

Minutes of the Regular meeting of the Syracuse City Council held on July 9, 2019 at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham  
Corinne N. Bolduc  
Dave Maughan  
Doug Peterson  
Jordan Savage

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

City Employees Present:

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

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 6:05 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 Maughan led the audience in the Pledge of Allegiance.

COUNCILMEMBER SAVAGE MOVED TO REMOVE ITEM 10, CONSIDERATION OF CONVENING IN A CLOSED EXECUTIVE SESSION, FROM THE AGENDA AND TO ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment.

There were no public comments.

3. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of May 14, 2019, Work Session and Special Meeting of May 28, 2019, and the Business Meeting, Special Redevelopment Agency (RDA), and Special Municipal Building Authority (MBA) meetings of June 11, 2019.

Councilmember Maughan stated the minutes of the work session of May 28, 2019 give the indication that he was showing favoritism to AccuColor as he suggested considering an adjustment of advertisement rates for business advertisements in the Syracuse Connection publication. He clarified he was not recommending subsidizing the rates for that one business, but rather he wanted to review the entire fee schedule for advertising rates for all businesses.

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

4a. Common consent: Proposed Resolution R19-29 adopting the Syracuse City Parks and Recreation Master Plan

A staff memo from the Parks and Recreation Director explained the City Council and City staff have been working over the course of several months to develop a Parks and Recreation Master Plan; the Plan has been reviewed extensively by the Council during the past several work session meetings and the Plan has been updated to reflect the final edits recommended by the City Council. Staff now recommends that the Council consider adoption of the Plan via adoption of Proposed Resolution R19-29.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R19-29 ADOPTING THE SYRACUSE CITY PARKS AND RECREATION MASTER PLAN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Public hearing to receive input with respect to the issuance of the Series 2019 Bonds and the potential economic impact that the Project

(three-million-gallon culinary water tank) to be financed with the proceeds of the Series 2019 Bonds may have on the private sector.

A staff memo from the Administrative Services Director explained the City Council must hold a public hearing for any resident interest in public commenting on the issuance of the culinary water tank bond. Items discussed at the last few council meetings include:

- Municipal Advisors and Bond Council ;
- Interest rates, terms of bond, and type of bond;
- How much should the City borrow;
- Direct placement vs bonds issued on the open market;
- Public hearing and protest period;
- Bidding; and
- Parameters Resolution

The estimate closing date for the bond would be around August 7, 2019. This is subject to change depending on the calendar of events listed. Following the public hearing, the next action item relating to the issuance of bonds is publication of a request for proposals (RFP) advertising to bidders the two-week bidding period. Administration will present to the Council a recommended award of the bid at the July 23, 2019 special meeting.

Mr. Marshall reviewed his staff memo, after which Public Works Director Whiteley provided a review of the construction schedule for the water tank once the bonds are issued. The project is estimated to be completed two years after it commences.

Mayor Gailey opened the public hearing at 6:16 p.m.; there were no persons appearing to be heard and the public hearing was closed.

Councilmember Bolduc asked if the City will be obligated to make debt service payments immediately or upon completion of the project. Mr. Marshall stated the first annual payment will be due one-year after closing on the bond.

Councilmember Maughan stated he thought the construction period would be 18 months, not two years. Mr. Whiteley stated that it is closer to 18 months, but the project will span two construction seasons.

Councilmember Bolduc inquired as to the portion of the system that will benefit from the project. Mr. Whiteley stated the entire culinary water system will benefit, but the residents who will notice the greatest difference in water pressure will be those living in the higher elevations of the City – those north of Antelope Drive and east of 2000 West.

6. Discussion regarding The Island splash pad hours of operation.

Parks and Recreation Director Robinson reported the City's new splash pad, The Island, is current open from the hours of 10:00 a.m. to 8:00 p.m., Monday through Saturday. The facility is experiencing high use daily and during all hours of operation and a seasonal employee has been assigned to stay at the park all day to monitor activity, empty full trash cans, and track chemical levels for the water being treated. There has been a public outcry on social media regarding the City's decision to close the park on Sunday and in response to that feedback, the City's intern, Brittney Morgan, has conducted research to determine the hours of operation of similar facilities from Utah County to Cache County. Of the 15 splash pads she was able to find, 14 of them are open to the public on Sunday. Only Harrisville's splash pad is closed on Sunday, with a few others closing earlier on Sunday than the rest of the week. She noted she contacted the company that provides service to the mechanical equipment that feeds the water feature and they have indicated that it is not good to run the equipment non-stop with no breaks; they recommend that the equipment be shut down for an entire day or for two half-days in a week. She reiterated that the facility is being used heavily every day of the week and she is prepared to provide staff support in accordance with any operation schedule the Council deems appropriate.

Mayor Gailey invited discussion of the issue among the Council; discussion centered on technical maintenance details for the facility and the staff time associated with this maintenance schedule. Councilmember Bingham stated she is not comfortable requiring City employees to work on Sunday and she would like to find an entire day to allow the chemical treatment equipment to 'rest'; she would support continuing the schedule that has been determined, which is to make the park open to the public Monday through Saturday from 10:00 a.m. to 8:00 p.m. Councilmember Bolduc agreed with Councilmember Bingham. Ms. Robinson clarified that the City will still need to designate an on-call employee to respond to system alarms and to periodically check chemical levels on Sundays; however, opening the splash pad for the entire day would obviously increase the amount of time that employee would spend at the park. Councilmember Bolduc stated that if the decision is made to open the splash pad on Sundays, she would recommend closing half-days on Monday and Tuesday.

Councilmember Maughan asked if there is any reason that closing for two half days would be preferable to closing for one full day. Ms. Robinson stated that the City's contractor simply stressed that longer rest periods are better for the system and if a full-day closure is not an option, they recommended closing for two-half days. Councilmember Maughan stated that a formal answer to his question from the contractor may aid him in rendering his decision; he wants to make the decision that is most beneficial for the longevity of the equipment that is needed to make the facility functional. Ms. Robinson stated she did not feel the contractor had a firm opinion regarding closing for one full day or two half days. Councilmember Maughan asked if it is necessary to close the park for one day during the week to allow for maintenance of the landscaping around the water feature. Ms. Robinson answered no and indicated that landscape maintenance is performed between the hours of 7:00 a.m. and 10:00 p.m.; however, until the grass is well established, it is difficult to water sufficiently and allow time for the grass to dry before the 10:00 a.m. scheduled opening. Councilmember Maughan stated that for that reason, he would lean towards a full-day closure rather than two half-days as this will provide a longer period of rest for the landscaping.

Councilmember Peterson stated he is in agreement with Councilmembers Bingham and Bolduc regarding closing the facility on Sunday's to give City employees that day off. He noted that he believes the schedule and other regulations relating to the facility will need to be evaluated over the winter months and he feels it will be likely that the City will need to increasing staffing levels in the Parks and Recreation Department to provide proper support to the park. He stated that feedback received by the citizens and staff regarding the inaugural season for the park can inform that evaluation and Council discussions.

Continued discussion among the Council centered on maintenance protocol for the facility and the landscaping as well as the busiest hours for the facility, after which Councilmember Savage stated that there may be options for making the facility available for public use on Sunday and reducing the hours of operation for all other days by at least one hour. This would reduce the number of hours that an employee is working during the week to offset the fact that they would be working some time on Sundays. The Council discussed this option and others, such as offering the facility available for private rentals.

Mayor Gailey then noted that he wanted to be sure the public is made aware that the decision that was made on June 22 to close the park on Sundays was made by him and not by the Council; the issue was not discussed publicly in an advertised meeting and so he asked for input from the Council in advance of the grand opening celebration. However, he ultimately made the decision to close the park on Sundays. He asked for a resolution from the Council tonight regarding whether the set hours that are being advertised at the facility are maintained or whether a different schedule should be set.

**COUNCILMEMBER SAVAGE MOVED TO SET THE HOURS OF OPERATION FOR THE ISLAND SPLASH PAD AS FOLLOWS: MONDAY, TUESDAY, THURSDAY, FRIDAY, AND SATURDAY – 10:00 A.M. TO 7:00 P.M. AND WEDNESDAY AND SUNDAY – 1:00 P.M. TO 7:00 P.M.**

Councilmember Savage's motion died for lack of a second.

Councilmember Maughan reiterated his greatest concern is the long-term health of the facility and he is in favor of closing for one full day or two half days that would be back to back on the afternoon/evening of one day and the morning of the next day. It is his sense that this would be best for the system at the park.

**COUNCILMEMBER BOLDUC MOVED TO SET THE HOURS OF OPERATION FOR THE ISLAND SPLASH PAD AS FOLLOWS: MONDAY THROUGH SATURDAY – 10:00 A.M. TO 8:00 P.M. WITH CLOSURE ALL DAY ON SUNDAY. COUNCILMEMBER BINGHAM SECONDED THE MOTION.**

Councilmember Maughan stated that his only concern is that closing on Sunday rather than a weekday will be perceived as exclusionary by some residents. Councilmember Bingham stated the reasoning for her support of Sunday closure is to give staff a day off that they are accustomed to having. Councilmember Maughan stated that he looks forward to discussing this issue during the offseason for the facility; he agrees with Councilmember Peterson that there will be several matters to evaluate relating to staffing and operation of the water feature.

Mayor Gailey stated there has been a motion and second to set the hour of operation for The Island as Monday through Saturday, 10:00 a.m. to 8:00 p.m., and closed Sunday. He called for a vote. **ALL COUNCILMEMBERS VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER SAVAGE, WHO VOTED IN OPPOSITION.**

#### 7. Public comments.

There were no public comments.

#### 8. Mayor/Council announcements and discussion of future agenda items.

City Council Regular Meeting  
July 9, 2019

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

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

Mayor Gailey then recessed the meeting at 7:06 p.m. to allow for the Council to convene in a work session meeting. The business meeting reconvened at 8:30 p.m.

At 8:30 p.m. COUNCILMEMBER BINGHAM MADE A MOTION TO ADJOURN. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

---

Mike Gailey  
Mayor

---

Cassie Z. Brown, MMC  
City Recorder

Date approved: July 23, 2019

Minutes of the Work Session meeting of the Syracuse City Council held on July 9, 2019 at 7:19 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham  
Corinne N. Bolduc  
Dave Maughan  
Doug Peterson (participated via telephone)  
Jordan Savage

Mayor Mike Gailey  
City Manager Brody Bovero (participated via telephone)  
City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Paul Roberts  
Administrative Services Director Steve Marshall  
Public Works Director Robert Whiteley  
Police Chief Garret Atkin  
Fire Chief Aaron Byington  
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to continue review of the General Plan/Vision 2050 recommendation from Planning Commission.

### **Continued review of General Plan/Vision 2050 recommendation from Planning Commission.**

A staff memo from the Community and Economic Development (CED) Department explained the General Plan and General Plan Map are advisory documents that provide general guidance on the preferred growth strategies of the city. If an application is received in the future that petitions to change the current zoning map to something shown on the general plan map, the City is not obligated to approve the change, and can make legislative decisions independently.

The Planning Commission voted four to one on June 18, 2019 to recommend approval of the attached General Plan document. This document encapsulates the majority opinions and findings of a visioning committee that met six times from January 24 to March 14 and of the Planning Commission that worked on the document from April 2 to June 18.

The City Council reviewed this item on June 25 and provided input to staff. Staff has implemented the comments received into a revised document that is attached.

The memo concluded the goals of tonight's discussion are to review the Draft Vision 2050 General Plan document, provide input to staff of any desired changes to the document if any, and decide if document is ready to be forwarded to the business meeting on July 9 for adoption.

Mr. Steele reviewed his staff memo and briefly identified the changes that have been made to the document based on feedback provided at the June 25 meeting. He then noted the intent of tonight's meeting is to review the General Plan map, which identifies future plans for zoning of undeveloped areas of the City. Five main colors are used on the map: yellow to identify low density residential; orange to identify medium density residential and neighborhood services; brown to identify high density residential, neighborhood services, and mixed use development; red to identify commercial, neighborhood services, mixed use, general commercial and professional office; and purple to identify industrial business park, mixed use, and professional office. Discussion of the uses encompassed within the color-coded classifications centered on the combination of several types of uses within each designation, i.e., neighborhood service, mixed use, general commercial, and professional office included in the high-density residential category. Consensus was reached to remove the R-3 and Residential Planned Community (RPC) zoning designations from the Medium Density Residential category on the chart detailing the uses contemplated within each General Plan designation. They also concluded to add the option of clustered residential use to the medium density General Plan designation. The focus then narrowed to the General Plan designations assigned to various parcels of property, such as an unannexed portion of ground located on 3000 West, which has been colored orange rather than yellow as it has been in the past. Mr. Steele stated that property has been colored orange due to the recommendations received during the visioning exercises; participants in that exercise envisioned the property being developed for medium use residential given its proximity to the West Davis Corridor alignment. Councilmember Maughan stated the property is not yet annexed and it is not appropriate to assign a zone to that property at this point.

Councilmember Bolduc indicated the Mayor has assured the owner of that property that this action would not change the zoning of his property and he can continue to farm it for as long as he wants. Councilmember Maughan stated he would simply like to change the color to yellow given that it is abutted by low density residential. Councilmember Bolduc stated there is commercial zoning on both sides of the property and the medium density land use would serve as a transitional zone for the uses in the area. Councilmember Maughan stated he would like for it to be yellow as he wants to fairly represent the property owner. The Council reached consensus to support a split designation for the property to divide it between low and medium density designations. The focus then shifted to the industrial designation of the large parcel of property along State Road 193; debate centered on whether this designation is appropriate and if big box commercial uses would be permitted in the industrial designation. There was also a discussion regarding the impact that a General Plan designation may have on the value of a property and the Council determined it would be appropriate to leave the property adjacent to the West Davis Corridor alignment and at the northwest corner of State Road 193 and 3000 West in the agricultural designation rather than commercial at this time. There was also high-level debate regarding the appropriate land use for the areas surrounding the intersections with City roads and the West Davis Corridor; the majority of the Council supported medium density development in these areas. Discussion concluded with a focus on the property owned by Ninigret along State Road 193; a portion of the property was changed to brown in response to the comments received from the landowner in the last work session meeting. The intent of this designation is to provide a tapering between the residential and commercial land uses. Councilmember Maughan stated that he would prefer that the land be colored red, which would provide for mixed use. Councilmember Bolduc stated she feels that a townhome development and possibly neighborhood services uses would be appropriate for the area, and for that reason it should remain colored brown. Councilmember Bingham agreed. Councilmember Peterson stated he feels a graduated or transitional zoning is appropriate for the land, but he is not sure high density (the brown color) is appropriate. He stated that a mixed use or townhome product would be appropriate. Councilmembers Savage and Maughan indicated that would be allowed in the commercial (red) General Plan designation. Councilmember Bolduc stated the PRD use, which would be townhomes, is not allowed in commercial, yet it is allowed in the high-density designation. The Council indicated they would like the opportunity for commercial and residential uses on the property. Councilmembers Maughan, Peterson, and Savage supported the red coloration of the land, which Councilmembers Bingham and Bolduc supported brown. Eric Rice of Ninigret asked for the opportunity to address the matter and the Mayor consented. Mr. Rice stated that brown will provide more flexibility for the property; there are zoning designations provided in the brown that are currently defined and for which Ninigret can make application. This is not the case for the mixed-use zoning classification as no mixed-use zone has been created in the City. Councilmember Savage stated he is willing to support the brown coloration given Mr. Rice's comments regarding the lack of clear mixed-use zoning guidelines. However, he would prefer general commercial development or mixed use of that property over a PRD development. He added he would like to proceed with creation of that zone as soon as possible. Mr. Steele stated the Planning Commission is holding a public hearing regarding that zone soon and should be forwarding a recommendation to the City Council. Councilmember Maughan stated he is concerned about any housing component on the property as it will not be compatible with commercial and industrial uses in the area. Additionally, the property is prime commercial property and he feels the future of the City depends on the appropriate use of that land. Councilmember Peterson noted that he can also support the brown coloration of the property for the same reasons stated by Councilmember Savage. City Manager Bovero added that there are many different mixed-use development concepts that would present as commercial uses and would serve as a good transition between general commercial, housing, and institutional uses.

Mayor Gailey thanked the Council for their feedback and indicated Mr. Steele will use it to adjust the General Plan and Map before presenting to the Council again for further review and discussion.

The meeting adjourned at 8:30 p.m.

---

Mike Gailey  
Mayor

---

Cassie Z. Brown, MMC  
City Recorder

Date approved: July 23, 2019