

Minutes of the Work Session meeting of the Syracuse City Council held on September 9, 2014, at 6:30 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan  
Mike Gailey  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson

Mayor Terry Palmer  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

City Employees Present:  
Finance Director Steve Marshall  
City Attorney Clint Drake  
Police Chief Garret Atkin  
Fire Chief Eric Froerer  
Parks and Recreation Director Kresta Robinson

The City Council participated in a site visit prior to convening the Work Session meeting at 6:30 p.m. The site visit was held at the Syracuse Fire Station, 1869 S. 3000 W., at 6:00 p.m. The purpose of the site visit was to tour and receive information regarding the Fire Station operations.

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; and discuss Council business.

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**Agenda review**

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m. There was a brief general discussion regarding the agenda item dealing with amendments to Title Eight of the City Code, with the Council concluding to table the item during the regular meeting in order to review it in more depth during the September 23 work session meeting.

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**Review business meeting consent agenda: Arts Council appointments and request to enter into agreement for Engineering services.**

*Arts Council appointments:* A staff memo explained Arts Council leadership has requested that Taleen Erickson and Trachelle Hilton-King be appointed to the board to replace Sam Porter and Becky Starr, respectively. Syracuse City Code Title Three provides a process for appointing members of the Arts Council.

Councilmember Lisonbee provided a brief explanation regarding the makeup of the Arts Council and indicated the Board has gone through a major overhaul lately. She indicated it is her feeling that the current members of the Board as well as the prospective appointees are committed to serving in their capacity for a long period of time. There was a brief discussion regarding the length of terms of office on the Arts Council, with Councilmember Lisonbee noting the Council is working to update their bylaws and the issue of term lengths could be addressed in that process.

*Engineering Services agreement:* A staff memo from Public Works Director Whiteley explained Syracuse City has \$3,144,150 grant available in UDOT's Transportation Investment Fund for the design and construction of 3000 West Street Project (between 200 South and Bluff Road). A local match of 10% is required, which has already been programmed in the current budget. Due to the magnitude of design required for this project, the city sent out a request for proposals for engineering design. Three proposals were received and opened on August 25, 2014 for review and evaluation. Evaluation factors included: price, quality, experience, schedule, and references. Highest ranking for the total of all evaluation factors is JUB. The memo concluded staff recommends that JUB is awarded the contract for engineering design of 3000 West.

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There was a brief discussion regarding the ranking system used to evaluate the responses to the request for proposals (RFP) for the project, with Mr. Whiteley noting that using two different ranking systems JUB was ranked highest. Councilmember Duncan stated there is a big price difference in the bids submitted by Horrocks Engineers and JUB. Mr. Whiteley stated he Horrocks' price is very low and he suspects they did not understand the full scope of the project when preparing their bid. He added he knows JUB has performed similar work in Syracuse and neighboring cities and they have a good track record. The Council indicated they were comfortable with the recommendation to authorize execution of the agreement.

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**General Plan Amendment, Requested by City Council to amend following location: Portions of Properties owned by GOR & CWR, LLC and Mark S. Johnson-Trustee, at approximately 2000 W. 2700 S., from PRD(Planned Residential Development) & PO (Professional Office) to R-1 Residential.**

A memo from Community and Economic Development Director Christensen explained the current General Plan designates several areas throughout the City with a PRD designation. The City Council has requested the Planning Commission review the appropriateness of the locations of these currently designated PRD zones and consider amendment to the General Plan if the areas are deemed inappropriate. The Planning Commission recommends approval to the City Council for the General Plan Amendments for the following: portions of properties owned by GOR & CWR, LLC and Mark S. Johnson-Trustee, at approximately 2000 W. 2700 S., from PRD (Planned Residential Development) and PO (Professional Office) to R-1 Residential, subject to all applicable requirements of the City's municipal codes.

Ms. Christensen reviewed her staff memo.

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**Proposed Ordinance 14-21 Rezone from A-1 to R-1 Residential, Cook Quarters, Sarah & Steven Cook, property located at approximately 2600 W. 700 S.**

A memo from Community and Economic Development Director Christensen explained this property is a one acre vacant lot on 700 S. Mr. & Mrs. Cook wish to rezone the property to conform with the General Plan and then subdivide the property into two residential lots. City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property. The Planning Commission held a public hearing on August 16, 2014 for rezone request on the above noted property. The property is 0.96 acres in size and is currently zoned A-1 Agriculture with a General Plan designation of R-1 Residential. The proposed zone change is in accord with the General Plan as amended. The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request; located at approx. 2600 W. 700 S., change from A-1 Agriculture to R-1 Residential.

Ms. Christensen reviewed her staff memo.

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**Proposed Ordinance 14-22 Rezone from A-1 to R-2 Residential, NS Group Holdings, LLC, property located at approximately 1525 W. 2700 S.**

A memo from Community and Economic Development Director Christensen explained This property is a 2.92 acre lot with a single family home on 2700 S. The property owner wishes to rezone the property to conform with the General Plan and then subdivide the property into six residential lots, including the existing home. City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property. The Planning Commission held a public hearing on

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September 2, 2014 for rezone request on the above noted property. The property is 0.96 acres in size and is currently zoned A-1 Agriculture with a General Plan designation of R-2 Residential. The proposed zone change is in accord with the General Plan as amended. The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request; located at approx. 1525 W 2700 S, change from A-1 Agriculture to R-2 Residential.

Ms. Christensen reviewed her staff memo.

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**Proposed Ordinance 14-23 amending Title 8 of the Syracuse City Code pertaining to the subdivision process.**

The City Council tabled this item until the September 23, 2014 work session meeting.

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**Council business**

There was no Council business.

The meeting adjourned at 6:53 p.m.

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Terry Palmer  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: October 14, 2014