



Syracuse City Planning Commission Meeting November 6, 2018

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Grant Thorson

VICE CHAIR

Larry Johnson

Curt McCuiston

Greg Day

Dale Rackham

Brett Cragun

Ralph Vaughan

G. Ivy Ruelan

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **McCuiston**
 - Pledge of Allegiance by Commissioner **Day**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - October 2, 2018 Regular Meeting & Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Rezone Request A-1 to PRD**, located approx. 3000 S Bluff Road
5. **Public Hearing – Proposed Annexation by CW Land/LDS Church**, located approx. 2600 W 3000 S
6. **Public Hearing – 2nd Amendment to Ninigret North I Lot 1B**, located approx. 1100 W 350 S
7. **Public Hearing – Proposed Amendment to §10.30.40 Animals**
8. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
 - i. Russon Mortuary, Public Hearing – December 4th Mtg
 - ii. No Meeting November 20th, December 18th
2. **Discussion Items**
3. **Commissioner Reports**
4. **Adjourn**

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance, 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.

CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



PLANNING COMMISSION AGENDA

November 6, 2018

Agenda Item # 2

Meeting Minutes

October 2, 2018 Regular and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, October 2, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 2, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Brett Cragun
Curt McCuiston
Dale Rackham
Greg Day
Ralph Vaughan
Gretchen Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney

City Council: Councilman Doug Peterson

Excused: Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief
Councilwoman Corrine Bolduc

Visitors: **Barbara Nichols**
Mike Bastian

6:02:27 PM

1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Vaughan provided a thought. The Pledge of Allegiance was led by Commissioner Rackham. There are two new members to the Commission, Chair Thorson, Commissioner Vaughan, and Commissioner Ruelan.

6:05:40 PM

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE OCTOBER 2, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:06:17 PM

2. Meeting Minutes:

COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM SEPTEMBER 4, 2018 REGULAR AND WORK SESSION AND SEPTEMBER 18, 2018 REGULAR AND WORK SESSION AS PUBLISHED. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON** ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:07:08 PM

3. Public Comment: This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Open public comment.

6:07:31 PM

Ms. Barbara Nichols, of Syracuse, shares some comments concerning Pleasant Grove City. Mr. Nichols is not in favor of the changes to §10.75.

6:11:21 PM

Close public comment.

6:11:25 PM

4. Public Hearing – Proposed Amendment to §10.20.060 – General Plan Amendments

Mr. Noah Steele, Community and Economic Development Director, shares the proposed changes to the General Plan text in regard to removing the language to have the General Plan closed every other year.

6:14:21 PM

Commissioner Vaughan asks when the last amendment was to this Code, which was two years previous. Chair Thorson asks for clarification. Mr. Steele shares the desire for the change from both Staff's and the Council's standpoint.

64 [6:21:37 PM](#)

65 Open Public Hearing.

66 [6:21:55 PM](#)

67 Close Public Hearing.

68 [6:22:05 PM](#)

69 Commissioner Vaughan has questions concerning the paper size for submittal as well as the language the applicant
70 would use for their request. Commissioner Vaughan also shares concerns for needing more information from the applicant at
71 time of submittal.

72 [6:29:43 PM](#)

73 Commissioner Johnson is not in favor of the proposed change. Commissioner Rackham also shares his opinion in
74 keeping the text as is written. Commissioner McCuiston is in favor of the proposed amendment. Commissioner Day sees both
75 sides but is in favor of the proposed amendment. Chair Thorson also sees both sides and shares concerns for developer
76 influence. Chair Thorson is not in favor of the changes to the text. Commissioner Vaughan shares that the City Council is
77 already gathering a committee to update the General Plan Map.

78 [6:36:55 PM](#)

79 COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY
80 COUNCIL FOR THE PROPOSED AMENDMENT TO §10.20.060 – GENERAL PLAN AMENDMENTS. COMMISSIONER **DAY**
81 SECONDED. THIS MOTION PASSES WITH A 4-3 VOTE.

82 [6:38:47 PM](#)

83 **5. Adjourn**

84 COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER
85 **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

86
87
88
89
90
91 _____
92 Grant Thorson, Chairman

93 Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, October 2, 2018

Minutes of the Syracuse City Planning Commission Work Session held on October 2, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Brett Cragun
Curt McCuiston
Greg Day
Dale Rackham
Ralph Vaughan
Gretchen Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney

City Council: Councilman Doug Peterson

Excused: Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief
Councilwoman Corrine Bolduc

Visitors: **Barbara Nichols**
Mike Bastian

[6:39:03 PM](#)

Chair Thorson starts the Work Session.

1. Department Business:

[6:39:08 PM](#)

a. City Council Liaison Report

Councilman Doug Peterson shares that he has nothing to report. Mr. Ralph Vaughan and Ms. Gretchen Ivy Ruelan was appointed to Planning Commission at the last City Council meeting. Mr. Steele shares:

- Feedback was given to the Council for the RPC text change.
- R-1 to PRD will be on the voting agenda October 9th at CC.

[6:40:31 PM](#)

b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

[6:41:14 PM](#)

c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Combined CC & PC Mtg for October 23
- Hunter's Glen Preliminary Plat
- Still Water Phases 5 & 6 Final Plat
- Rezone on the corner of 1700 S and Bluff Ridge Drive
- Animal Ordinance
- Potential PRD for P.H. next meeting

[6:44:25 PM](#)

2. Discussion Items:

a. Proposed Amendment to §10.75 PRD – Planned Residential Development

Mr. Steele shares the breakdown of proposed amendments to the PRD Zone text.

[6:50:49 PM](#)

Chair Thorson asks for where the direction for the change came from, which came from a developer. Mr. Steele reads through the two proposed versions.

[6:59:59 PM](#)

Chair Thorson and Commissioner Rackham discuss fee in lieu of common space as well as location within the city. Commissioner Day shares his thoughts in having the PRD within the City Center.

[7:03:08 PM](#)

The discussion switches to number of attached units. There is discussion as to what the City would like the changes to be.

7:07:38 PM

Mr. Steele shares the proposed changes to the architectural standards to be similar to that in the RPC. Mr. Steele reads through the rest of the proposed text changes.

7:18:03 PM

The Commission discusses the City Council's involvement in the fee in lieu of requirements. The Commission goes through one by one on the items for proposed changes.

7:58:58 PM

Commissioner Vaughan asks when this would go to a Public Hearing and when this could go before City Council. Mr. Steele reviews the comments made by the Commission. There is more discussion as to what they would like to have on the next meeting. Public Hearing for next meeting.

8:05:08 PM

3. Commissioner Reports

Commissioner Day is grateful for the Commission working together. Commissioner Vaughan shares concerns for the signs and the violations within the city.

8:08:31 PM

4. Adjourn

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



PLANNING COMMISSION AGENDA

November 4, 2018

Agenda Item # 3

Public Comment:

This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.



PLANNING COMMISSION AGENDA

November 6, 2018

LEGISLATIVE ITEM

Agenda Item # 4 Public Hearing: Amendment to the Zoning 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:	PRD
Requested Zoning:	PRD
Property Area:	13.527 Acres

Summary

The applicant is requesting that the current zoning map be amended on three parcels to be changed from an A 1 zoning 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.

The City Council voted to approve the general plan amendment from R-1 to PRD for the subject property on October 9, 2018 with a vote of 3-2. The Planning Commission had put forth much effort in considering the general plan map amendment application from June until September, after which, essentially a stale mate vote was forwarded to the Council.

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 zoning approval, 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'.

Suggested Motion Language

Approval – “I move the Planning Commission recommend approval for the request of Alan Prince to amend the current Zoning Map from A-1 to PRD at 3500 South Bluff Road.

Table – “I move the Planning Commission recommend approval for the request of Alan Prince to amend the current Zoning Map from A-1 to PRD at 3500 South Bluff Road. until (give date) based on the following findings:

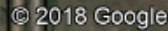
1. (list findings)”

Denial – “I move the Planning Commission recommend approval for the request of Alan Prince to amend the current Zoning Map from A-1 to PRD at 3500 South Bluff Road. based on the following findings:






1. (list findings).”

Attachments:

- Proposed Zoning Map Amendment









3500 South Bluff Road

-  Agriculture A-1
-  General Commercial Zone
-  Property Outline
-  R-1 (2.90 dwellings per net
-  R-2 (3.79 dwellings per net acre)

© 2016 Google

900 ft

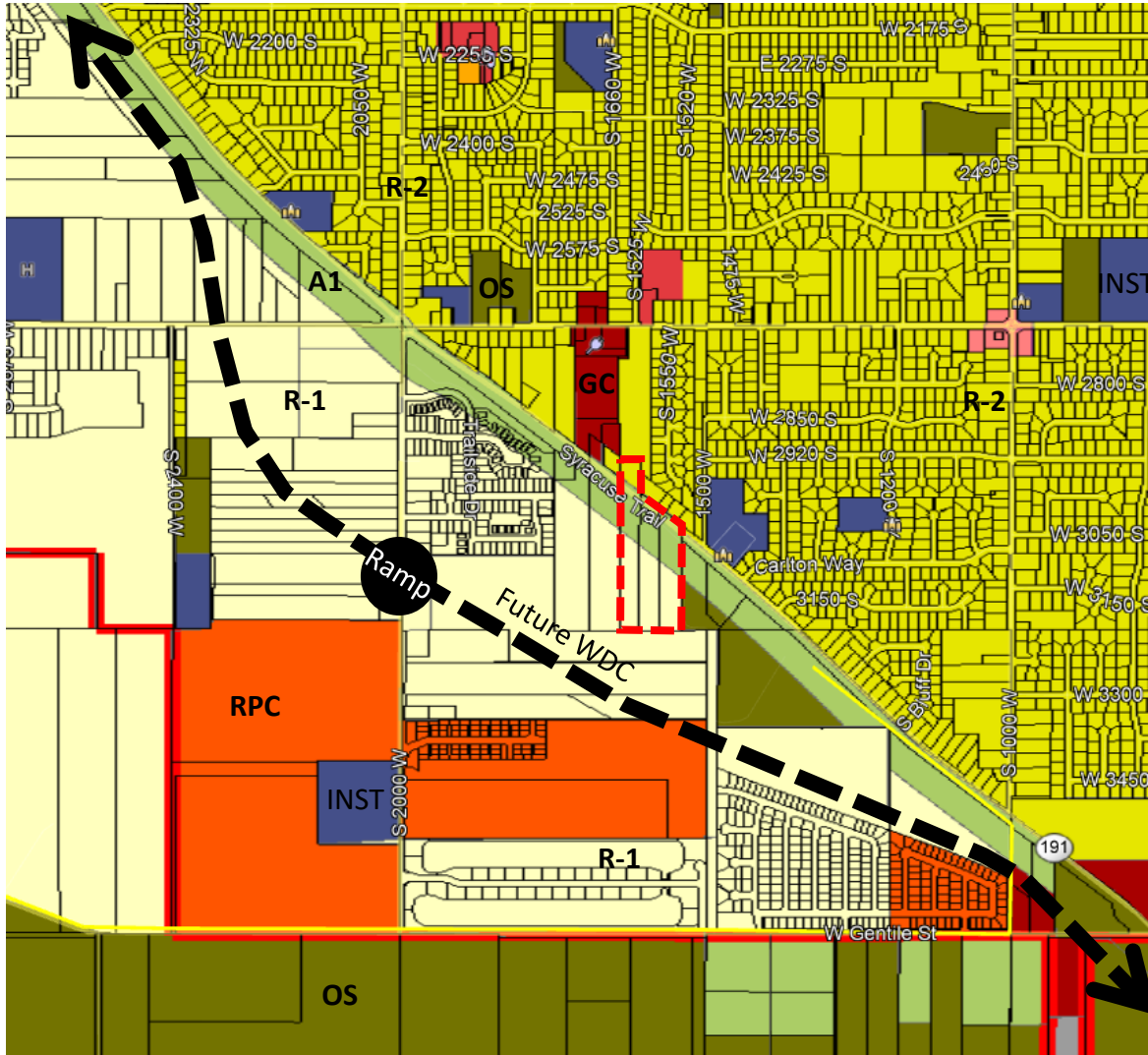
3500 South Bluff Road

-  Agriculture A-1
-  General Commercial Zone
-  PRD (8.0 dwellings per net acre)
-  Property Outline
-  R-1 (2.90 dwellings per net acre)
-  R-2 (3.79 dwellings per net acre)

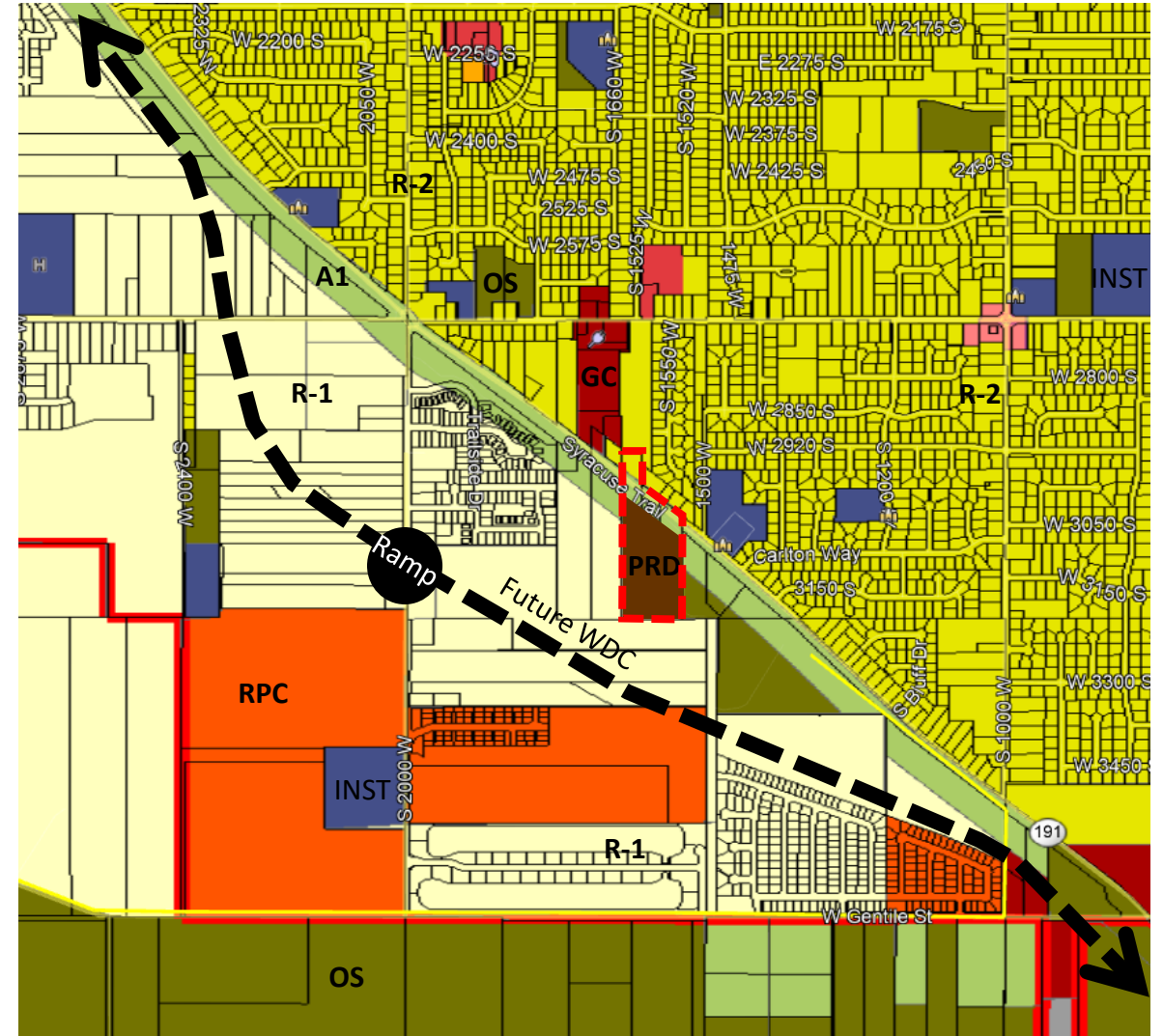
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900 ft

Existing G.P.



Proposed G.P.



(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.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<http://www.codepublishing.com/>)



PLANNING COMMISSION AGENDA

November 6, 2018

Agenda Item # 5 Public Hearing: Proposed Annexation by C.W. Land, located approximately 2600 W 3000 S (Gentile St.)

Summary

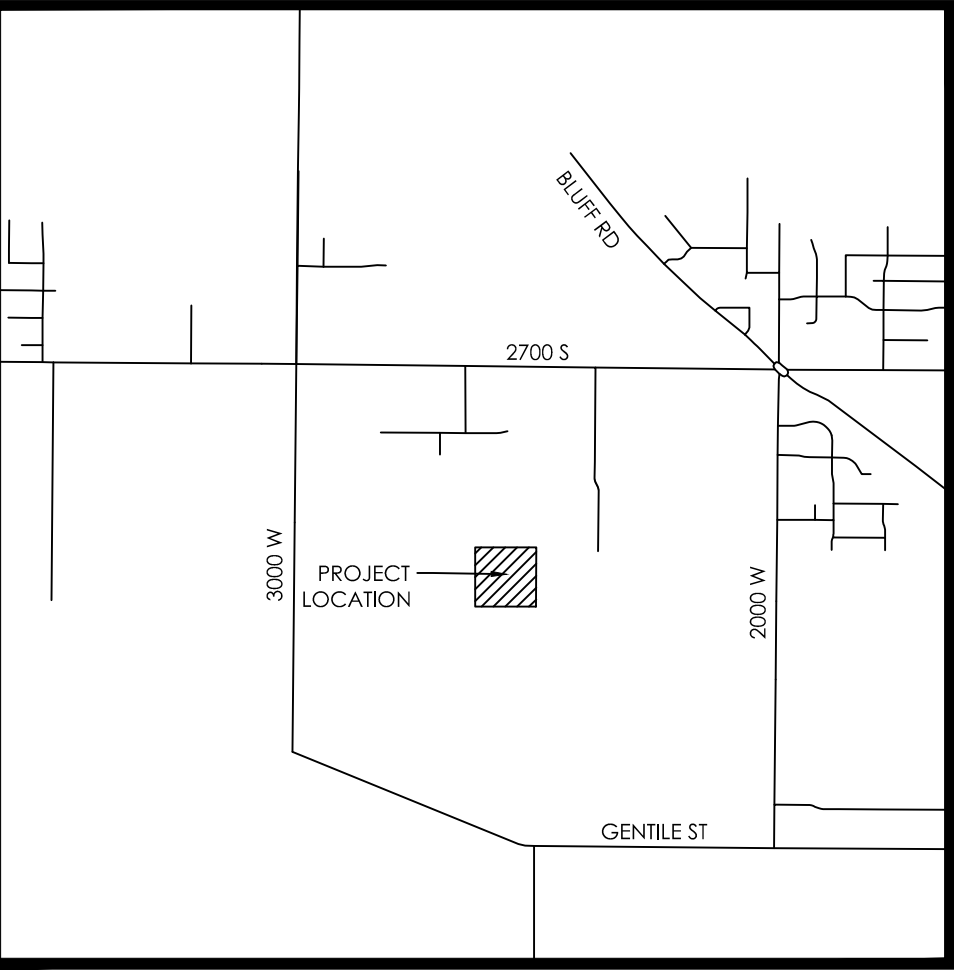
The city has received a request to annex 9.51 acres from developers C.W. Land. The property is located approximately 2600 W 3000 S (Gentile St.) west of the public works offices. The land is owned by the LDS church. The annexation is limited to a portion of a larger parcel. A representative from the church has signed the petition.

The property is being actively farmed and is also partly left undeveloped. There is no public road access to the property. Utilities would come from the north from Syracuse Meadows subdivision or from the east from Still Water subdivision. It is anticipated that the property would be developed in conjunction with the Clark family property to the north.

The annexation petition was accepted by the City Council on October 9th after which the application certification process began. The certification process involves notifying the affected stakeholders including the sewer district, school district, Davis County, and the mosquito abatement district. The process also includes a comment waiting period. Once the period is over, the City Council is clear to approve the annexation via ordinance should it choose to do so, after receiving a recommendation by the Planning Commission.

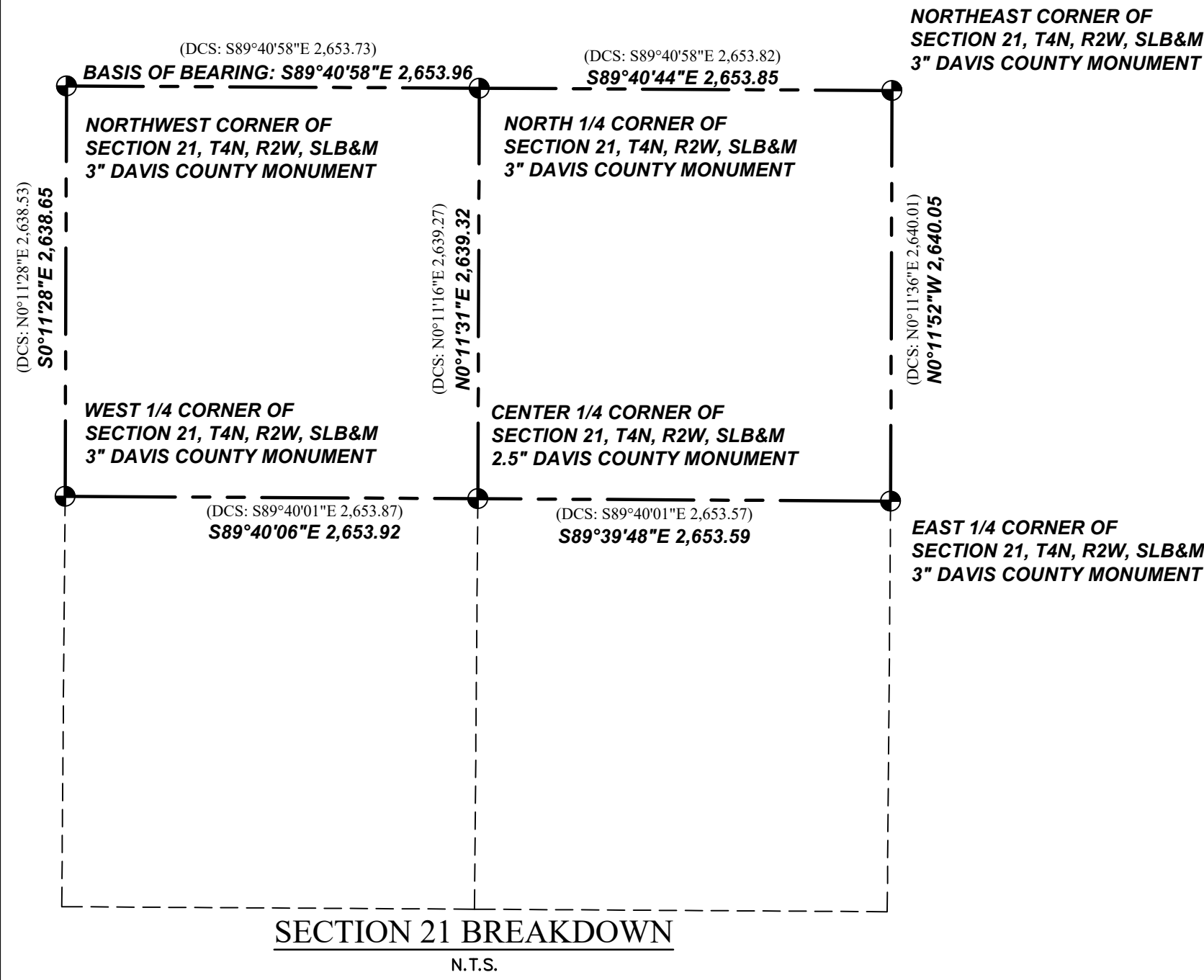
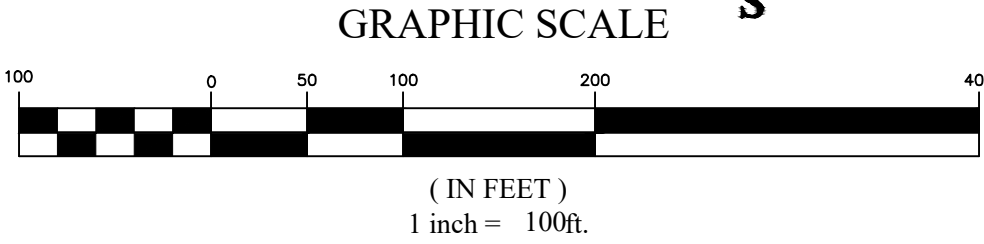
Attached in the presentation is the city's adopted annexation policy plan. The plan lays out 9 criteria for annexation. If the proposed annexation is developed as proposed, in a cohesive master planned development, the criteria for development would be satisfied. As a stand alone property, the development potential is premature but together with the surrounding properties, both north and south, should provide the needed transportation and utility infrastructure to support development and provide needed housing options to our residents.

With this motion, the Planning Commission needs to provide a recommendation for the zoning that will be applied to the property upon annexation. The General Plan map is R-1 and therefore is recommended that this property be assigned the R-1 zone upon annexation.



VICINITY MAP
N.T.S.

PLAN OF ANNEXATION
INTO
THE CORPORATE LIMITS OF SYRACUSE CITY
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY,
DAVIS COUNTY, UTAH



WEST 1/4 CORNER OF
SECTION 21, T4N, R2W, SLB&M
3" DAVIS COUNTY MONUMENT

NORTH 1/4 CORNER OF
SECTION 21, T4N, R2W, SLB&M
3" DAVIS COUNTY MONUMENT

DALE D. CLARK &
RUTH E. CLARK
12-103-0058

CORPORATION OF THE
PRESIDING BISHOP OF
THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS
12-103-0021

AREA OF ANNEXATION
9.51± ACRES

CORPORATION OF THE
PRESIDING BISHOP OF
THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS
12-103-0021

DALE D. CLARK &
RUTH E. CLARK
12-103-0058

BRENT S. COOK &
JUDY K. COOK
12-103-0040

A. KELLY GREEN &
CAROLYN C. GREEN
TRUST DATED
12-103-0041

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Syracuse City, Utah.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:
Beginning at the Center 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N89°40'06"W along the 1/4 Section line 625.68 feet; thence N00°11'13"E 160.02 feet; thence S89°48'47"E 10.00 feet; thence N00°11'13"E 100.00 feet; thence N89°40'13"W 10.10 feet; thence N00°19'47"E 39.75 feet; thence N00°11'13"E 230.05 feet; thence N89°48'47"W 18.24 feet; thence N00°13'13"E 130.00 feet to the 1/64th Section line; thence S89°40'19"E along the 1/64th Section line 643.90 feet to the 1/4 Section line; thence S00°11'31"W along the 1/4 Section line 659.83 feet to the point of beginning.
Contains: 9.51 acres+/-

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

DATE

CITY ENGINEER

SYRACUSE CITY APPROVAL

I, CERTIFY THAT I AM THE DULY APPROVED QUALIFIED AND ACTING CITY RECORDER OF SYRACUSE CITY, A MUNICIPAL CORPORATION OF UTAH, AND THAT THE FOREGOING PLAT OF LANDS SOUGHT TO BE ANNEXED TO SAID CITY, WITH A PETITION OF THE MAJORITY OF THE PROPERTY OWNERS OF THE REAL PROPERTY EMBRACED THEREIN FOR SUCH ANNEXATION WERE FILED IN MY OFFICE ON THE DAY OF , 2016 THAT THE QUESTION OF SUCH ANNEXATION WAS DULY SUBMITTED TO AND VOTED ON BY THE CITY COUNCIL OF SYRACUSE CITY AT ITS MEETING CONVENED AND HELD ON THE DAY OF , 2016. THAT ON SUCH VOTE MORE THAN TWO THIRDS OF ALL MEMBERS OF SAID COUNCIL VOTED IN FAVOR OF SAID ANNEXATION; AND THAT THE FOREGOING PLAT IS THE PLAT REFERRED TO IN SYRACUSE CITY ORDINANCE NO. , DULY ORDAINED BY SAID COUNCIL ON DAY OF , 2016, DECLARING SAID ANNEXATION.

WITNESS MY HAND AND SEAL THIS DAY OF , 2016

SYRACUSE CITY RECORDER

SYRACUSE CITY MAYOR

DAVIS COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT AS REQUIRED BY UTAH CODE 17-23-20 APPROVED THIS DAY OF , 2016.

DAVIS COUNTY SURVEYOR

RECORDED #

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

DATE TIME BOOK PAGE

FEE \$ COUNTY RECORDER



**PETITION FOR
ANNEXATION OF TERRITORY
TO
SYRACUSE CITY, UTAH**
1979 West 1900 South
Syracuse, Utah 84075
Phone: 825-1477
FAX: 825-3001

Petition No. _____

Filed in the Office of the City Recorder

By _____

Date _____

Fee _____ Check # _____

TO THE SYRACUSE CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Davis County, Utah, attached hereto as Exhibit A, be immediately annexed to Syracuse City.

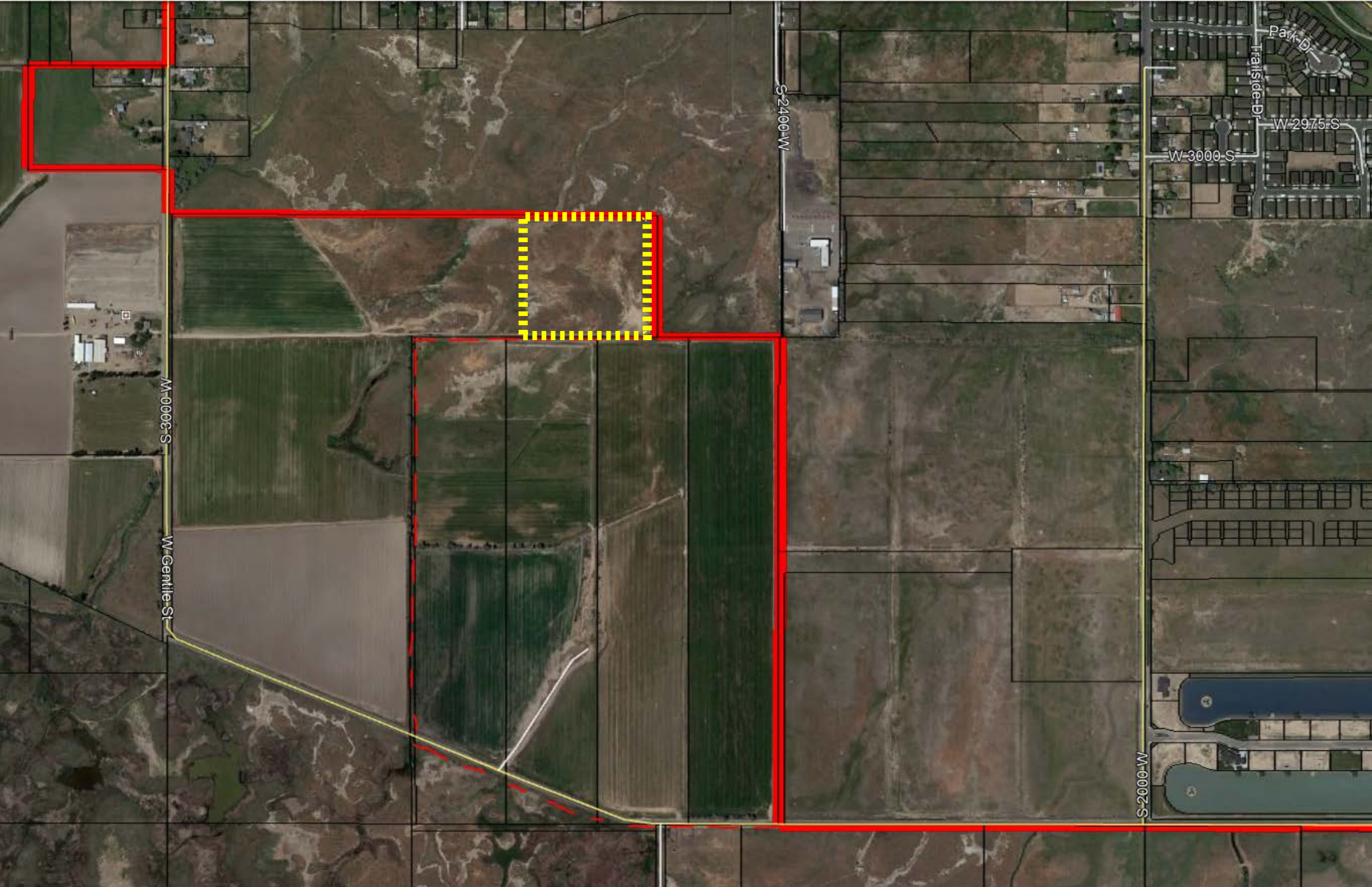
In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Syracuse City, a Municipal Corporation of Utah.

Signature
W *R. Steven Romney*

Printed Name
Steven Romney

Address
79 S. Main St, floor 5, SLCC, UT
84111

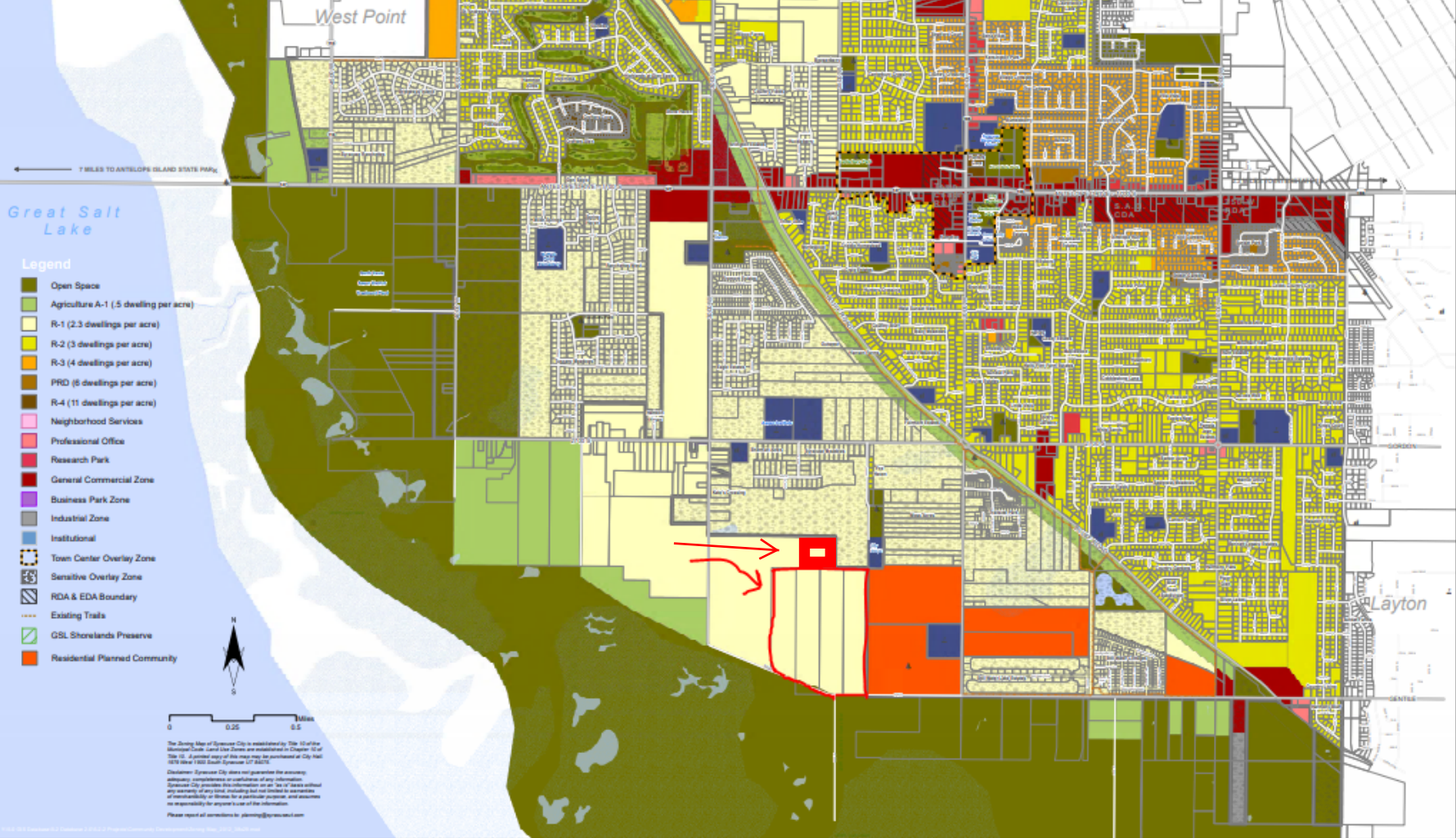
(A copy of this petition is to be submitted by the petitioner to the Davis County Clerk the same day it is filed with Syracuse City.)



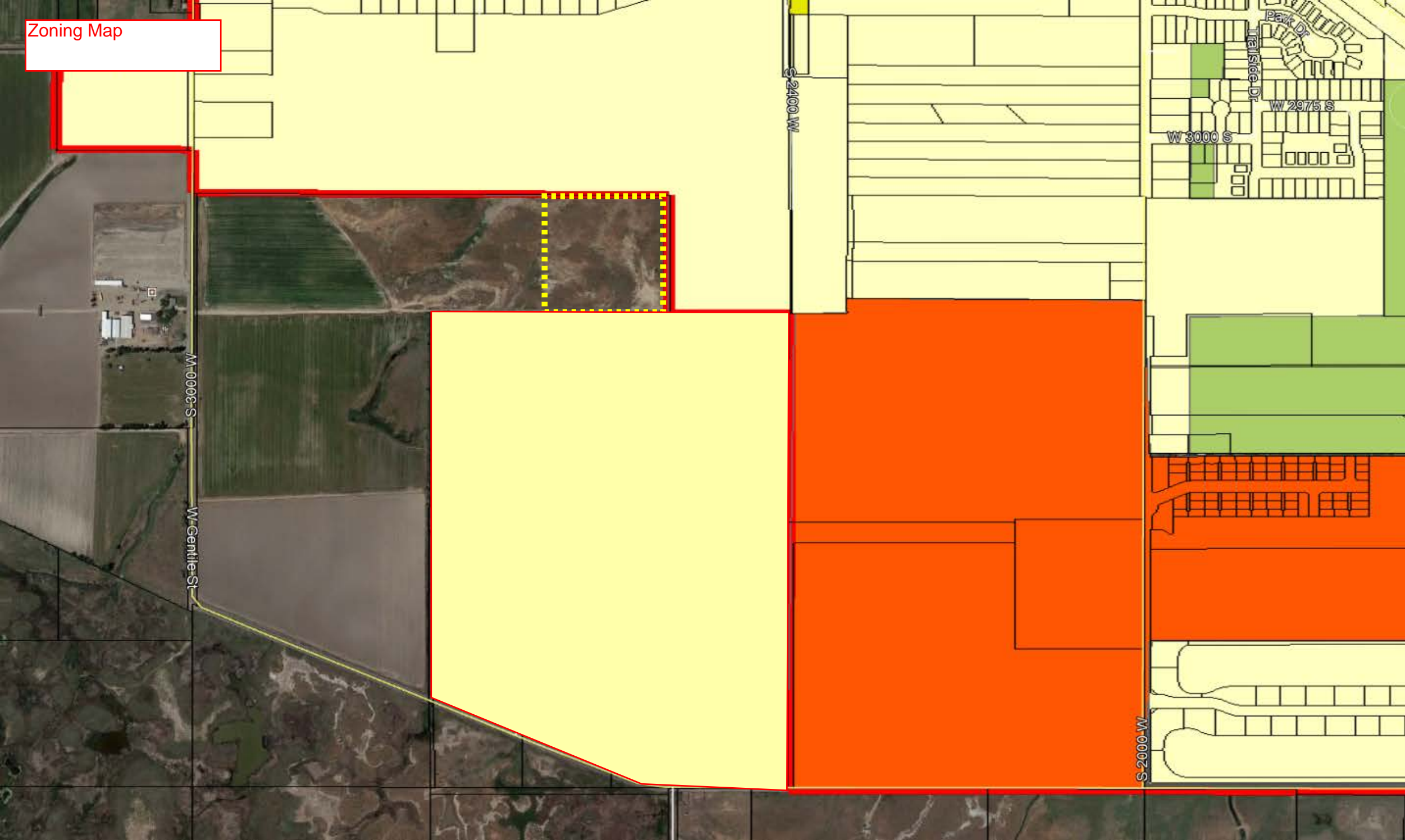
Syracuse City

GENERAL PLAN MAP

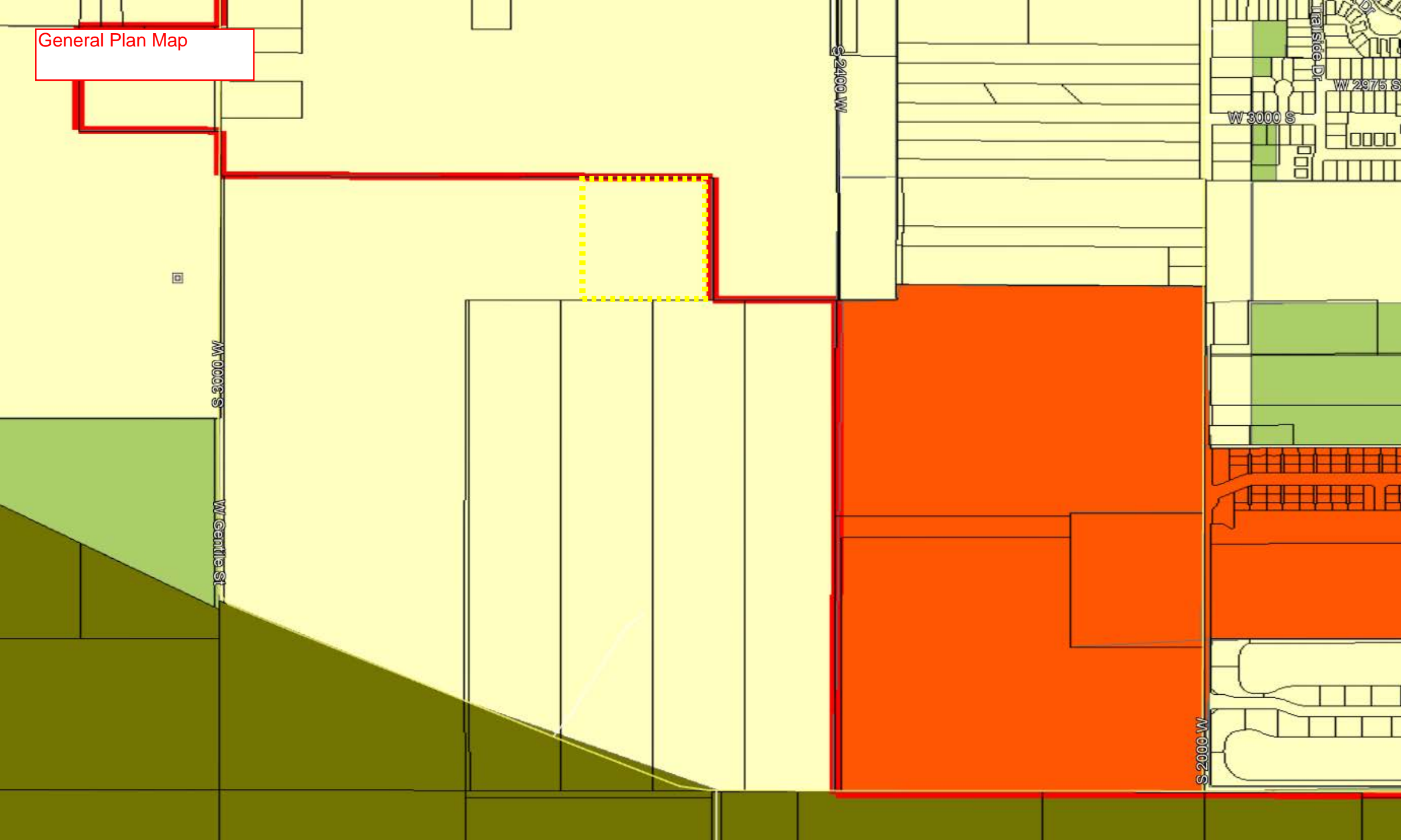
Updated March 10, 2017



Zoning Map



General Plan Map







Syracuse City Trails Master Plan

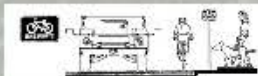
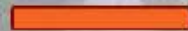
Adopted by City Council on 3/14/2012
Ordinance No. 12-04



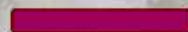
Class I
Shared Use Trail



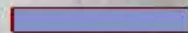
Class II
Bike Lane



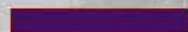
Class III
Shared Lane



Class IV
Equestrian



Bike Route (See Map Note 3)



Trailhead



Restrooms

Map Notes

- 1) The Syracuse Emigrant Trail connects with several parks within the City, and continues North into West Point City.
- 2) The Great Salt Lake Shoreline Trail and Trail Access points are integral to the city's trail system, providing connectivity between the Bird Refuge and Antelope Island.

- 3) Note the Bike Routes which run adjacent to the designated Class I Trails along Gentile Street and Bluff Road.
- 4) This document shows the current and proposed trail sections.
- 5) Visit the Syracuse City website for an online version of this map.

ORDINANCE 02-29

AN ORDINANCE ADOPTING AN ANNEXATION POLICY PLAN FOR SYRACUSE CITY

WHEREAS Utah State Code 10-2-401.5 requires that in order to annex property into any city, an annexation policy plan must first be adopted by the City by December 31, 2002; and

WHEREAS the above State Code requires that a public hearing be held by the Planning Commission and by the City Council prior to adoption of an Annexation Policy Plan; and

WHEREAS a public hearing was held by City Planning Commission on September 17, 2002, and by the City Council on October 22, 2002, for the purpose of receiving public input regarding the proposed Annexation Policy Plan;

NOW, THEREFORE, be it ordained by the Mayor and City Council of Syracuse City, Davis County, Utah, that the Syracuse City Annexation Policy Plan, attached hereto as Exhibit A, is hereby adopted.

There being no newspaper published in the City of Syracuse, Utah, the City Recorder is hereby authorized and directed to post a copy of this ordinance in three public places within the City.

ADOPTED by the City Council and approved by the Mayor this 26th day of November 2002.

. . Mayor . .

ATTEST:

. . Recorder . .

**Syracuse City
Davis County, Utah
Annexation Policy Plan
Nov. 26, 2002**

Syracuse City Annexation Policy Plan

November 26, 2002

STATEMENT OF PURPOSE. The City of Syracuse has determined it to be necessary to manage and access the impact and implementation of annexation goals of the Syracuse City Annexation Policy Plan and to promote health, safety, and welfare of the City.

CRITERIA FOR ANNEXATION. Syracuse City will favor a petition for annexation of territory in the areas outlined in “Appendix A” and pursuant to the following criteria. The City, in acceptance of an annexation petition shall confirm:

1. The petition for annexation complies with Utah State Code 10-2-403.
2. Promotes the goals of government to protect and promote the public health, safety and general welfare of the citizens of Syracuse, present and future.
3. Encourages systematic growth and development within the City and the keeping of a cohesive and orderly community.
4. Considers in conjunction with the Syracuse City General Plan the need over the next 20 years for additional land suitable for residential, commercial and industrial development.
5. Considers population growth projections for Syracuse City and adjoining areas for the next 20 years.
6. Assures availability, maintenance, extension and/or adequate capacity of public facilities and services.
7. Considers the City’s future and current financial requisites for municipal services in developed and undeveloped unincorporated areas of Davis County.
8. Promotes the most efficient relationships between land uses in Syracuse City and its neighboring communities and service districts by avoiding gaps or overlaps with expansion areas of other municipalities.
9. Ensures the pace and quality of annexations shall be within the management capability of Syracuse City by the use of well-conceived land management practice.

AREA OF EXPANSION. Attached hereto as “Appendix A” is a map of the unincorporated territory into which Syracuse favors expansion of its boundaries

CHARACTER OF SYRACUSE CITY. Syracuse is a community located in the northwest part of Davis County. The population according to the 2000 US Census is approximately 10,000 people. The majority of the area is agriculture in nature but with high growth of residential dwellings and small amounts of land devoted to commercial and industrial uses. Annexations will continue to change the character of the community by removing agricultural land and placing the residential growth into a changing character of a bedroom community. Future annexations will characteristically harmonize with existing development patterns of Syracuse City, which is single family residential use intermixed with commercial development and institutional uses. It is essential to the citizens of Syracuse that the City should strive to maintain its historical character while managing new growth.

NEED AND FINANCING OF MUNICIPAL SERVICES. The needs for municipal services within future annexation area of Syracuse are extensive and will require detailed planning and implementation. The City’s general plan and associated capital improvement plan will guide the City’s development and replacement of municipal infrastructure and services. Nonetheless, continued growth of Syracuse City into unincorporated Davis County shall require funding of this growth from development as it occurs. The City will require development to install and pay for expansion of municipal services to newly annexed areas that impact the City by growth.

New annexations should create areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provisions of services would be costly or difficult.

TAX CONSEQUENCES. Municipal finances used to provide services will be developed through property and sales tax revenue, user fees and impact fees from growth. If land use is changed to residential, there will be a significant tax increase, the amount depending on the value of the new residence(s). Property taxes collected from annexed areas, which go to the City, would be offset by the costs of providing services. New growth areas should be mainly considered as residential property tax, which historically, provides diminutive financial resources to the City. As a consequence, Syracuse shall aggressively pursue the development of sales tax revenue to support future growth of municipal services such as transportation, sanitation, police and fire protection. Annexation growth will require the City to develop commercial and tourism related tax support with limited property tax increases to residential property.

MUNICIPAL BOUNDARIES. Syracuse City will continue to expand mainly to the south and west of current city boundaries with limited growth to the north and

inconsequential growth to the east of current boundaries. The Great Salt Lake and wetlands to the south and west will eventually inhibit continued expansion into these areas, however, there are large expansion possibilities remaining within Davis County adjoining the Great Salt Lake and surrounding 3700 south. These areas will eventually annex into the City's corporate limits

The north boundary expansion of Syracuse has all but ceased with exception of a minor enlargement of the existing boundary immediately south of 700 south and west of 4000 west. Recent annexations by West Point City have inhibited future growth into this northwest area. Syracuse will continue to expand westerly towards 4500 west. Syracuse has purchased (from Hooper Water Improvement District) and operates culinary water lines within this West Point Annexation. Consideration of this culinary water service area should mandate annexations of the Wilcox property west of 4000 west. West Point City will require the majority of coordination with possible annexation areas. Syracuse has justified with West Point City not to annex the Manning property located west of 4500 west and north of 1200 south in order to not divide the ownership of the land between two municipalities. The City will annex all the territory south of 1200 south west to the Great Salt Lake.

Syracuse should also pursue acquisition of the undeveloped Tanner family property currently located within the corporate boundaries of Clearfield City, located next to the northeast of the current City boundary approximately 1200 south 1000 west. This property would prove very valuable in future expansion of the City's cemetery. The current east boundary lines with Clearfield and Layton will not be adjusted.

AFFECTED ENTITIES. Syracuse City has complied with section Utah State Code 10-2-401 in the adoption of the annexation policy plan. Davis County would be the primary affected entity by removal of land from county jurisdiction. There would negligible impact to the County. North Davis Sewer District and Davis County School District are entities, which serve the area and will be affected with future growth annexations. Syracuse received no statements from affected entities concerning the City's annexation plans. West Point and Syracuse have mutually agreed to coordinate boundaries near 700 south and 4500 west. These boundaries are identified on Appendix A









Approved and adopted by the City Council of Syracuse, Davis County, Utah this 26th day of November, 2002 as attested by the following signatures.

Fred Panucci, Mayor

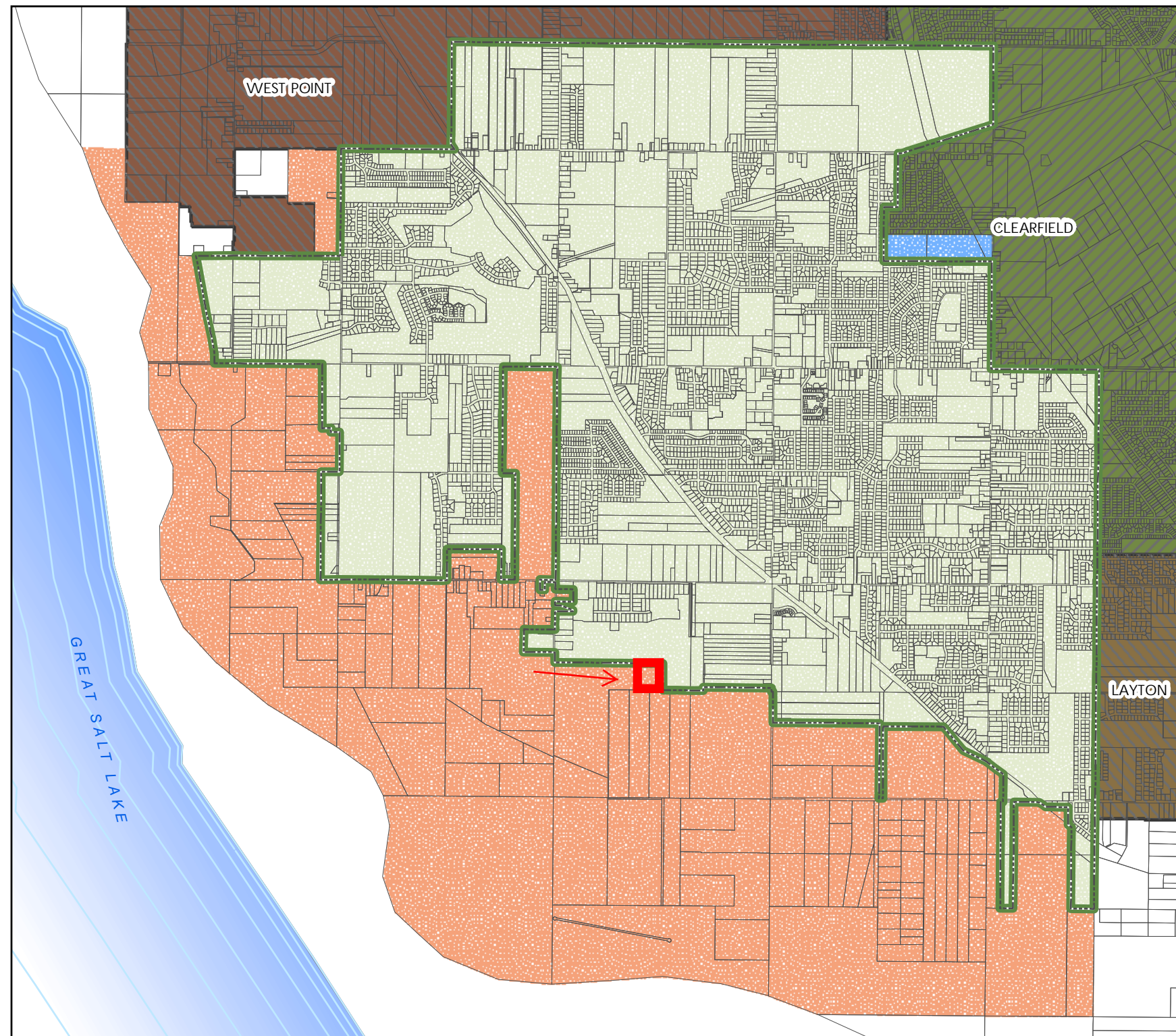
Kathryn W. Holt, City Recorder
-Attest-

Appendix A Annexation Policy Plan

Adopted 11/26/2002

-  Future Cemetary Annexation
-  Future Annexation Plan
-  City Boundary
-  Parcels
-  CLEARFIELD
-  LAYTON
-  WEST POINT
-  Great Salt Lake

1 inch equals 0.6 miles





PLANNING COMMISSION REGULAR MEETING

November 6, 2018

ADMINISTRATIVE ITEM

Agenda Item # 6

Ninigret North 1 2nd Amended

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Location:	1100 West 350 South
Current Zoning:	Industrial Development
Current General Plan:	Industrial Development
Property Area:	15.175 Acres

Summary

The applicant is requesting an amendment to the existing Ninigret North 1 plat that will split a parcel into two, creating 3 total lots in the subdivision. This change separates the existing two buildings of the Antelope Business Park from the proposed new buildings.

The proposed lots meet all the minimum lot requirements of the Industrial Development Zone.

Recommendation

It is recommended that this amendment be approved with the condition that the city engineer's comments are satisfied before plat recordation.

Suggested Motion Language

Approval – “I move the Planning Commission approve the request of Antelope Business Park, LLC for an amendment to a subdivision called Ninigret North 1 in the ID Zone at 1100 West 350 South.

Table – “I move the Planning Commission continue the request of Antelope Business Park, LLC for an amendment to a subdivision called Ninigret North 1 in the ID Zone at 1100 West 350 South until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission deny the request of Antelope Business Park, LLC for an amendment to a subdivision called Ninigret North 1 in the ID Zone at 1100 West 350 South based on the following findings:

1. (list findings).”


Attachments:

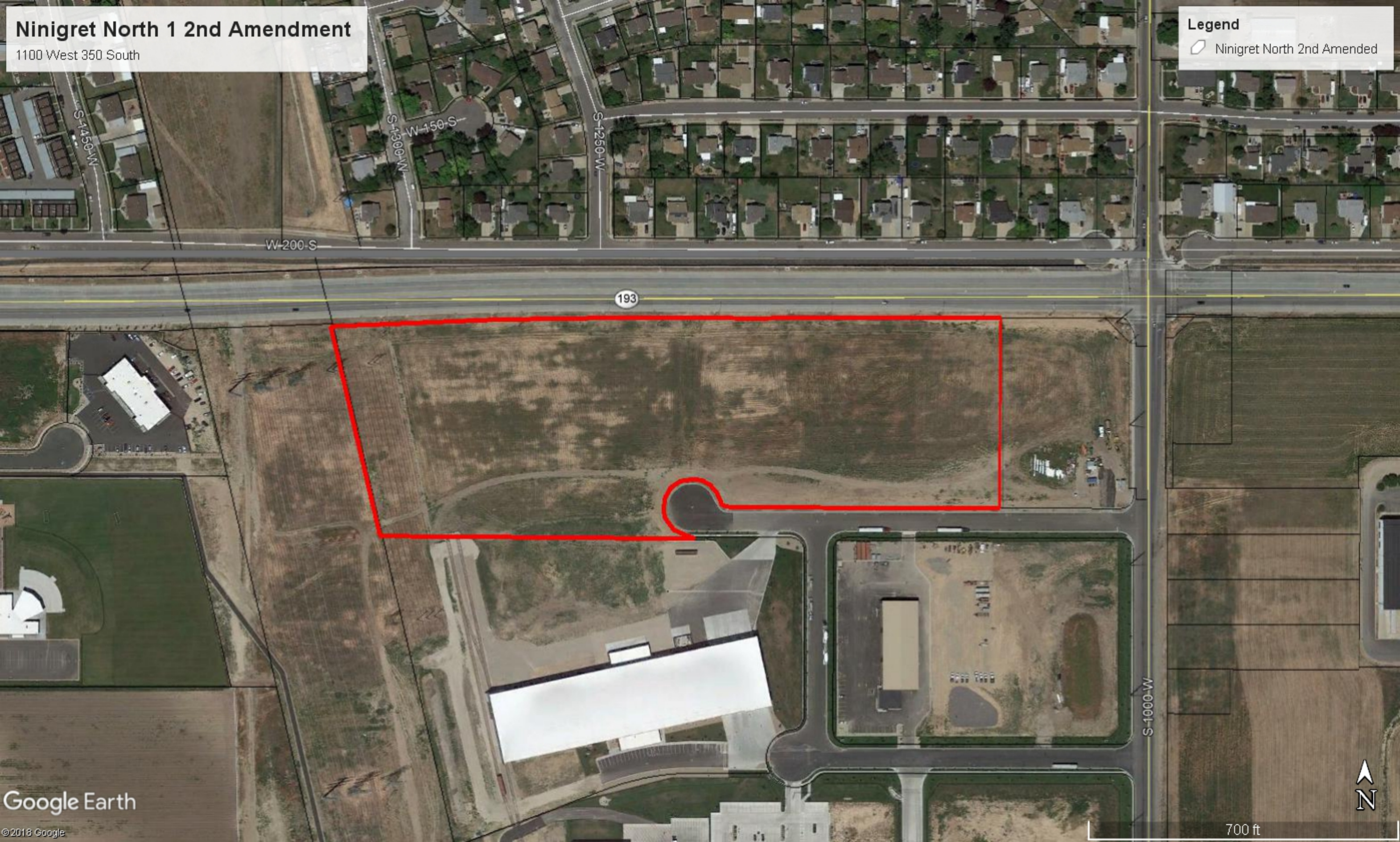
- Aerial Map
- General Plan Map
- Zoning Map
- Subdivision Amendment Plat
- Industrial Development Zoning Code
- Staff Reviews

Ninigret North 1 2nd Amendment

1100 West 350 South

Legend

 Ninigret North 2nd Amended



Ninigret North 1 2nd Amendment General Plan

1100 West 350 South

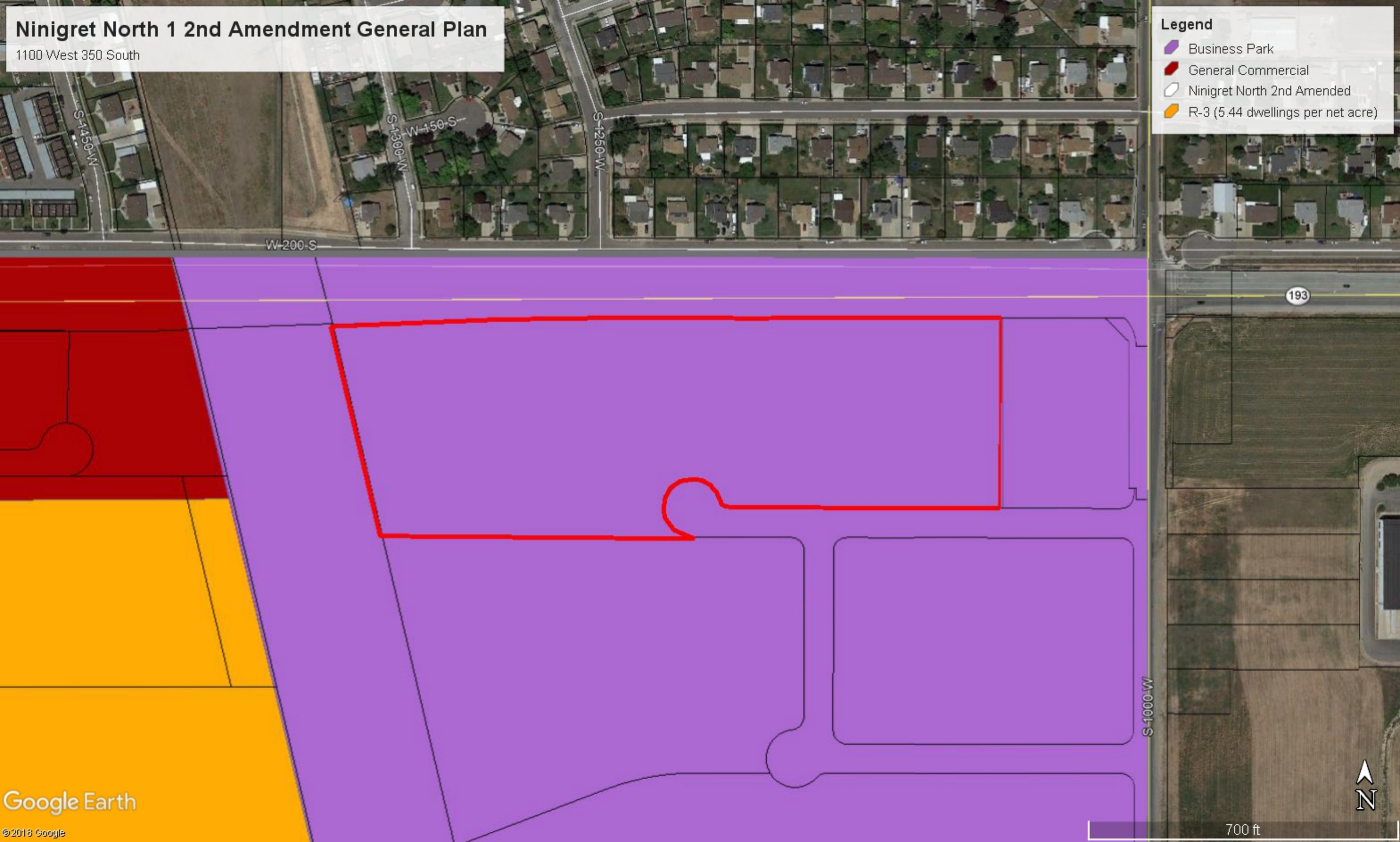
Legend

Business Park

General Commercial

Ninigret North 2nd Amended





R-3 (5.44 dwellings per net acre)



Ninigret North 1 2nd Amendment Zoning

1100 West 350 South

Legend

-  General Commercial Zone
-  Industrial Zone
-  Ninigret North 2nd Amended
-  R-3 (5.44 dwellings per net acre)



DOMINION ENERGY COMPANY

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right of Way department at 1-800-366-8532

Approved this _____ day of _____, 2018.

Dominion Energy Company

By- _____
Title- _____

ROCKY MOUNTAIN POWER

I _____, on behalf of Rocky Mountain Power am an authorized agent and have authority to sign on and in behalf of Rocky Mountain Power, signed this _____ day of _____, 2018.

Rocky Mountain Power

CENTURYLINK

I _____, on behalf of Centurylink am an authorized agent and have authority to sign on and in behalf of Centurylink, signed this _____ day of _____, 2018.

Centurylink

COMCAST

I _____, on behalf of Comcast, am an authorized agent and have authority to sign on and in behalf of Comcast, signed this _____ day of _____, 2018.

Comcast

NOTE

1. 10 foot wide Public Utility and Drainage Easements on the subdivision boundaries, as indicated with dashed lines on the drawing.



Antelope Business Park Subdivision
Amending Lot 1B Ninigret North I 2nd Amended
A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
October 2018



VICINITY MAP
Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Michael Wright of Giza Development for purposes of platting three (3) commercial lots.

A line between monuments found in the East Quarter Corner and the Southeast Corner of Section 3 with a bearing of S 0°06'46"W was used as the Basis of Bearings for this Subdivision Plat.

A 2017 Subdivision Plat by Dominion Engineering Associates, LC, Entry No. 2998603 in Book 6692 at Page 539 was honored and retraced on all sides of the site.

Lot corners were monumented as depicted on this plat.

UTILITY NOTE

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Antelope Business Park Subdivision in Syracuse City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2018.

6242920
License No.

Andy Hubbard

DESCRIPTION

All of Lot 1B, Ninigret North I 2nd Amended according to the Official Plat thereof, on file in the Davis County Recorder's Office, Davis County, Utah, more particularly described as follows:

A part of the Southeast Quarter of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah:

Beginning at a point on the Southerly Right of Way Line of Highway SR-193 (200 South Street UDOT Project No. S-0193(5)0, and the Northwest Corner of Lot 2A, Ninigret North I Amended, Syracuse City, Davis County, Utah, said point being 194.05 feet South 0°06'46" West and 334.53 feet North 89°49'25" West from the East Quarter Corner of said Section 3; and running thence South 0°07'00" West 428.97 feet along the Westerly Line of said Lot 2A to a point on the Northerly Right of Way Line of 350 South Street; thence along said Northerly Right of Way Line the following three (3) courses: (1) North 89°53'00" West 609.12 feet to a point of curvature, (2) Northwesterly along the arc of a 25.00 foot Radius curve to the right a distance of 31.94 feet (Central Angle equals 73°12'04" and Long Chord bears North 53°16'45" West 29.81 feet) to a point of reverse curvature, and (3) Southwesterly along the arc of a 65.00 foot Radius curve to the left a distance of 287.29 feet (Central Angle equals 253°14'19" and Long Chord bears South 36°42'15" West 104.34 feet) to a point on the Northerly Line of Lot 3B of Ninigret North I 2nd Amended Subdivision, Syracuse City, Davis County, Utah; thence North 89°53'00" West 702.84 feet along said Northerly Line; thence North 13°11'31" West 489.90 feet to a point on said Southerly Right of Way Line of Highway SR-193 (200 South Street); thence said Southerly Right of Way Line the following three (3) courses: (1) North 87°59'13" East 368.47 feet to a point of curvature, (2) Northeasterly along the arc of a 7842.50 foot Radius curve to the right a distance of 299.69 feet (Central Angle equals 2°11'22" and Long Chord bears North 89°04'54" East 299.67 feet), and South 89°49'25" East 843.03 feet to the Northwest Corner of said Lot 2A and the Point of Beginning.

Contains 661,005 Sq. Ft. or 15.175 Acres

TENTATIVE FINAL

Sheet 1 of 3

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning
Commission on the _____ day of
_____, 2018.

Chairperson

SYRACUSE CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Signed this _____ day of _____, 2018.

Signature

SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this _____ day of _____, 2018.

Attest _____

Title _____

Mayor

SYRACUSE CITY ATTORNEY

Approved as to form this _____ day
of _____, 2018.

Syracuse City Attorney

Antelope Business Park Subdivision
Amending Lot 1B Ninigret North I 2nd Amended
A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
October 2018

OWNER’S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Antelope Business Park Subdivision and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.

Signed this _____ day of _____, 2018.

– Antelope Land Holding, LLC –

Michael Wright – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Michael Wright who being by me duly sworn did say that he is _____ of Antelope Land Holding, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Michael Wright acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Kilgore Properties, LLC –

Jason Kilgore – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Jason Kilgore who being by me duly sworn did say that he is _____ of Kilgore Properties, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Jason Kilgore acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– K&J Designz, LLC –

Kurt Giles – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Kurt Giles who being by me duly sworn did say that he is _____ of K&J Designz, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Kurt Giles acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– SDN Properties, LLC –

Stuart Nelson – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Stuart Nelson who being by me duly sworn did say that he is _____ of SDN Properties, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Stuart Nelson acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Giza Build, LLC –

Michael Wright – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Michael Wright who being by me duly sworn did say that he is _____ of Giza Build, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Michael Wright acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– PC McStan, LLC –

Phil Cook – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Phil Cook who being by me duly sworn did say that he is _____ of PC McStan, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Phil Cook acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– J. Phillip Cook Family LLC –

Phil Cook – Title

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Phil Cook who being by me duly sworn did say that he is _____ of J. Phillip Cook Family LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Phil Cook acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Snarr Communications, LLC –

Mike Snarr – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Mike Snarr who being by me duly sworn did say that he is _____ of Snarr Communications LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Mike Snarr acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Sprockett, LLC –

James Stout – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me James Stout who being by me duly sworn did say that he is _____ of Sprockett LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and James Stout acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Silver Glance L.L.C. –

Robert H. Wilde – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Robert H. Wilde who being by me duly sworn did say that he is _____ of Silver Glance L.L.C., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Robert H. Wilde acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Anderlecht Investments, LLC –

Rich Sloan – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Rich Sloan who being by me duly sworn did say that he is _____ of Anderlecht Investments, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Rich Sloan acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Signed this _____ day of _____, 2018.

– Douglas M. Todd, DDS, Profit Sharing Plan –

Doug Todd – _____

ACKNOWLEDGMENTS

State of Utah
County of _____ } ss

On the _____ day of _____, 2018, personally appeared before me Doug Todd who being by me duly sworn did say that he is _____ of Douglas M. Todd, DDS, Profit Sharing Plan, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Doug Todd acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

Sheet 2 of 3

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

TENTATIVE FINAL



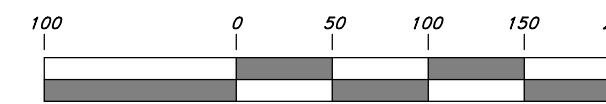
Antelope Business Park Subdivision
Amending Lot 1B Ninigret North I 2nd Amended
A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
October 2018

UTILITY NOTE

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.



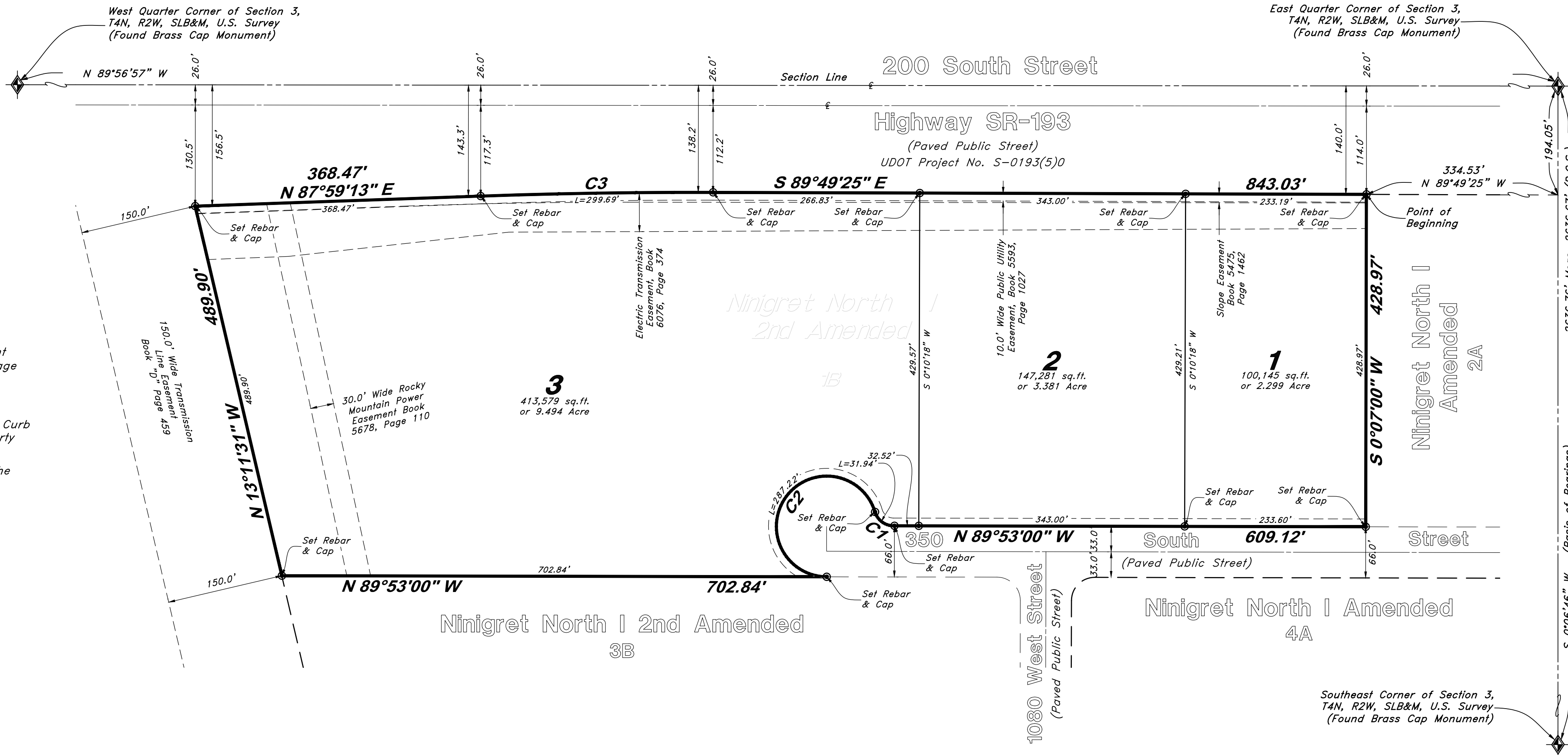
Scale: 1" = 100'



Graphic Scale

Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line PUE Public Utility Easement PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



NOTE

1. 10 foot wide Public Utility and Drainage Easements on the subdivision boundaries, as indicated with dashed lines on the drawing.

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	73°12'04"	25.00'	31.94'	29.81'	N 53°16'45" W
C2	253°14'19"	65.00'	287.29'	104.34'	S 36°42'15" W
C3	2°11'22"	7842.50'	299.69'	299.67'	N 89°04'54" E

INDUSTRIAL DEVELOPMENT ZONING CODE

10.120.010 Purpose.

The purpose of this zone is to provide for industrial, manufacturing, and certain compatible commercial uses and to protect such uses from encroachment of uses adverse to their operation and expansion.

10.120.020 Permitted uses.

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SCC 10.20.100:

- (A) Agriculture.
- (B) Automotive and engine repair services.
- (C) Churches, synagogues, and temples.
- (D) Car washes, self-service coin-operated style car washes and full-service tunnel style.
- (E) Contract construction services.
- (F) Caretaker quarters on the same parcel as storage facilities (see note below).
- (G) Manufacturing, chemicals and allied products or plastic products.
- (H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):
 - (1) Apparel.
 - (2) Fabricated metal products (not including primary metals industries).
 - (3) Food products.
 - (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services.
- (K) Printing and publishing industries.
- (L) Professional nonretail services.
- (M) Public and quasi-public buildings.
- (N) Public parks.
- (O) Rehabilitation centers.

- (P) Restaurants and fast food services.
- (Q) Retail, building materials, hardware, and farm equipment.
- (R) Storage facilities, industrial warehouse.
- (S) Tattoo and body piercing shops.
- (T) Uses considered similar and compatible by the Land Use Administrator.
- (U) Welding or machine shop.
- (V) Wholesale trade.

Note: Caretaker quarters in a storage facility shall:

1. Be limited to one dwelling unit per 350 storage units.
2. Include a minimum of one kitchen and one bathroom.
3. Be attached to or located within the main structure of the principal use, and not have a total square footage that exceeds 50 percent of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
4. Be limited in its occupancy to caretakers of the storage facility and their family.
5. Be secondary and incidental to the principal use.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.
7. Only be located in the rear or second story of a building.
8. Only be permitted upon positive recommendation from the Fire Marshal.
9. Not include mobile living facilities, such as recreational vehicles, mobile homes, or campers.

10.120.030 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 (200 square feet or greater) (minor).
- (B) Day care centers (major).
- (C) Sexually oriented businesses (see Chapter 10.135 SCC) (major).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

10.120.040 Minimum lot standards.

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

(A) Lot area: no minimum requirement.

(B) Lot width: as required by site plan review.

(C) Front yard: 30 feet.

(D) Side yards: as required by site plan review.

(E) Rear yard: as required by site plan review.

(F) Building height: 35 feet for buildings from zero to 100 feet from the zone boundary; 55 feet for buildings 100 to 200 feet from the zone boundary; 100 feet for buildings more than 200 feet from the zone boundary.

(1) For purposes of this subsection, a zone boundary is expanded to include the contiguous zones of adjacent cities or unincorporated county, if those zones contain substantially similar uses to the industrial development zone.

When an industrial lot is adjacent to or faces upon another nonindustrial zone, the yards in the industrial zone that are adjacent to or face upon the other nonindustrial zone shall be a minimum of 20 feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for industrial zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief. All lots shall be subject to the general landscape requirements as prescribed in Table 2, Buffer Classification Requirements, found in SCC 10.30.080.

10.120.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC unless the Planning Commission requirements exceed those of Chapter 10.40 SCC.

10.120.060 Signs.

Signs permitted in this zone shall be those allowed in industrial zones by Chapter 10.45 SCC.

10.120.070 Special provisions.

(A) Landscaping. All lots, parcels, or sites shall have a minimum 10 percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) Industrial Performance Standards. The following performance standards shall ensure that all industries will provide necessary modern control methods to protect the City from hazards and nuisances; set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

(1) General.

(a) No one shall use or occupy any land or building devoted to uses authorized by this chapter in any manner so as to create a dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical, or other disturbance; liquid or solid refuse or waste; or other substance, condition, or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as “dangerous or objectionable elements.”

(b) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for an industrial use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. The application shall include an investigation and report from a qualified consultant outlining all possible environmental impacts the industrial use may have. The cost of such expert report shall be borne by the applicant.

(c) Within 20 days after the Commission receives the aforesaid application and report, the Commission shall determine whether the plans would employ reasonable measures to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans.

(2) Dangerous and Objectionable Elements.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source such that the one-hour equivalent sound level (Leq) of resultant sound measurement, at the lot line of the establishment or use, exceeds, by six dB(a) or more, the one-hour equivalent sound level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 Highway Traffic Noise Prediction Model, or by other techniques at least as accurate. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 Type 1 and compatible measurement procedures, according to ANSI S1.13-1971, with the following adjustments:

(i) Adjustment for Temporal and Tonal Characteristics of Sound. If the sound has a pronounced audible-tonal quality, such as a whine, screech, buzz, or hum, or an audible cyclic variation in sound level, such as beating or other amplitude modulation, the measured sound level shall increase by five dB to allow for more subjective response to the sound.

(ii) Quasi-Steady Impulsive Sound. Where the sound is of a repetitive impulse nature, providing a steady reading using the “slow response” setting on the sound level meter, the measured value shall increase by 10 dB to allow for more subjective response to the sound.

Only one of the subsections (B)(2)(A)(i) or (B)(2)(A)(ii) of this section may apply to qualify for an adjustment. In a case where both subsections apply, subsection (B)(2)(A)(ii) of this section takes precedence.

No use shall emit, cause, or permit the emission of sound of an impulsive nature from a stationary source such that it results in an impulsive sound level at a point of measurement in excess of 80 dB or, in a one-hour equivalent level (Leq), exceeding that one-hour equivalent level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 or equivalent method.

(b) Vibration. No use shall create or permit a vibration (other than from transportation facilities or temporary construction work) that is discernible without instruments at the points of measurement specified in subsection (B)(2)(a) of this section.

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed

by the Planning Commission to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or use.

10.120.080 Architectural Review Committee.

Developments within the ID zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards.



Antelope Business Park Subdivision

1080 West 350 South

Engineer Plat Review

Completed by Brian Bloemen on October 31, 2018

1. Add addressing.
2. Add a notice to purchasers stating, "Each lot owner will be required to install a pressure booster pump on the secondary irrigation system to insure adequate operating pressures."
3. Ordinance 4.25.120 does not permit using secondary water across property lines. All lots need to have their own secondary service.
4. There are no services currently installed to serve Lot 3.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.

City Engineer



TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: Antelope Business Park Subdivision Amending Lot 1B Ninigret North I 2nd
Amended

DATE: October 11, 2018

I have reviewed the subdivision amendment submitted for the above referenced project. The Fire Prevention Division of this department does not have any comments/concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.

**Mayor**

Mike Gailey

Subdivision Amendment Plan Review**City Council**

Corinne Bolduc

Andrea Anderson

David Maughan

Jordan Savage

Doug Peterson

City Manager

Brody Bovero

10/25/2018

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Antelope Business Park Subdivision Plan for compliance with the city's adopted land use ordinance. The plat appears to meet all the requirements of the land use ordinance.

Please contact me with any questions concerning this project.

Regards,

Royce Davies

City Planner

(801) 614-9632

rdavies@syracuseut.com



PLANNING COMMISSION AGENDA

November 6, 2018

LEGISLATIVE ITEM

Agenda Item # 7

Proposed amendment to 10.30.40 Animals

Factual Summation

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

In the county, if you have 4 dogs, you must get a kennel license. In the city, if you have 3 dogs, you must get a kennel license. In an effort to be congruent to the county, it is proposed that the city match the county at 4 dogs for a kennel, but also matching the county requirement of maximum 4 dogs or cats in any combination.

The City Council reviewed the issue on September 25 and decided to look at amending the ordinance to be more consistent with the county's requirements. Once a recommendation is made by the Planning Commission, the City Council will review the ordinance again and make a final vote.

Attachments

Syracuse Ordinance

County Ordinance

Syracuse Ordinance

10.30.040 Animals

(D) Dog Kennel Regulations. Parcels or lots with ~~three~~ **four** 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.~~ **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, unless a dog kennel permit is acquired.**

(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.