



SYRACUSE CITY

Syracuse City Council Work Session Notice *Continuation*

December 11, 2018 – immediately following the City Council business meeting, which begins at 7:00 p.m.

City Council Conference Room

Municipal Building, 1979 W. 1900 S.

- d. Review of certified annexation petition submitted by C.W. Land for property located at approximately 2600 W. 3000 S. (15 min.)

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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 7<sup>th</sup> day of December, 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 December 7, 2018.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

December 11, 2018

## **Agenda Item "d"**

## **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.

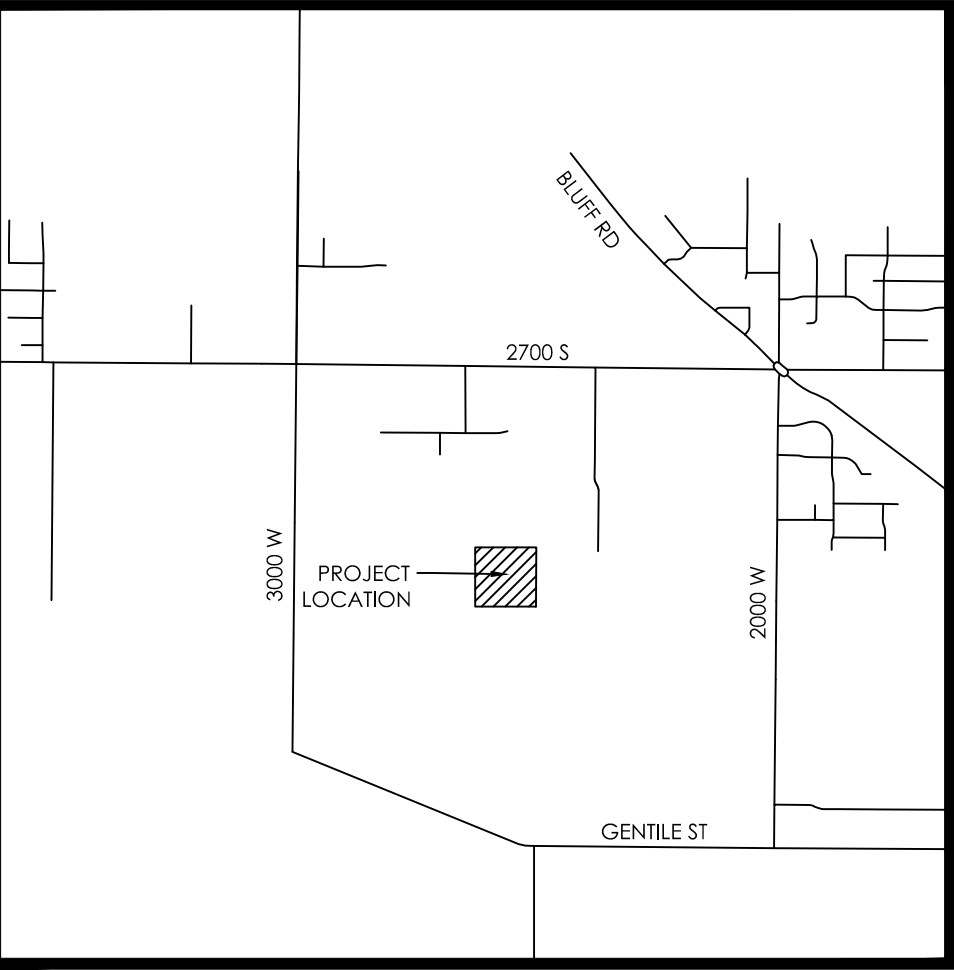
The property is being actively farmed and is also partly left undeveloped. There is no public road access to the property. Utilities would come from the north from Syracuse Meadows subdivision or from the east from Still Water subdivision. It is anticipated that the property would be developed in conjunction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

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.

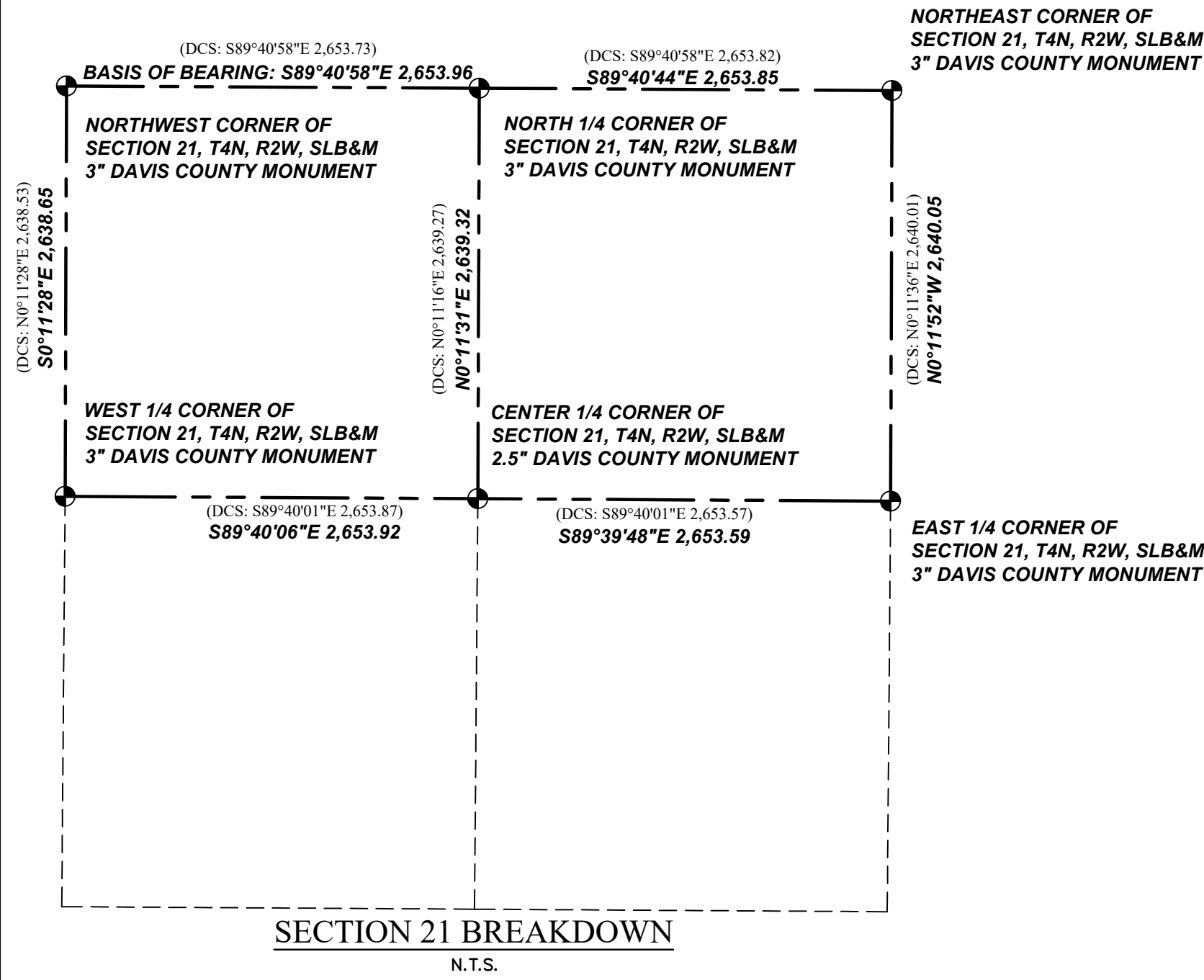
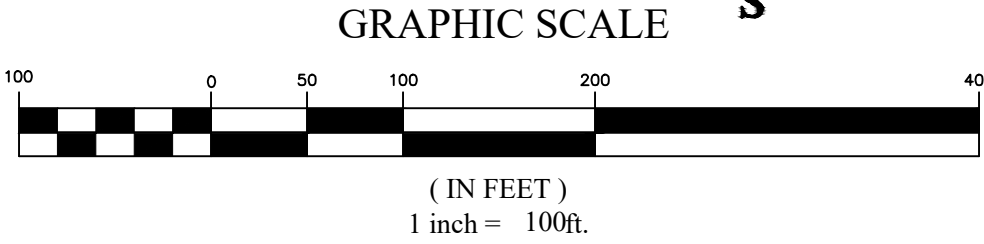
With this motion, the Planning Commission needs to provide a recommendation for the zoning that will be applied to the property upon annexation. The General Plan map is R-1 and therefore is recommended that this property be assigned the R-1 zone upon annexation.

The Planning Commission voted on November 6 to recommend approval of this item with a R-1 zoning. After the City Council reviews this item in a work session, the item will go to a voting meeting where the annexation could be approved by ordinance.



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.

PRELIMINARY  
FOR REVIEW

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

Printed Name

Address

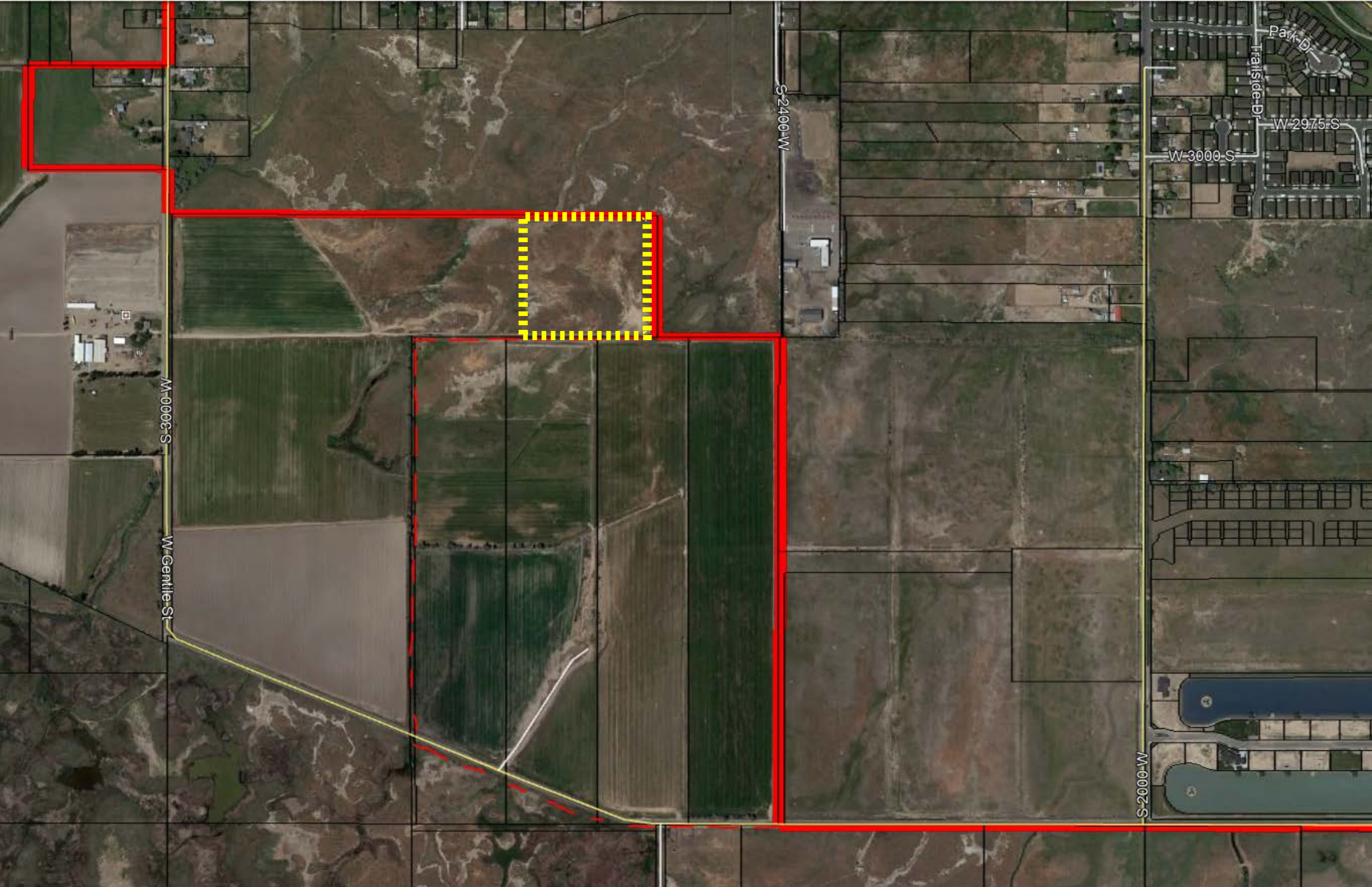
*W* *R. Steven Romney*

Steven Romney

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.)



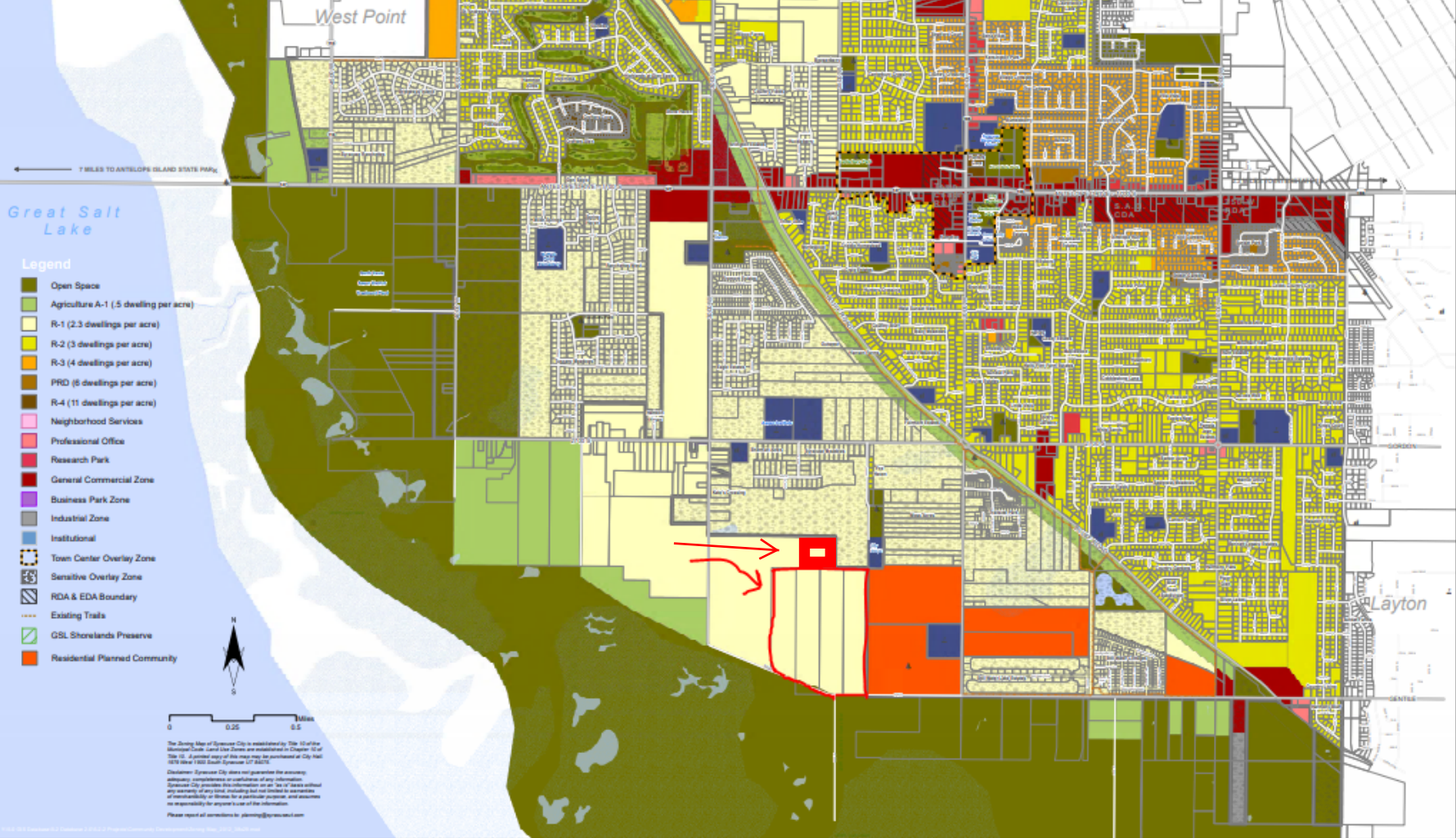




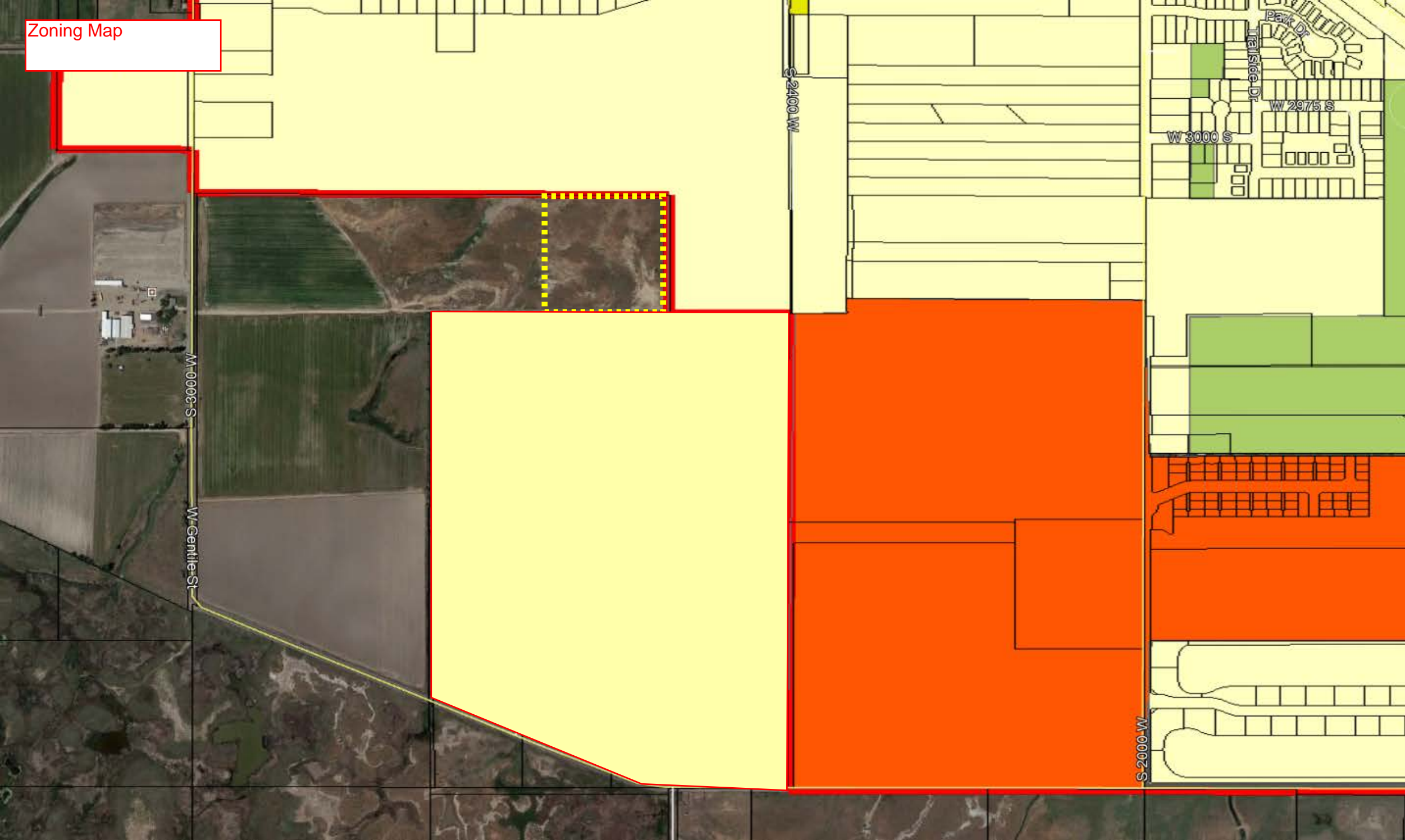
# Syracuse City

## GENERAL PLAN MAP

Updated March 10, 2017

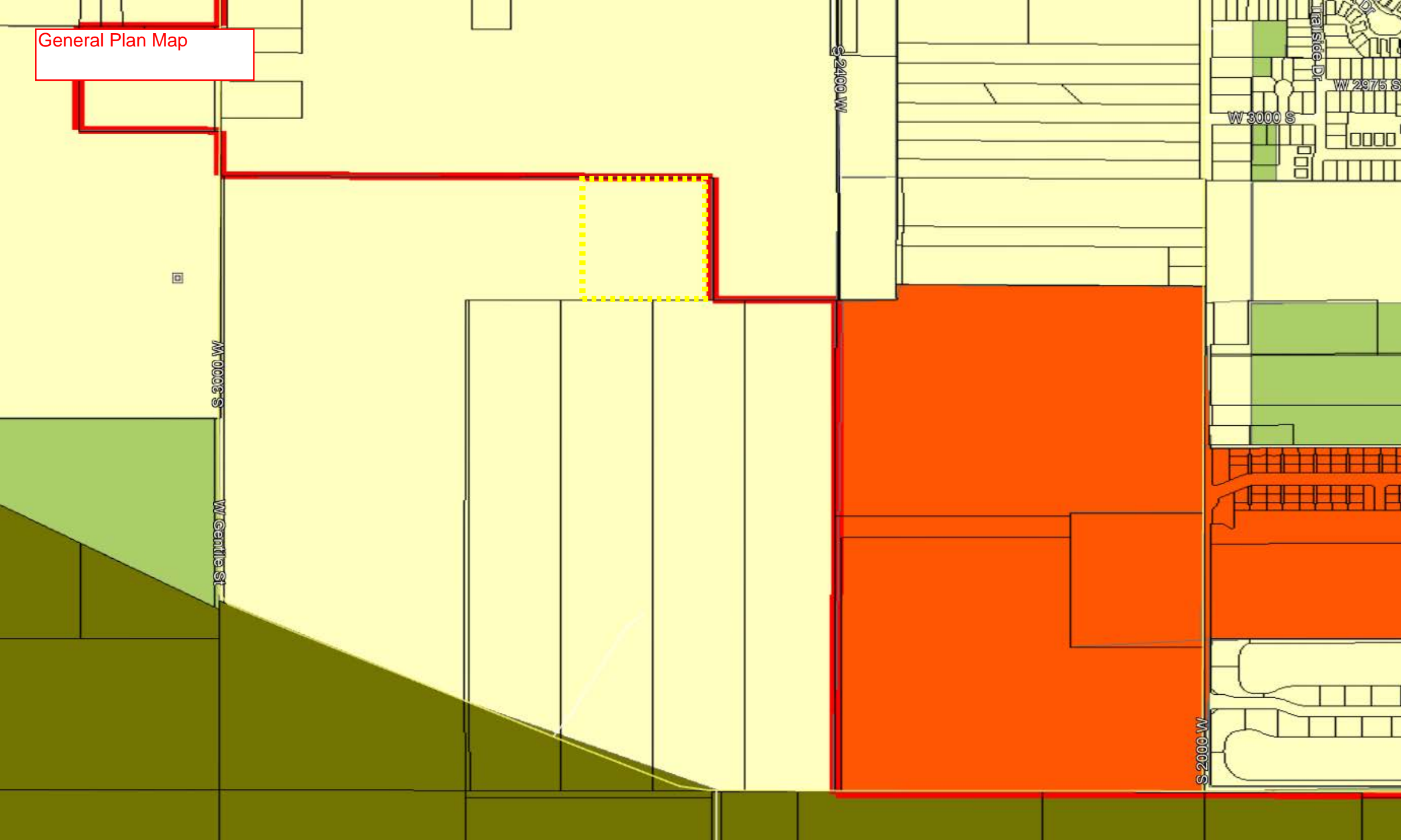


Zoning Map





General Plan Map









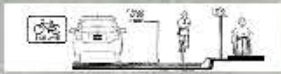


# Syracuse City Trails Master Plan

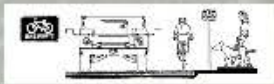
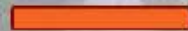
Adopted by City Council on 3/14/2012  
Ordinance No. 12-04



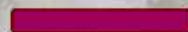
**Class I**  
Shared Use Trail



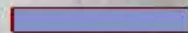
**Class II**  
Bike Lane



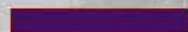
**Class III**  
Shared Lane



**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 26<sup>th</sup> day of November 2002.

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. . Mayor . .

ATTEST:

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. . 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 26<sup>th</sup> day of November, 2002 as attested by the following signatures.**

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Fred Panucci, Mayor

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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

