

Minutes of the regular meeting of the Syracuse City Council held on June 8, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 862 8012 9708, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Bolduc provided an invocation and Councilmember Bingham led the audience in the Pledge of Allegiance.

Mayor Gailey stated it is necessary to switch the order of items 14 and 15 on the agenda as item 15 needs to be acted upon before item 14. He asked that the Council amend the agenda accordingly.

COUNCILMEMBER MAUGHAN MOVED TO AMEND THE AGENDA BY SWITCHING THE ORDER OF ITEMS 14 AND 15 AND TO ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment:

Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. He invited Ms. Brown to read the written public comments submitted prior to the deadline.

"Dear Syracuse City Council:

We have lived behind the Rush Funplex for 8 years, before the addition was built. Before the building was expanded we heard occasional noise and music, but since the expansion it has been nonstop.

I understand we border commercial property so there will be noises that you do not have in a purely residential neighborhood. During the daytime, while annoying, it is not as disruptive to our lives. Having constant music in playing in your backyard every time you go outside gets old quickly. The noise and music at night is disruptive to our lives. It disrupts sleep and causes lots of aggravation.

We have tried over the years to work this out with the Rush. When we call them to ask them to adjust the music, we are told it's on an automatic system and the employees cannot control it. Some of the other things we have been told by the Rush are that the noise ordinance does not apply to them (they believe they are grandfathered in), or they're having a private party that brought their own DJ so there's nothing they can do about it, or they're closing soon so it will turn off then. We have also reached out to the police on multiple occasions. The last time we called it was forwarded to the Davis County Sheriff's office and they told us it was a city ordinance issue so there was nothing they could do about it. It's very frustrating to feel that there's nothing you can do and no one you can reach out to when it's late at night and you're losing sleep!

We appreciate the efforts of Councilman Jordan Savage. He worked to establish a noise ordinance for our city and has listened to our many complaints. I know you as a City Council can't and shouldn't control everything a business does, but the passage of the noise ordinance hasn't changed our situation. It feels like the city has been reluctant to give citations to businesses and the police do not want to handle it either. Most of the time there is a violation it is late at night on the weekend, so we as neighbors feel stuck and frustrated.

I know and appreciate the value small businesses bring to our community. My kids have enjoyed the many activities the Rush has to offer. I feel that as neighbors we are not asking for them to have no music or sounds coming from their building. We are just asking for a slight volume reduction which we believe will have no impact on their business or its operations, but a large impact on the surrounding neighborhood.

Sincerely,

Phillip & JeuneElle Arnoldson"

"Mayor and Council members,

Unfortunately, I cannot be present at tonight's meeting, however, I did want to keep with my resolve of sharing some of the ways I've been impressed with different staff members.

Tonight, I want to focus on Paul Roberts. I don't know who hired Paul Roberts, but they deserve a major pat on the back! Based on how much I hear Paul speak during meetings and presentations, it's evident he loves the spotlight... so hopefully this doesn't make him too uncomfortable.

I'm reluctant to admit it, but I have rubbed shoulders with quite a few attorneys. So, I feel somewhat qualified to say that Paul is exceptional. While I have sometimes wished he answered differently, he does a wonderful job of keeping the City out of trouble. I've personally been involved in a situation where a city attorney advised the city incorrectly, and the State Auditor's Office had to set them straight. I've also been involved in two situations where a city attorney steered the cities incorrectly and the State Property Rights Ombudsman had to correct the cities. By following Paul's advice, I doubt you'll ever be led wrong.

It is impressive how well Paul knows land-use law... which is on top of a myriad of other legal issues that he needs to worry about as City Attorney. He always seems to be aware of not only the law, but also of case law that has set precedents in different areas.

Paul is accessible, responsive, and efficient. He does a fantastic job while remaining levelheaded, consistent, kind, and without ego. Syracuse should do what it takes to keep Paul on the team.

Genuinely,
Josh Hughes"

"To whom it may concern,

I understand there is a housing shortage and affordable housing has turned to condos and townhomes. However, I live on 400 s, and I am opposed to the development being considered on 1550 W.

There is a car wash currently being built, a mortuary and a school. Traffic is very heavy at times, especially during school hours. The school also contracts out for other events using their amphitheater and their parking lot cannot accommodate all of the vehicles, so they park up and down 1550 W. and 400 S. Just two weeks ago there was an event and vehicles lined 1550 W and 400 S for hours.

You can also see from the attached pictures that cars are also parked in red & yellow zones.

There are also upwards of 25-30 kids that live on 400 S alone. Unlike most kids these days, our kids are outside riding bikes and playing with friends on a regular basis.

Please consider re zoning the area on 1550 W or please consider putting in several safety measures and traffic options that would make sense for the area.

I know from a city standpoint generating revenue for the city is key but let's not do it at the safety of others and end up paying more over a lawsuit later.

Thanks for your time and consideration.

Shanae Perez & Family"



"Members of the City Council:

Residents of Monterey Estates still have concerns with the increased safety hazards that the Abington Park townhome development will most certainly compound. There was a traffic study done (I was able to sit in on the meeting where the results were discussed, but no hard copy was provided to actually look at, and the Monterey residents haven't been able to see the results) but it doesn't seem complete enough to have thoroughly examined all the current traffic concerns and safety issues in play. The traffic study seemed to work in favor of the development being built, in that the trip counts at the three access points showed that the trips that would come from the townhome development at these access points would not be problematic. However, it didn't properly study the speeding issues or street parking/visibility problems on 1550 W.

Vehicles line 1550 W thirty minutes before school is out and remain parked until children find their respective vehicle. These parked vehicles inhibit visibility for those vehicles needing to turn out of a connecting street, a home, or the school. School children frequently dart in and out of parked vehicles during this time of increased road traffic, causing close calls with residents and other community members picking up children or driving through the neighborhood. There are many children in Monterey Estates who walk home from school, and there are many children who are picked up and live outside of Monterey Estates, resulting in large numbers of people and vehicles during the busiest hours of the school day. Additionally, 1550 West is prone to speeding vehicles, which can not only happen during busy school hours but during any hour. 1550 West is a long road that runs North to South off the busy State Road 193. It passes by the Arts Academy and into Monterey Estates. Vehicles frequently speed down this road and whip around the corner near the neighborhood park where children play. Children and adults alike have already had several close calls and have fears about impending accidents should the speeding on 1550 West continue. There is also speeding down 1525 West as some drivers try to bypass 1550 West traffic. There are a number of parents who have their school children walk all the way down 1550 W and pick them up at the park, creating a secondary area of safety concerns and traffic, street parking, and kids crossing the road with no crosswalk.

Increased street parking that will most certainly result from the townhome development will further limit visibility not only during school hours, as it does now, but potentially at all hours. Increased traffic from townhome residents also means increased speeders.

One of the best solutions would be to have a parking overflow area for the new townhomes. I have asked about using the detention area for overflow parking but have been told that is not possible. It has been suggested to look into the possibility of coming up with some kind of parking access agreement with the mortuary across the street. Another option to look into would be to get the seller to amend the contract and provide additional land for overflow parking. Our solutions as residents remain and have been added to:

1. Overflow parking area for townhome residents, as seen in the Woodside Still Water development.
2. Access road that connects 1550 W with 2000 W. This will more effectively funnel the increased traffic from the townhomes out of Monterey Estates and the Arts Academy.
3. Painting the curb red on the west side of 1550 West along the townhome development will prevent additional street parking which limits visibility for those coming out of homes and side streets.
4. A flashing speed limit sign on 1550 West will be more effective at slowing speeders on 1525 W.
5. The addition of crosswalks and crossing guards, especially near the school.
6. Changing the lanes at the intersection of 1550 W and 193 at the light from a left turn lane and a straight/right turn lane to a left turn lane, a straight traffic lane, and a right turn lane (apparently this is something to take to UDOT).

There has been discussion at 2 of the previous city work meetings that because there is a jog in 1550 W (not a straight shot), speeders will slow naturally. This has not proven to be the case so far. It has also been brought up that if townhome residents park on 1550 W, it will not be problematic because the road is wider, and studies have shown that parked cars and built structures on both sides of the street will naturally slow speeders, but that really remains to be seen, as 1550 W is a long road and speeding is already happening on the south end of the 1550 W where there are built structures on both sides of the street. Additionally, parked cars on 1550 W inhibit visibility and there have been numerous close calls when trying to pull out from a home or from a side street when cars are parked along 1550 W.

We have not ever argued against the development, but have approached you with solutions that will not only make current problems better, but will help to rectify the impending compounding of these problems. While I have certainly been grateful to be a part of the discussions and for the opportunity to represent Monterey Estates, It has been somewhat unsettling that as the discussions have progressed in city work meetings and other conversations, they went from the developer telling us they would pay for all of our traffic/safety solutions to telling us that whatever measures are implemented will depend on the results of the traffic study, to hearing that the traffic study (which I don't think was complete enough) and other studies indicate that we might not need any of our suggested safety measures. I have been in touch with the residents of Monterey Estates and I have tried to accurately represent their concerns. The Monterey Estates residents would like to get a commitment on the record which of the above items will be implemented and who will pay for them - the city or the developer.

Sincerely,
Emily Finau"

"A significant portion of the Monterey Estates Community, comprising of 125 individuals along with their families, have expressed detailed written concerns with traffic safety surrounding the proposed Abington development. A letter was drafted by Ms. Emily Finau that included multiple potential courses of action. Our mayor then invited Ms. Finau to join ongoing discussions between law enforcement officials, the city engineer, the director of planning and development, and this council. Ms. Finau has served well as a liaison by seeking continued input from Monterey Estates residents and promptly informing us of the results of these discussions.

I was hopeful when Ms. Finau was invited to represent our community, but I do not feel that true representation is possible until she has been fully informed. I was concerned to hear that Ms. Finau has not been provided with access to the results of the traffic study that was recently conducted in our neighborhood. If Ms. Finau is valued by the council as a participant in these continued discussions, she should have been afforded adequate notice to review and communicate the results of the study to residents. This would allow her to collect additional feedback from Monterey Estates residents who have already provided multiple viable solutions, and may yet provide many more. When 125 people join together under a common cause, big ideas result. As Helen Keller said, "Alone we can do so little; together we can do so much". I am saddened that this opportunity for additional collaboration is being overlooked.

I feel that this vote is premature. A vote tonight would signal that you don't intend to address the safety concerns of your constituents residing in the Monterey Estates Community, and that you aren't interested in our continued participation and input. Please consider postponing your vote and please provide Ms. Finau with access to the results of the traffic study, so that she may continue to liaise with residents. Thank you."

Please confirm receipt of this statement and please let me know if you need any additional information from me.

Respectfully,
Summerlin Gee"

"I am a resident in the Monterey Estates Subdivision. I live on the east side 450 South. During the school year I don't even attempt to use the west exit of my street onto 1550 W as there are too many cars that line to road and am not able to see cars that are headed northbound towards I-193. Parking and crowding from school drop off and pick up make using 1550 West difficult.

I also have experience being a crossing guard. I know for a fact that even when I have my stop sign raised and am entering the road cars will not slow down or stop for me. I have on several occasions also had kids not want to cross where I am and will hide behind cars and dart out other places when I try and cross them.

I personally believe that by putting in blinking crosswalk signs would be beneficial to 1550 West to help vehicles and children cross safely with a crossing guard. I also have been witness to multiple cars speeding down that road at all points and believe speed limits signs that display drivers' speeds would be beneficial.

Thank you for your time,
Chelsey Robinson"

Mayor Gailey then invited Zoom participants to provide public comments. There were no Zoom participants wishing to provide public comments.

Mayor Gailey then invited public comments from those in attendance in person.

Laura Streeter echoed the concerns expressed by Mr. and Mrs. Arnoldson regarding noise at The Rush; she has tried to address her concerns about noise by dealing directly with the business owners, but her calls are now met with belligerence. Police have been unhelpful as they have told her this is a code issue and should be addressed with Code Enforcement. She asked how residents are expected to do that at 11:00 p.m. When The Rush hosts private parties, citizens are told that Rush ownership cannot regulate the private disc jockey, even though they are hosting the private event or party in their facility. She stated she and her children are being kept awake at night because of the noise, but the owner has indicated he cannot control the noise and that the bass from the music is the only problem. She stated that is not true and noise comes from so much more than the bass. The City's current noise ordinance, while written with good intent, is not being enforced. Subsection 6.40.040 of the Syracuse City Code contains a table outlining acceptable noise levels for different zoning designations in the City, with the caveat that when two zones abut one another, the more restrictive level is enforced. The general rule is that daytime levels are not to exceed 60 decibels and nighttime levels are not to exceed 50 decibels. In a discussion on May 28, 2021, following a previous night's graduation party with noise levels exceeding limits until 2:00 a.m., questions were asked of Mr. Gertge. When asked if he knew the legal limit, Mr. Gertge's response was no. When informed it was 50 decibels after 10:00 p.m. Mr. Gertge's response was that he had no idea what that means. When informed that she gathered data measuring the sound at 11:30 p.m. at 75 decibels, Mr. Gertge's response was that the measurement tool must be wrong. She stated Mr. Gertge also falsely believes he has been 'grandfathered' under the existing ordinance since his business was in existence before the ordinance was adopted, but she knows that is incorrect due to the ordinance being a nuisance ordinance and not a land use ordinance. She asked what else residents need to do; they have called The Rush, called the Police, and called the City to provide data and evidence and she needs to know what else the City requires before the code will be enforced. She stated she and other surrounding residents are urging the City Council to take action and she asked who is willing to fight in the residents' corner to get this issue addressed.

Brittany Thurston stated she sent an email to the Mayor and Councilmembers, but did not send it to Ms. Brown. Her email was echoing the concerns of the residents in the Monterey Estates neighborhood. She is a member of the Homeowner's Association (HOA) Board for that community, and she has been asked to represent the Board to voice the concerns of the neighborhood regarding traffic congestion and safety concerns caused by the Abington Subdivision proposal. She stated that Ms. Finau has outlined those concerns very well, but she wanted her voice to be on the record to communicate the request to hold off on acting on the proposal and tabling discussion and decision until the residents know more about what will be developed in that area. She urged the Council to vote in opposition to the rezone proposal.

Kole Kussee stated he is also resident of Monterey Estates and he wanted to echo the concerns expressed by those that have spoke about the traffic and safety concerns associated with development of the Abington Subdivision in his neighborhood. He noted 1550 West is already a very busy street and some enforcement is needed from the City to address speeding on the road. The safety of his children and others in the neighborhood is very important to him and he thanked the Mayor and Council for their attention to that matter.

3. Report/update on drought conditions and secondary water provision.

Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update regarding drought conditions and secondary water service in the City. He shared a graph comparing water availability in 2020 with 2021; the lack of water to fill secondary water tanks makes it difficult for the City to maintain pressure in the system and that is why restrictions are being imposed. If too much water is used at this time of the growing season, it will not be available later in the season. Additionally, when too much water is used on residential landscaping, the amount available to farmers is reduced.

The Council engaged in high level discussion about the information provided and suggested that communication of water restrictions to citizens needs to be increased; many residents may not be aware of the current restrictions. Mr. Whitely agreed and stated that is why the City is only issuing warnings when restrictions are not being followed; once a resident has received a warning and they continue to water in conflict with the restrictions, they will be issued a civil penalty and fine.

City Manager Bovero stated it appears there is still a great deal of discussion to be had on this topic and he indicated staff will add an item to the June 22 work session meeting to provide for that opportunity.

4. Possible reconsideration of May 11, 2021 vote to authorize execution of Fiber Communications and Acquisition Contract with Utah Infrastructure Agency (UTOPIA).

City Manager Bovero reported the City Council approved a contract with UTOPIA on May 11, 2021. Since that time, the City was approached by another service provider and their proposal was discussed during the May 25, 2021 work session meeting. This item was included on tonight's agenda to give the Council the opportunity to reconsider their vote from May 11, 2021 if there is support for exploring options with the other service provider.

Councilmember Savage stated that he wanted to explore all options available to the City; he has reached out to other cities that have entered into a partnership with Connex as well as other service providers. He has also spoken with representatives of cities that have engaged with UTOPIA. While he feels that service provided by Connex will be promising in the future, he feels they are too 'young' to provide the same service that has been promised by UTOPIA. He feels it is his job as a City Councilmember to ensure that the City can get the best project to as many citizens as possible. With that information, he does not wish to reconsider the previous vote and he still supports moving forward with UTOPIA.

Mayor Gailey stated that he was unable to participate in a site visit to West Point to gather information about their fiber network and he asked Councilmember Savage to report on his findings. Councilmember Savage stated that the facilities in West Point are identical to others that the Council has seen in the past; there was not as much power backup at the fiber huts located on the city's outskirts, but there was still sufficient power. He stated he spoke with UTOPIA about their commitment to improve their fiber huts to make them more aesthetically pleasing and to provide public Wi-Fi at City parks from the huts. They have also committed to include air quality sensors and weather stations on the buildings, which will give the City real-time data that can be used to deploy public safety officials and first responders.

Mayor Gailey then polled the Council to determine if there was any interest in reconsidering the May 11 vote to enter into a contract with UTOPIA; no support was voiced and the Mayor concluded that the May 11 vote stands.

5. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of April 27, 2021 and Business Meeting of May 11, 2021.

COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

6. Recognition item: introduction of newly hired Fire Fighters and administration of the Oath of Office.

An administrative staff memo explained Chief Byington would like to introduce and have sworn in our newest full-time firefighters as well as our newly promoted engineer.

- Firefighter/AEMT Coby Purser (hired September 2020)
- Firefighter/Paramedic ShayLynn McGuire (hired September 2020)
- Firefighter/AEMT Javen Innes (hired May 2021)
- Firefighter/Paramedic Brock Minhondo (hired June 2021)
- Engineer/AEMT Colt Cottrell (promoted April 2021)

Chief Byington reviewed his staff memo and introduced each of the Department's employees mentioned in the memo. City Recorder Brown then administered the oath of office.

7a. Authorize Administration to execute Consulting Agreement with Corbin Design for development of a signage plan.

A staff memo from the Community and Economic Development (CED) Department explained as previously discussed with council, an RFP was posted inviting firms to assist the city in its branding and economic development efforts to create a unique sense of place. The mayor assigned Councilman Teague and Councilwoman Bolduc to serve on a selection committee to review the various proposals submitted by firms. There were three firms that responded to the RFP. The selection committee decided to go with Corbin Design because of their extensive experience and high-quality body of work.

- Corbin Design - \$40,190
- Kimley Horn - \$35,000
- Selbert Perkins Design - \$65,000.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE CONSULTING AGREEMENT WITH CORBIN DESIGN FOR DEVELOPMENT OF A SIGNAGE PLAN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7b. Common consent: Authorize Administration to execute Interlocal Agreement with Clinton and Sunset Cities for Victim Advocate Services.

A staff memo from the City Attorney explained Since 2017, the City has provided victim advocacy services thanks to a Victims of Crime Act grant through the federal government. The Grant is an 80-20 matching grant, requiring the agency to pay 20 percent of the program costs. Syracuse City has partnered with Clinton City over these four years, splitting the cost nearly equally, according to crime stats in each City. Syracuse has re-applied for another two years of grant funding; the application is pending but seems likely to be renewed. Sunset City was invited to participate in 2017, but did not join up at that time. City Administration approached Sunset again this year and asked if they wanted to join. Their council reportedly supports their joining up and in order to accomplish the cost-sharing, staff has proposed an Interlocal Agreement between the three agencies. Estimated costs are identified in the agreement, based upon the number of crimes in the respective jurisdictions. This matter was reviewed during the May 25 work session meeting and no provisions have been changed since that discussion regarding the agreement during the May 25 Work Session. Sunset City approved the Interlocal Agreement on May 18, 2021 and Clinton has not yet taken action.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE INTERLOCAL AGREEMENT WITH CLINTON AND SUNSET CITIES FOR VICTIM ADVOCATE SERVICES. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

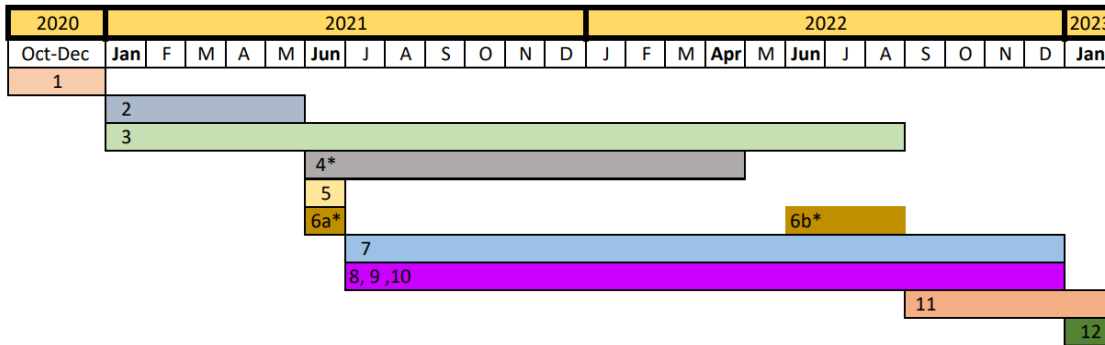
7c. Common consent: Authorize Administration to execute amended Interlocal Agreement with Davis County for Paramedic Services.

A staff memo from the City Manager explained the Council has discussed the issue of paramedic services on a number of occasions, specifically regarding the transition of paramedic services from Davis County to the municipalities. At the April business meeting, the Council authorized the execution of the interlocal agreement for paramedic services. Since that time, the Davis County Commission has decided to cover the cost of the county paramedics service during the transition period, while the cities are standing up their own paramedic units (see number 7 in the Timeline Milestones on the next page). This is a change to what is stipulated in the agreement that was already signed.

The memo provided a summary of the changes to the interlocal agreement:

- a. **Section 3-Cessation of County Services:** The date for the City to notify the other entities on the specific means by which it will provide paramedic service is changed from June 1, 2021 to August 30, 2021. This provides time for adoption of city budgets and Truth in Taxation hearings.
- b. **Section 7-Funding:** Amended to indicate the County will continue to fund the county paramedic service during the transition period, without contribution from the cities.

The county group described above has spent the last year working through the logistics and timeline of how a transition could safely take place. Below is representation of how that timeline might look:



Timeline Milestones

1. Discussion with City Councils.
2. Adopt interlocal agreement with County and other Cities.
3. Public information effort.
4. Formation or merging of cities and service districts where needed.
5. County eliminates the county paramedic tax levy.
6. ‘a’ and ‘b’: Cities adjust tax rates to take on additional costs.
7. Cities continue to pay County for paramedic service (*this will now be funded by the County*).
8. Departments apply for and receive license for paramedic service.
9. Departments hire and train new personnel.
10. Departments purchase necessary equipment and vehicles.
11. Cities begin providing paramedic services.
12. County eliminates county paramedic services.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AMENDED INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR PARAMEDIC SERVICES. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED AYE.

8a. Committee appointments: R21-19 Appointing Brigham Young and Lisa Schwartz to the Disaster Preparedness Committee.

An administrative staff memo explained there are currently two vacancies on the Disaster Preparedness Committee. Mayor Gailey recommends the appointment of Brigham Young and Lisa Schwartz to fill the vacancies, with the terms for both appointees to expire June 30, 2024.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-19 APPOINTING BRIGHAM YOUNG AND LISA SCHWARTZ TO THE DISASTER PREPAREDNESS COMMITTEE. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED AYE.

8b Committee appointments: R21- 20 Appointing Ryan Snarr to the Syracuse City Architectural Review Committee.

An administrative staff memo explained there is currently a vacancy on the City’s Architectural Review Committee. Mayor Gailey recommends the appointment of Ryan Snarr to fill the vacancy.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21- 20 APPOINTING RYAN SNARR TO THE SYRACUSE CITY ARCHITECTURAL REVIEW COMMITTEE. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

9. Public Hearing: Proposed Resolution R21-21 adopting the Tentative Budget as an Operating Budget for Fiscal Year 2021-2022 and continuing this Public Hearing in August to consider increasing the 2021 tax rate to .001653 and to adopt a Final Budget.

A staff memo from the Administrative Services Director explained as required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. This requirement has been met since the City Council adopted the tentative budget on May 11 and set a public hearing on June 8, 2021, to consider adoption of the final budget. As required by Utah Code Annotated 10-6-118, “before the last June 22 of each fiscal period, or, **in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before August 17 of the year for which a property tax increase is proposed**, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption.” The council is considering a truth in taxation process and

raising property taxes by \$486,000 to fund the paramedic program (\$450,000) and benchmark adjustments for positions that have fallen greater than 5% behind the market (\$36,000). Since the Council is considering increasing the tax rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in taxation process. The council will be required to continue this public hearing to August 10th to discuss increasing the tax rate. The city will be required to advertise in the newspaper once individually and once on a county combined advertisement the intent to increase taxes. This increase will be shown on the property tax bills sent to all residents during late July. The tax bill will show that a TNT meeting will be held and will give a date and time of the public hearing. The action item before the Council tonight is to consider adoption of the proposed Fiscal Year (FY) 2021-2022 tentative budget as an operating budget and continue public hearing to August 10, 2021 at 6:00 p.m. to consider increasing the tax rate in consideration of items noted above.

City Manager Bovero reviewed the staff memo; he referenced the recommendation to hold the public hearing for consideration of the certified tax rate and adoption of the final budget on August 10, but Davis County has indicated that there are several other taxing entities holding their public hearing on August 10, which is also the same day as the Municipal Primary Election. He facilitated discussion among the Council regarding whether to schedule the public hearing for another night, with the Council ultimately concluding to stick with the August 10 date as pushing the public hearing to a later date may give the appearance that the City is trying to hold budget actions until after the election. City Recorder Brown stated she is not concerned about holding a public meeting on the same day as the Election given that the Election will be conducted by mail and residents will have the opportunity to cast their ballot and also attend the City Council meeting to participate in the budget hearing. The Council agreed and indicated a preference to limit the number of items included on the August 10 agenda to keep the meeting short and possibly adjourn before election results are made available shortly after 8:00 p.m.

Mayor Gailey opened the public hearing at 7:10 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER BOLDUC MADE A MOTION TO ADOPT RESOLUTION R21-21 ADOPTING THE TENTATIVE BUDGET AS AN OPERATING BUDGET FOR FISCAL YEAR 2021-2022 AND CONTINUING THIS PUBLIC HEARING TO AUGUST 10, 2021 AT 6:00 P.M. TO CONSIDER INCREASING THE 2021 TAX RATE TO .001653 AND TO ADOPT A FINAL BUDGET. COUNCILMEMBER BINGHAM SECONDED THE MOTION. ALL VOTED AYE.

10. Proposed Resolution R21-22 adopting updates to the Fiscal Year (FY) 2021-2022 wage scale.

A staff memo from the Administrative Services Director referenced the proposed wage scale document included in the packet and explained the recommended changes to the wage scale are highlighted in red and green. Red are changes to existing wage scales with our benchmark adjustments. The items in green are proposed new positions. The new positions include:

- Street Maintenance Crew Leader – added at level of water crew leader.
- Engineering Tech – see benchmark data.
- Fire Captain / Paramedic – 15% above Fire Captain
- Fire Engineer / Paramedic – 15% above Fire Engineer
- Fire Fighter III / Paramedic – 15% above Fire Fighter III
- Fire Fighter II / Paramedic – 15% above Fire Fighter II
- Museum Curator / Communications Spec. – Conversion to Full Time

Administration requests that the Council consider allowing the Fire Chief to hire three paramedics at or near the top of the wage scale to help bring experienced leadership to the new program. Administration also plans to hire three paramedics at or around the midpoint of the wage scale and three near the bottom of the wage scale.

Below is a list of the benchmark adjustments by position. It shows the total market adjustment and also the 80% market adjustment that is included in the proposed budget:

Position	Change in Wage Scale (Avg%)	FY2022 - 80% of total
Police officer III	7.2%	3.8%
Firefighter II	8.4%	5.2%
Fire Captain	8.6%	5.8%
Police Sergeant	7.8%	4.4%
Police Officer II	8.2%	5.0%
Firefighter III	9.3%	5.9%
Police Lieutenant	7.8%	4.7%
Park Maintenance Worker II	12.2%	7.8%
Fire Engineer	5.6%	3.4%

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Police Chief	10.1%	7.6%
Fire Chief	7.2%	5.2%
Crossing Guard	7.0%	4.1%
Rec Site Supervisor	8.7%	6.5%
Passport Agent/Deputy Recorder	9.6%	7.7%
City Recorder	6.0%	4.8%
City Attorney	10.4%	8.3%
Victim Advocate	11.1%	8.9%
Administrative Assistant	8.0%	6.4%
Administrative Professional	5.2%	4.2%
Street Maintenance Worker III	16.7%	13.4%
Street Maintenance Worker I	12.1%	9.7%
Water Maintenance Worker III	10.4%	8.3%
City Engineer	7.2%	5.8%
Public Works Director	5.2%	4.2%
Environmental Maint. Worker II	5.4%	4.3%
Water Maintenance Worker II	6.9%	5.5%
Administrative Services Director	5.3%	4.2%
Administrative Assistant	8.0%	6.4%
Administrative Professional	5.2%	4.2%
Utility Billing Supervisor	10.8%	8.6%
Building Inspector I	10.3%	8.2%
Building Inspector II	7.8%	6.2%
Building Inspector III	7.7%	6.2%
Building Official	8.5%	6.8%
Business Licensing Clerk	9.7%	7.8%
City Manager	10.3%	8.2%
Code Enforcement Officer	8.4%	6.7%
IT Technician	18.9%	15.1%

City Manager Bovero reviewed the staff memo; this item was discussed at the May 25 work session meeting and no changes have been made since that discussion. However, the program to provide differential pay to paramedics would be altered slightly from the proposal in that a paramedic hired after the FY budget has been adopted will not begin receiving differential pay until the following FY.

COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT RESOLUTION R21-22 ADOPTING UPDATES TO THE FISCAL YEAR (FY) 2021-2022 WAGE SCALE. COUNCILMEMBER BINGHAM SECONDED THE MOTION. ALL VOTED AYE.

11. Proposed Resolution R21-23 authorizing and directing the participation rates of Syracuse City in the public employee's retirement system and the public safety retirement system for Fiscal Year (FY) 2021-2022.

A staff memo from the Administrative Services Director explained the City is required by Utah Code Title 49, Chapters 11-15 to pay retirement costs for full-time employees. Each year, the City is required to certify the contribution rates that will be paid for retirement to Utah Retirement Systems (URS) for full-time employees. These rates vary depending on which system the employees are in and when they were hired. The City currently participates in nine different retirement programs offered by URS. This includes our police, fire, and administrative staff as well as tier I and tier II employees. They are outlined below and a URS rate table has been provided in the packet.

Local Government Employee	Tier I – DB	18.47%
Local Government Employee	Tier II – DB Hybrid	16.69%
Local Government Employee	Tier II – DC	16.69%

Public Safety – Police	Tier I – DB	34.04%
Public Safety – Police	Tier II – DB Hybrid	28.10%
Public Safety – Police	Tier II – DC	25.83%
Public Safety – Fire	Tier I – DB	19.66%
Public Safety – Fire	Tier II – DB Hybrid	16.35%
Public Safety – Fire	Tier II – DC	14.08%

The only changes are to public safety Tier II DC programs. They both decreased slightly from last year.

City Manager Bovero reviewed the staff memo.

COUNCILMEMBER BINGHAM MOVED TO ADOPT RESOLUTION R21-23 AUTHORIZING AND DIRECTING THE PARTICIPATION RATES OF SYRACUSE CITY IN THE PUBLIC EMPLOYEE’S RETIREMENT SYSTEM AND THE PUBLIC SAFETY RETIREMENT SYSTEM FOR FISCAL YEAR (FY) 2021-2022. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

12. Public hearing: Proposed Resolution R21-25 adjusting the Syracuse City budget for the Fiscal Year (FY) ending June 30, 2021.

A staff memo from the Administrative Services Director explained the purpose of this agenda item is to consider changes to **operational and capital budgets** including:

- Public Safety Impact Plan update - ~\$10,000
- Sale of Freemont land to SAA and UDOT - \$4,417,200
- Purchase of Land from UDOT - \$1,929,100
- The UDOT transactions should happen around the end of June 2021.
- Allocation of FY21 Surplus to Capital Fund for Turf Conversion Projects.

City Manager Bovero reviewed the staff memo. He noted that this item was discussed during the May 25 work session meeting, but one item has been added to the list of budget amendment since that time. He referred to the final item, which is an allocation of FY21 surplus for turf conversion projects. With the current drought conditions, City staff felt it appropriate for the City to lead by example in efforts to conserve water and are proposing the conversion of turf areas to low-water landscaping options. He provided a rendering identifying the areas that City Administration would convert to low-water landscaping areas and facilitated discussion among the Council regarding prioritization of turf conversion projects; the Council concluded to dedicate \$25,000 to the project, with the caveat that they will have the opportunity for more detailed discussion in a future work session to determine the prioritization of turf conversion areas.

Mayor Gailey opened the public hearing at 7:30 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER SAVAGE MOVED TO ADOPT RESOLUTION R21-25 ADJUSTING THE SYRACUSE CITY BUDGET FOR THE FISCAL YEAR (FY) ENDING JUNE 30, 2021, INCLUDING DEDICATION OF \$25,000 FOR TURF CONVERSION PROJECTS THROUGHOUT THE CITY. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

13. Proposed Ordinance 2021-12 amending Title Four of the Syracuse City Code pertaining to excavations.

A staff memo from the Public Works Director explained the ordinance currently allows up to five years to restore property that was disturbed by excavations. There are no penalties if the expected restoration is delayed. Excavators frequently have no incentive to return to the excavation site to make final repairs to satisfy the city and the property owner. As a result, staff time is increased to get them to return; and residents are inconvenienced. The excavation permit fees are based upon trench widths and utility types. It is very complex and often difficult to administer. Planning commission recommended approval of the changes on April 6, 2021. Council reviewed this in work session April 27, 2021. The item before the Council tonight is to determine whether to amend the excavation permit ordinance as proposed or choose to change the proposed amendments or to keep it as it is unchanged.

Public Works Director Whiteley reviewed the staff memo. Councilmember Maughan inquired as to whether there is any flexibility in the process by which contractors or property owners will be notified that they may be penalized for failing to restore a property to pre-excavation work condition. Mr. Whiteley answered yes; if there are weather conditions or other extenuating circumstances that prevent a property owner from properly restoring a property to pre-excavation condition, the City’s Public Works inspector will have the ability to grant them an extension of time.

Councilmember Bingham asked if there is some mechanism to hold a contractor to a completion date for excavation restoration. Mr. Whiteley answered yes; the City Engineer and Public Works Director can direct repairs if there is a condition that is causing unsafe or nuisance conditions on a roadway. Additionally, the City Engineer can make the determination that an estimated completion date is unreasonable.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT PROPOSED ORDINANCE 2021-12 AMENDING TITLE FOUR OF THE SYRACUSE CITY CODE PERTAINING TO EXCAVATIONS. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

15. Public hearing: Proposed Ordinance 2021-13 amending an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for Public Safety; providing for the calculation and collection of such fees; providing for appeal, accounting and severability of the same, and other related matters.

A staff memo from the Administrative Services Director explained Administration is bringing to the Council a proposed update to the Public Safety Impact Fee Analysis (IFA) and Impact Fee Facilities Plan (IFFP). This proposed change updates our costs with current values and adds the plan for a future fire station and additional vehicles over \$500,000 as allowed by the impact fee law. Because of these changes, the public safety impact fee would increase. The current fee is \$302 per household or \$0.21 per square foot of commercial. The proposed fee would increase to \$874 per household or \$0.75 per square foot of commercial. If the council approves this change, there would be a 90-day waiting period (September 6) from the approval date (June 8th) to enact the fee increase. Below is a comparison of impact fees with other cities.

Police Impact Fees	Single Family Dwelling
Provo	\$425.00
Saratoga Springs	\$400.16
Kaysville	\$356.00
American Fork	\$326.45
Spanish Fork	\$276.89
Layton	\$250.50
South Jordan	\$224.12
West Jordan	\$192.00
West Valley	\$188.44
Lindon	\$162.00
Orem-Both Service Areas	\$120.69
Clinton	\$110.00
Lehi	\$98.00
St George	\$95.00
Sandy	\$64.00
Salt Lake City	\$59.00
Syracuse	\$58.85

Fire/EMS Impact Fees	Single Family Dwelling
Syracuse	\$815.17
Herriman	\$444.08
Unified Fire Service Area	\$431.42
American Fork	\$429.30
South Jordan	\$343.19
St. George	\$320.00
Sandy	\$318.00
Kaysville	\$296.00
Spanish Fork	\$276.89
Layton	\$250.50

Orem	\$217.70
Provo	\$207.49
Clinton	\$200.00
Lehi	\$198.00
NDFD	\$181.00
Salt Lake City	\$171.00
Lindon	\$152.00
West Valley	\$80.68
West Jordan	\$33.00

City Manager Bovero reviewed the staff memo.

Mayor Gailey opened the public hearing at 7:39 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER TEAGUE MOVED TO ADOPT ORDINANCE 2021-13 AMENDING AN IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA) FOR PUBLIC SAFETY; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

14. Public hearing: Proposed Resolution R21-24 amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

A staff memo from the Administrative Services Director provided a list of proposed changes to the consolidated fee schedule:

- Complete overhaul of our excavation permit fees. This was discussed with council at a previous meeting.
- Utility Rate Changes:
 - Garage: Increase of \$0.15 to fund new full-time engineering tech position.
 - Culinary Water: Increase of \$0.30 for water rate increases from Weber Basin Water and \$0.15 to fund new full-time engineering tech position.
 - Secondary Water: Increase of \$0.35 for water rate increases from irrigation companies and \$0.15 to fund new full-time engineering tech position.
 - Storm Water: \$0.15 to fund new full-time engineering tech position.
 - Reduce Sewer \$1.50 and Increase Secondary \$1.50 to help fund our 5-year capital projects list.
- Increase cross connection fine from \$100 to \$1000.
- Add \$150.00 per light installation fee for new development. This covers the cost of Rocky Mountain Power to connect the power to each light.
- Eliminate some ready post supplies that are no longer offered.
- Update to Public Safety impact fee from \$302.00 and \$0.21 per sq foot of commercial to \$874.00 and \$0.75 per sq foot of commercial. **This won't become effective until September 6, 2021.**

City Manager Bovero reviewed the staff memo.

Mayor Gailey opened the public hearing at 7:41 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER SAVAGE MOVED TO ADOPT RESOLUTION R21-24 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

16. Authorize Administration to execute Real Estate Purchase Contract (REPC) for strip of land at 2419 W. 2700 S. for road widening project.

A staff memo from the Public Works Director explained the transportation master plan indicates the need for road widening from 60 feet to 66 feet wide to accommodate traffic generated from future growth. This is funded through transportation impact fees. Only one parcel was impacted by the need for widening. Existing structures on the parcel may remain in place and will still comply with zoning requirements. The Right-of-way contract was signed by the landowner agreeing to sell the land 1,662 SF (0.038 acre) for \$18,900. This amount is supported by an appraisal. The Planning Commission recommended approval on June 1, 2021.

Public Works Director Whiteley reviewed the staff memo.

COUNCILMEMBER BOLDUC MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE REAL ESTATE PURCHASE CONTRACT (REPC) FOR STRIP OF LAND AT 2419 W. 2700 S. FOR ROAD WIDENING PROJECT. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

17. Public hearing: Authorize Administration to surplus public property – police vehicles.

An administrative staff memo explained the Police Department is requesting authorization to surplus the vehicles listed below:

2012	Ford Escape	C709FN	1FMCU4K34CKB33459
2015	Ford Taurus	211484ex	1FAHP2MK4FG126275
2015	Ford Taurus	211485ex	1FAHP2MK7FG126271
2015	Ford Taurus	211486ex	1FAHP2MK8FG126277
2015	Ford Taurus	211806ex	1FAHP2MK5FG126270

The 2015 Ford Taurus’ are patrol cars that have all reached the 80,000-mile threshold for replacement. The 2012 Ford Escape is a prior detective vehicle. It has over 100,000 miles and has met the 100,000-mile threshold for replacing unmarked police vehicles. It has been out of service for a year and has been used on occasion as an extra vehicle. However, the Police Department is no longer in need of this extra vehicle.

Mayor Gailey opened the public hearing at 7:48 p.m. There were no persons appearing to be heard and the public hearing was closed.

Police Chief Atkin reviewed the staff memo.

COUNCILMEMBER TEAGUE MOVED TO AUTHORIZE ADMINISTRATION TO SURPLUS PUBLIC PROPERTY – POLICE VEHICLES. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

18. Final Plat Approval, Antelope’s Edge Planned Residential Development (PRD), located at approximately 1900 S. 1000 W.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location: 1900 South 1000 West
Current General Plan: Medium Density Residential
Current Zoning: PRD
Acreage: 3.09
Units: 24
Density: 7.76 units per acre
Product Type: Single-family homes

The applicant is requesting approval of a final subdivision plat for the Antelope’s Edge project. There are still remaining staff comments which are of a clerical character such as lot addressing that will not affect the layout or design of the plat. Staff feels that these comments can easily be addressed prior to the plat being recorded. Planning Commission reviewed the item on June 1, 2021, and is forwarding a conditional recommendation for approval with the condition that staff comments are addressed prior to recording.

CED Director Steele reviewed the staff memo.

COUNCILMEMBER MAUGHAN MOVED TO GRANT FINAL PLAT APPROVAL, ANTELOPE’S EDGE PLANNED RESIDENTIAL DEVELOPMENT (PRD), LOCATED AT APPROXIMATELY 1900 S. 1000 W. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

19. Proposed Ordinance 2021-14 amending the Syracuse City Zoning Map related to property located at approximately 1550 W. 300 S., Agricultural (A-1) to Mixed-Use Development (MXD).

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location: Approximately 1550 W. 300 S.
Acreage: 9.35 acres
Current Zoning: A-1 Agricultural
Proposed Zoning: Mixed Use Development (MXD)
Proposed Use: 127 units, three- and two-story townhomes with 4,800 square feet first floor commercial.
Density: 13.58 units per acre

Applicant Garrett Seely and Derek Terry with Red Pine Land has applied to rezone approximately nine acres of land near the High School. The General Plan calls for the 'Commercial' designation which anticipates the GC zone, but also MXD, PO, and NS zones. Since the applicant desires MXD, no general plan amendment was necessary. The MXD application requires

a concept plan and architectural drawings which are included. Staff has reviewed the project for compliance with all Syracuse City ordinances and feels the plans are largely in conformance with development requirements commensurate with the early stage of project planning, but more details would be worked out through the future site plan process, should the project be successful in obtaining the rezone. Being a rezone, regardless of whether or not the project meets the ordinance, the city has discretion to decide if the proposed use is appropriate and desired for the proposed location.

Planning Commission reviewed the item on April 20, 2021 and is forwarding a recommendation for approval. City Council reviewed the item on 4/27/21 and tabled the item for more discussion with concerns about future adjacent land uses, traffic impacts to the school, and the amount of commercial proposed. The neighbors and school expressed concerns primarily over traffic and are asking for lighted crosswalks and no parking signs. In response, the developer has revised his plans to include additional parking, two crosswalks, and 1,600 sf more commercial. In addition, he provided a memo from a traffic engineer with an estimate for how much his project will increase traffic. On May 11, council reviewed the item again and asked for the developer to work with the school and neighbors to resolve traffic concerns. Since, the developer has ordered a complete traffic study and met with the school and neighbors twice. A development agreement is also required to be approved simultaneously as the rezone. The draft agreement is attached to this report as well as applications, plans, and maps.

CED Director Steele reviewed the staff memo.

Mayor Gailey invited the Council to address the applicants regarding their application. Councilmember Teague stated he was one of the Councilmembers who requested that the applicant complete a traffic study and share the findings of that study with residents. He indicated he feels that a traffic study should be required for these types of projects in the future. Mr. Seeley introduced Traffic Engineer Ryan Hales, who used the aid of a PowerPoint presentation to summarize the findings of the traffic study. He stressed that the study was performed while school was in session and he summarized the process followed to conduct the study and collect traffic volume data; under worst case scenario traffic conditions in the area, the total rating for the roadway is a "B", which communicates the level of service of the roadway considering current conditions and the addition of traffic associated with the proposed project. He then presented certain tools that can be used on the roadway and sidewalks to improve safety for pedestrians and vehicles on the roadway, especially during school drop-off/pick-up activities.

Councilmember Teague inquired as to the party that would be responsible to implement some of the safety measures included in Mr. Hales' recommendations. Mr. Seeley stated that in this case, he is willing to financially cover certain improvements, even though they are not needed because of his project but because of existing conditions in the neighborhood. The comments made by citizens about this project are related to current conditions, but he is willing to work with the City to address the problems and improve current conditions. This led to high level discussion among the Council regarding the safety improvements they are most supportive of, after which Mr. Steele indicated that the roads are ultimately City roads and the City is responsible to ensure certain improvements and ongoing maintenance of those improvements. The Council indicated they and City staff need additional time to thoroughly review the traffic study before acting upon the application or accepting any recommended improvements to the roadway to improve safety conditions for students walking to and from school in the area.

Councilmember Teague asked Councilmember Maughan if he has met with Syracuse Arts Academy Administration regarding the project. Councilmember Maughan answered yes and indicated they were hesitant to provide an official position of opposition to the project.

Councilmember Teague stated that he feels the proposed use is appropriate for the area and could provide a good transition between the existing single-family residential developments and potential commercial development to the west; however, he needs additional time to digest the traffic study and is not prepared to take action tonight. Councilmember Maughan agreed, but stated he has concerns about continuing to table the application as the applicants deserve an answer from the City at this point in time. He added that he is concerned in general about moving forward with large projects due to other factors, such as drought conditions, and uncertainty of development potential for areas to the west. He feels that now is not the right time for this project in the City.

Mayor Gailey reminded the Council that the action before them tonight relates to the zoning of the property and he feels that the details of the project and associated traffic improvements can be worked through in the coming weeks and months; he is hesitant to make important decisions on building based on conditions that may only be limited to the current year. Councilmember Savage agreed, but stated that he is more concerned about the business plan for this project, specifically the inclusion of live/work condominium units in the project. He does not feel there is a market for that commodity at this time. He feels that the plan is premature and he does not care for the end product. Mr. Seeley stated that there are actually no live/work units in the project. The commercial spaces will be rented by a business and the residential units will be occupied by separate individuals. There will be separate entrances for each unit in the project. He stated he is concerned about the opposition to rental units because he truly feels there is a need for that product in the community. Councilmember Bingham agreed and stated she is not opposed to rental units, specifically when all units will be managed by the same company, which provides for better maintenance of the entire project. Her greatest concern is traffic connectivity and that there is just one access to the project from the north. Finally, she is not impressed with the design of the buildings and would like for it to be adjusted before the final plan is approved.

There was general discussion among the Council and Mr. Steele regarding various design elements included in the current version of the concept plan.

COUNCILMEMBER MAUGHAN MOVED TO DENY ORDINANCE 2021-14 AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT APPROXIMATELY 1550 W. 300 S., AGRICULTURAL (A-1) TO MIXED-USE DEVELOPMENT (MXD). COUNCILMEMBER SAVAGE SECONDED THE MOTION.

Councilmembers Bingham and Teague indicated they are not ready to deny the application at this point; they feel that the applicant has shown a willingness to adjust his plan responsive to public feedback as well as concerns from the Council.

Mayor Gailey called for a vote on the motion; VOTING AYE: COUNCILMEMBERS MAUGHAN AND SAVAGE. VOTING NAY: COUNCILMEMBERS BINGHAM, BOLDUC, AND TEAGUE. The motion failed.

COUNCILMEMBER BINGHAM MOVED TO TABLE ORDINANCE 2021-14 AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT APPROXIMATELY 1550 W. 300 S., AGRICULTURAL (A-1) TO MIXED-USE DEVELOPMENT (MXD). COUNCILMEMBER TEAGUE SECONDED THE MOTION; VOTING AYE: COUNCILMEMBERS BINGHAM, BOLDUC, AND TEAGUE. VOTING NAY: COUNCILMEMBERS MAUGHAN AND SAVAGE.

Councilmembers communicated their desires for further adjustments to the plan in order for them to consider taking action on the zone change in an upcoming meeting. Mr. Seeley communicated his frustration that his project may be delayed further until the City understands development potential of property to the west. Additionally, he was asked to complete a traffic study and he has done that, yet the Council is still unwilling to act. Councilmember Teague stated that he strongly feels the Council, staff, and residents that have been very involved in this process should have additional time to review the traffic study. Mr. Steele added that given that the zoning designation the applicant has asked for is MXD, the Council is charged with considering the zoning and project design, as well as a development agreement, at this time. This led to continued discussion of various design elements of the proposed project and the types of commercial uses that are best suited for the product the applicant is pursuing. Mr. Seeley asked if the application is tabled for two weeks or one month. Mayor Gailey indicated the matter can be discussed in the June 22 work session meeting, but the next voting meeting during which action could be taken is July 13, 2021.

20. Proposed Ordinance 2021-15 amending the Syracuse City Zoning Map related to property located at approximately 1998 W. 2700 S., Residential (R-2) and Agricultural (A-1) to Industrial (ID).

A staff memo from the Community and Economic Development (CED) Department explained provided the following information regarding the application:

Location:	1998 West 2700 South
Current General Plan:	Medium Density Residential
Current Zoning:	R-2 (Single Family Residential at 3 units per acre) and A-1) Agricultural at 0.5 units per acre)
Acreage:	1.45

The applicant is requesting approval of a rezone to accommodate a home business that is out of compliance with the City Code. Signage, operations, storage, and machinery use have all exceeded the limits of the Home Occupation Ordinance in the City Code with Fire Code violations that will need to be addressed regardless of rezone approval. An application for a General Plan amendment will be required as well but has not yet been received. To approve this rezone request, the City Council will also have to amend the General Plan Map at this location as the current General Plan designation which was updated in 2019 does not support the ID Zone. The property abuts single-family housing in the R-2 and A-1 Zones. There are currently five locations where the ID Zone abuts single-family zoning. In three of these locations, industrial uses abut single-family uses. These are the Trico Storage property at approximately 1850 South 750 West, West Davis Self Storage at approximately 3445 West 1700 South, and the Utah Onions/SCI property at approximately 1100 South 2000 West. The former are passive uses (storage units), and the latter is active (onion storage, shipping, and processing, and heavy equipment storage and use). During public hearings with the Planning Commission for site upgrades and expansions on the Utah Onions property, several complaints were brought forward by abutting residents that highlighted the incompatibility of residential and industrial uses. Complaints included dust, noise, noxious odors, and hours of operation that disturbed residents' enjoyment of their property. While the current business on the subject property is already industrial in nature, a rezone would allow for increases in operations intensity and for the property to be improved or redeveloped with an even more intensive industrial use. The Planning Commission voted six to one on May 24, 2021 to recommend approval of the zone change.

CED Director Steele reviewed the staff memo.

Councilmember Teague stated he feels there are too many unknown and unintended consequences associated with the potential future use of the property if the rezone is approved. He stated he is hesitant to approve the zone change and encouraged the applicant to look for other amenable locations in which to expand his business. Councilmember Savage agreed.

COUNCILMEMBER BOLDUC MOVED TO DENY ORDINANCE 2021-15 AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT APPROXIMATELY 1998 W. 2700 S., RESIDENTIAL (R-2) AND AGRICULTURAL (A-1) TO INDUSTRIAL (ID). COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED AYE.

21. Proposed Ordinance 2021-16 amending the Syracuse City General Plan Map for property located at approximately 2376 W. 1700 S.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Project Name:	Syracuse West
Location:	2376 West 1700 South
Current General Plan:	Commercial
Proposed General Plan:	High Density Residential
Current Zoning:	General Commercial
Proposed Zoning:	PRD
Acreage:	3.56
Units:	30
Density:	8.42 units per acre

The applicants Brad Frost and Peter Matson from Ovation Homes are requesting to amend the General Plan Map with the intent to develop townhomes. The PRD zone approval process requires that a concept plan be submitted up front with the general plan amendment as the first step. If successful, the second step is to submit preliminary architectural, utility, grading, and landscape plans with the request to amend the zoning map. The Planning Commission voted unanimously on 5/18/21 to recommend approval of this item with an additional recommendation to connect their drive isle to the Canterbury Park parking lot. City Council reviewed this item on May 25, 2021 and decided to send it to this meeting for a vote.

CED Director Steele reviewed the staff memo and facilitated Council review of the adjustments that have been made to the project layout since the Council's last review of the application. Mayor Gailey invited input from the applicant.

Mr. Matson stated that he and the project engineer have shifted the location of a few units in the project since the Council's last discussion. He was originally pursuing a 32-unit project, but if the project exceeds 30 units, he will be required to provide a second access at the site. The total number of units has since been reduced to 30 units and there are still opportunities to adjust the overall layout as the project moves through the rest of the application approval process. He asked if the Council is concerned about the location of the additional two units if he decides to pursue the 32-unit plan, or if the density in general is most concerning. The Council communicated that they feel increasing the number of units will have a direct impact on the other amenities included in the project, which make it appealing. City Attorney Roberts indicated the Council can approve the General Plan amendment tonight without giving vesting rights to the applicant for the 32-unit site plan. The applicant can then come back with an amended site plan at the time they request the zone change.

COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-16 AMENDING THE SYRACUSE CITY GENERAL PLAN MAP FOR PROPERTY LOCATED AT APPROXIMATELY 2376 W. 1700 S. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

22. Public comment.

There were no public comments.

23. Mayor/Council announcements.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. The Council also discussed requests for future agenda items.

Mayor Gailey also invited City Manager Bovero to make any necessary announcements.

At 9:27 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: July 13, 2021