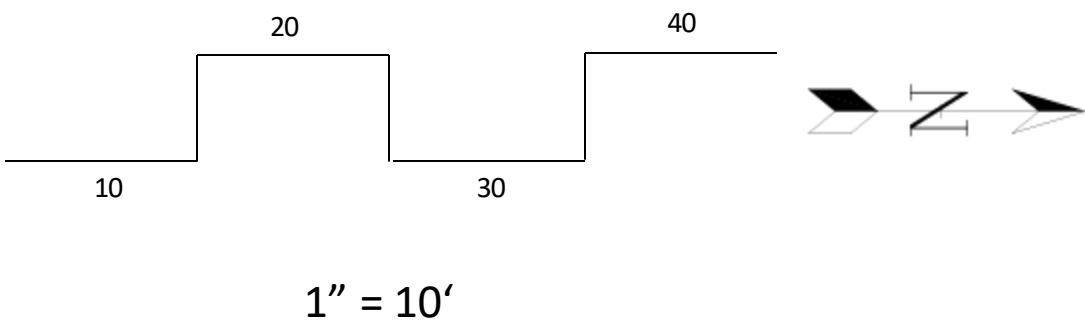
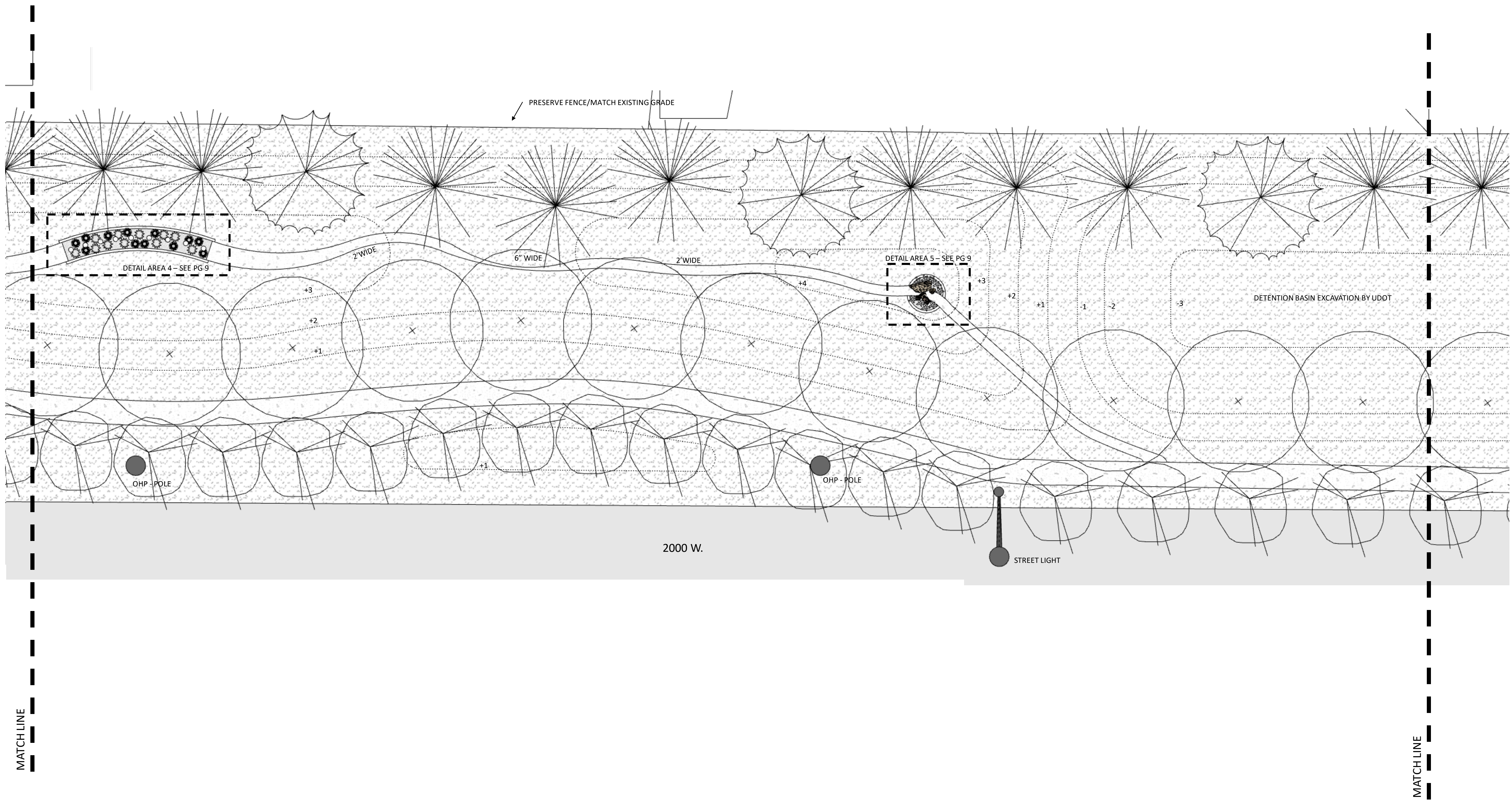


2000 W. LINEAR PARK

LANDSCAPE PLAN

SHEET:  
3 OF 9





LAST UPDATED:  
JULY 2, 2018

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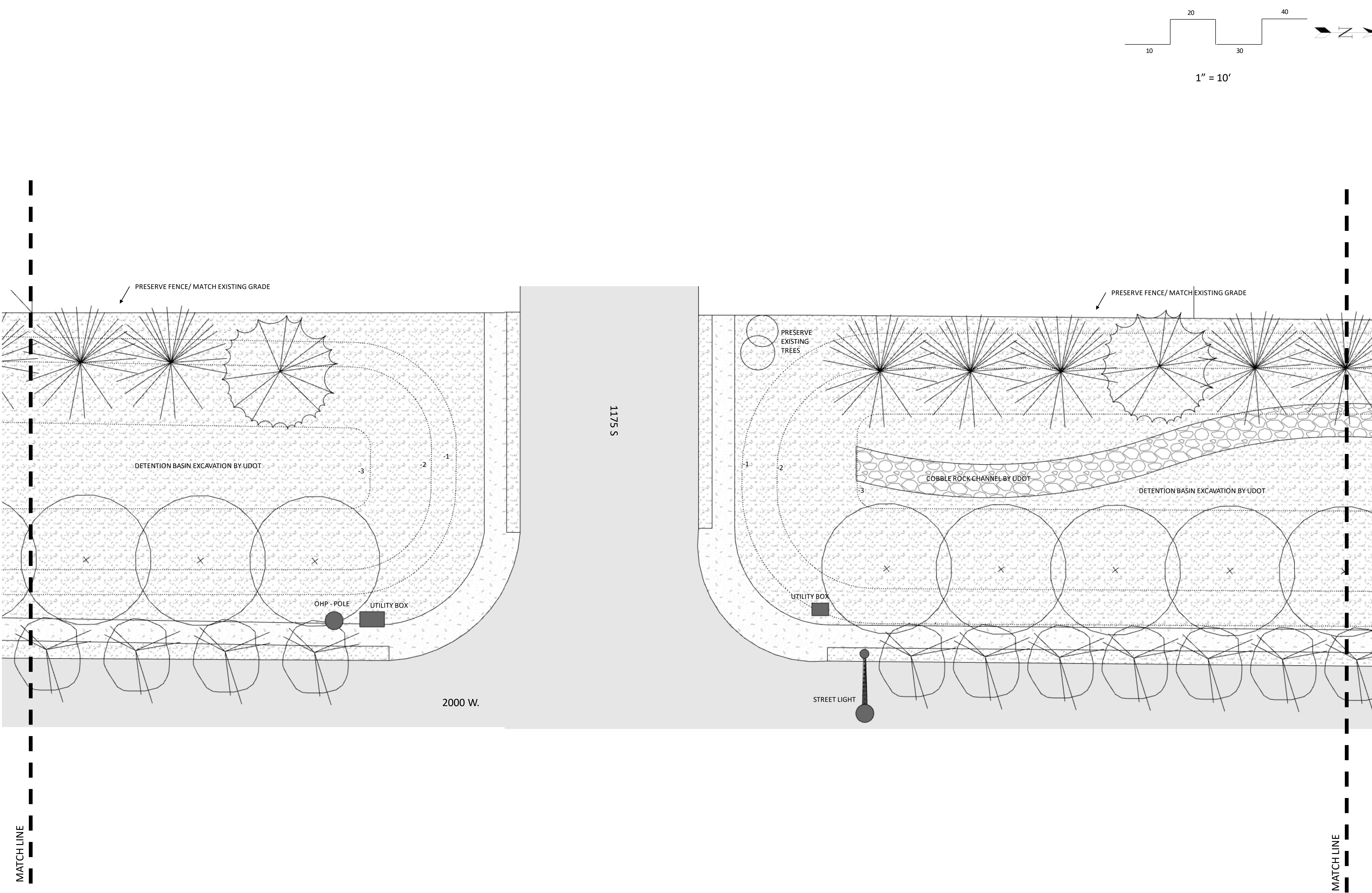


2000 W. LINEAR PARK

LANDSCAPE PLAN

SHEET:  
4 OF 9





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JULY 2, 2018

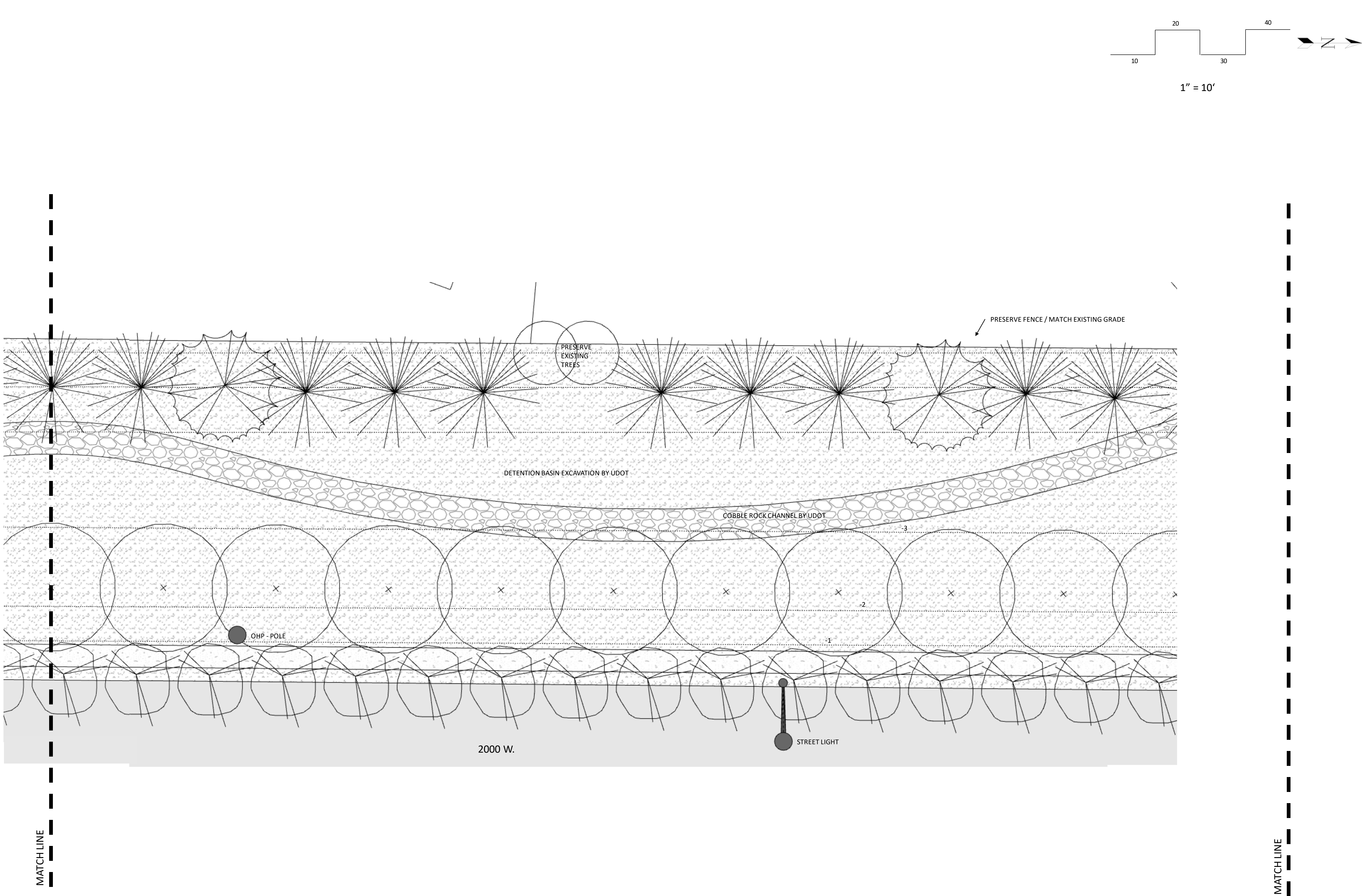
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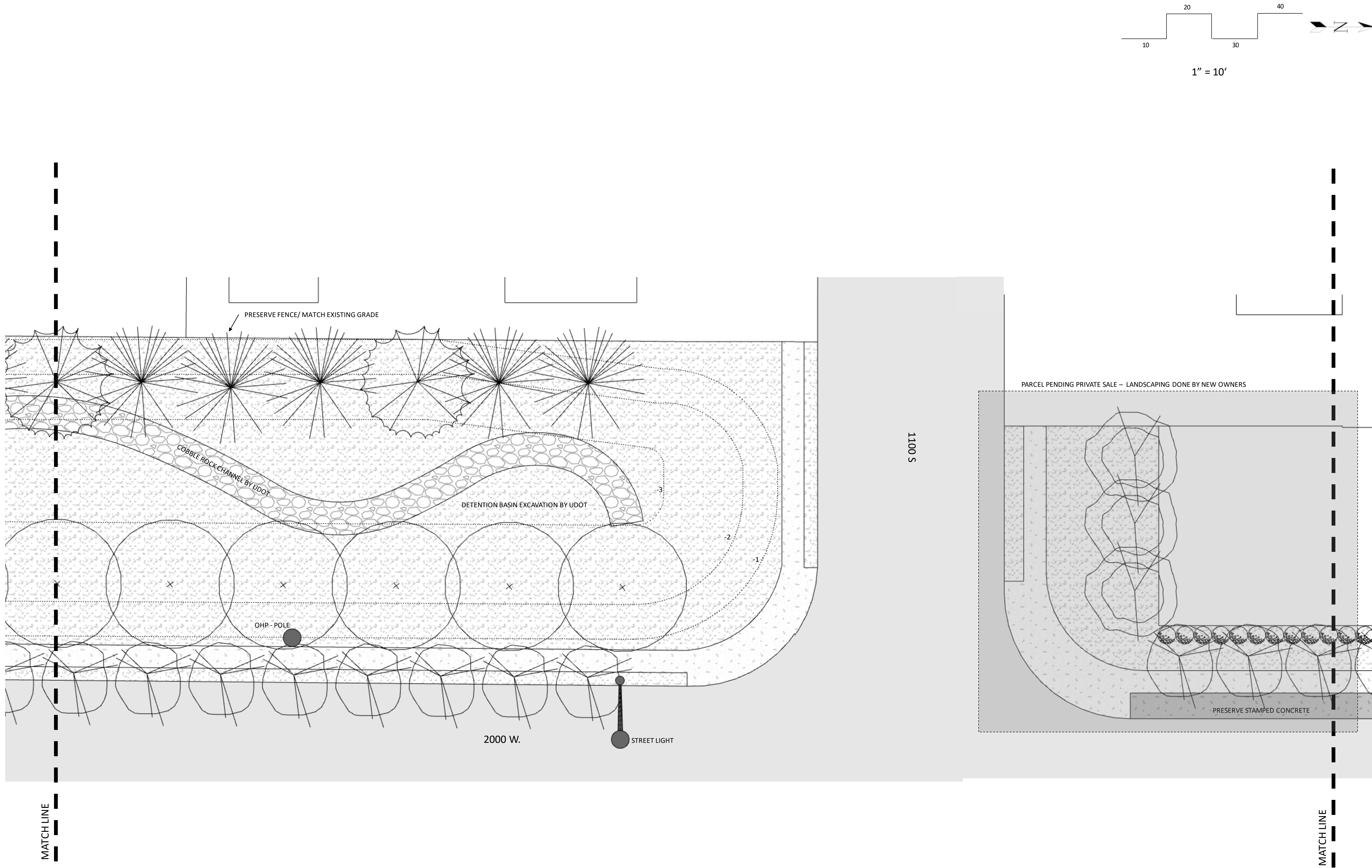
2000 W. LINEAR PARK

LANDSCAPE PLAN









LAST UPDATED:  
JULY 2, 2018

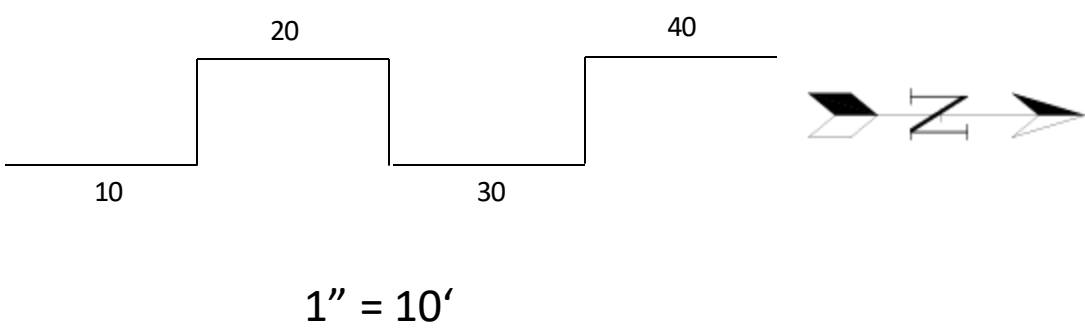
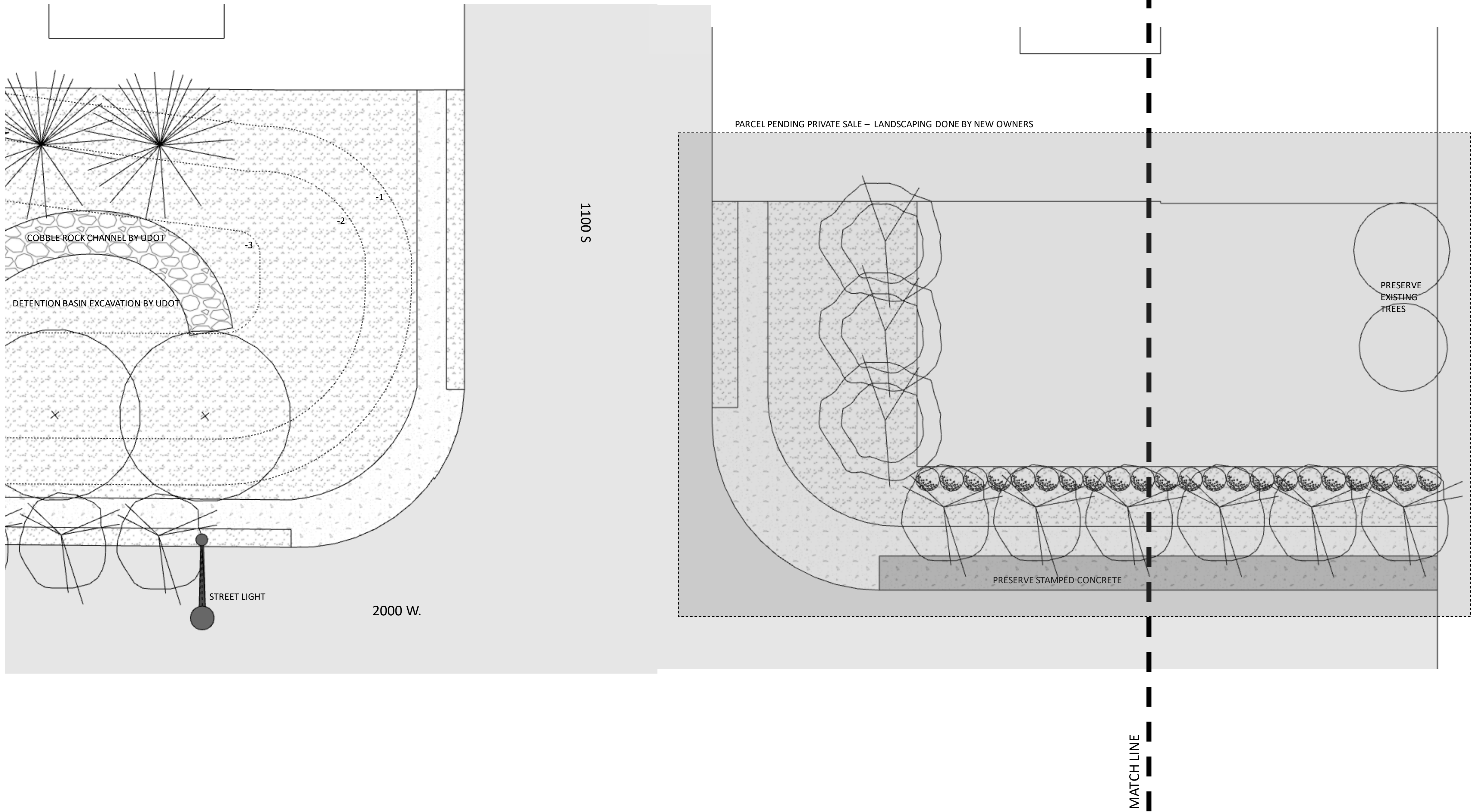
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2000 W. LINEAR PARK  
LANDSCAPE PLAN

SHEET:  
7 OF 9





● OHP - POLE

LAST UPDATED:  
JULY 2, 2018

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SYRACUSE  
EST. 1935  
CITY

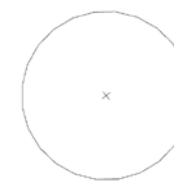
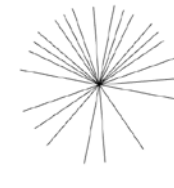

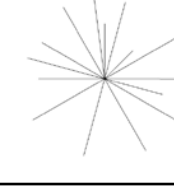
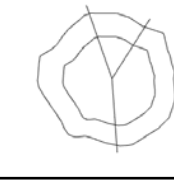
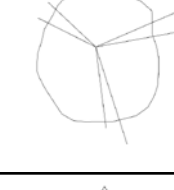
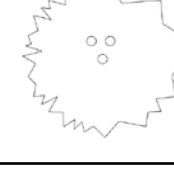
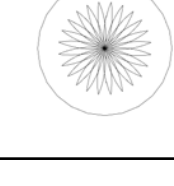
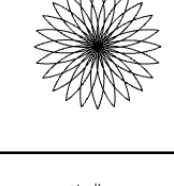
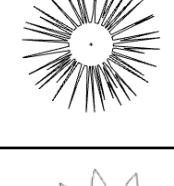

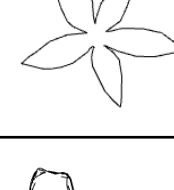
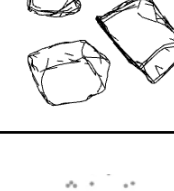
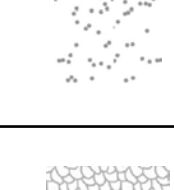
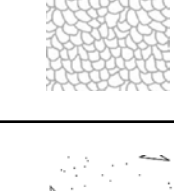
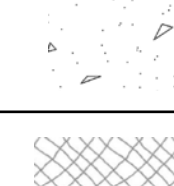

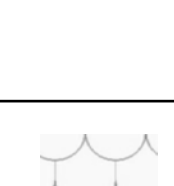
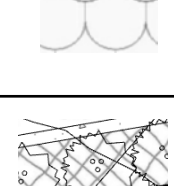
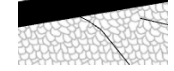


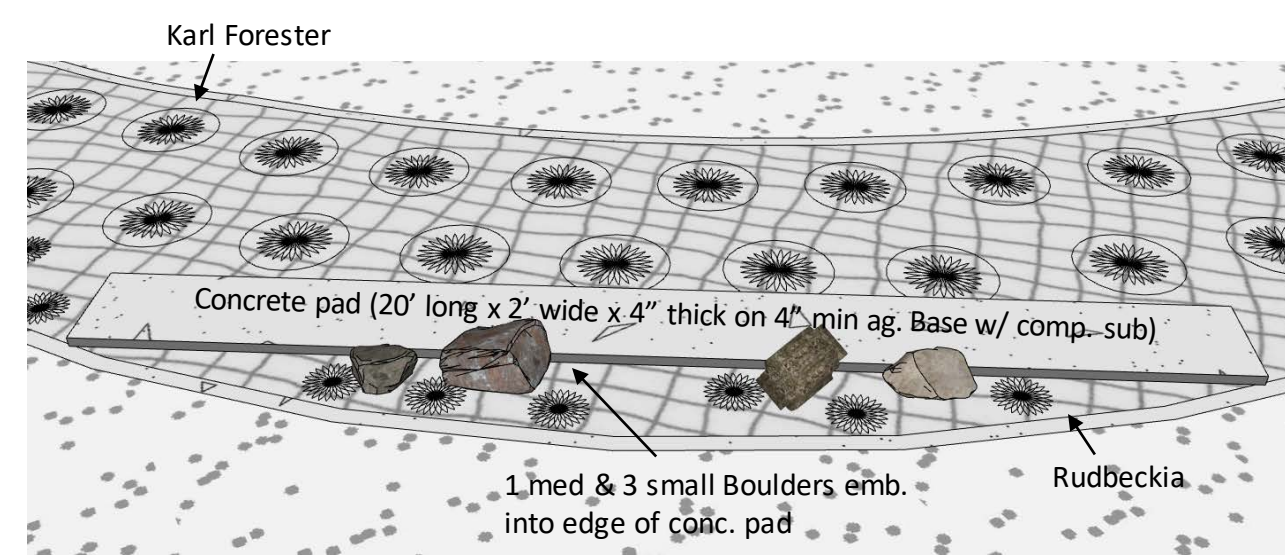
2000 W. LINEAR PARK

LANDSCAPE PLAN

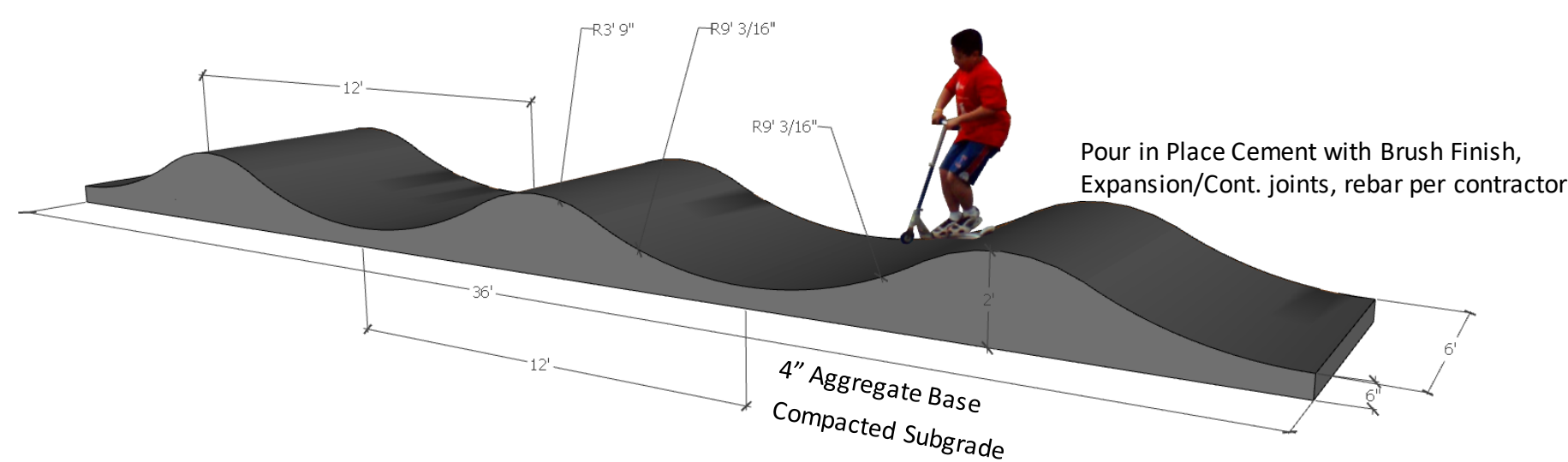
SHEET:  
8 OF 9



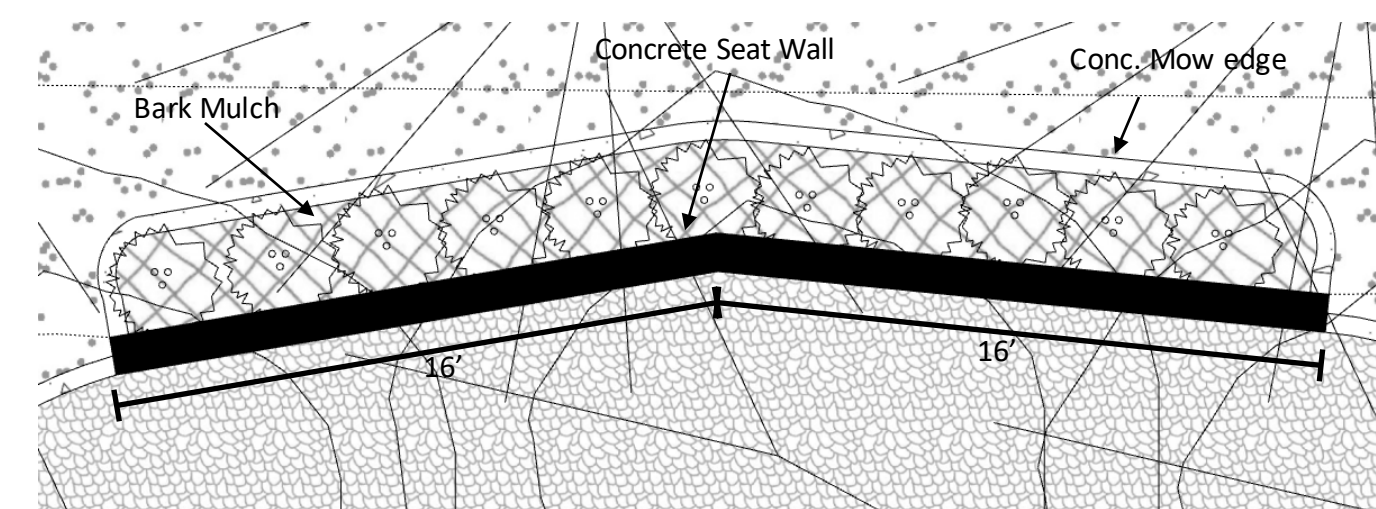
| Quantity   | Symbol                                                                              | Scientific Name                                                             | Common Name                                                                        | Planting Size |
|------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------|
| 53         |    | Platanus x acerifolia                                                       | London Plane Tree                                                                  | 3" caliper    |
| 47         |    | Pinus nigra                                                                 | Austrian Pine                                                                      | 10'           |
| 9          |    | Picea pungens glauca                                                        | Blue Spruce                                                                        | 10'           |
| 12         |    | Picea pungens 'Hoopsii'                                                     | Hoops Blue Spruce                                                                  | 10'           |
| 5          |    | Acer ginnala                                                                | Amur Maple (multi-trunk)                                                           | 2"            |
| 82         |    | Malus 'Spring Snow'                                                         | Spring Snow Crabapple                                                              | 2"            |
| 11         |    | Hosta x 'Minuteman'                                                         | Variegated Hosta                                                                   | 1 gal         |
| 25         |    | Calamagrostis x acutiflora 'Karl Foerster'                                  | Karl Forester Reed Grass                                                           | 1 gal         |
| 14         |    | Rudbeckia fulgida var. sullivantii 'Goldsturm'                              | Goldsturm Black-Eyed Susan                                                         | 1 gal         |
| 11         |   | Coreopsis verticillata 'Zagreb'                                             | Zagreb Threadleaf Tickseed                                                         | 1 gal         |
| 11         |  | Coreopsis verticillata 'Moonbeam'                                           | Moonbeam Threadleaf Tickseed                                                       | 1 gal         |
| 9          |  | Guara lindheimeri 'Pink Cloud'                                              | Pink Cloud Guara                                                                   | 1 gal         |
| 9          |  | Landscape Boulders                                                          | 1 large (5' long x 2' wide x 3' high)<br>4 Medium (2'x2'x2')<br>4 Small (2'x1'x1') |               |
|            |  | Grass Seed Mix – Bluegrass mix with 5% white dutch clover                   | 98,000 sq ft. or 2.25 acres                                                        |               |
| 12.7 cu/yd |  | "Fire Rock" Crushed Limestone crushed 3/8" to fines – Staker Parsons 'Chat' | 1,400 sqft @ 3" deep – 12.7 cubic yards                                            |               |
|            |  | Concrete Flat Work                                                          | 1,800 sq ft concrete<br>-2' wide sidewalk: 700 lf<br>- 6" Curbing edge: 250 lf     |               |
|            |  | Bark Mulch                                                                  | 425 sqft x 3" deep                                                                 |               |
|            |  | 1' contour                                                                  | topsoil fill – approx. 42,220 sqft x 1 ft                                          |               |
|            |  | Concrete Bike 'jumps'                                                       | 36' long x 6' wide. 3 'humps' – 'greenway station' roller section, rhythm section  |               |
|            |  | Concrete seat wall                                                          | 32' long x 1' wide                                                                 |               |



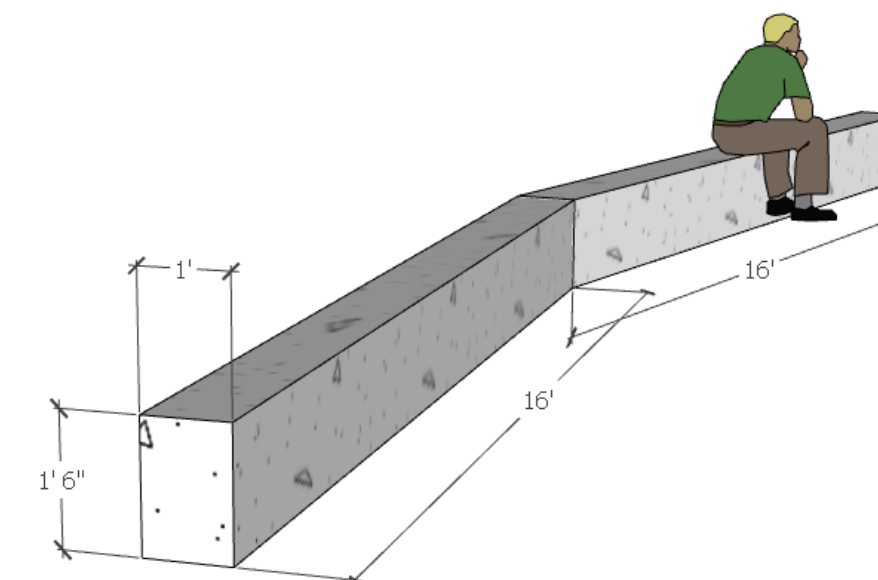
DETAIL AREA 1- PUBLIC ART LOCATION – DONE BY OTHERS IN FUTURE



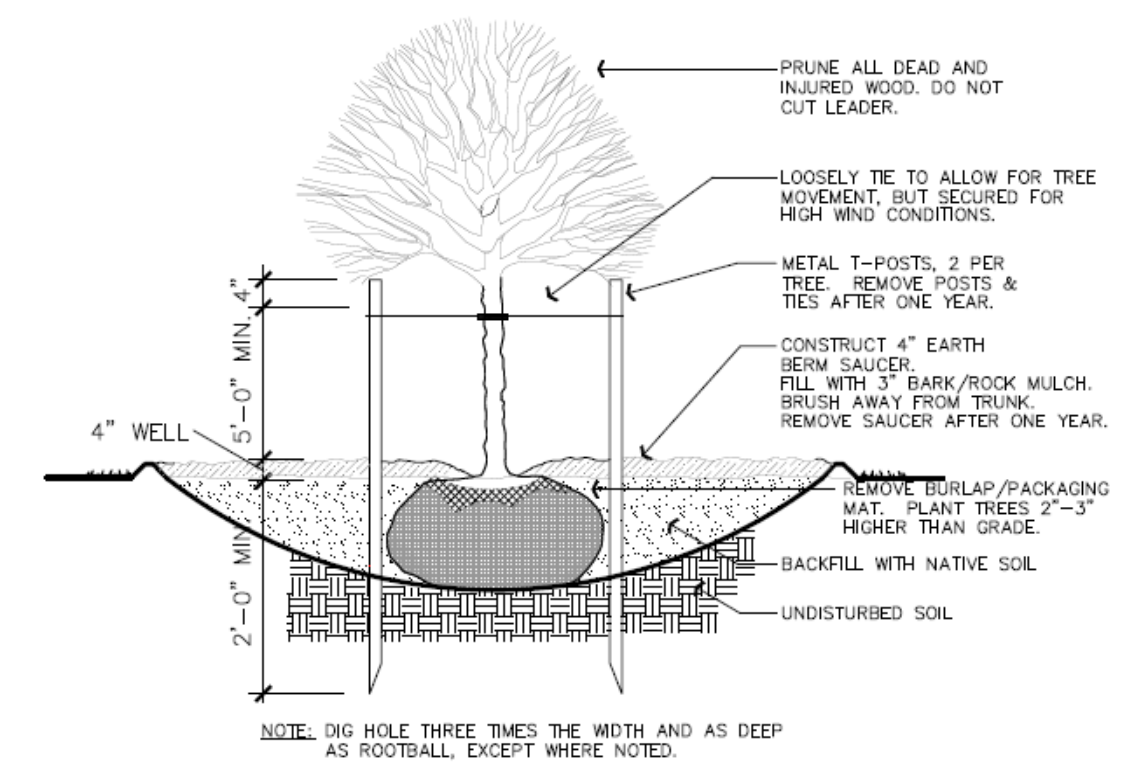
DETAIL AREA 2 - BIKE/SCOOTER 'PUMP TRACK



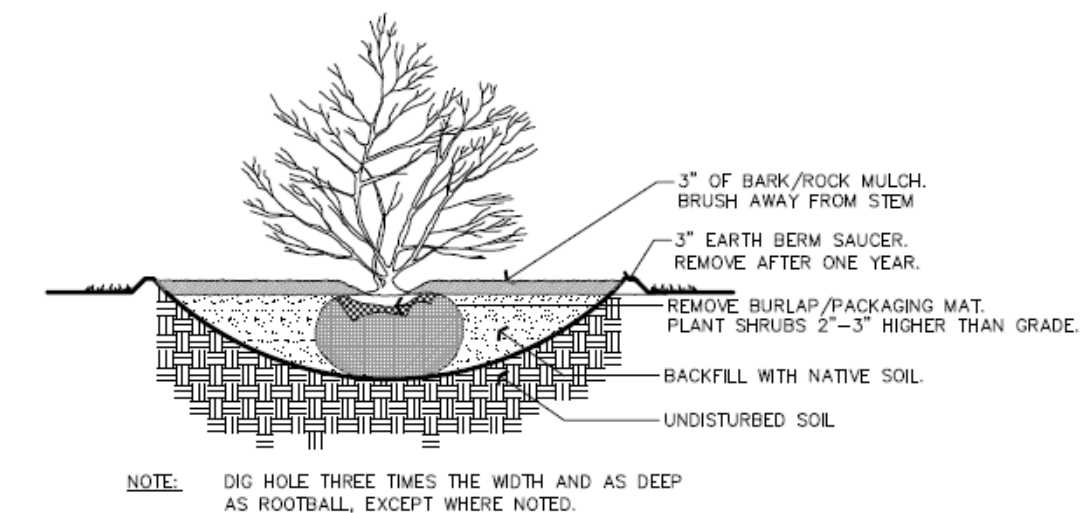
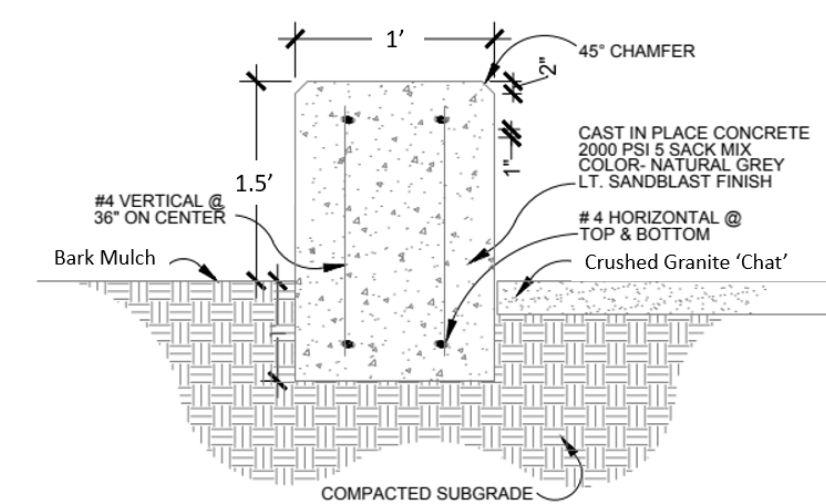
DETAIL AREA 3 – SEAT WALL - NTS



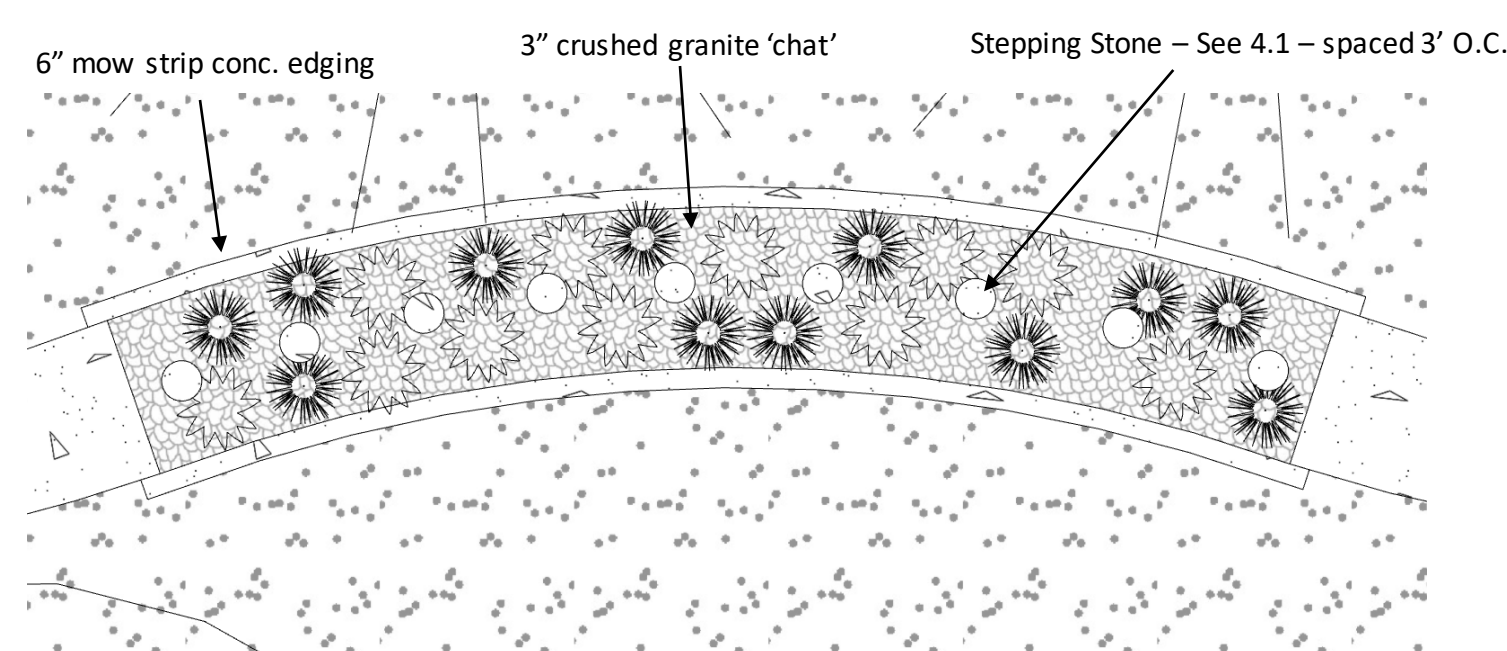
### 3.1 SEAT WALL AXON - NTS



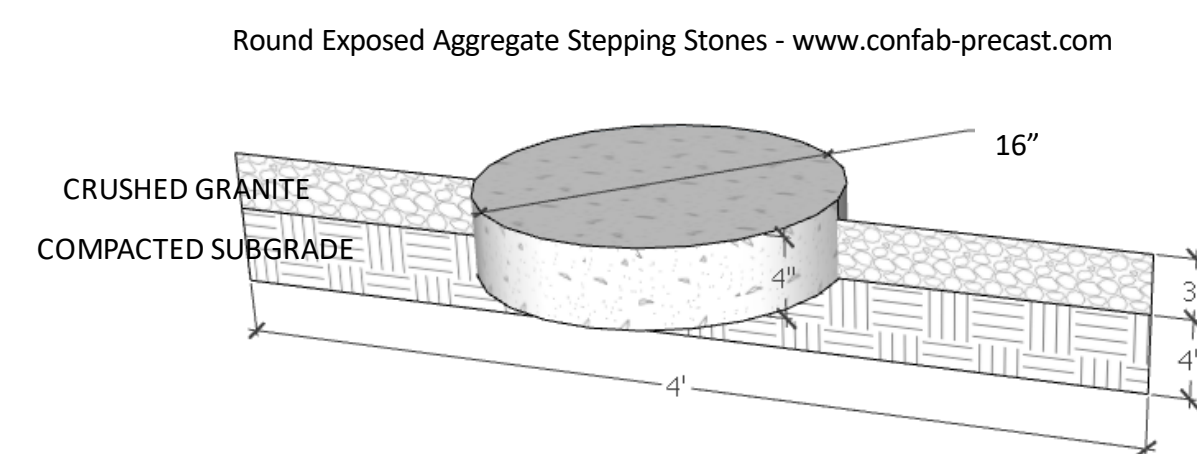
TREE PLANTING - NTS

SHRUB PLANTING - NTS

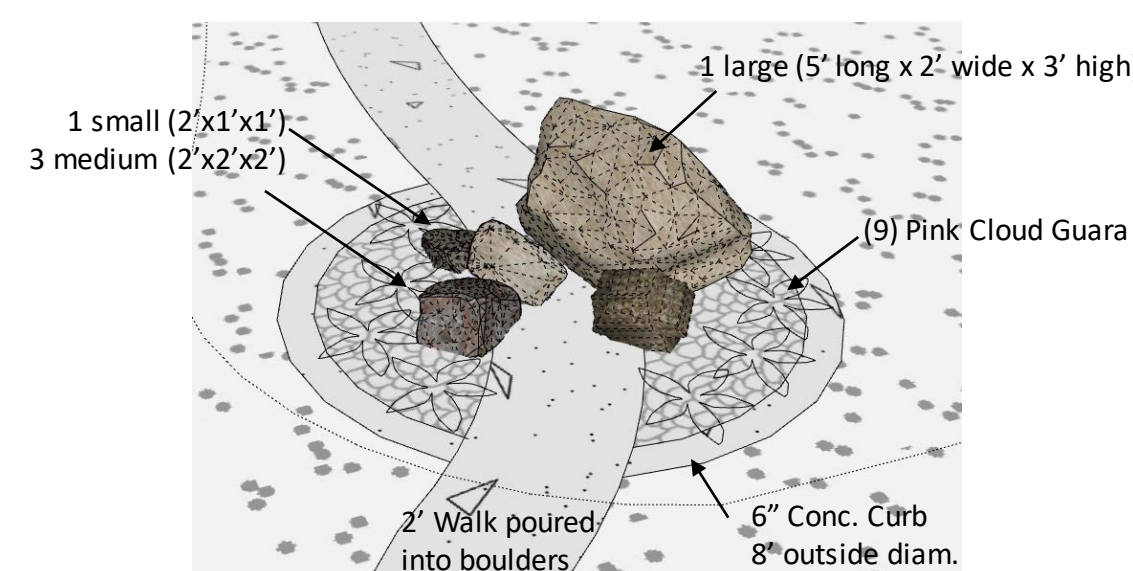
### 3.2 SEAT WALL SECTION - NTS



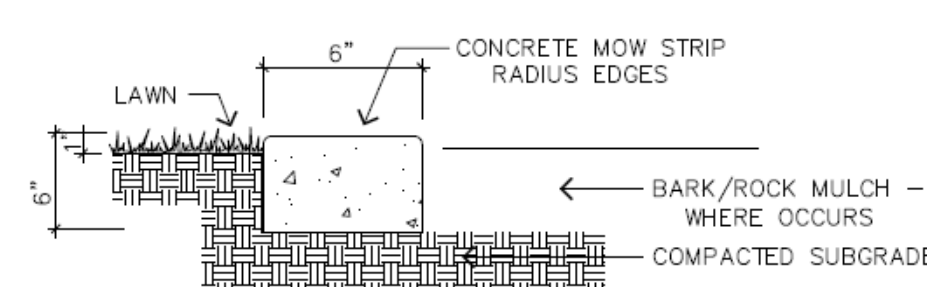
DETAIL AREA 4 – FLOWER HOP - NTS



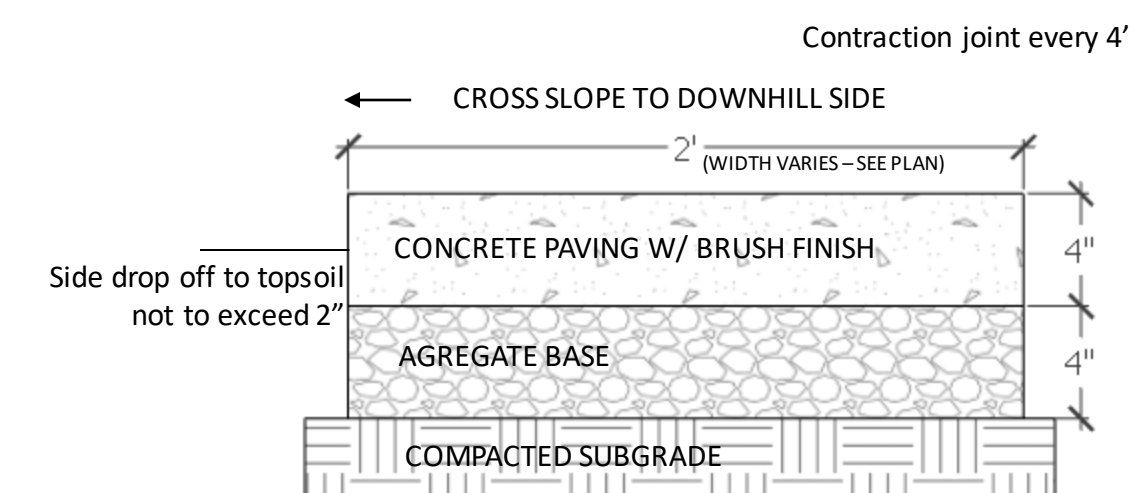
#### 4.1 PRECAST STEPPING STONE - NTS



DETAIL AREA 5 – BOULDER SCRAMBLE -NTS



### CONCRETE CURBING - NTS



CONCRETE PATH - NTS

LAST UPDATED:  
JULY 2, 2018

DRAWN BY: NS

**SYRACUSE**  
**EST. CITY 1935**



# 2000 W. LINEAR PARK

# LANDSCAPE PLAN

SHEET:  
9 OF 9