

Minutes of the Work Session of the Syracuse City Council held on July 28, 2020 at 6:00 p.m., held virtually via Zoom, meeting ID 898 4351 2656, 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. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel Coronavirus.

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:

Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele
City Engineer Brian Bloemen
Administrative Intern Brittany Morgan

The purpose of the Work Session was to revisit matter of funding 50-acre park project; consideration of scheduling special election regarding bonding for the project; continue discussion regarding UTOPIA internet service options for Syracuse City; discussion use of Board of Adjustments or Administrative Hearing Officer for the purpose of considering variance requests; discuss the following planning items:

1. Continued discussion: request to surplus a pedestrian walkway at approximately 2580 S. Allison Way or potential amendment of City Ordinance 8.15.010(D).
2. Continued discussion of proposed rezone from Agriculture A-1 to Mixed Use (MU) zone for property located at approximately 817 W. 1700 S
3. Continued discussion of proposed rezone from A-1 to Planned Residential Development (PRD) for property located at approximately 2750 South Bluff Road, approving the submitted Preliminary Plat, and approving the execution of a Development Agreement to govern the property.
4. Planning Commission recommendation regarding General Plan amendment and zone change for property at 3500 West 1700 South, R-1 (single family residential) to Neighborhood Services.
5. Application for Preliminary Plat Approval, Grayson Ridge West, located at approximately 2050 S. Doral Drive.
6. Planning Commission recommendation of denial regarding petition to amend Section 10.90.020 of the Syracuse City Code pertaining to the General Commercial zoning designation of the City.
7. Planning Commission recommendation to create storage unit zoning designation.

Discuss Administration's proposed utilization of Coronavirus Aid, Relief, and Economic Security (CARES) Act funding; discuss proposed amendments to Fiscal Year (FY) 2020-2021 Wage Scale; discuss final budget proposal and preparation for Truth in Taxation Hearing scheduled for August 11, 2020; participate in Follow-up discussion regarding Fraud Risk Assessment/Review; and discuss future agenda items/Council announcements.

Councilmember Maughan provided a thought responsive to the present social issues receiving attention across the nation, after which he provided an invocation. Councilmember Bolduc led the audience in the Pledge of Allegiance.

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 asked Ms. Brown to read the written public comments into the record.

Genette Spangler wrote: I am a resident of Syracuse in the Miller Springs neighborhood. My husband and I are fully against the proposed change of the 3.96 acres from residential to be used as a storage shed facility. We purchased this house 7 years ago because it was an up and coming neighborhood and not zoned for commercial use. We love the community of neighbors that has been built here. Thru discussions with our neighbors, it has become obvious to us that there are 2 houses bordering the property that want to extend their backyard onto at least a portion of the property in question. In order to do that, they must have an additional income to pay for it, and I feel are requesting our neighborhood to lose this part of our residential acreage for their own gain. We've been informed that it will be an "upper class" storage unit with a 10-foot wall

and trees. In our travels throughout the world while serving in the United States Navy, we've never seen a single storage facility that we would consider upper class. They are, in essence, big cinder block buildings with little to no curb appeal. Another thing we would like to bring up is the fact that this proposal isn't for our community. Houses in our neighborhood are selling for upwards of a half a million dollars or more. We are not the ones that will be utilizing these storage units but we will be the ones who have to look at them constantly. Something that has been brought up as a "positive" of rezoning this area was suggesting that storage units would be highly more desirable than a gas station. This is nothing more than a scare tactic and distraction as this property is already residential and can't have a gas station built upon it without further consideration. This agenda has, I feel, divided our neighborhood excessively thru no purpose other than financial gain for 2 of our neighbors as well as a personal acreage gain of a third. We should all not be forced to pay the price and be expected to live with the consequences for the benefit of those 3. Please contact me if you would like to discuss this further. Respectfully, David and Gennette Spangler.

Melanie Hawkes wrote: Thank you for taking the time to hear my concerns! I appreciate the time and service that you give to making Syracuse a great place for all of us to live. My name is Melanie Hawkes and I live in the Miller Springs subdivision. My address is 1862 S. 3720 W. As I am sure you are aware, two of my neighbors along with their business partners have proposed a 4-acre parcel of land off of Antelope Drive be rezoned to allow for a storage unit complex to be built. This requires a change in the city's Master Plan. I am deeply opposed to this project and it has caused some concerning contention in our neighborhood and community. Here are a few of my reasons:

1. Allowing residential land to be purchased at a residential price, in this case approximately \$375,000 and then rezoned for commercial use sets a precedent. A current parcel of land of a comparable size near Walmart is currently zoned commercially and listed at a purchase price of \$1.1 million-nearly 3 times what this land will be purchased for. Why would future developers purchase property in Syracuse already zoned commercially if they are able to buy residential land at a cheaper price and rezone it for commercial use? There is not a shortage of available commercial property in our city at this time. This land has never been listed for sale and although those wishing to develop it claim there are no other viable options, no one else has been allowed to consider any. At this price and in this area this land and home may easily be sold for continued residential use.
2. When we built our home nearly 9 years ago, we built in an area that was zoned residential. That land still is and is SURROUNDED by residential property on all sides. As per city building code we had to spend extra money to add masonry to our home following city codes requiring home builders to maintain a certain level aesthetic of a home in this area. I would expect those high standards to be applied to block commercial development from now becoming the gateway to our subdivision.
3. Upon following this process through the planning commission meetings, we learned of a possible development of storage units that is being considered on property in the Walmart parking lot. Granted I understand that they are a different type. From what I heard, it sounded like the planning commission was more favorably considering this development. Do we really need two different storage unit complexes so close together-less than 2 miles apart? We have also learned that this type of small business development does not offer additional tax revenue for the city or add jobs. It seems like a development that will only benefit a few and serves as a detriment and a disappointment to the remaining community members.

Please consider denying this request to change the master plan unnecessarily and allow a few to benefit at the cost of everyone else. Thank you, Melanie Hawkes.

Amanda Yardley wrote: My name is Amanda Yardley and I live at 1747 S 3660 W Syracuse, UT 84075. I would like to voice my opposition to the storage sheds on Antelope Drive. I grew up in Syracuse, have worked in Syracuse and have loved Syracuse for as long as I can remember. Which is why I brought my family back here to raise in 2007. I have watched Syracuse grow into the great city that it is now. I know change is always certain. I'm sure all of the concerns about safety and the economic impact storage units will bring to the community have already been voiced. I just want to remind the city of the great master plan that has been created for our city, which does not include a commercial zone surrounded by residential homes. I know that this master plan is a living breathing document, that can be changed, but I also believe that we need to stick with the plan that was created long before Greg Day and Josh Hughes decided to purchase the property for the proposed storage sheds. Please keep our city great and let these storage sheds be built where it is already zoned for such a project.

Kristin Stewart wrote: Hello my name is Kristin Stewart. I am writing to you in support of the storage unit project. I have lived in Syracuse for 20 years. Building a local storage unit in Syracuse City would be helpful for many in transitional circumstances. Creating a safe location to store valuables with easy access is valuable for many. Please consider my support as I value our city and neighborhood. Feel free to contact me with any questions. Kristin Stewart

Tanica Middaugh wrote: We are in support of a storage unit being put on the south side of Antelope and west of 3000, we believe Josh Hughes is the person working toward making this project happen. We think it would be beneficial to the neighborhood to have a storage unit there. It would be convenient to have one closer to our homes. It might help reduce some of the thefts that have been happening around Syracuse if people had a safe place to lock up their belongings. Thank you for your time. Morgan and Tanica Middaugh

Lisa Jones wrote: Hi Cassie! I was told I could email you about my opinion of the storage units. I AM FOR THEM!!!! I think they make the most sense out of any other option. I definitely don't want apartments, gas station, grab and go type stores. A storage unit complex with security cameras, gated fence and tall trees would be great! I also would think there would be way less traffic having that there than anything else and less traffic on Antelope is a good thing. I hope that you will take my opinion into consideration and of course do what's best for our community. Thanks, Lisa Jones

Stephen Yardley wrote: My name is Stephen Yardley, I live at 1747 S 3660 W Syracuse, Ut 84075. Which is in the neighborhood of Buffalo Point Elementary School. I would like to voice my opposition to the rezoning of the proposed property on Antelope Drive from R-1 to commercial. One of the arguments for the rezoning has been that storage

units would be more desirable than other commercial entities that could be put there. It is not currently in the city plan to be commercial. It seems that bringing one business into this area would lead to other businesses coming as well. It is my fear that the neighbors directly to the East, West and across the street North would feel the adverse effects of this type of business and would eventually leave and sell their property, which in turn would lead to more rezoning and businesses in this area that was supposed to be residential. We have lived in our home for almost 10 years and love the area and want to stay, because it is a residential area and not too close to commercial or industrial zones. Rezoning this would be an invitation for other types of commercial development that I believe do not belong next to an elementary school which has a high percentage of children that walk to and from in front of proposed property and could pose a danger to the children. This may also cause more problems on Antelope with traffic. There is no turning lane, and already suffers a lot of congestion during school hours. Please do not change the nature of our community by forcing the changes that rezoning will ultimately cause. Sincerely, Stephen Yardley

Carley Wilcox wrote: We live on Mills Lane in Syracuse just south of where storage units are proposed to be built. We are in support of these storage units. The proposed plans and the look and feel of these storage units make us feel that they will be a good fit for our neighborhood, and I would much rather have storage units as a neighbor than a gas station or some other commercial business. It would be great to have this land remain as open space, but we know this would be unlikely as Legacy is coming through whether we like it or not, and this land will likely be used commercially eventually. The storage units will provide a secure, quiet neighbor, and I feel like it would have much less crime potential than a lot of other commercial options. The person who is proposing these storage units lives directly behind where these storage units would be located, making me feel very confident that he is going to do everything he can to make these storage units the best neighbor possible as he lives directly in the neighborhood this would be affecting. We encourage you to look at all the benefits that these storage units can have and ask you to consider this as the best option for the land to be used as a commercial business. I would hate for this to be denied and then the land be bought up and a gas station or something similar get approved. I don't think that's what the residents resisting these units would want, but that's what's likely going to happen if these storage units don't go in because I don't think this land will be left as a field or bought up to use as residential land, at least from my understanding, that is a very expensive option. I think the storage units is the best option at this point for our neighborhood, and am in full support of Josh Hughes building these storage units as proposed. Thank you for your time and consideration, Carley Wilcox

Shelley Roberts wrote: My name is Shelley Roberts. I live at 1804 S 3720 W in Syracuse. I would like to express my gratitude to the planning commission for denying the request that storage units be put in our neighborhood. I am sure it has been communicated to both the Mayor and the City Council, that many of us are against having them near our homes and our families. I don't want to be redundant in expressing the same concerns we all seem to have, but we truly are concerned about the potential of increased crime brought to our area, which affects the safety of our homes and our families. Article after article online talks about the hazards of storage units and the increase crime that they bring. People also have been known to store hazardous materials in them, that could lead to worse case scenarios. We are also concerned about bringing something commercial to our area and the effects that this would have on our home values. Josh Hughes read a statement from Zion's bank, indicating that our home values would not decrease, but no one can predict consumer appeal and the effect that would have on what people would actually pay. We plan to stay in the area, but if a life change occurred, requiring us to sell our home, then this becomes a concern for us and for so many. Children walk by there and ride their bikes by that area every day, going to and from school. It only takes one novice U-Haul driver to pull in and run over or hurt one of our children. Josh Hughes also mentioned that he is having a hard time not taking this personally, but I would say to him, nothing is more personal than potentially jeopardizing the safety of one's community and family for the sake of personal gain. As one commissioner stated (not verbatim) in one of our Zoom meetings regarding this matter, when he sees this property and the history of it, he sees a promise that was made to the citizens of Syracuse to keep it residential. I know I can speak for many when I say that we are not trying to be close minded in our fight to have these storage units moved somewhere else and in no way would we not advocate on behalf of a fellow neighbor when trying to provide for his/her family, but in this case, this is simply not where they should be, for so many valid reasons. Thank you so much for your time and attention to this matter and to so many other matters that concern our wonderful city.

Grayson Wilcox wrote: a family. I hope it remains a safe place for families. I live in the cul-de-sac of Mills Lane. This cul-de-sac is directly south of the proposed storage units. I have spoken with the developer and I see the plan as a plan to keep the storage units well landscaped and looking nice. As time moves forward and this area grows and becomes an area just off the new highway(an exit as I have heard) traffic will be high and the area will become noisier than it is now. There are many commercial options for that space and of all the commercial options out there as possibilities on that land many would be much louder and likely not as well maintained as this storage units will be. One thing appreciate about the storage units is it is not a cash handling business so less of a target for armed robbery. Meaning my street is less likely to be an escape route for criminals. The developer has a vested interest in keeping that location attractive and quiet and safe. As a neighbor to this potential facility I appreciate the fact that the owner plans to maintain the landscape and safety of the facility. Me and my family will be impacted by this storage units but I believe the impact will be a positive impact. Hopefully my thoughts are worth something as a person who lives in proximity of the potential business and buildings. Many will agree and some will disagree. I hope that the silent majority don't get overwhelmed by the louder groups that really are smaller in numbers but louder in their outcry for this to not happen. The benefits to the city are taxes and a quiet neighbor with a well-maintained yard. Thanks for listening to a concerned citizen and neighbor to the facility. Those are my 2 cents worth of thoughts on the matter.

Charise Hughes wrote: I am writing in regard to the storage unit project proposed on Antelope Drive and 3500 West. I am completely baffled by the contention surrounding this project. If we have extra time and energy to fight things, there are much bigger problems to fight for. Let's focus our efforts fighting for our civil liberties, fighting for better education, fighting

for freedom of religion, fighting for equality and fighting this pandemic. Storage units are no threat to anyone personally, or their family, friends, health, or religion. I think our founding fathers would roll over in their graves if they foresaw a time that we would have to beg permission to use our own property the way we would like. Should someone 3, 4 or 5 streets over be able to tell someone how to use their property and if they can start a small business or not? As citizens, we need to show more trust in our neighbors and in our city representatives and more respect for their time. Public hearings and public comment should be used to bring forward unique and unknown information vital to their decision, not to gripe about traffic on a major street, or simply complain... that is just a waste of time for our planning commission, city council, staff and Mayor. These people were elected to these positions for a reason. We voted them in because we trust them to make good decisions for us and our growing city. Our job as citizens is to give them vital information and then support them and respect their decisions, popular or not. Change is inevitable and most of us would not be living here if there was never land use changes made. For the naysayers, you can rest assured that if you ever want to start a small business, improve your backyard, or otherwise improve your life, the Hughes family will be here to support you, encourage you and help you however we can... we wish you'd do the same. Let's band together to show love and kindness to one another and fight for issues that really matter in this world.

Steve Jensen wrote: My name is Steve Jensen, I live at 842 West 1840 South, Over the last six months or so it seems to me that the Planning Commission and the City Council have been trying to figure out a way to let the developer build three story apartments. Despite the outcry of the community you continue to amend, adjust, and modify the mixed-use guidelines to accommodate the developer. You have heard the citizens express their concerns over the traffic problems that this project will create on 1000 West, Antelope Drive, and Bluff Ridge. A major concern that I have is that three story apartments do not fit in the city's overall plan. In the material presented to the Council to consider it says: "Townhomes are another acceptable option but should be limited to locations along arterial roads and major intersections. Townhomes are generally preferred over apartments. Apartments could be an appropriate use if located adjacent to existing commercial, along state highways, or near the West Davis Corridor interchanges. Attached housing is not wanted unless it is well designed to match the architecture and building height of surrounding development." Just look around, where do you see two- or three-story structures in this area? Three story apartments are going to stick out like a sore thumb next to Smiths, the liquor store, and tin building used as a gym. Progress is moving forward and changes will occur. I hope you will not allow three story apartments in the middle of this part of the city.

Wendy Semrow wrote: I share 240 feet of the property line to the south. I know that many people have mentioned that they would like this property to stay residential. I have heard many different options of what might go there if it remains residential zoning and have had time to consider those. For 21 years I grew up with my house's driveway facing an extremely busy road--the same layout as the Mills property is. I have witnessed (and personally experienced) many close calls and dangerous situations on that road, which is why I have chosen to raise my 6 kids in a cul-de-sac "safer" environment than what I grew up with. I will briefly explain why I am opposed to the property staying residential:

1. Fixing up the property well enough to meet city codes and either selling it or renting it out as a single house simply will not cover the bank payment for the land.
2. If a cul-de-sac is considered for 5-7 homes to be built, the lots become extremely pricey yet very undesirable for noise, traffic and safety reasons. Unfortunately, I've seen how many times my kids blow through our own cul-de-sac stop sign into the road. If that were to happen to this new cul-de-sac even once, the ending result could be devastating! We also heard from previous meetings that Mr. Hughes has talked with several realtors and developers which all refuse to touch that property because of the location and cost. That should be a big concern that the city council needs to consider.
3. If the city prefers to zone it to medium or high residential, this could mean condos, townhomes, or apartments. I am completely against all of those in my backyard! I have also lived in apartments and they bring with them their own share of loud noise, crime, and disrespectful behaviors. To me, that particular option places my 6 kids in danger way beyond the secured and gated storage units. This option also puts many more children exposed to the dangers of Antelope Drive, not to mention all the extra traffic for all of us.

As someone who has lived their whole childhood on a busy road, I don't think Antelope Drive is a good or safe location to be placing brand new homes on. My hope is that the city council will consider the negative consequences of leaving the property residential—and vote to rezone the property to neighborhood services.

Melanie Palmer wrote: My name is Melanie Palmer, and I'm a Syracuse resident at 1807 South Mills Lane (3475 West). My family and I completely support the proposal to build a storage unit center on Antelope just to the north of our residence. We understand this will be a high-quality operation that will be very well-maintained. We give our full support to this project and those involved in its construction.

Lonnie Weston wrote: I am writing this email to express by opposition to the proposed rezoning of the Lloyd Mills property located at 3445 W 1700 S, Syracuse Utah. I was approached by the developer (Josh Hughes) about the proposed rezoning of the property. Josh stated that Syracuse City was interested in rezoning this property to commercial in order to add more businesses in the area. Josh presented an idea of developing the area into storage shed, this he said would be much less evasive then the proposed property the city would place there. Josh then requested I sign a document stating support for the addition of storage sheds to the proposed property (which I do not support). The current property is zoned as R1, Low Density, single family dwellings. The neighborhood to the South of this property is zoned as R1, Low density, single family dwellings. Across the street, to the south I understand the property is zoned as medium density family dwellings. The proposal to change the city general plan to rezone this one property does not make sense. I have not seen a general city plan where a homestead is rezoned commercial in the center of family low density, single family dwellings. To my knowledge no significant event has occurred to make the city change their general plan. The only event is the passing of Lloyd Mills

(though sad it should not drive a city to change their general plan) and the desire of neighbors to profit from his property. Likewise, placing a business, even a storage shed, right in the middle of a family neighborhood is detrimental to that neighborhood. I request that you reject the proposal of Greg Day and Joshua Hughes, to rezone the Lloyd Mill property for the building of storage sheds. There are other areas already zoned commercial that will accommodate their proposed storage sheds.

Shane Minor wrote: I would like to make it known to those who will be looking at the rezoning of the property in question, that I am for rezoning this to commercial. Thank you for your consideration.

Curtis Roberts wrote: My wife, myself, and our 4 kids live at 1804 S 3720 W in Syracuse. We have participated in the couple previously held Zoom meetings with the Planning Commission regarding the Major Conditional Use Permit for Storage Units on 3.95 acres at approx. 3500 W. 1700 S. After communicating with several of my friendly neighbors (15+ families), all families have objected to the proposal to construct storage units on this land. I've created a rough overlay outlining the current properties (lower Cul-de-sac is Mr. Hughes' street) along with as many as (7) low density residential properties (similar to Mr. Hughes' recent development of a couple years ago) which could be developed on the property in question. As can be plainly seen, the property could easily accommodate at least (7) low density properties. The previous comments by Mr. Hughes regarding the low profitability were without detail and only highlighted the apparent greed in pursuing the storage unit option at an expense to our neighborhoods great feel and the surrounding families' property values. To be believable, I'd be interested in seeing the cost and profitability details of Mr. Hughes' street and how that compares with the potential low-density residential development of the 3.95 acres in question. If developing this property as low density residential is not attractive/profitable as currently zoned, I recommend an appropriate exit to the contract to purchase the property or lower your profitability expectations. If the desire to develop and build a storage unit business is strong, I suggest pursuing one of many properties throughout Syracuse already zoned for Commercial use.



None of my neighbors are interested in having storage units injected into our low-density residential neighborhood because of the probable increase in crime that is sure to follow. There is literally nothing for the average neighbor to gain from this proposed rezoning, only a decrease in safety for our kids which will walk to and from school. I want to clearly renew and state my family's objection for the rezoning of this property. I strongly believe in making an intelligent plan and then intelligently working that plan both in my personal and professional life. I believe our city's General Plan was created after this manner by using common sense and forethought. My family, as well as dozens of my great neighbors, moved to this area of Syracuse because of the current feel and atmosphere. This is directly attributed to the low-density residential zoning and generally high level of ownership we all share and demonstrate. I am asking this council to support our city's existing General Plan by voting NO for actions that would lead to the rezoning of this property for commercial purposes. Thank you for your time and service in our community.

Amanda Weston wrote: To All Whom This May Concern: This message is in regard to the purposed rezoning of Lloyd Mills' property, located at 3445 W 1700 S Syracuse, Utah. We live in a world where one thing remains constant, change. This year has been a year to exemplify change, as we all do our best to adjust to the "The New Now." Some things that change we must accept, learn to live with, and even grow from. However, there are also some things that are not out of our control, which invite us to take courage and seek wisdom to know what is best. Social media posts have been shared with different points of view, showing a divide amongst the residents of Syracuse City. The developer has reached out to surrounding neighbors, in some cases going door to door in an effort to share and explain his endeavor. Lloyd owned much of the area surrounding his home, where it once was known as Mills farm. Now this very same area, minus the 3.95 acres left, has been transformed into neighborhoods. Lloyd loved his family, this land, this community, and wished to preserve its rich history. As this proposal is considered and voted on, may we stop and ponder our ancestors hard work and the environment we are creating for future generations. Will choosing to rezone this property add value and leave our community better off or will it subtract value and remove an irreplaceable piece of Syracuse history? Please contemplate the variables of this equation carefully before making a final decision, that it may hold the best overall outcome for our community. I have found myself evaluating this very equation, through searching, pondering, and prayer. I have come to the conclusion that rezoning would not be in the best interest of our community.



Brooke Rowe wrote: With this property nearly in my backyard, I am confident that storage units are the best possible outcome for the land. Where it stands now as residential property, I refuse to stand by while apartments or townhomes block my view, as well as tower down on me and my family as we enjoy our time outside. Furthermore, you never know who would be moving in. There have been talk about storage units bringing drugs, gangs, and crime to our neighborhood, but apartments/townhomes could likely do the same. Also, as a mother with young children, I would never build a home with its entry/exit being in a very small cul-de-sac &/or directly on a street where the speed limit is 45-50 mph, which is what would happen if homes were built there. I fear that homes of families with young children would not be safe living right on Antelope Drive, nor would most people choose to live on that busy street. These proposed storage units are the perfect medium between residential and commercial development. The units would limit foot traffic & traffic congestion by restricting access to only certain times of the day; be well-maintained and watched over by the owners, who live within walking distance of the units; and keep our city beautiful, as well as positively impact our community and neighboring property values.

Jake Barben wrote: This email is in regard to the proposal for storage unit development at 3500 W. and 1700 S. We currently live in the neighborhood just south of this property, adjacent to Buffalo Point Elementary and would like to be counted with those who are opposed to this development. From our standpoint, we would just challenge you to consider a couple things:

1. What benefit will another storage unit really provide to our city and the community that surrounds it?
 - a. There are several existing storage properties up and down Antelope with current vacancy. In addition, more proposals coming in for even more storage units on properties appropriately zones for them. Why rezone this property to force ANOTHER storage unit? The developer of this property wants it as a backyard neighbor which is understandable, but how does that benefit the greater city members?
 - b. If we continue to rezone to commercial property west of Bluff road, might we challenge you to consider opportunities that create a fiscally fluid opportunity? Revenue generated by storage units generally stops with the investors. Sure, there are taxes, but it won't create jobs for our community, and it won't put dollars back into circulation within our city. This seems like a real dead-end decision

that is expensive and difficult to reverse. Please think fiscally on these things, and follow the veins of benefit to the community that live here.

In conclusion, we're begging our City Council and our City Planners to strategically consider proposals like this with forethought for the future. We moved to Syracuse 9 years ago from a city that failed to apply this strategy during their developmental stages and they are paying the price today along with their residents. This property has only been considered by one developer; it has not been advertised for sale publicly yet. We are not convinced that storage units are the best use of this property long term. Thanks for your time, and service to our community.

Mayor Gailey then invited Zoom participants to make public comments.

Arce Nacario stated that since the Council's last work session meeting on July 14, he has been thinking about his request regarding the walkway that borders his property and the City's fencing regulations. He also spoke with his neighbor, who was also approached by the City regarding removal of his fence to support his ability to install a privacy fence along the walkway. He stated his neighbor is very upset about the issue and he wants to try to repair that situation; he would prefer that the Council change their direction and he invited the Mayor and anyone else from the City to come and meet with him and his neighbor in person to discuss the matter further.

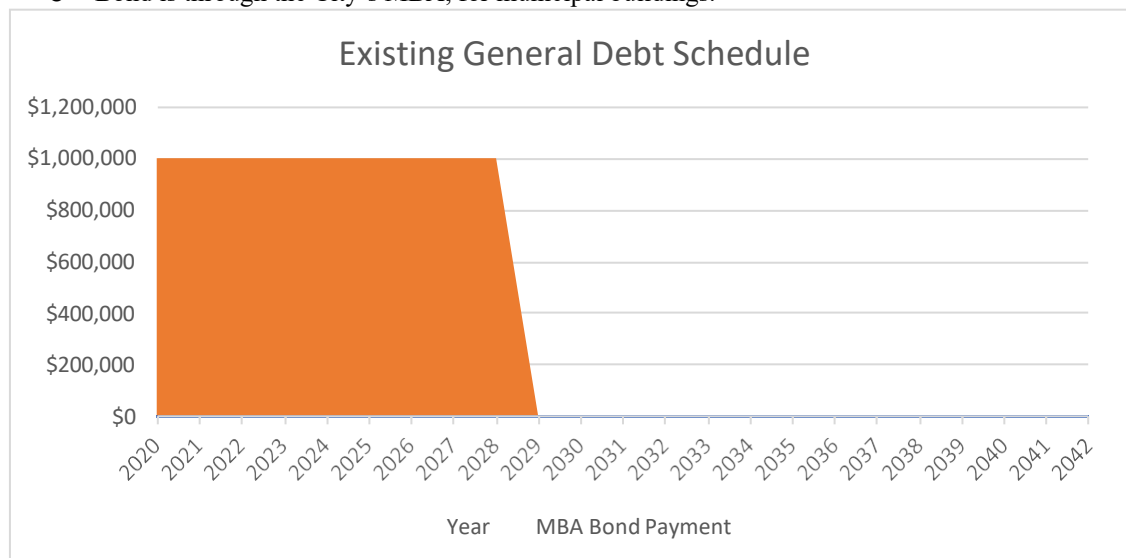
Revisit matter of funding 50-acre park project; consideration of scheduling special election regarding bonding for the project.

Mayor Gailey stated that he has added this item to the agenda after a development in the last week; the Davis School District has decided not to hold a special election this November regarding bonding for school facilities. He has spoken to each Councilmember individually about this issue to determine if they would be willing to reconsider the decision regarding whether to submit a ballot question to the voters this November for a bond for the 50-acre regional park. He invited City Manager Bovero to provide an introduction for the item.

Mr. Bovero reviewed his staff memo, which was included in an amended packet for the meeting. At the previous City Council meeting, a consensus decision was made to delay the bond election for the regional park until 2021. Since that meeting, the City has learned that the Davis County School District is planning to also hold a bond election in 2021. Since this is a change in circumstance, the Administration felt it was worth discussing with the Council to see if that changes the outlook. For the Council's convenience, a review of the financial recommendation from the Park Advisory Committee is included in this memo.

Existing General Debt Schedule

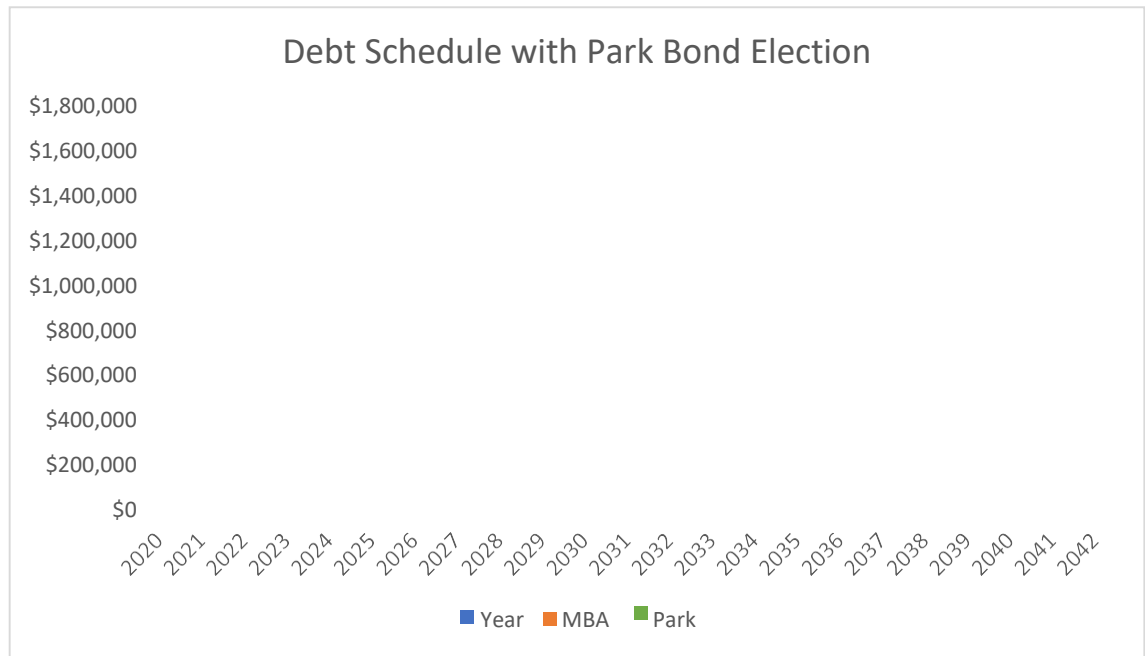
- Below is a graph showing the existing debt schedule for the City's general fund, which includes:
 - Approximate \$1 million annual payment.
 - Bond retirement scheduled for the year 2028.
 - Bond is through the City's MBA, for municipal buildings.



Bond Election with MBA Bond Refinance

- Below is a graph showing the combined debt schedule if the park bond were placed on the ballot, and pass. It includes:
 - MBA bond payment at approximately \$500k per year.
 - Park bond payment at approximately \$1.13 Million per year
 - Bond retirement scheduled for the year 2042.
- This graph will look similar whether the bond is passed in 2021 or 2022, assuming no major changes in interest rates or expected construction inflation.
- This graph assumes approximately \$7 million is raised in private funding, and the actual cost of construction is \$30 million.
- In either year, the City would have at least 1 year, and more, to fundraise through private donations

before issuing the actual debt.



Weighing the Options

Any decision involves risk. Below is a list of risks involved with placing the bond election on the 2020 ballot vs the 2021 ballot.

- Risks of 2020 Ballot
 - Lack of ability to use committed private funding as a selling point to the public.
 - National election issue risk- voting can be affected by national issues during a presidential election.
 - Pandemic risk: voting can be affected by the current pandemic.
- Risks of 2021 Ballot
 - Construction inflation risk: Cost of construction could escalate. A market collapse could also lower construction costs.
 - Interest rate risk: Interest rates could rise. They could also fall but are currently at historic lows.
 - Lack of ability to use committed public funding as a selling point to donors.
 - Election Turn-Out Risk: the 2021 election will likely have different turnout, typically lower.
 - Municipal Election Risk: park bond could get tied up in local election issues.
 - Bond Election Competition Risk: the park bond could be competing with the school district bond in the same year for the same tax dollars that voters are willing to approve.
 - Other Issues: Foreseeable but non-quantified issues, such as paramedic funding, may complicate the bond election.

The following items outline the goals of this discussion:

1. Review the updated information surrounding the park bond issue.
2. Provide direction to administration if any change is desired from the Council's previous consensus.

Mr. Bovero facilitated discussion among the Council regarding the content included in his staff memo. Mayor Gailey polled the Council regarding whether they would like to uphold the decision they made during the last discussion of this matter or if they would like to proceed with scheduling a special election to submit a ballot proposition for a bond. Councilmember Maughan stated he believes a bond initiative will fail if it is submitted to the voters this year and then it will be difficult to go back to the voters next year asking for the to support it again. The rest of the Council debated this concept, but several members communicated their desire to proceed with the election this year because there will be higher turnout this year than next. Councilmember Savage stated that if the issue is going to be submitted to voters this year it is necessary to create a sub committee dedicated at educating the City regarding the issue and another group that will be charged with pursuing private fund raising. Mayor Gailey agreed and asked that Councilmembers provide him with their suggestions for individuals that should serve on those groups.

Continued discussion regarding UTOPIA internet service options for Syracuse City.

A staff memo from the City Manager explained the Mayor and City Council have received requests from residents to look into UTOPIA as an option for highspeed fiber to the home in Syracuse. Based on that feedback, members of the Council have requested that we use a survey to find out more from citizens. The City contracted with FlashVote to provide a survey service in order to enhance the amount of public input, and provide it in a way that has stronger statistic validity. The

intent of the survey service is to give the Council data as part of their decision making, not to override the Council's decision making. It is proposed that the goals of the survey include the following:

- Find out if residents would be supportive of the City partnered with UTOPIA to provide a high-speed fiber network throughout the entire City.
- Find out if enough residents would sign up in order to make the installation of UTOPIA financially feasible.
- Find out if there are specific areas of the City that have higher or lower levels of support.

Syracuse City is interested in resident feedback on high-speed internet options in the City. Your response will be used by the City to evaluate the level of support there may be for the City doing more to improve the broadband internet options in the city. Providing your address is optional, but important in determining what areas of the City have higher/lower demand. Thank you for your participation in this survey.

1. How would you rate the overall quality of your current internet service?
 - a. Terrible
 - b. Bad
 - c. Ok
 - d. Good
 - e. Excellent
 - f. Not sure
2. How would you rate the overall price that you pay for internet service, related to the value you receive?
 - a. Price is very expensive for very bad speeds/service
 - b. Price is a little too expensive and not very good speed/service
 - c. Price is fair, and speed/service is just ok
 - d. Price is pretty good, and speed/service is pretty good
 - e. Price is great, and speed/service is great
3. UTOPIA is a high-speed broadband service that partners with cities to make high-speed internet available to all residents. The use of UTOPIA is not required by the City. Residents retain the option to choose their own internet provider.

UTOPIA and the City could partner to install highspeed fiber so it is available to every home in Syracuse. The monthly service is paid for by subscribers to UTOPIA. The City does not incur any cost of installing the fiber unless a sufficient number of subscribers do not sign up. If that occurs, the City would issue a loan to UTOPIA to cover the remainder of the installation cost. The loan would be paid back over time by UTOPIA.

Are you supportive of the City pursuing a partnership similar to that described above, in order to provide a highspeed fiber network to the entire City?

 - a. Yes
 - b. No
 - c. Not sure
4. Please explain or elaborate on why you answered the way you did on the previous question. (optional)
5. If the following fiber broadband options were available from UTOPIA services, what would you sign up for, if any?
 - a. \$65 for 250 Mbps download / 250 Mbps upload
 - b. \$78 for 1 Gbps download / 1 Gbps upload
 - c. \$229 for 10 Gbps download / 10 Gbps upload
 - d. None - I would keep my current service
 - e. Other (please specify)
 - f. Not sure

- 1 6. What is your street address (optional). (Alternatively, which area of Syracuse do you live in?) - Map with area
2 numbers provided -
3 a. Area 1
4 b. Area 2
5 c. Area 3
6 d. Area 4
7 e. Area 5
8 f. I do not live in Syracuse

9 The memo concluded the goals of the discussion are to review the goals and the proposed questions of the survey and
10 provide direction to staff on any changes to the goals or questions in the survey.

11 Mr. Bovero reviewed his staff memo and solicited feedback from the Council regarding any adjustments that should
12 be made to the survey questions. Councilmembers offered suggested wording adjustments to clearly convey that UTOPIA is
13 simply infrastructure for various internet companies that can provide service to households. Councilmember Maughan
14 suggested that the City be divided into four equal quadrants for the purposes of gauging the areas of the City that currently
15 have access to good service and the areas that do not and may be willing to pay for UTOPIA.

16 Mr. Bovero stated that if more discussion is needed, he can provide adjustments to the questions at another work
17 session meeting. The Council indicated they are comfortable proceeding with the survey with minor adjustments to the
18 questions as suggested.

19
20 **Discussion regarding use of Board of Adjustments or**
21 **Administrative Hearing Officer for the purpose of**
22 **considering variance requests.**

23 A staff memo from the City Attorney explained the Mayor has requested that the Council consider the establishment
24 of an administrative hearing officer (AHO) to consider variance requests. AHO's could also hear multiple other
25 administrative matters, including many appeal. The goal of this discussion is to determine whether to draft an ordinance
26 establishing and governing an administrative hearing officer.

27 The City has maintained a Board of Adjustment via ordinance for decades. Periodically, the Board has been
28 understaffed due to resignations, lack of applications, or term expirations. The Board of five has two vacancies due to
29 resignation and term expiration. Prior to filling these positions, the Mayor has sought the Council's input on whether the
30 time has come to discontinue the Board of Adjustment and appoint an Administrative Hearing Officer to consider variances.

31 Prior to 2005, state law required every municipality to maintain a Board of Adjustment. However, state law now
32 permits cities to appoint any appeal authority they wish to hear requests for variances, with some restrictions. Thus, a City
33 may retain the Board of Adjustment, if it wishes, which many Utah cities have done. Others have moved to the
34 Administrative Hearing Officer model. And some have selected other appeal authorities. Whichever direction the Council
35 follows, we will be in good company.

36 The Board of Adjustment fills a specific niche of considering variance requests. The decision is purely
37 administrative, and is required to be based on specific statutory requirements and upheld by substantial evidence. In other
38 words, the Board's responsibility is to apply the law to the facts in a fair and impartial manner. They are subject to review by
39 the district court, should their decision deviate from this standard, and are reviewed under a less-deferential standard than
40 legislative decisions, but are not subject to de novo review.

41 **Pros and Cons of BOA & AHO**

42 BOA Pros: Proponents of Boards of Adjustment focus on their being drawn from the surrounding community and
43 preserving local control. Local residents are in the best position, they argue, to make factual findings regarding individual
44 lots and will know whether the proposed variance will have a disparate impact on the community as a whole. It also fosters
45 community engagement by having local residents serve on a volunteer board and take part in a decision-making process.
46 Additionally, they are not compensated for their time, which should make applying for variance more affordable.

BOA Cons: Opponents of Boards of Adjustment usually point to the Board's lack of legal training and cast doubt on whether they can make legal determinations fairly for all applicants. There have been accusations in other communities of favoritism toward locals and hostility toward developers. Or they may make a decision based on whether they personally like the proposal, rather than by strictly applying the facts to the law (essentially treating the issue as a legislative one rather than administrative). It can be difficult to maintain a trained and experienced Board of Adjustment, due to the infrequency of their meetings.

AHO Pros: Administrative Hearing Officers are often law-trained, which means they have experience in applying law to a specific factual situation. Although a City could require that they reside in their jurisdiction, they can also come from outside the City, thus removing some allegations of bias or favoritism toward an applicant or class of applicants. As they are law-trained, they do not require specific training regarding issues such as due process, variance requirements, or land use issues. They often have experience in evidentiary hearings and can draft legal orders at the conclusion of their hearings. Having a single individual serve as the appeal authority in such matters can make scheduling hearings more feasible, particularly if a specific day or week of the month is set for hearings on a routine basis.

AHO Cons: Opponents of Administrative Hearing Officers turn those advantages on their heads. They may accuse an AHO of being out-of-touch with the local populace, either on account of their legal training or from living outside the city. Or they may put more trust in a collaborative decision made by several individuals instead of a decision by a single individual. They are ordinarily compensated for their time, increasing the overall cost of the process to the applicant.

Additional Areas an AHO could function

City code is riddled with appeals from administrative decisions. Such appeals are rare, but as the City continues to grow, the likelihood of appeals increases.

This chart includes a list of administrative functions which could be filled by an AHO:

Administrative Function	Currently Filled By	City Code Reference
Gov't records requests	Mayor	2.40.060
Variances	Board of Adjustment	3.15.010
Employee appeals	Employee Appeals Board	3.30.010
Sidewalk/Road cut permit	City Council	4.05.170
Water shut-off due to waste	City Council	4.25.130
Cemetery sexton decisions	City Council	4.30.120
Parks trespass notices	City Manager	4.35.065
Business license actions	City Council	5.15.050
Alcohol license actions	City Council (under new proposed ordinance)	5.20.530 (draft)
SOB licenses	City Council	5.25.120
Door-to-door solicitor license	City Council	5.30.160
Code enforcement citations	Justice Court (AHO authorized)	6.05.110
Code enforcement abatements	Justice Court (AHO authorized)	6.15.050
Animal control actions	Justice Court (No AHO authorized)	6.35.010
Fire marshal orders	Board of Appeals (currently un-constituted)	7.05.030 (IFC Appx. A)
Cost recovery for fires	Hearing Officer	7.35.030
Public works inspections	None	8.35.020
Floodplain determinations	City Council	9.20.090
CED administrative decisions	City Council or Board of Adjustment	10.20.140
Minor conditional uses	Planning Commission	10.20.140
Non-conforming determinations	City Council	10.20.140
ADA accommodations requests	AHO	10.20.115

Parking ticket appeals	Justice Court	11.20.040
Contract bid appeals	None	13.30.010
Impact fee adjustments	City Council	13.55.140

There are three areas in which an AHO has already been authorized to be appointed and act – code enforcement, appeals from fire department cost recovery decisions and ADA reasonable accommodation appeals in the land use context. If an ADA appeal or cost-recovery appeal arose, the City would need to hastily find and appoint a hearing officer. Code enforcement utilizes the justice court only in the case of a very recalcitrant offender, with most being accomplished by courtesy notices and non-appealed abatement notices. Many of the administrative appeals are heard by the City Council; but it is often wise to have administrative matters removed from areas where lobbying and political influence are expected to give sway.

Summary

The recent vacancies on the Board of Adjustment provide an opportunity to make the shift to an Administrative Hearing Officer, should the Council decide to go that route. If the Council gives the direction, then it is recommended that we meet again and determine which administrative matters you would like to transfer to the AHO and begin drafting an ordinance that addresses AHO hearings and procedures. We would also begin the search for an AHO through a request for proposals. If the Council is disinclined to acquiesce to the request, then we will stay the course.

Mr. Roberts reviewed his staff memo and facilitated discussion among the Council regarding the topic. Council discussion centered on the cost of hiring an AHO versus retaining the BOA. Several Councilmembers expressed their desire to rely upon a group of people to make an appeal decision rather than giving that authority to just one person. The Council ultimately concluded there is not a strong need for an AHO given the limited number of appeal issues the City currently handles; if the number of appeals increases dramatically in the next few years, the issue can be reconsidered.

Planning item: Continued discussion regarding Planning Commission recommendation regarding a request to surplus a pedestrian walkway at approximately 2580 S. Allison.

A staff memo from the Community and Economic Development (CED) Department explained Arce Nacario, the owner of the home south of the pedestrian walkway located at approximately 2580 South Allison Way has approached the City requesting to put up a 6' vinyl privacy fence along the south edge of the walkway. However, Ordinance 8.15.010(D) says:

“(2) Fencing is not required, however if fencing is installed next to the trail it is required to be chain link or 50 percent open rail/slat vinyl. An additional six inches of concrete is required on each side of the walkway to embed the base of the fencing posts. All other non-open fencing must be offset 10 feet from the trail.”

None of the fencing options allowed by ordinance were desired by the homeowner. Planning Commission held a public hearing and considered the following options on June 2, 2020.

1. Amend ordinance 8.15.010(D) pertaining to fencing adjacent to pedestrian walkways
2. Surplus the walkway land which would then initiate the city surplus land policy which requires the land to go to bid for purchase by adjacent landowners.
3. Do nothing, requiring the homeowner to follow existing ordinances.

During the public hearing portion of the meeting, many residents requested that the walkway remain in place as it is a valuable asset to them and expressed desire to amend the ordinance to allow the fence to be installed by the owner. After the public hearing, Planning Commission unanimously recommended to City Council to amend the ordinance rather than sell the walkway.

CED Director Steele reviewed the staff memo and reminded them of the topics of discussion during the Council's last review of this matter; Council discussion centered on any liability the City assumes by allowing fencing along the walkway that could result in creating a dangerous situation for users of the walkway. There was also a focus on the costs the City would be responsible for if the decision is to adjust existing fencing along the walkway to ensure compliance with the City ordinance. Councilmember Maughan stated it is his opinion that if the City is going to retain ownership of the property upon which the walkway is located, it is necessary to ensure it safe. The Council agreed and Mr. Steele stated that he would recommend adjusting the ordinance regulating fencing adjacent to pedestrian walkways and assisting in modifying the fencing in the area to ensure compliance with the ordinance. Councilmember Savage stated he would support amending the ordinance, but indicated that the property will then be non-compliant with the ordinance and he still supports declaring the property as surplus and disposing of it. Councilmembers Bingham and Maughan agreed. Mr. Steele reminded the Council of the public outcry the Planning Commission heard about the prospect of disposing of the property and eliminating the walkway. This led to continued discussion of the issue, after which Councilmember Bingham stated she is still willing to consider surplussing the property, but would also be willing to consider allowing the front yard fence of the adjacent property to be shortened. Councilmember Maughan stated he is supportive of disposing of the property.

Mayor Gailey polled the Council to determine whether there is support for including a discussion and action item on the next business meeting agenda regarding the proposed ordinance amendments. The Council offered their support, after which Councilmember Bolduc stated she would like to understand the costs of adjusting the existing fencing in the area to comply with the proposed ordinance amendments.

Continued discussion of proposed rezone from Agriculture A-1 to Mixed Use (MU) zone for property located at approximately 817 W. 1700 S.

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

Location:	817 W. 1700 S. (East of Smith's)
Current Zoning:	A-1
General Plan:	Commercial (allows MXD, GC, PO, or NS)
Acres:	5.29

Applicant Nate Swain with Blacksmith Development is proposing a rezone to Mixed Use.

Please consider the following items:

- The proposed change is consistent with the General Plan Map
- Concept plans and building elevations have been submitted with application as required.
- Zoning map amendments are subject to but not limited to the approval standards found in ordinance 10.20.070(E).
- Planning Commission reviewed the project and held a public hearing on December 3rd. After much opposition was expressed by the neighbors to the south, the project was tabled for further discussion. On Dec. 17, the discussion resumed and concerns about impacts to neighbors, buffering, traffic, utilities, schools, crime, and circulation were explored. The PC voted 5-2 to forward a recommendation for conditional approval to CC. The condition was that the north entrance onto Antelope drive be straightened out to more easily accommodate a fire apparatus. Since that meeting, the applicant has worked with the fire department to design an acceptable entrance configuration. See attached plan (1-22-20 submittal)
- This item has been on hold since January 28, 2020 while the MXD ordinance was amended. The MXD ordinance amendment was finalized on June 9th, 2020. The applicant would like to now resume consideration of his application.

1 The memo concluded the City Council reviewed this item on July 14, 2020 and asked that parking and pedestrian
2 access for the onsite commercial be revised. The memo referenced attached updated plans that are responsive to those
3 requests.

4 CED Director Steele reviewed his staff memo and facilitated Council review of the updated plans to draw their
5 attention to the adjustments that have been made responsive to the concerns during the last review of the application.
6 Councilmember Maughan expressed concern that amended plans were submitted by the developer after the packet for the last
7 meeting was published and that was the reason that the item was tabled until tonight; however, those amended plans still did
8 not get published in the packet. Mr. Steele stated the plans included in the packet for tonight's meeting are the last revision;
9 the commercial element of the plan has been adjusted because the applicant was unsure he could complete the commercial
10 portion of the project within a certain timeframe in order to proceed with the residential component.

11 Discussion and review of the Plan with the applicant, Mr. Swain, centered on the parking layout and shared parking
12 between commercial and residential uses; ingress/egress points and traffic circulation; the layout of the residential units on
13 the site; the types of businesses that may consider locating in the commercial area of the project; and requiring a clause in the
14 development agreement to require the applicant to create a fund that could be used to aid in improving and maintaining
15 property directly south of the subject property.

16 Mayor Gailey asked the Council if they are ready to move this item to a business meeting agenda for action. The
17 Council offered their support for proceeding with scheduling an action item.

18
19 **Planning item: Continued discussion of proposed**
20 **rezone from A-1 to Planned Residential Development**
21 **(PRD) for property located at approximately 2750 South**
22 **Bluff Road, approving the submitted Preliminary Plat,**
23 **and approving the execution of a Development**
24 **Agreement to govern the property**

25 A staff memo from the Community and Economic Development (CED) Department explained Mike Bastian with
26 Castle Creek Homes has applied to rezone approximately 18 acres located on Bluff Road at about 2750 S. The request is to
27 change from A-1 to PRD. The PRD zone requires that the preliminary plans be provided and approved along with the rezone
28 application. This makes it so the city knows exactly what type of development is proposed prior to approving a rezone. These
29 details are cemented in a development agreement signed by both parties that is also approved with the zoning.

30 A public hearing was held at Planning Commission on June 2nd, 2020 and was tabled because staff comments had
31 not been addressed. There were a handful of residents from Trailside Park in attendance who expressed opposition to the
32 project. On June 16, the commission resumed discussion on the item and unanimously approved a motion to recommend
33 approval to City Council.

34 Staff has reviewed the plans for compliance with adopted land use ordinances and reviews are included in this
35 packet. The applicant has also conducted a geotechnical, traffic and wetland study of the site. On June 23, 2020 city council
36 reviewed the item in their work session where debate about whether the proposal meets ordinance 10.75.040(I)(2) and (3)
37 concerning duplicating facades and garages not being the 'major architectural feature'. The majority of council felt the item
38 was ready for a vote. On July 14, 2020 City Council continued discussion about the townhome architecture and repeating
39 facades. They asked the applicant to modify the front elevations to provide more variety. They offered examples such as
40 adding garage door windows/hinges, and changing window sizes between units. As of this writing, staff has not received
41 updated front elevations. There is, however, an updated draft development agreement.

42 The memo concluded the discussion tonight should be centered around whether: (a) should the land be rezoned? (is
43 it the right place for the use, right timing, etc.); and (b) do the preliminary plans meet the city's ordinances? The decision is
44 whether to forward this item to the next business meeting for a vote or to table for further discussion at the next work session.

Mr. Steele reviewed the staff memo and facilitated a review of the elevations for the project that have been submitted by the applicant. Mr. Bastian provide a detailed diagram of the workout station amenity that will be located alongside the trail. He also reviewed his updated elevation plan to draw the Council's attention to the adjustments that have been made to increase the variation between buildings in the project. Council discussion centered on the design adjustments that have been made, after which the Mayor asked that staff include a discussion and action item on the next business meeting for the application.

Planning item: Planning Commission recommendation regarding General Plan amendment and zone change for property at 3500 West 1700 South, R-1 (single family residential) to Neighborhood Services.

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

Location:	3500 W. 1700 S.
Current General Plan:	Low-Density Residential
Proposed General Plan:	Commercial
Current Zoning:	R-1 (Single-Family Residential) 2.3 units per acre-
Proposed Zoning:	Neighborhood Services
Total Site Area:	3.95 Acres

Applicant Greg Day would like to build storage units on the subject property; however, the general plan and zoning does not currently allow this use. In turn, he has requested to amend the General Plan map from Low-Density Residential to Commercial. The Commercial General Plan designation list of potential zones includes: General Commercial, Professional Office, Mixed-Use, and Neighborhood Services Zones. Storage Units are permitted in the Neighborhood Services zone as a major conditional use. The applicant has also requested to amend the Zoning Map from R-1 to Neighborhood Services which is contingent on approval of the proposed General Plan map amendment. The general process before any construction could begin on a project of this sort includes general plan/rezone, site plan review, and building permit approval.

The Planning Commission reviewed the item on June 16, 2020 and after being tabled, again on July 7, 2020. Both meetings included a lot of passionate public comment both for and against the project. The item proved to be a difficult decision for the Planning Commission with commissioners voting both for and against the project. Ultimately a split vote of 4-2 recommending denial of the project is being forwarded to City Council. Greg Day is on the Planning Commission but recused himself and was not present nor participated in discussion or voting on the item.

The memo concluded the goal of the discussion is to determine if this item is ready for a vote on the next business meeting or if it needs more discussion during the next work meeting.

CED Director Steele reviewed the staff memo and summarized the Planning Commission's deliberation regarding the application, after which Mayor Gailey invited input from the applicant.

Greg Day stated he appreciates those who have put forth thoughtful public comment as that feedback has helped him to refine his proposal to address concerns that have been expressed. He then provided a presentation aimed at clearly communicating the project that he is proposing. The design of the project has been improved to include low-profile buildings; high quality architecture and building materials; excessive landscaping to buffer between adjacent uses; and security system, including locking gates and security cameras. He stated that the project will produce approximately \$51,000 in tax revenue, \$30,000 of which will be dedicated to the school district annually. He reviewed a matrix evaluating the highest and best use of the project, demonstrating that a storage unit use has a very low impact on the community in terms of demand on infrastructure, though it produces a good amount of property tax. He stressed that he is a resident of the neighborhood adjacent to the project and he has a vested interest in making sure the property is well maintained, beautiful, and operated in a manner that benefits the area and the City at large. He has listened to the concerns of his neighbors regarding the potential for the project to impact their property value and he reached out to a Zion's Bank, who told him that he did not believe that the

1 use would bring their property values down. Traffic generated by the project would product 85 percent less vehicle trips than
2 a 16-unit development. Relative to crime, he submitted a records request to the City and found that at the three existing
3 storage unit facilities in the community there have been no offenses in the last two years and at the other facility there has
4 been two offenses in the last two years. Some facilities have more crime than others and that is largely related to their
5 location. He concluded he feels this is a very low impact use for the area, but is also a good commercial fit for Antelope
6 Drive. He discussed other optional land uses that could be located on the property according to the City's General Plan, but
7 noted that he would like the Council to consider his request for a General Plan and zone change.

8 Council discussion then centered on access to the property; commercial creep into this portion of the City, which is
9 largely residential; the potential for a shift in development trends in the area when the West Davis Corridor project is
10 extended through the City; impact on values of adjacent properties; and whether storage sheds is the highest and best use of
11 the property.

12 Mayor Gailey directed that the item be forwarded to the business meeting agenda for August 11 for continued
13 discussion/debate and potential action.

14
15 **Planning item: Application for Preliminary Plat Approval,**
16 **Grayson Ridge West, located at approximately 2050 S.**
17 **Doral Drive.**

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

20 Location:	2050 South Doral Drive
21 Current General Plan:	Low-Density Residential
22 Current Zoning:	R-1 (2.3 Units Per Acre)
23 Total Site Area:	19.84 Acres

24 The applicant Brock Loomis with J. Fisher Companies has requested approval of a 19-lot preliminary plat called
25 Grayson Ridge West. This continues the existing Grayson Ridge development to the east. On July 13, 2020 the Board of
26 Adjustment convened to consider a request for a variance to Syracuse City Code Section 8.15.010.(A) concerning maximum
27 block length. The Miller Springs neighborhood to the north created a block that was almost exactly this length from 1700
28 South leaving the developer of the subject property to accommodate the block length limitation. The Board of Adjustment
29 unanimously approved the variance request allowing the applicant to stub a road to the west approximately 100 feet south of
30 the maximum block length.

31 The Planning Commission reviewed the item on July 21, 2020 and also held a public hearing. A unanimous vote to
32 recommend approval is being forwarded and there were no public comments.

33 The memo concluded the goal of the discussion is to determine if the item is ready to be moved to a business
34 meeting agenda for a vote or if more discussion in a work session is needed.

35 Mr. Steele reviewed his staff memo, after which the Council offered their support for moving the item to the consent
36 calendar of the next business meeting agenda.

37
38 **Planning item: Planning Commission recommendation**
39 **of denial regarding petition to amend Section 10.90.020**
40 **of the Syracuse City Code pertaining to the General**
41 **Commercial zoning designation of the City.**

42 A staff memo from the Community and Economic Development (CED) Department explained Colby Anderson has
43 submitted an application and paid a fee to request that the city amend the General Commercial zoning ordinance to allow for
44 indoor storage facilities. Currently, storage facilities are permitted uses in only the industrial and neighborhood services zone.
45 See attached for the proposed language which does have some language limiting the location and type of indoor storage

1 facilities that would be allowed. Process for proposed land use ordinance text amendments is for Planning Commission to
2 review, make recommendation, and hold a public hearing and then send to City Council for final approval or denial. The
3 Planning Commission reviewed the item on July 7, 2020 and is unanimously recommending denial of this item in favor of
4 creating a separate zone for the indoor storage use.

5 CED Director Steele reviewed the staff memo.

6 Councilmember Teague voiced his support for accepting the Planning Commission's recommendation to deny the
7 petition and to, instead, consider a zone designed specifically for the desired use. Councilmember Bolduc agreed. Mayor
8 Gailey asked if the entire Council supports the denial and is comfortable moving to consideration of creation of a storage unit
9 zone, to which all Councilmembers answered yes.

10 11 **Planning item: Planning Commission recommendation** 12 **to create storage unit zoning designation**

13 A staff memo from the Community and Economic Development (CED) Department explained the Planning
14 Commission is recommending that a new zone be created just for the proposed climate-controlled storage units, rather than
15 amending the GC zone. This idea was to prevent the storage unit from being a permitted use in already zoned GC areas. With
16 a separate zone, the city would have complete control over which locations the use would be allowed. If the use was placed
17 on a conditional use list in a zone, there could be tight conditions placed but the nature of conditional use is that it is
18 considered a permitted use so long as they meet the conditions.

19 CED Director Steele reviewed the staff memo and referred to a draft ordinance included in the meeting packet,
20 which has been endorsed by the Planning Commission.

21 Councilmember Maughan stated that it is important to him that a property designated for storage units use must have
22 self-contained access and not be dependent upon another property for access or parking/traffic circulation. The Council
23 debated whether language requiring self-contained access should be included in the proposed ordinance. Councilmembers
24 Bolduc and Bingham argued that this is an issue that would be self-regulated because a business owner would not purchase a
25 property that they could not secure access to. Councilmembers Maughan and Savage noted that is not the concern; rather, the
26 concern is for a storage unit use to secure a cross access easement across another property, but if there is heavy
27 loading/unloading activity occurring in that cross access that would block a customer's access to the other business, that
28 could become very problematic and something that they City may be asked to get involved in. Mr. Steele stated he can draft
29 language to address the concern, and the Council offered support for doing so.

30 City Manager Bovero suggested that rather than creating a zone specific to storage units, it would be more
31 appropriate to list the use as a conditional use within the commercial zone. If distance restrictions are included in the
32 condition use language, that should address the Planning Commission's concern about a large number of storage unit
33 businesses locating in the City. Mayor Gailey asked if an overlay zone to allow storage units within an existing zone would
34 also be an option. City Attorney Roberts answered yes; he noted that if Mr. Bovero's suggestion is implemented, the Council
35 should be aware that as long as a business can meet conditions specified in the ordinance, they would need to be granted
36 approval. However, distance requirements could be included as one of the conditions. Mayor Gailey stated he will move this
37 item forward to the next agenda for further discussion and exploration of the most appropriate way to handle this matter.

38 39 **Discuss Administration's proposed utilization of** 40 **Coronavirus Aid, Relief, and Economic Security** 41 **(CARES) Act funding**

42 A staff memo from the City Manager explained the Coronavirus Aid, Relief, and Economic Security Act, also
43 known as the CARES Act, is a \$2.2 trillion economic stimulus bill passed by Congress and signed into law by President
44 Donald Trump in March 2020 in response to the economic fallout of the COVID-19 pandemic in the United States. Part of
45 the CARES Act funding was directed to state and local governments to combat the effects of the COVID-19 pandemic.

1 Syracuse City is in line to receive approximately \$2.7 million in CARES Act funding, divided into three waves of
2 approximately \$900k each. The money can be used for City expenses in combating COVID-19, and can be used to assist that
3 have been impacted by the pandemic.

4 In order to be utilized, the CARES Act funding for the City must be spent by November 30, 2020. Davis County has
5 put together a business assistance program that includes loans and grants available to businesses within the County. They
6 have also asked cities to contribute to the County program, using the cities' portion of their CARES Act funding. The
7 County's ask is to contribute 50% of the first wave of funding, which is approximately \$450k for Syracuse City. That money
8 would go into a county-wide pool to be disbursed amongst individual businesses in the county. Due to the time constraints,
9 narrow scope for the use of the funds, and the request to contribute a portion of the funds to the County, it is imperative that
10 the City devise a plan to use all or a portion of the available CARES Act money.

11 The Administration has discussed possible uses of the funding, and has held discussions with other entities to share
12 ideas. We have also asked City Attorney Paul Roberts for a legal review of several ideas, including those proposed herein.
13 The following proposal is prepared for the Council's consideration and discussion:

14 **Phase I: \$900,000**

- 15 1. \$450,000 Davis County business assistance program.
- 16 2. \$120,000 Business grant program (non-county recipients).
- 17 3. \$250,000 RDA loan forgiveness.
- 18 4. \$80,000 Hazard pay for public safety.

19 **Phase II: \$900,000**

- 20 1. \$180,000 Technology improvements for teleworking functions.
- 21 2. \$100,000 Reserved for supplies, PPE, and other preventative measures for City staff and customers.
- 22 3. \$200,000 Improvements to 10 City conference rooms, including Council Chambers to provide functional
23 virtual meetings and trainings.
- 24 4. \$240,000 Continued assistance for businesses impacted by COVID-19.
- 25 5. \$65,000 Reserved for potential "full disinfectant" of City buildings.
- 26 6. \$125,000 Firefighter/AEMT COVID prevention equipment

27 **Phase III: \$900,000**

- 28 1. \$ 150,000 Improve CED and administrative transactional processes to better serve public electronically.
- 29 2. \$ 100,000 Hazard pay for public safety.
- 30 3. \$ 650,000 Reserve for contingency or return to US Treasury.

31 The memo concluded the goals of the discussion are to review the proposed use of CARES Act funding received by
32 the City and provide direction to staff on any changes to the proposed use of funds.

33 Councilmember Maughan asked why the City would be dedicating a portion of its CARES Act funding to Davis
34 County. Mr. Bovero indicated the County has requested half of the first wave of funding to be pooled with monies from other
35 cities to be distributed County-wide to businesses that apply for assistance. A business located in a City that has dedicated
36 half of their first wave of funding to the County will have a higher application ranking for the purposes of awarding funding.
37 Councilmember Maughan asked if the City wouldn't be able to have a bigger impact on businesses if all Syracuse money is
38 kept in Syracuse. Mr. Bovero answered yes, but noted that the City will still retain a great deal of CARES Act funding and
39 Administration is proposing business assistance with the retained portion of the first wave of funding as well as future waves
40 of funding. Councilmember Maughan stated that he is concerned that the County will be more apt to give funding to larger
41 businesses in other cities in the County rather than to small businesses in Syracuse. Mr. Bovero noted he has been told there
42 is \$360,000 worth of applications from Syracuse businesses to the County pool. Councilmember Maughan asked if there is
43 any way to ensure that they receive some sort of funding. Councilmember Savage suggested one way of ensuring they
44 receive funding would be to keep the money in Syracuse. He then referenced the recommendation to forgive Redevelopment
45 Agency (RDA) loans in the first wave of funding; he noted he would rather push that action to the second or third wave of
46 funding and instead use the first wave to help other businesses in the City that have not already benefited from funding
47 available to the City.

1 The Council then engaged in philosophical discussion and debate regarding the proposal to dedicate half of the first
2 wave of funding to the County; there was a focus on the importance of partnering with the County and other cities in the
3 County through this type of endeavor; and other projects or improvements that could be completed with or may be eligible
4 for use of CARES Act funding.

5 Mayor Gailey provided the Council with information he has received through the Davis Council of Governments
6 (COG) and Davis County; he is aware that half of the County's first wave of CARES Act funding has been dedicated to
7 restocking the supplies of the Davis County Health Department. The Mayors throughout the County were supportive of
8 dedicating half of their respective cities' CARES Act funding to the County with the understanding that it could have an
9 impact on County-wide economic development. Many cities were also concerned about whether their staff had the ability to
10 manage a CARES Act lending program on its own. Finally, there is a sentiment among the County that Syracuse has
11 repeatedly opted out of partnering programs with the County and other cities and he would like to combat that sentiment.

12 Councilmember Savage asked if all other cities have decided to participate. Mayor Gailey stated that all cities are
13 planning to participate to his knowledge. He reiterated that he does not believe the City has the administrative capacity to
14 manage all of the money in the first wave; he feels the best use of half of the money is to ensure that City employees are able
15 to work remotely and continue to provide service to residents, but he is supportive of the idea of dedicating the other half to
16 the County. This led to continued discussion about the manner in which the County will make funding decisions and whether
17 preference will be given to larger businesses over smaller businesses in Syracuse. Mayor Gailey stated he has been assured
18 that the scoring criteria developed by the City will benefit smaller businesses over larger businesses. Councilmember Savage
19 stated he is comfortable proceeding with Administration's proposal, but he would like to switch item three from phase one
20 with item four from phase two. The Council supported that proposal.

21 Administrative Services Director Marshall indicated that it is important to state that the second and third phases of
22 funding are not guaranteed; he believes the City will eventually receive them, but they are not guaranteed. Mr. Bovero noted
23 that is why he retained \$650,000 in phase three for a return of funding to the United States Treasury as it may not be possible
24 to expend all the money on COVID related expenses.

25 Councilmember Teague stated that one option for expending funds would be to distribute PPE to small businesses in
26 the City that may be in need of those supplies. Mayor Gailey stated that he has asked the local chamber of commerce to create
27 a list of business that may be in need of those types of supplies and he will provide that list to City Administration.
28

29 **Discuss proposed amendments to Fiscal Year (FY) 2020-** 30 **2021 Wage Scale.**

31 A staff memo from the Administrative Services Director explained part time street maintenance worker and
32 environmental maintenance worker positions are added by way of a conversion from seasonal to part time. The wage scale
33 matches the entry level position for maintenance workers. Water Crew Leader position is added. This is an advancement
34 from the Water Maintenance Worker 3 position. The duties are to directly assist the water superintendent with the increasing
35 responsibilities of two water systems rapidly expanding. A benchmark is attached with the packet for the wage scale of a
36 crew leader. Adjustment to Assistant Parks and Recreation Director is due to error in previous benchmark. Only the scale is
37 adjusted, no wage adjustment is associated with this change. Benchmark Adjustments for the following positions, pending a
38 tax rate adjustment in August:

Police officer III

Firefighter II

Fire Captain

Police Sergeant

Police Officer II

Firefighter III
Police Lieutenant
Park Maintenance Worker II
Fire Engineer
Deputy Fire Chief
Asst Police Chief
Police Chief
Fire Chief
Crossing Guard
Rec Site Supervisor
Event Coordinator

Follow-up discussion regarding Fraud Risk Assessment/Review.

Administrative Services Director Marshall provided an update regarding the recent fraud risk assessment and review conducted in the City; the City's updated score is 330, which falls into the low risk category. The City's score was improved from 307 to 330 by implementing new policies and doing the ethical pledge form. Information regarding the new score will be submitted to the State Auditor's Office each year; before submitting, the form must be presented to the City Council. He concluded that this is an issue that will be reviewed with the Council each year and he will keep them apprised of improvements in the City's score.

Discussion regarding final budget proposal and preparation for Truth in Taxation Hearing scheduled for August 11, 2020.

A staff memo from the City Manager explained that prior to accepting public comment at the August 11th Truth in Taxation hearing, City Manager Brody Bovero will provide an informational presentation on the tax proposal being considered by the Council. The following is a draft slide plan for the presentation:

Presentation Slide Plan

1. An understanding of all City revenue sources
 - a. Pie chart explaining how the City receives revenue
 - b. Distinguish sources from taxpayer's vs other sources
2. Explanation of how property taxes work in Utah
 - a. Understand how property taxes automatically move, even without Council action.
3. Explanation of how, without Council action, inflation erodes the City's capability to provide services.
 - a. Compare inflation impact of 2010 vs 2020
 - b. Explain that property tax from new growth is design to serve new growth, not cover inflation for the entire City.
4. Explanation of where your entire property tax bill goes.
 - a. Understand that vast majority of tax bill goes to places other than the City.
 - b. Understand the amount an average home in Syracuse pays in property taxes to the City.
5. Gain perspective on the total property tax obligation from the City

- 1 a. Compare property taxes to cost of other consumer or utility goods, such as cable/internet, cell phones,
2 etc.
- 3 6. Explain the tax proposal.
- 4 a. Outline the issues, needs, and goals the City will address with the additional revenue.
- 5 7. Explain the financial side of the tax proposal.
- 6 a. Outline the rate change.
- 7 b. Outline the amount of revenue to be received by the City.
- 8 c. Outline the estimated additional payment required from the average residence in Syracuse.
- 9 8. Explain some of the outstanding issues that the City is facing, which will not be addressed due to the City's
10 concern for moderating the tax burden of citizens.
- 11 a. Emphasize the care and concern the Council has for minimizing taxes on citizens.
- 12 9. Understand the City's tax rate versus other Davis County cities.
- 13 a. Emphasize the value citizens receive with lower tax rates and quality services.
- 14 b. Dispel myths about Syracuse taxes being relatively high.
- 15 10. Q and A

16 **Truth in Taxation Process**

17 As required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public
18 hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the
19 public hearing. This requirement has been met since the City Council adopted the tentative budget on May 12th and set a
20 public hearing on June 9, 2020 to consider adoption of the final budget. As required by Utah Code Annotated 10-6-118,
21 "before the last June 22 of each fiscal period, or, **in the case of a property tax increase under Sections 59-2-919 through**
22 **59-2-923, before August 17 of the year for which a property tax increase is proposed**, the governing body shall by
23 resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this
24 chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within
25 30 days after adoption." The Council is considering a truth in taxation process and raising property taxes by \$220,000 to fund
26 two firefighters moving to full-time status ~\$150,000. The council is also considering benchmark adjustments in the police
27 department ~\$46,000. Finally, the council proposes to fund the additional 2.27% URS pickup for employees in public safety
28 ~ \$15,000 and conversion of seasonal position to p/t ~ \$10,000 in streets. Since the Council is considering increasing the tax
29 rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in taxation process.
30 The council set the Truth in Taxation public hearing to August 11th to discuss increasing the tax rate. The City will be
31 required to advertise in the newspaper once individually and once on a county combined advertisement the intent to increase
32 taxes. This increase will be show on the property tax bills sent to all residents during late July. The tax bill will show that a
33 TNT meeting will be held and will give a date and time of the public hearing.

34 Mr. Bovero reviewed his staff memo and the Council indicated there are comfortable with the proposed slide plan.
35 Mr. Bovero then noted that the Fire Department is still encountering staffing issues even with the move to fund two
36 firefighters moving to full-time status; the positions will likely not be filled until September, but Chief Byington is not sure
37 that this transition will solve the issue of needing to deny vacation leave for employees because of inadequate staffing.
38 Department leadership has come up with an idea of offering incentive pay to part-time firefighters who work close the
39 maximum number of hours allowed while maintaining the part-time classification. This would be a one-year program that
40 would expire next June and the only goal of the program is to incentivize part-time employees to work more hours. This
41 would be funded using the savings associated with not paying the full-time firefighter salary from July to September.

42 Councilmember Maughan asked if CARES Act funding could be used to hire more firefighters or pay the part-time
43 incentive pay. Mr. Bovero stated it would be difficult to justify that the increase is caused by COVID-19. This is a problem
44 that existed prior to the pandemic.

45 Councilmember Bolduc then stated it appears the Davis County air parade will not happen; the City had decided to
46 dedicate money (\$1,000) to that activity, but since it will not be occurring, she would like for the Council to rededicate that
47 money to the fireworks show at the Illumination Event hosted by Communities that Care. The Council discussed the proposal

1 and whether the event will be safe for people to attend. Councilmember Bolduc stated that the Davis County Health
2 Department has offered their support for the safety plan that has been created for the event. The Council concluded to support
3 rededicating the \$1,000 in funding to the Illumination Event.
4

5 **Discussion of future agenda items/Council**
6 **announcements.**

7 The Council discussed the timing of mixed-use development (MXD) project applications pending Council
8 consideration, which led to a discussion regarding City policies governing the preparation and publication of each Council
9 meeting packet. The Council asked that City deadlines regarding packet materials supporting individual applications be
10 provided to applicants.

11 Each Councilmember then reported on upcoming community events.
12
13

14 The meeting adjourned at 10:25 p.m.
15
16
17
18

19 _____
20 Mike Gailey
21 Mayor

Cassie Z. Brown, MMC
City Recorder

22 Date approved: September 8, 2020