



SYRACUSE CITY

Syracuse City Council
Special Work Session Notice
July 30, 2013 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, July 30, 2013, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Public comments.
- b. Discussion regarding City Manager process
- c. Discussion regarding City Attorney
- d. Discussion regarding agenda items 5, 6, and 7, Proposed Resolutions appointing Planning Commissioners and Alternate Planning Commissioner
- e. Discuss agenda item 8, Appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General Election to be held November 5, 2013.
- f. Discuss Proposed General Plan /Zone Map amendments in Districts 1, 2, and 9.
 - Planning Commission Recommendations
 - Rescinding of C-2 Zone
 - Rezone C-2 properties
 - Amendment to Professional Office Zone to include Funeral Homes.
- g. Capital project update
- h. Council business.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 26<sup>th</sup> day of July, 2013 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on July 26, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

July 30, 2013

Agenda Item #b                      Discussion regarding City Manager process.

***Factual Summation***

- Any questions regarding this agenda item may be directed at Mayor Nagle.
- The job posting for City Manager closed on Friday, July 26. HR will sort through the applications and disperse them in the same process used for the City Attorney position.



# COUNCIL AGENDA

July 30, 2013

Agenda Item #c                      Discussion regarding City Attorney.

***Factual Summation***

- Please see the attached information for Agenda item 4.



# COUNCIL AGENDA

July 30, 2013

## Agenda Item #4

Proposed Resolution R13-17, appointing a City Attorney for Syracuse City.

### *Factual Summation*

- Any questions regarding this agenda item may be directed at Interim City Manager Stephen Marshall.
- Please see attached Resolution R13-17, appointing Clinton Drake as City Attorney with and annual salary of \$90,000.
- Please see Clinton Drake's application and resume.

**RESOLUTION NO. R13-17**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING A CITY ATTORNEY FOR SYRACUSE CITY.**

**WHEREAS**, the position of City Attorney was created by Section 2.06.050 of the Syracuse City; and

**WHEREAS**, Section 2.06.050 of the Syracuse City Code includes the Attorney position in the list of positions that must be appointed by the Mayor with advice and consent of the City Council; and

**WHEREAS**, Clinton Drake desires to work as the City Attorney of Syracuse City and the Administration, Mayor, and Council have found that he possesses the necessary skills, abilities and qualifications to do so.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Appointment:**

- The Syracuse City Mayor, with advice and consent of the Council, hereby appoints Clinton Drake to serve as the City Attorney with a starting salary of \$90,000 annually, pursuant to the City's Ordinances, Rules and Regulations.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor



## Employment Application

**Syracuse City Corporation**  
 1979 West 1900 South • Syracuse, UT 84075  
 Phone: (801) 825-1477 • Fax: (801) 825-3001

Syracuse City Corporation is an equal opportunity employer and affords equal opportunity to all applicants for all positions without regard to race, color, religion, gender, national origin, age, disability, veteran status, genetic status, or any other status protected under local, state or federal laws.

In order to be considered for available positions, **all** sections of this application must be completed and legibly filled in. Additional may be attached if necessary. Please print all responses in ink.

### Personal Information:

Name: Drake Clinton R.  
 Last First Middle Initial

Address: [REDACTED]  
 Street City State Zip

Home Phone Number: [REDACTED]

Cell Phone Number: 801-830-5600

Email Address: clintondrake@gmail.com

### Application Information:

|                          |                                                                                                                                                                                                                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date of Application:     | June 28, 2013                                                                                                                                                                                                                                                                         |
| Position(s) Applied For: | City Attorney                                                                                                                                                                                                                                                                         |
| Desired Schedule:        | <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary <input type="checkbox"/> Seasonal<br><input type="checkbox"/> Day <input type="checkbox"/> Swing <input type="checkbox"/> Grave <input type="checkbox"/> Rotating |
| Date Available:          | Available immediately upon giving current employer proper notice.                                                                                                                                                                                                                     |

- Are you over 18 years of age?  Yes  No  
 \*If "no", you may be required to provide work authorization documentation.
- Are you legally eligible for employment in the United States?  Yes  No  
 \*Successful candidates will be required to submit proof of employment eligibility.
- Can you, with or without reasonable accommodation, perform the essential functions of the position(s) for which you are applying?  Yes  No

**Application Information (continued):**

4. Have you ever applied for employment with Syracuse City before?  Yes  No

\*If yes, please give date of application: \_\_\_\_\_

5. Are you a current or former employee of Syracuse City?  Yes  No

\*If yes, please give dates of employment: \_\_\_\_\_

6. Is anyone related to you currently employed by Syracuse City?  Yes  No

\*If yes, please list the name(s) of these relatives and their relationship to you: \_\_\_\_\_

**Education**

Please fill in and circle the appropriate information relative to your educational experience.

|                                               | High School                                                                                                                                                      | Technical School                                         | College                                                                                                                                                      | Other                                                                                                                                                        |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| School Name, Location (including City, State) | North Ridge High<br>Layton, Utah                                                                                                                                 |                                                          | Weber State Univ.<br>Ogden, Utah                                                                                                                             | Drake Univ. Law Sch<br>Des Moines, Iowa                                                                                                                      |
| Years Completed                               | <input checked="" type="checkbox"/> 12 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input checked="" type="checkbox"/> 12 | <input type="checkbox"/> 1 <input type="checkbox"/> 2    | <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 | <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 |
| Graduated?                                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                              | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                          | Graduated                                                                                                                                                    |
| Major Course(s) of Study                      | General                                                                                                                                                          |                                                          | CM/Public Relations                                                                                                                                          | Muni Law / Pros.                                                                                                                                             |

Please summarize any educational training or honors not listed above Graduated with a B.A. cum laude.  
Graduated from law school with a "public service certificate" which is only awarded to students who demonstrate regular public service to the community while in law school. My legal education focused on state and local law and prosecution.

Please summarize any job-related skills, training, or professional honors not listed above: Member of the Utah State Bar. Licensed to practice in Utah state and federal courts. Member of the Utah Municipal Attorney Association and active in the Utah Prosecution Council.

**References**

Please list three people who are not related to you that can provide professional references on your behalf:

| Name          | Address                                          | Phone Number          |
|---------------|--------------------------------------------------|-----------------------|
| Gary Crane    | 437 North Wasatch Drive, Layton, Utah, 84041     | 801-336-3590          |
| Garet Atkin   | 1751 South 2000 West, Syracuse, Utah, 84075      | 801-825-4400          |
| Robert Hunter | 2955 Harrison Boulevard #201, Ogden, Utah, 84403 | 801-399-5584 ext. 103 |

**Employment Experience**

If including a resume and information requested below is already on your resume, fill in only those items not listed on your resume (i.e., reason for leaving, salary, etc.)

|                                                                                                                                                   |                |        |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------|
| Employer:<br>Layton City                                                                                                                          | Dates Employed |        | Work Performed |
| Address:<br>437 North Wasatch Drive                                                                                                               | From:          | To:    |                |
| Telephone Number(s):<br>801-336-3590                                                                                                              | Base Pay       |        |                |
| Job Title:<br>Attorney                                                                                                                            | Start:         | Final: |                |
| Supervisor: Gary Crane                                                                                                                            |                |        |                |
| Reason for leaving and explanation:<br>Still working for Layton City.                                                                             |                |        |                |
| May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No Yes, you make contact. Please notify me before contacting. |                |        |                |
| Employer:<br>Law Office of Clinton R. Drake                                                                                                       | Dates Employed |        | Work Performed |
| Address:<br>Syracuse, Utah                                                                                                                        | From:          | To:    |                |
| Telephone Number(s):<br>801-830-5600                                                                                                              | Base Pay       |        |                |
| Job Title:<br>Attorney                                                                                                                            | Start:         | Final: |                |
| Supervisor: N/A - Self-employed.                                                                                                                  |                |        |                |
| Reason for leaving and explanation:<br>Took a job with Layton City.                                                                               |                |        |                |
| May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A.                                                       |                |        |                |
| Employer:<br>Arnold & Wiggins, P.C.                                                                                                               | Dates Employed |        | Work Performed |
| Address:                                                                                                                                          | From:          | To:    |                |
| Telephone Number(s):<br>801-868-4344                                                                                                              | Base Pay       |        |                |
| Job Title:<br>Law Clerk / Attorney                                                                                                                | Start:         | Final: |                |
| Supervisor: Mark Arnold                                                                                                                           |                |        |                |
| Reason for leaving and explanation:<br>The partners at the firm split. I wanted to seek employment with a municipality.                           |                |        |                |
| May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                            |                |        |                |

**Applicant Certification and Agreement**

I certify that the answers given herein are true and complete to be best of my knowledge. I also authorize investigation of all statements contained in this application for employment as may be necessary in arriving at an employment decision.

I hereby understand and acknowledge that, unless otherwise defined by applicable law, any employment relationship with this organization is of an "at will" nature, which means that the Employee may resign at any time and the Employer (Syracuse City) may discharge an Employee at any time with or without cause. It is further understood that this "at will" employment relationship may not be changed by any written documentation or by conduct unless such change is specifically acknowledged in writing by an authorized executive of Syracuse City.

Syracuse City conducts pre-employment drug screens and background investigations, including a criminal history check, on all individuals to whom a conditional offer of employment is made. Pursuant to City policy, Syracuse City reserves the right to rescind a conditional offer of employment based on pre-employment testing results.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I also understand that I am required to abide by all rules and regulations of the employer.



Signature of Applicant

June 28, 2013

Date

# Clinton R. Drake

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Phone: (801) 830-5600, Email: clintondrake@gmail.com

June 28, 2013

Syracuse City Corporation  
1979 West 1900 South  
Syracuse, Utah 84075

To Whom It May Concern:

Thank you for reviewing my application for the position of City Attorney and accompanying information. I sincerely hope that you will consider interviewing me for the position.

Throughout my professional career I have worked hard to gain a broad range of legal work experience in order to better prepare for a career as a municipal attorney. This experience makes me well suited to competently and effectively serve as City Attorney for Syracuse City. For several years I have been employed as both a civil and prosecuting attorney for Layton City. I understand the requirements of the position and the importance of working harmoniously with the public, staff and both elected and appointed officials. I regularly represent Layton City in public meetings such as planning commission and city council meetings and I enjoy doing so. I am also the lead property acquisition and real estate attorney for Layton City, which includes working closely with and advising the Layton City Community and Economic Development Department regarding land use and zoning issues. I also oversee all criminal and code enforcement in the City. As part of my duties I regularly draft and review resolutions and ordinances for the City. I also have considerable experience in contract drafting and negotiation. I thrive in stressful situations and have significant litigation experience. In addition to my civil responsibilities I am actively involved in criminal prosecution in Layton City and regularly represent the City in various hearings as well as numerous jury and bench trials. In short, I am passionate about municipal law and truly enjoy working as a municipal attorney.

I appreciate your time in considering me as an employee and co-worker. If I can provide you with any further information please let me know. I look forward to an interview in which I can further discuss my work experience and skills and how I can assist Syracuse City in accomplishing its goals and objectives.

Thank you for your time and consideration.

Sincerely,



Clinton R. Drake

# Clinton R. Drake

Phone: (801) 830-5600 – Email: clintondrake@gmail.com

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## Education

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**Juris Doctorate, 2006:** *Drake University Law School, Des Moines, Iowa*

**Membership:** Utah State Bar Association, Utah Municipal Attorneys Association, Utah Prosecution Council, Utah Municipal Prosecutor's Association

**Honors:** Public Service Certificate, Dean's List

**Bachelor of Arts, 2002, Cum Laude:** *Communication/Public Relations, Weber State University, Ogden, Utah*

**Honors:** High Honor Award; Honor Award

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## Work Experience

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### Layton City Corporation

*Layton, Utah*

*Attorney / Property Acquisition Specialist*

*November 2007 to Present*

- Representation of Layton City in civil and criminal matters including attending meetings and advising elected and appointed officials and City staff, resolution and ordinance drafting and/or review, contract drafting, review and negotiation, personnel issues, eminent domain, land use, appellate practice, drafting and researching legislation important to municipalities, and criminal case screening and prosecution, including jury and bench trials.

### Law Office of Clinton R. Drake

*Layton, Utah*

*Attorney*

*October 2006 to November 2007*

- General practice with an emphasis in municipal, real estate, and land use planning and development law.

### Arnold & Wiggins P.C.

*Salt Lake City, Utah*

*Law Clerk*

*May 2004 to October 2006*

- Participated in contract drafting and negotiation for the purchase and development of major commercial and residential land development projects in Utah. Assisted in trials and trial preparation. Researched and wrote appellate briefs.

### Dallas County Attorney's Office

*Adel, Iowa*

*Legal/Prosecutor Intern*

*May 2005 to September 2005*

- Prosecuted entire Dallas County misdemeanor docket and assisted in felony prosecution. Researched various civil legal issues and advised County departments.

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## Accomplishments

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- Publication-
  - *Layton City v. Barton*, Utah Court of Appeals,
  - *Layton City v. Spurgers*, Utah Court of Appeals
  - *Layton City v. Tatton*, Utah Court of Appeals
- Language-
  - Fluent in a second language (Cebuano)



# COUNCIL AGENDA

July 30, 2013

**Agenda Item #d**

Discussion regarding agenda items 5, 6, and 7, Proposed Resolutions appointing Planning Commissioners and Alternate Planning Commissioner.

***Factual Summation***

- Please see the attached agenda items 5, 6, and 7.



# COUNCIL AGENDA

July 30, 2013

## Agenda Item #5-7      Planning Commission Appointments

### *Factual Summation*

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

**RESOLUTION R13-18**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING RALPH A. VAUGHAN TO THE SYRACUSE CITY  
PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE  
30, 2017.**

**WHEREAS** Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Gary Pratt's term on the Planning Commission is scheduled to expire on the last day of June, 2013; and

**WHEREAS** Ralph A. Vaughan is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
SYRACUSE CITY, UTAH, AS FOLLOWS:**

**Section 1. Appointment.** Ralph A. Vaughan is hereby appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2017.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE  
CITY, STATE OF UTAH, THIS 30<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor

May 30, 2013

Ralph A Vaughan  
2270 West 1125 South  
Syracuse UT 84075  
619 992-7000

City of Syracuse  
Syracuse UT 84075

Re: Planning Commission Appointment

Gentlemen;

I would like to submit my name for consideration for appointment to the Syracuse Planning Commission.

Although I have not been a resident of Syracuse for a number of years, I have spent considerable time reviewing your ordinances on-line and the minutes of past Planning Commission meetings.

I am homeowner at the above address and it is my wife's and my intention of making this home our "Sunset House" for the balance of our lives. Our health is excellent and we are quite active so this will be home for quite some time.

In our previous community I was quite active in local affairs some of which are listed below. In addition I was the campaign manager for a successful US House of Representative candidate from our district and, have received commendations and awards from many governmental officials from various states for public service.

*QUALIFICATIONS AND SPECIAL INTERESTS:*

*Public Service:*

City of Vista Planning Commission: member and chair, 12 years (3 years as Chair);  
City of Vista Crime Prevention Commission: member and chair, 3 years (1 year as Chair);  
City of Vista Traffic Commission: member, 2 years;  
San Diego Blood Bank North County Advisory Board: member, 4 years;  
San Diego Blood Bank Board Donor Committee: member, 3 years  
San Diego Blood Bank Donor Fund: Chair, 14 years;  
Palomar College Curriculum Advisory Board: member, 3 years;  
Vista Unified School District Attendance Review Board: member, 1 year;  
San Diego Genealogy Library Board: member, 3 years;  
San Diego Sheriff's Department: Jail Chaplain, 18 years;  
Vista High School Field Hockey team: sponsor, 7 years;  
San Diego County Registrar of Voters: Precinct Inspector, 3 years.

*Employment History:*

- 1968-1979 Deputy Sheriff, San Diego County Sheriff's Department  
Served in patrol, civil, crime prevention and narcotics divisions;  
Taught classes at SDSA Academy at Miramar College, San Diego.
- 1977-1982 Instructor, Palomar College, San Marcos CA  
Taught classes in the Criminal Justice Department at main campus,  
and, Camp Pendleton and Pala Indian Reservation satellites.
- 1979-1993 Self-employed consultant  
Assisted major corporations with liaison to government and law enforcement agencies;  
lobby activities and testimony before several House and Senate committees;  
courtroom testimony across the U.S.; and, training to federal, state and local  
law enforcement agencies and associations from all 50 states and several countries on  
four continents.
- 1993-2002 Owner of locally based specialty-food company
- 2000-2012 Land developer  
Splitting lots and building new homes.

*Other Qualifications & Special Interests:*

Married to Gaea with 5 daughters (all married);

120+ gallon blood donor (currently the record holder), classical music and opera,  
active in local church, non-smoker and non-drinker.

Lastly, I am firmly committed to following the law, not deviating from local ordinances  
and not advancing my own person agenda.

Please feel free to contact me for a personal meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ralph A. Vaughan', with a long, sweeping underline that extends to the right.

Ralph A Vaughan



# COUNCIL AGENDA

July 30, 2013

## Agenda Item #5-7      Planning Commission Appointments

### *Factual Summation*

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

**RESOLUTION R13-19**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING ANNE GREESON TO THE SYRACUSE CITY  
PLANNING COMMISSION WITH HER TERM EXPIRING JUNE  
30, 2017.**

**WHEREAS** Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** Kenneth Hellewell's term on the Planning Commission is scheduled to expire on the last day of June, 2013; and

**WHEREAS** Anne Greeson is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:**

**Section 1. Appointment.** Anne Greeson is hereby appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2017.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor

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Anne Greeson  
867 West 2400 South  
Syracuse Utah 84075

801 776 5712  
anne@agreeson.com

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5/23/2013

To: Community Development Department  
City of Syracuse, Utah  
1979 West 1900 South  
Syracuse UT 84075-8660

RE: Planning Commission Opening

Hello Syracuse Community Development Department,

*Syracuse is going to experience enormous change in the next few years and decades. We have a good plan in place, but there will be many unexpected demands, opportunities and challenges that will require honoring the work the commission has already done and the wishes of the citizens. I would be delighted to participate in that process.*

*My husband and I have lived in and loved Syracuse for the last four years. I have a small home-based business, Restoration Photo.*

*In my career I have managed the budget, pricing and legal issues of a 750 employee training department that served the bulk of the employees and managers of what is now Century Link. Additionally, after retirement, I created a new training and instructional design company that supported various corporate clients including SAIC and Verizon.*

*My community involvement was in Long Beach CA where I was honored by the mayor and Code Enforcement for organizing and motivating the citizens of North Long Beach to clean up our neighborhood and drive out the criminals.*

*I would love to be selected for Syracuse's Planning Commission.  
Thank you,*



Anne Greeson

# Anne Greeson

ISPI

ASTD

Mensa

PMA

NAPP

## Professional Experience Summary:

- Thirty years successfully designing, developing, implementing and evaluating training systems, and deliverables
- Certified Master Trainer, Coach and Facilitator of Telecommunications technical, management and personal development classes
- Created and owned two successful training businesses in Colorado and California: Bogaty & Co and AGLS (Anne Greeson Learning Services). Currently the owner of Restoration Photo, a small photo restoration business in Syracuse.

## Accomplishments:

### Instructional Design

Multiple projects for technical Telecommunications and software applications including Microsoft WORD, PowerPoint, Adobe Photoshop Elements and Photoshop, local loop, loop assignment, circuit provisioning, analog and digital transmission, network concepts, trunking, traffic, circuit and packet switching, multiplexing, wireless networks, T1, ATM, ISDN, ADSL, SONET, CCS/SS7, ESS, ESS provisioning, Local Number Portability, Regulatory Issues, Next Generation Networks and Collocation PACT, Network Monitoring and Analysis (NMA), WORD documents, Convergent Billing (CB), COSMOS, SEATS and other legacy Telecommunications systems.

Multiple projects for management/personal development skills including Managing in a Team Environment, Cogent Women, Team Effectiveness, Communications Skills, Conflict Management, Competency Development Processes, Subpoenas and Emergency Action, and Instructor Evaluation and Observation.

### Training Delivery

Certified Master Trainer, Coach and Facilitator. Certifying companies include US West, Wilson Learning, Blessing White, Inc., J. Howard & Associates, University of Arizona, Center for Management and Organizational Effectiveness, Harless Performance Guild, Inc. Tom Jackson, Inc., Time Warner Telecommunications, Telcordia Technologies, Inc., and Power Engineers.

### Management

Managed team of 10 instructional designers and created a Competitive Local Exchange Carrier's start-up curriculum for six job titles. Designed Instructor Led (IL), coached lab, facilitated lab, web based and Learner Controlled Instruction (LCI) to maximize the knowledge, skills and judgment development for 900 agents in training.

President and Board Member of a 395 unit Home Owners Association. Developed 20 year maintenance and disaster plans and with appropriate dues increases to avoid emergency assessments.

## Work History

|             |                                                        |                                                        |
|-------------|--------------------------------------------------------|--------------------------------------------------------|
| 2012 – 2013 | Owner                                                  | Restoration Photo                                      |
| 2005 - 2006 | Vice President, Training                               | Terry's Camera                                         |
| 2002 - 2007 | Sole Proprietor                                        | Anne Greeson Learning Services (AGLS)<br>Long Beach CA |
| 1992 – 2002 | Sole Proprietor                                        | Bogaty & Company<br>Denver CO                          |
| 1990 – 1992 | Student                                                | University of Denver<br>Denver CO                      |
| 1964 – 1990 | US West Communications (Qwest)                         |                                                        |
| 1988-1990   | ▪ Financial Manager                                    | Learning Systems, Denver CO                            |
| 1979-1988   | ▪ Management Trainer/<br>Curriculum Manager            | Learning Systems, Denver CO<br>and SLC, UT             |
| 1974-1979   | ▪ Technical Instructor                                 | Learning Systems, SLC, UT                              |
| 1972-1974   | ▪ PLAC Manager                                         | Network, SLC, UT                                       |
| 1971-1972   | ▪ Plant Line Assigner                                  | Network, SLC, UT                                       |
| 1970-1971   | ▪ ESS Recent Change Tech                               | Network, SLC, UT                                       |
| 1964-1970   | ▪ Service Representative – Res,<br>Bus, Major Accounts | Customer Service, SLC, UT                              |

## Education

WESTMINSTER COLLEGE OF SALT LAKE CITY – Salt Lake City, UT

BS – Economics and Business Administration

UNIVERSITY OF DENVER, Denver CO

Two years in a Master's program – Creative Writing and English Literature

## Addendum A – Instructional Design/Development Projects

| Project                                                   | Media/Technology                                                                           | Organization                                         |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------|
| Adobe Photoshop                                           | IL – Workbooks and demos                                                                   | AGLS                                                 |
| Adobe Photoshop Elements                                  | IL Workbooks and demos                                                                     | Terry's Camera                                       |
| Advanced Telecommunications                               | Distance Learning – Workbooks and Video Tapes                                              | AIMS Community College, Greeley CO                   |
| Advanced WORD                                             | Instructor-Led (IL) – Guide and Exercises                                                  | MCI                                                  |
| Basic Leadership                                          | IL Guide and Workbooks                                                                     | Quantum Corporation                                  |
| Basic Telecommunications                                  | Learning Controlled Instruction (LCI) and Self-paced Tasks, Workbooks and Instructor Guide | GTE/Teletch Inc.,                                    |
| Central Office Curriculum                                 | IL – Guide, Workbooks and Power Points                                                     | US West Network Technical Education                  |
| Cogent Women                                              | IL Guide and Workbooks                                                                     | Bogaty & Company                                     |
| Collocation for Central Office Engineers                  | IL Guide, Workbooks and Power Points                                                       | US West Network Technical Education                  |
| Communication Skills                                      | IL Workbooks                                                                               | Peace Officers Standards and Training (POST)         |
| Competency Development Process                            | Facilitated group process Workbooks, Exercises and Facilitator Guide                       | Quantum Corporation                                  |
| Conflict Management                                       | IL Guide and Workbooks                                                                     | US West Comptroller                                  |
| Fraud                                                     | Web pages, Design Map and Links                                                            | US West Security                                     |
| Fundamentals of the Network                               | IL – Guide and Workbooks                                                                   | US West Network Training                             |
| Intro to Digital Photography                              | Training Design, IL Workbook and Power Points                                              | Terry's Camera                                       |
| Intro to Telecom                                          | Self-paced Workbooks and Instructor Guide                                                  | Teletch/Regis College, Denver CO                     |
| Learner Controlled Task Development for Course Developers | LCI Tasks and Workbook                                                                     | GTE                                                  |
| Local Interconnect Services (LIS) Trunking                | IL Guides Workbooks and Power Points                                                       | US West Mass Markets                                 |
| Managing in a Team Environment                            | IL Guide and Workbooks                                                                     | US West Management Training and Education            |
| Network Management and Analysis (NMA)                     | Needs Analysis, Training Design, IL Workbooks, Guides and Power Points                     | Qwest Network Technical Education                    |
| PACT                                                      | Web-based and IL Guide, Workbooks and Power Points                                         | Anderson Consulting/US West Information Technologies |
| PhotoShop Elements II                                     | Training Design, IL Workbook and Power Points                                              | Terry's Camera                                       |
| Statistical Process Control                               | IL Guide and Workbooks                                                                     | Quantum Corporation                                  |
| Subpoenas, Systems and Emergencies                        | Training Design, IL Workbooks, Guides, and Simulations                                     | US West Security                                     |
| Time Types                                                | Training Evaluation and Design Reports                                                     | Time Type, Inc.                                      |
| WORD Documents                                            | IL Guide and Workbooks                                                                     | US West Technical Education                          |

## Addendum B – Certifications

| Certification                                       | Certifying Organization                 |
|-----------------------------------------------------|-----------------------------------------|
| #1 Electronic Switching Systems (ESS)               | US West Network                         |
| Advanced Course Design                              | Harless Performance Guild               |
| Advanced Telecommunications                         | US West Learning Systems                |
| Basic Electricity                                   | US West Network                         |
| Career Transition Workshop                          | Tom Jackson, Inc.                       |
| Circuit Provisioning                                | US West Learning Systems                |
| Coaching and Counseling for Managers                | Center for Organizational Effectiveness |
| Competency Development                              | Quantum Corporation                     |
| Convergent Billing Systems                          | Saville, Inc.                           |
| Course Design                                       | Harless Performance Guild               |
| Efficacy Seminar for Women                          | J. Howard & Associates                  |
| Facilitation Skills Workshop                        | US West Learning Systems                |
| Fundamentals of the Network                         | US West Learning Systems                |
| Initial Trainer's Workshop                          | US West Learning Systems                |
| Integrated Services Digital Network (ISDN) Concepts | US West Learning Systems                |
| Intro to Digital Photography                        | Terry's Camera                          |
| Intro to Statistical Process Control (SPC)          | Quantum Corporation                     |
| Job Aids Development                                | Harless Performance Guild               |
| Learner Controlled Instructional Systems            | Business Design Systems                 |
| Loop Assignment                                     | US West Technical Education             |
| Managing in a Team Environment                      | US West Learning Systems                |
| Managing Interpersonal Relations                    | Wilson Learning                         |
| Managing Personal Growth                            | Blessing/White Inc.                     |
| Managing Risk                                       | J. Howard & Associates                  |
| Master Trainer's Workshop                           | Tom Jackson, Inc.                       |
| Network Fundamentals                                | Telcordia Technologies, Inc             |
| Next Generation Networks                            | Telcordia Technologies, Inc.            |
| Orientation and Induction for Managers              | US West Learning Systems                |
| Photoshop Elements II                               | AGLS                                    |
| Pluralism (Diversity)                               | US West Communications                  |
| Situational Leadership                              | Blanchard                               |
| Technical Course Development                        | Harless Performance Guild               |
| Training Needs Analysis                             | Harless Performance Guild               |



# COUNCIL AGENDA

July 30, 2013

## Agenda Item #5-7      Planning Commission Appointments

### *Factual Summation*

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

**RESOLUTION R13-19**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING SEAN DIXON TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2017.**

**WHEREAS** Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

**WHEREAS** Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

**WHEREAS** alternate Brandon Haddick has resigned from his term on the Planning Commission which is scheduled to expire on the last day of June, 2016; and

**WHEREAS** Sean Dixon is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:**

**Section 1. Appointment.** Sean Dixon is hereby appointed to serve as an alternated on the Syracuse City Planning Commission with his term expiring June 30, 2016.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By: \_\_\_\_\_  
Jamie Nagle, Mayor

Sean M. Dixon  
1881 South 1485 West  
Syracuse, UT 84075  
(801) 636-7417

May 31, 2013

Jamie Nagle, Mayor  
Sherrie Christensen, Community Development Director  
Syracuse, Utah

Dear Mayor Nagle and Director Christensen,

I am writing in application for the opening position of Syracuse City Planning Commissioner. I moved my family to this terrific city in May, 2008. We moved here in hope of raising our family in safe neighborhoods, competent schools, reasonable and respectable property values, and the all the opportunities that a young and vibrant city, like Syracuse, could offer. I am proud of our decision to settle here. I truly believe the best is still to come for our town. I would like to be a part of our city's great future.

I have been awestruck at negativities that inundate our citizens lately. Politicized agendas and discouraging demonstrations of malcontent are staining the look that our city should not deserve, but is taking hold. I have decided that I can do more as an active participant than one who sits on the side lines. I am greatly concerned for the future of our city and it is time, again, for citizens like me to stand up for what is good and what is right. There is no stopping the future that is coming to us all who call Syracuse home. The greatest challenge is whether we are prepared for it. We *must* be prepared in our effective planning for every stage and embrace the changes that are coming with a deep respect of our rural roots, but a firm commitment to planning for future needs. That future need is what brought us and 15,000 other residents to Syracuse this last decade; safe neighborhoods, competent schools, property values that hold value, and opportunities to provide well for generations still to come.

My professional background is in Logistical and Production Management. I can not offer degrees or experience in urban planning or architectural engineering. I am offering a voice for competency, reasonability, and a deep-seeded respect for civil service. I am grateful for the opportunity to apply for this important position. It is a job that I will devote my time and attention to for the sake of my wife and children, my friends and neighbors, and the people that would choose to call Syracuse home now and in the future.

Thank you for your consideration.

Sincerely,

Sean Dixon

**Sean M. Dixon**  
1881 S. 1485 W. Syracuse, UT 84075  
(801) 636-7417  
[dixonfive@hotmail.com](mailto:dixonfive@hotmail.com)

**Objective:** **Operations Management: Warehouse, Logistical, Production Management**

**Qualified By:** Experienced **Operations Manager** with 20 years of increasing supervisory responsibilities in various manufacturing, transportation, and warehousing industries. Tested and proven abilities to lead people and manage complex processes effectively.

Experienced **Inventory and Warehouse Manager** of multi-million dollar raw materials and finished goods inventories.

**Purchasing Manager** experienced in vendor development, negotiation, and maintaining compliance in critical supply chain systems.

Competent **Logistics Manager** with extensive knowledge and application of commercial shipping protocol, D.O.T. regulations, and LTL / FTL industry standards; including scheduling, procurement, and brokerage of intermodal freight.

**Decision maker** in MRP / CRP, ISO 9000, JIT, and Lean Manufacturing operations.

**Employment:**

**Logistics Manager**  
**YESCO - Young Electric Sign Company – SLC, UT** **Dec. 2012 to Present**

- Manager of all daily shipping, receiving, and warehousing operations.
- As Purchasing Director, developed and maintained strategic cost containment procedures; yielding enormous cost savings to support lean manufacturing objectives (5-S & Lean Mfg)
- Implemented traffic management operations between multi-state manufacturing divisions resulting in 40% cost reductions in outbound and inbound freight.
- Created and managed programs to dramatically increase accuracy in inventory controls. Accuracy levels were increased 60% by targeting materials management procedures.

**Delivery Driver / Driver Trainer**  
**RC Willey Intermountain Distribution Center –SLC, UT** **Feb. 2011 to Dec. 2012**

- Responsible for the safe operation of commercial motor vehicles; primarily articulated semi-tractors and trailers used in the daily delivery of residential and commercial freight.
- Quickly obtained the position of Driver Trainer within 2 months of joining the company. Responsible for the effective training and evaluation of new hires and delivery associates.

**Assistant Warehouse Manager**  
**Mountain State Schoolbook Depository – Clearfield, UT** **May 2008 to Feb. 2011**

- Assist the Warehouse Manager in all aspects of daily warehouse and logistical operations. To lead as Warehouse Manager, in such capacity, as required.
- Distribution of daily work assignments to warehouse staff for day-to-day operations, inventory control, order processing, and shipping & receiving activities.
- Supervision of received materials for warehouse inventory, returned goods processing and disposition of damaged product.
- Director of employee Forklift Safety, Training, and Certification programs.

***Operations Manager*** (Purchasing, Shipping & Receiving, and Warehouse Manager)

**National Vinyl Products - Nephi, UT**

**Oct. 2004 to Apr. 2008**

- Management of all daily purchasing activities; including product sourcing, supplier selection, maintenance, compliance, and evaluation of vendor performance.
- Responsible for daily shipping & receiving operations. Scheduling of inbound and outbound freight consolidation; including local delivery, commercial brokerage, and intermodal finished goods delivery (air, ground, rail, and ocean in & out-bound shipments).
- Direct supervision of Yard, Warehouse, and Delivery personnel. Responsible for the safety, maintenance & repair, and licensing of commercial semi tractors, trailers, and lift truck vehicles. Director of employee safety, training, and certification programs.
- As Purchasing Manager, also responsible for Planning and Scheduling of raw materials utilizing MRP software for manufacturing operations and logistical distribution of materials to the production floor; per a Sales Forecast.

***Shipping and Receiving Manager***

**Vinyl Industries – Lehi, UT**

**Feb. 2002 to Oct. 2004**

- Management of all daily Shipping and Receiving activities. Responsible to ensure accuracy and efficiency in raw materials and finished goods distribution for all inbound and outbound freight.
- Responsible for the safety, maintenance & repair, and licensing of all fleet vehicles; including commercial (Class A) semi-tractors and trailers, (Class B) vans and flatbeds, 1-ton pickups, lift trucks, and other heavy construction equipment (backhoes, tractors, etc.).

***Department Manager***

**Data Pad – Lindon, UT**

**Aug. 1999 to Feb. 2002**

- Manager of staff and daily operations in the company's Off-Set Lithography and Sublimation Printing Department.
- Management of materials purchasing, production scheduling, inventory control, and delivery of finished goods.
- Developed a HAZMAT program by implementing procedures to bring compliance for handling of hazardous materials to meet OSHA and EPA requirements. The net result was cost savings of tens of thousands of dollars in pending fines and safety liabilities.

***Production Manager***

**Anagraphica, Inc. – Salt Lake City, UT**

**Mar. 1987 to Aug. 1999**

- Management of all daily production in the region's largest screen printing company.
- Direct management of 8 supervisory staff and 75 production employees.
- Responsible for daily coordination, scheduling and shipment of work on production floor.
- Managed development of company-wide certification of ISO 9000 standards and practices.

***Education:***

***Bachelor's Degree, B.S. - Business Management***

**Western Governor's University – SLC, UT**

**2010 - Present**

***Associates Degree, A.A.S. - Production Management***

**Salt Lake Community College – SLC, UT**

**1995 – 1998**

***CPIM – Certified Production and Inventory Management, Certification***

**APICS – American Production and Inventory Control Society**

**2000 – 2001**

- Experienced with management application of materials management software including: **SAP, Oracle, AS400, Excel, IQWIN, Alliance MRP / CRP, Profit Key, and JobScope.**
- **C.D.L., Class A** – Commercial Driver License; HAZMAT, doubles & triples endorsements.
- **D.O.T. Supervisor Certification** – Management of CDL Drivers & Fleet Operations.
- **OSHA Certified Forklift Trainer and Safety Administrator.**
- **US Marine Corps – N.C.O., Infantry & UT Army Nat'l Guard - Combat Engineer 1985-1993**



# COUNCIL AGENDA

July 30, 2013

Agenda Item #e

Discussion regarding agenda item 8, Appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General Election to be held November 5, 2013.

***Factual Summation***

- Please see the attached agenda item 8.



# COUNCIL AGENDA

July 30, 2013

## Agenda Item #8

Appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General Election to be held November 5, 2013.

### *Factual Summation*

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.
- Please see the attached list of poll workers.
- According to Section 20A of the Utah State Code, the City Council is required to appoint poll workers that will be working for the City on Election Day, which is held August 13, 2013 for the Primary Election and November 5, 2013 for the General Election.

| POLL_NAME                 | FIRST   | LAST    | PHONE         | POSITION          |
|---------------------------|---------|---------|---------------|-------------------|
| Syracuse Community Center | Tammy   | Brooke  | (801)644-1860 | Poll Book Clerk   |
| Syracuse Community Center | Lori    | Child   | (801)628-5550 | Technician        |
| Syracuse Community Center | Alison  | Duffy   | (801)499-7361 | Receiving Clerk   |
| Syracuse Community Center | Cynthia | Gardner | (801)773-8018 | Provisional Clerk |
| Syracuse Community Center | Kari    | Hatch   | (801)728-9009 | Poll Manager      |
| Syracuse Community Center | Marnie  | Malan   | (801)547-0234 | Poll Book Clerk   |
| Syracuse Community Center | Jayne   | Snyder  | (801)779-4298 | Receiving Clerk   |



# COUNCIL AGENDA

July 30, 2013

Agenda Item #f                      General Plan Update and Discussion.

## ***Factual Summation***

Please see the attached exhibits:

- a. Requested General Plan Amendment-Ninigret
- b. Letters from Ninigret, withdrawal of Industrial Zone request
- c. Recommended General Plan Amendment-Planning Commission
- d. Letters from property owners

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

## ***Background***

1. Ninigret Construction North LLC has requested a General Plan Amendments for property located at 1525 W 500 S. The property is currently designated on the General Plan as C-2 (Commercial) and Professional Office. Ninigret had filed 3 applications for these designations be changed to Industrial on 43.4 acres, PRD (Planned Residential) on 15.8 acres & R-3 (Residential) on 25 acres, as per the attached map. The Planning Commission held a public hearing on May 22, 2013 and recommended denial of the proposal with a 4 to 3 vote.

On June 27, 2013 (see attached) the Community & Economic Development Office received letters from Ninigret Construction North, L.C. to withdraw the application for the General Plan Rezone of the 43.4 acres to Industrial. The second letter asks for the Council to act on the other 2 application on the requests for PRD (15.8 acres) and R-3 (25 acres).

*Staff met with Ivory Homes and Ninigret on Tuesday, July 16, 2013 and the attached map is the proposed compromise for the General Plan Amendment. Ivory Homes and Ninigret are suggesting developing the entire 40 acres as R-3 (5.44 d.u./acre) as it would be too complicated to blend the PRD and R-1 clusters. The minimum lot size in R-3 is 8,000 sq. ft. and does not allow multi-family dwellings.*

2. Also on May 22, 2013 the Planning Commission initiated a General Plan Amendment that removes C-2 from the General Plan. The Planning Commission held a public hearing on May 21, 2013 and recommended approval of the proposal with a 5 to 2 vote.

Summary of changes:

District 1:

- C-2/PO zones on the Ninigret/PRI properties from C-2 to General Commercial, Business Park, and R-1.
- The C-2 zone at the corner of 700 S & 2000 W to Professional Office, General Commercial and Planned Residential Development.

District 2: C-2 Zone in Town Center to General Commercial

District 9: C-2 Zone at Bluff & Gentile to General Commercial

On June 19, 2013 staff meet with representatives of PRI regarding the proposed General Plan change on their property on the corner of 2000 West and 200 South from C-2 to General Commercial. Steve Romney, Director, Land Portfolio for PRI discussed the proposed change and the permitted uses that would be allowed under the General Commercial zone. He requested that the Council not act on the General Plan amendment on the PRI property, until they could analyze the effects on not only that property, but the other considerable holdings further west. A letter from PRI is attached.

3. Effects of Rescinding the C-2 and replacing it with Professional Office on the property at the corner of 2000 West & 700 South (South of the IHC). Health care facilities are allowed in the PO zone and thus IHC did not have an objection to the change in the General Plan designation. The parcel south of the IHC is owned by Lindquist Mortuary. The PO zone does not permit funeral homes, thus the Planning Commission has recommended an amendment to the PO zone to include funeral homes. A public hearing was held on June 18, 2013 and recommended approval of the amendment.
4. Municipal Code Section 10-4-060 provides the process for General Plan Amendments, the following subsections are pertinent to this item:
  2. *The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of Section 10-4-050. After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council. (Ord. 10-02)*
  3. *The City Council may schedule and hold a public hearing on the recommended General Plan amendment in accordance with the provisions of Section 10-4-050. (Ord. 10-02)*

*(E) Approval Standards. A decision to amend the General Plan is a matter within the legislative discretion of the City Council. After the public hearing described in Subsection (d)(5) of this Section, the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action. (Ord. 10-02)*

5. Upon consultation with acting City Attorney, Steve Garside, staff is recommending that in amending the General Plan the Council should have findings to support the amendment as to why “*the current General Plan designation for the area is no longer appropriate, desirable or feasible*”, in accordance with City Code Section 10-4-060(D)1(a)vi.

### **Staff Recommendation**

All of these matters are inter-related and are extremely complex. General Plan changes should not be made hastily. The staff is requesting direction from the City Council on these matters so that we may draft appropriate ordinances for consideration at the next meeting of the City Council when the acting City Attorney has had time to review the proposed changes and draft ordinances.

**ORDINANCE NO. 13-12**

**AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN  
ADOPTED IN 1976, AS AMENDED.**

**WHEREAS**, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

**WHEREAS**, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

**WHEREAS**, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

**WHEREAS**, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, and 2012 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

**WHEREAS**, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

**WHEREAS**, the Planning Commission has proposed amendments to the General Plan Map that provide development objectives with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density in the planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. General Plan Map.** That the Syracuse City General Plan Map, attached and reflected hereto as Exhibit A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,  
STATE OF UTAH, THIS 30<sup>th</sup> DAY OF JULY, 2013.**

**SYRACUSE CITY**

ATTEST:

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Cassie Z. Brown, City Recorder

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Jamie Nagle, Mayor

Voting by the City Council:

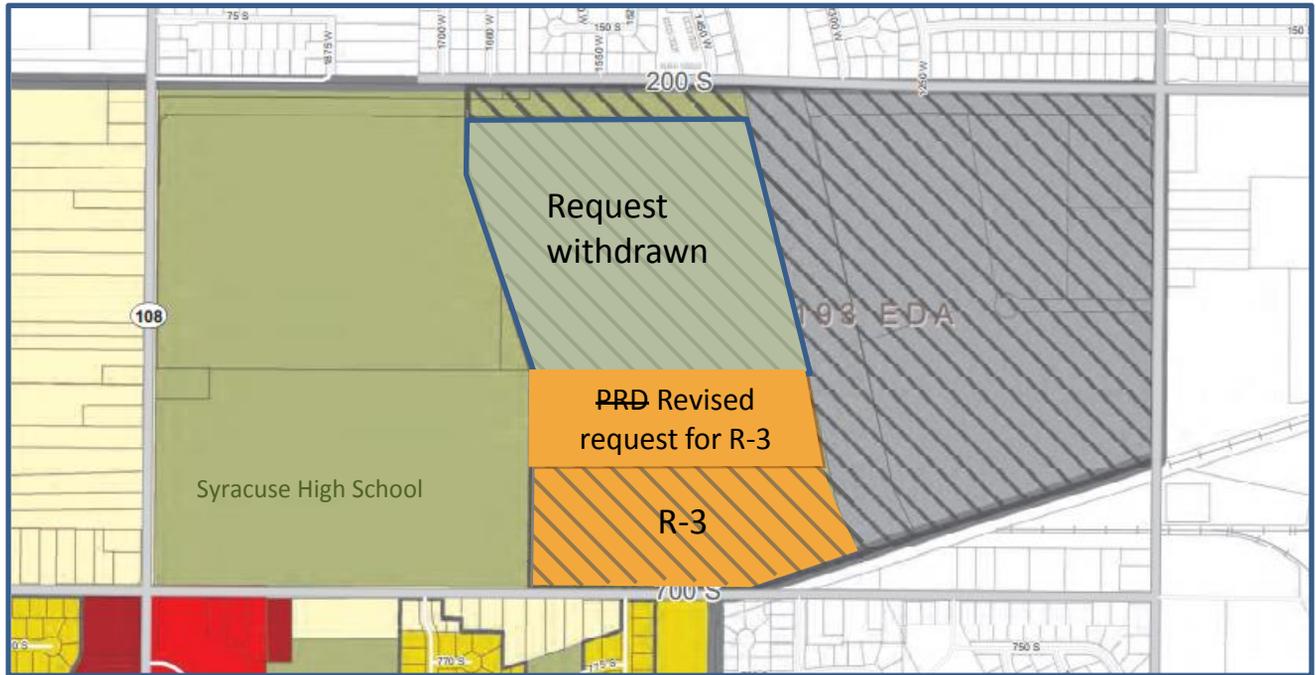
|                          | “AYE” | “NAY” |
|--------------------------|-------|-------|
| Councilmember Peterson   | _____ | _____ |
| Councilmember Lisonbee   | _____ | _____ |
| Councilmember Duncan     | _____ | _____ |
| Councilmember Johnson    | _____ | _____ |
| Councilmember Shingleton | _____ | _____ |



# Current Zoning



# Proposed Zoning



- |                                                                                     |                                    |                                                                                     |                          |
|-------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------|--------------------------|
|  | Agriculture A-1                    |  | Commercial II            |
|  | R-1 (2.90 dwellings per net acre)  |  | General Commercial Zone  |
|  | R-2 (3.79 dwellings per net acre)  |  | Industrial Zone          |
|  | R-3 (5.44 dwellings per net acre)  |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre)   |  | Sensitive Overlay Zone   |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary       |
|  | Professional Office                |                                                                                     |                          |

# THE NINIGRET GROUP, L.C.

May 21, 2013



RE: PROPOSED GENERAL PLAN & MAP AMENDMENTS

Dear Planning Commissioners,

As you are aware, Ninigret at tonight's Planning Commission meeting is requesting a change to the General Plan and zoning in order to allow for the development of land west of Ninigret's Phase I and west of the power transmission lines. Ninigret's Phase 2 development proposal is a product of input from city officials inclusive of the planning commission and city council members.

The Ninigret parcel is contained within one of the areas that are proposed to be amended within the General Plan. We request that further discussions with regard to changes to the General Plan for the Ninigret parcel be placed on hold until our application can be thoroughly reviewed and considered by the planning commission.

While there are some underlying similarities between the two proposals there are also some noticeable differences.

- The current Planning Commission proposal for Ninigret's parcel is GC and R-1.
- Ninigret's proposal incorporates light Industrial and warehousing in conjunction with R-3 and PRD zoning.

We believe our plan is most compatible for the property and overwhelmingly provides the greatest benefit for the City of Syracuse and its citizens. Syracuse City already has an abundance of commercial zoning. Adding additional commercial zoning may hurt existing retailers. However, there is limited zoning for other business uses like light industrial and warehousing to meet the growing market demand.

In addition, Ninigret's proposal is consistent with, and conforms to, the underlying objectives the City's General Plan as it was originally envisioned and currently exists.

- "...industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and job for residents, but also while these industries contribute the tax base generally they require fewer public services than residential land uses. Industrial uses also further the concepts of sustainable communities and smart growth." P.15
- "The corridor along 200 South (SR193) in Syracuse between 1000 West and the future North Legacy parkway represents an area with the highest future potential for commercial development." P.13

- 1000 West between 200 South and 700 South “represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.” p.14

Ninigret’s proposed development located along SR 193 is perfect for industrial zoning for several reasons:

- When SR193 was funded, neighboring cities committed that SR 193 would be used to create jobs and economic growth. Meeting the expanding need for light industrial and warehouse space will allow the City of Syracuse to attract growing companies contributing new jobs and real estate tax revenue for the City of Syracuse.
- The site allows quick and easy access to I-15 with minimal truck traffic on local roads.
- The site allows for rail service which further reduces potential for additional truck traffic.
- The development is caddy-corner to the existing Freeport Center Industrial Center.

The Ninigret development plan also provides for a residential component to buffer against the existing residential neighborhoods along 700 South and the High School. Ninigret’s proposed PRD and R-3 Zoning would be more compatible next to light industrial warehousing development.

Therefore, Ninigret respectfully request that the Planning Commission refrain from any changes to the General Plan, as it pertains to the Ninigret parcel, until it has had an opportunity to review and consider the details of Ninigret’s application.

Sincerely,



Peter Corroon



**The Ninigret Group, LC**

801-597-7471 (Cell)

801-973-9090 (Ninigret)

fax: 801-973 -0070 (Ninigret Fax)

[www.ninigret.com](http://www.ninigret.com)



## Executive Department

55 South State Street  
Clearfield, Utah 84015  
Phone: 801.525.2710  
Fax: 801.525.2869

Mayor and City Council  
Syracuse City  
1979 West 1900 South  
Syracuse, Utah 84075

May 10, 2013

Dear Mayor Nagle and City Council,

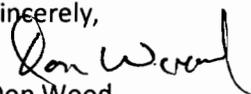
I am writing this letter in support of Ninigret's proposal to create industrial zoning for 41 acres of its Phase 2 project along SR193.

When our local governments approached the State of Utah to fund SR193, the expectation from the administration was that our cities would develop job-creating businesses along the corridor to justify the expense of the road.

I believe that amending the current agricultural zoning to industrial along SR193 will help achieve that expectation, and help create jobs for both of our cities' residents. It is my understanding that Ninigret will build warehouse, distribution and other light industrial buildings on the property. This will fit in well with the adjacent Freeport Center.

Thank you for your consideration. Feel free to contact me if you would like to discuss the project further.

Sincerely,



Don Wood

Clearfield City Mayor

## Jenny Schow

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**From:** Phil Carnivale <thecarnivales@yahoo.com>  
**Sent:** Friday, May 17, 2013 3:52 PM  
**To:** Planning Department  
**Subject:** Please send information about the proposed rezoning at 700 S 2000 W.

Greetings--

I recently received your letter dated May 9, 2013 regarding the notification of proposing the rezoning of property located at approximately 700 South 2000 West. I do not understand the ramifications of changing from C-2 Zone to C-G Zone. Any information you can send me would be greatly appreciated. E-mail or regular mail is fine. I look forward to receiving that from you soon.

For the record, I personally don't want to see any more changes with zoning in my neighborhood. After the entire Ninigret debacle with the plot of land east of the high school, I simply don't trust what's our city leaders' (and other's) "master plans" are. I didn't move to Syracuse because I was hoping it would become a "job hub," but it looks like I'll eventually be living right in the middle of one.

C-G Zoning to me sounds like a general commercial zone. If so, I don't want a Target, a Costco or a Home Depot within sight of my house. However, over the last few years I've unfortunately learned that many Syracuse residents' concerns about land use go unheeded by some of our local leaders.

Phil Carnivale  
1668 West 770 South  
Syracuse, UT 84075

## Jenny Schow

---

**From:** Chase Rogers <CROGERS@dsdmail.net>  
**Sent:** Wednesday, May 15, 2013 10:24 AM  
**To:** Planning Department  
**Subject:** Ninigret Construction Re-zone Hearings

I appreciate you providing the Davis School District with the opportunity to comment on the proposed adjustment to the General Plan and accompanying zoning.

Syracuse HS is the adjacent property on the southwest corner of the area in question. My comments and concern are the same as when we discussed this area a year or two ago. Industrial may be the highest and best use for that area.

We would ask that in the master planning of that area that there is some sort of buffer, green space and/or berm to provide a transition and screen for patrons on the play fields that are on our side of the fence. I imagine that your will be requiring this all along the south side bordering the PRD area.

Thanks,

Chase Rogers  
Operations Planner  
Davis School District  
801.402.8357

## Sherrie Christensen

---

**From:** Tom Uriona <Tom.Uriona@imail.org>  
**Sent:** Tuesday, May 21, 2013 1:47 PM  
**To:** Planning Department  
**Cc:** Tim Hatch; Paul Van Wagenen; Clay Ashdown  
**Subject:** Rezoning of Intermountain Healthcare Property, Syracuse, Utah  
**Attachments:** IHC- Syracuse City Notice.pdf

Jenny:

Thank you for your time today; it was my pleasure getting acquainted.

I appreciate your explanation of the events that led to the attached notice indicating the Syracuse Planning Commission's desire to change the General Plan and rezone the Intermountain Healthcare property located at approximately 745 South 2000 West, Syracuse, Utah. Given that it is the desire of the Syracuse Planning Commission to rescind the C-2 zoning classification, Intermountain Healthcare would support a rezone of its property to a zoning classification that allows for the same general permitted and conditional uses that were found in the C-2 zone. After reviewing the GC-General Commercial zoning classification, the zoning classification proposed for the General Plan and new zoning classification for the Intermountain Healthcare property, Intermountain Healthcare cannot support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the GC zoning classification. The reason Intermountain Healthcare cannot support this proposed change is that it does not provide, as a permitted or conditional use, Medical and Other Health Facilities uses within the zoning classification, uses which are allowed as a condition use under the C-2 zoning classification. However, Intermountain Healthcare can support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the NS-Neighborhood Services zoning classification, as this zoning classification provides for many of the permitted and conditional uses allowed in the C-2 zoning classification, and more specifically accommodates Medical and Other Health Facilities uses as a conditional use, the same entitlement that Intermountain Healthcare currently enjoys under the C-2 zoning classification.

I trust I have provided you with a clear understanding of Intermountain Healthcare's position relative to the proposed change in the General Plan and rezoning of the Intermountain Healthcare property in Syracuse, Utah. Again, thank for your time, thoughts and explanation relative to this land use initiative. You have been very courteous and thoughtful. We are grateful to be a member of the Syracuse community and look forward to a continued cooperative relationship with Syracuse City and to provide ongoing medical services to the community. Thank you for allowing us that opportunity. Please contact me if you have any questions or I can provide you with any further information. Please let me know the results of the Planning Commission hearing on this matter planned for this evening.

Best regards,

Tom

**Tom Uriona, CRE, MAI, CCIM**  
**Corporate Real Estate Director**  
**Intermountain Healthcare**

36 South State Street  
23rd Floor  
Salt Lake City, UT 84111  
801-442-3987  
801-442-3178 (fax)  
[tom.uriona@imail.org](mailto:tom.uriona@imail.org)

Syracuse General Plan Revision Review May 21, 2013

I own property at 741 W 3700 S ( 12-111-0057 12-111-0060 12- 111- 0112 )

The City is Requesting a Zone Change From C2 to CG with a suggestion from planning that NS was a more robust option. While both CG and NS are options for my Property Both seem like a taking from the C2 Zoning I already have..

Although CG Zoning is similar, <sup>medical</sup> **Residential is not permitted.**

And NS Neighborhood Service has a little broader range of uses ( **but conditional uses ie; Retail Trade and others scare me to death.**)

Request that zoning stay as is C2 or assurance that Retail Trade and other conditional uses be assured .

Regards

Brent Moss

Land owner 801.721.8516



## Ninigret Construction North, L.C.

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June 27, 2013

Ms. Sherrie Christensen  
Community and Economic Development Director  
1979 West 1900 South  
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally request that Syracuse City proceed with Ninigret Construction North's General Plan and Rezone application for the 25 acres being proposed for R-3 zoning and the application for the 15.8 acres being proposed for PRD zoning for Ninigret's Phase 2 at SR193 and 1525 West.

In a separate letter, Ninigret has requested a withdrawal of its application for Industrial zoning for the northern portion of Phase 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light blue horizontal line.

Peter Corroon

cc: Steve Romney-PRI  
Chris Gamvroulis-Ivory Development



## Ninigret Construction North, L.C.

---

June 27, 2013

Ms. Sherrie Christensen  
Community and Economic Development Director  
1979 West 1900 South  
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally withdraw Ninigret Construction North's General Plan and Rezone application dated May 7, 2013 for the 43.4 acres of the north portion of Ninigret's Phase 2 at SR193 and 1525 West. As noted in a separate letter, this will not affect our existing application for the remaining portion of Phase 2, consisting of approximately 40 acres, for which we are seeking R-3 and PRD zoning.

We would further request that Syracuse City refrain temporarily from making any general plan or zoning amendments to this North portion of Phase 2 and Phase 3 for the near future in order to allow Syracuse City and Ninigret to further evaluate the alternative potential zoning classifications for the North property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light blue horizontal line.

Peter Corroon

cc: Steve Romney-PRI  
Chris Gamvroulis-Ivory Development

Dear Members of the Syracuse City Council,

The Corporation of the Presiding Bishop is the owner of the approximately 35 acre parcel of land located in the City of Syracuse at the southeast corner of 2200 West and Hwy 193, adjacent to the High school. We understand there is a proposal to modify the General Plan as it relates to our property. We are a large landowner in Syracuse and own more than 500 acres in the vicinity of the subject parcel. It is our desire than the General Plan not be amended before we are given adequate opportunity to study the impact of any potential amendments on the subject parcel and our other acreage and to provide our input.

Sincerely,

**Graham J Larson** | Asset Manager | [glarson@pripd.com](mailto:glarson@pripd.com) | Property Reserve Inc. | Land  
79 S. Main Street, Ste.700 | Salt Lake City | O-801.321.7529 | C-801.699.7904



# COUNCIL AGENDA

July 30, 2013

Agenda Item #g                      Capital Project Update.

***Factual Summation***

- Any questions regarding this agenda item may be directed at Robert Whiteley, Public Works Director.
- Robert will be presenting the City Council with an update on current and completed capital projects.



## SYRACUSE CITY

### Syracuse City Council Special Meeting Agenda

**July 30, 2013 – immediately following the Work Session Meeting,  
which begins at 6:00 p.m.**

City Council Conference Room

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Adopt agenda
2. Approval of Minutes:
  - a. Work Session of June 25, 2013
  - b. Special Meeting of June 25, 2013
3. Authorize Mayor to execute contract appointing Steve Marshall as interim City Manager.
4. Proposed Resolution R13-17, appointing a City Attorney for Syracuse City.
5. Proposed Resolution R13-18, appointing Ralph A. Vaughn to the Syracuse City Planning Commission with his term expiring on June 30, 2017.
6. Proposed Resolution R13-19, appointing Anne Greeson to the Syracuse City Planning Commission with her term expiring on June 30, 2017.
7. Proposed Resolution R13-20, appointing Sean Dixon as an alternate to the Syracuse City Planning Commission with his term expiring on June 30, 2017.
8. Appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General Election to be held November 5, 2013.
9. Proposed Ordinance No. 13-12, amending the Syracuse City General Plan adopted in 1976, as amended.
10. Adjourn

~~~~~

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 26th day of July, 2013 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on July 26, 2013.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.



COUNCIL AGENDA

July 30, 2013

Agenda Item #2

Approval of Minutes.

Factual Summation

- Approval of Minutes:
 - a. Work Session Meeting of June 25, 2013
 - b. Special Meeting of June 25, 2013

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, June 25, 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on June 25, 2013, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan (participated via telephone)
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
City Manager Robert Rice

City Employees Present:
Finance Director Stephen Marshall
City Attorney Will Carlson
Community Development Director Sherrie Christensen
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Police Chief Garret Atkin
Fire Chief Eric Froerer
Information Technologies (IT) Director TJ Peace
Human Resources Specialist Monica Whitaker

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

[7:23:06 AM](#)

Public Comment

TJ Jensen stated he wanted to quickly comment on the City's water situation; one thing he noticed was that at 4:00 in the afternoon about one week ago Jensen Park was so low that the water level was below the cattails where baby fish live. He stated the pond serves two purposes; one is to provide secondary water to the City and the other is to provide recreational opportunities. He stated that he wanted to point that out because if anyone wonders if the City is struggling relative to secondary water, the struggles were very real a couple of weeks ago. He then stated that he wanted to reiterate comments he has made in the past regarding culinary water rates. He stated instead of rate increases he thinks the City needs to change the amount of water someone can use when paying the base water rate. He stated people using more water should pay for it. He stated he also wanted to point something out regarding the scope of the Planning Commission, which may or may not be discussed in the closed session to be held by the City Council later this evening. He stated that the City Code Title Three, Section Four states that the acquisition or acceptance of land for any public property, public way, ground, play structure, also

1 the sale or lease of municipally property and the location of public buildings, parks, and other open spaces. He stated in the
2 past this has been missed, but according to City Code the Planning Commission is supposed to weigh in on any sale or
3 purchase of property and for leasing the property. He stated the City Hall is municipal property and the City Council should
4 have solicited a recommendation from the Planning Commission when determining whether to lease half of the building. He
5 stated it would be a recommendation and the Council could choose to accept or reject any recommendation from the Planning
6 Commission, but it is clear under the scope that the Planning Commission should be asked its opinion.

7 [7:26:37 AM](#)

8 Earl Thurgood stated he is the last of the old clan that homesteaded Syracuse City and he is concerned about a
9 goldmine the City has that it is not using; in three minutes he cannot say what he needs to say, but he will try.
10 Councilmember Peterson asked Mr. Thurgood if he plans to talk about the equestrian park; he explained that is a separate
11 agenda item. Mr. Thurgood answered yes. Mayor Nagle stated that Mr. Thurgood can address the Council during that
12 agenda item and he will have longer than three minutes.

13 [7:27:36 AM](#)

14 Terry Palmer stated he personally objects to an increase in utility rates and if the Council chooses to raise the utility
15 rates he would like to see property taxes reduced. He then stated that as he has gone through the City talking to the citizens
16 about different things, their biggest concern is the instability in the City between the Mayor and Council. He stated that since
17 there are two people leaving that need to be replaced he would hope the Mayor would give a two week notice to all of the
18 Councilmembers so they have time to look at the applicants and, at the same time, he would ask the Council to put forth the
19 effort to know information about all candidates for those positions.

20
21 [7:28:43 AM](#)

22 **Discussion regarding Syracuse City Equestrian Park**

23 A staff memo explained the City received emails from several members of the Syracuse posse regarding concerns
24 they have about the Syracuse City Equestrian Park. The item was addressed briefly during the public comment period of the
25 June 11 meeting and the Council decided it would be appropriate to discuss the item further during an extended work session
26 meeting.

1 [7:29:44 AM](#)

2 Mayor Nagle invited those in attendance to discuss this issue to introduce themselves and express their concerns to
3 the Council. Those discussing the issue were the Council were Russ Peterson, Earl Thurgood, Mike Jones, and Christine
4 Gardner.

5 [7:44:16 AM](#)

6 Council discussion regarding the item commenced, with input from staff throughout the discussion. The discussion
7 concluded with Mayor Nagle asking the group to work with staff to arrive at a proposal regarding a way forward relative to
8 use and maintenance of the Equestrian Park.

9

10 [8:10:54 AM](#)

11 **Discussion regarding updating and amending the**

12 **consolidated fee schedule, which includes**

13 **proposed changes to the utility rate structure.**

14 A staff memo from Finance Director Marshall explained on June 11, 2013, the Council voted for the proposed minor
15 adjustments to the fee schedule, but needed to discuss the proposed changes to the City's utility rate structure.

16 [8:11:01 AM](#)

17 Mr. Marshall stated he has nothing to add to this discussion and reminded the Council he has made a proposal to the
18 Council regarding this item in past meetings. He invited the Council to discuss the issue and provide staff with some
19 direction.

20 [8:18:06 AM](#)

21 Council discussion of the item commenced. The Council reached a conclusion regarding the amount that rates
22 should be increased and agreed to vote upon the recommendation at the July 9, 2013 Council business meeting.

23

24 [8:31:26 AM](#)

25 **Discussion regarding culinary water rates.**

1 This item was added to the agenda at the request of Councilmember Lisonbee during the most recent City Council
2 Meeting.

3 [8:31:37 AM](#)

4 Councilmember Lisonbee provided an explanation for her addition of this agenda item.

5 [8:32:39 AM](#)

6 Council discussion regarding the item commenced. There was no direction given to staff regarding this item.

7

8 [8:46:48 AM](#)

9 **Discussion regarding fireworks.**

10 A memo from Chief Froerer explained he would like to update the Council regarding recent legislative changes to
11 fireworks restrictions and the potential for any necessary restrictions in the future.

12 Chief Froerer summarized his memo and provided an update regarding legislation pertaining to fireworks
13 restrictions.

14 [8:50:33 AM](#)

15 Council discussion regarding the agenda item then commenced with the outcome being that the Council would
16 support fireworks restrictions ordinances similar to those that were adopted last year.

17

18 [8:53:01 AM](#)

19 **Discussion regarding special meeting agenda**
20 **item 3, recommendation of Award of Contract for Marilyn**
21 **Drive Road Improvement Project.**

22 A staff memo from Public Works Director Whiteley explained this culinary waterline project is one that was
23 identified on our list presented to city council as a high priority due to the age, consistent leaks and restrictions the existing 6”
24 lines place on the system. This project will involve the replacement of an existing 6” culinary main with an 8” main at the
25 following locations:

- 1 • Marilyn Drive from Antelope Drive to Valerie Drive
- 2 • Valerie Drive
- 3 • Valerie Court
- 4 • David Street (Portion of David will be completed with Phase I)

5 In addition, to help preserve the asphalt in the subdivision, new storm drain will be installed at the intersections of
6 David Street and Dallas Street, Marilyn Drive & David Street and Marilyn Drive and Melanie Lane. Asphalt will be replaced
7 full width on all the above mentioned streets. Marilyn Acres Subdivision Culinary Waterline Project Phase I included
8 culinary main replacement on a portion of David Street and was bid out separately from Phase II. The low bidder on the
9 Phase I project was Ormond Construction, Inc. with a bid price of \$132,642.51. Phase I will use up the remaining amount left
10 on the City's culinary water STAGG grant which expires December, 2013. Since the City was bidding these projects so late
11 in the construction season, we were uncertain how competitive the bid prices would be. Knowing we needed to use the
12 remainder of the STAGG grant this construction season, Phase I and II were bid separately with the anticipation if the bid
13 prices came back higher than expected, only Phase I would be awarded this year and Phase II would be rebid next spring.
14 Public Works is pleased with the bid results for both phases I and II and recommends constructing both projects this year.
15 The construction will begin as soon as contract documents are in place and will be completed by fall of 2013. The bid amount
16 for the total project for Phase II is \$645,397.45

17 Mr. Whiteley reviewed his staff memo.

18

19 [8:55:58 AM](#)

20 **Council business**

21 There was a brief discussion regarding events to take place during the upcoming Heritage Days celebration.

22 [8:56:56 AM](#)

23 Councilmember Peterson's report began at [8:56:56 AM](#) and he was followed by Councilmembers Johnson, and
24 Lisonbee.

25

26

1 The meeting adjourned at [9:01:49 AM](#) .

2

3

4

5

6 _____
7 Jamie Nagle
8 Mayor

Cassie Z. Brown, CMC
City Recorder

8

9 Date approved: _____

Minutes of the Syracuse City Council Regular Meeting, June 25, 2013.

Minutes of the Special meeting of the Syracuse City Council held on June 25, 2013, at 7:07 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan (participated via telephone)
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
City Manager Robert Rice

City Employees Present:
City Attorney Will Carlson
Finance Director Steve Marshall
Community Development Director Michael Eggett
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin

9:01:53 AM

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 7:07 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

9:01:56 AM

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

9:02:01 AM

2. Approval of Minutes.

The minutes of the work session meeting of May 28, 2013 were reviewed.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION MEETING OF MAY 28, 2013 AS PRESENTED. COUNCILMEMBER SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

9:02:22 AM

1 3. Recommendation of Award of Contract for Marilyn

2 Drive Road Improvement Project.

3 A staff memo from Public Works Director Whiteley explained this culinary waterline project is one that was
4 identified on our list presented to city council as a high priority due to the age, consistent leaks and restrictions the existing 6”
5 lines place on the system. This project will involve the replacement of an existing 6” culinary main with an 8” main at the
6 following locations:

- 7 • Marilyn Drive from Antelope Drive to Valerie Drive
- 8 • Valerie Drive
- 9 • Valerie Court
- 10 • David Street (Portion of David will be completed with Phase I)

11 In addition, to help preserve the asphalt in the subdivision, new storm drain will be installed at the intersections of
12 David Street and Dallas Street, Marilyn Drive & David Street and Marilyn Drive and Melanie Lane. Asphalt will be replaced
13 full width on all the above mentioned streets. Marilyn Acres Subdivision Culinary Waterline Project Phase I included
14 culinary main replacement on a portion of David Street and was bid out separately from Phase II. The low bidder on the
15 Phase I project was Ormond Construction, Inc. with a bid price of \$132,642.51. Phase I will use up the remaining amount left
16 on the City’s culinary water STAGG grant which expires December, 2013. Since the City was bidding these projects so late
17 in the construction season, we were uncertain how competitive the bid prices would be. Knowing we needed to use the
18 remainder of the STAGG grant this construction season, Phase I and II were bid separately with the anticipation if the bid
19 prices came back higher than expected, only Phase I would be awarded this year and Phase II would be rebid next spring.
20 Public Works is pleased with the bid results for both phases I and II and recommends constructing both projects this year.
21 The construction will begin as soon as contract documents are in place and will be completed by fall of 2013. The bid amount
22 for the total project for Phase II is \$645,397.45

23 Mr. Whiteley reviewed his staff memo.

24 [9:02:29 AM](#)

25 COUNCILMEMBER JOHNSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD A
26 CONTRACT FOR THE MARILYN DRIVE ROAD IMPROVEMENT PROJECT. COUNCILMEMBER SHINGLETON
27 SECONDED THE MOTION; ALL VOTED IN FAVOR.

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[9:02:37 AM](#)

4. Status update regarding secondary water.

A staff memo from Public Works Director Robert Whiteley included graphs which have charted the City’s reservoir levels from June 1 to June 19, 2013. Also included are graphs on the history of precipitation and temperatures since 2010 to 2013. During the May 14, 2013 Council Meeting, Davis and Weber Counties Canal Company did a presentation on conserving water and staff proposed Ordinance 13-06 in support of the effort. The Council tabled it in favor of allowing citizens to monitor their own water usage by following a voluntary watering schedule. The public has been notified of the needs to conserve secondary water and follow a watering schedule by the following methods:

- A notice was mailed with the June Utility bill.
- Emails were sent to those who are signed up for automatic bill payments.
- A newsletter article is prepared to be sent out in the July/August newsletter.
- An article is on the city website.
- A post was made on the city’s Facebook page.
- Banners have been posted around the city.
- Notices have been posted at all city buildings

[9:03:22 AM](#)

Mr. Whiteley reviewed his staff memo and provided a status report and Council discussion followed. There was no consensus to consider imposing water restrictions to address secondary water shortages.

[9:31:14 AM](#)

5. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange,

1 or lease of real property (roll call vote).

2 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN INTO CLOSED EXECUTIVE
3 SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBILC MEETINGS LAW
4 FOR THE PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPENTENCE, OR PHYSICAL OR
5 MENTAL HEALTH OF AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE
6 PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY. COUNCILMEMBER PETERSON SECONDED THE
7 MOTION. THE FOLLOWING ROLL CALL VOTE WAS TAKEN: VOTING "AYE" – COUNCILMEMBERS
8 DUNCAN, JOHNSON, LISONBEE, PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

9 The Council convened in a closed session at 8:11 p.m.

10 The business meeting reconvened at 9.15 p.m.

11

12 At P.M. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN. COUNCILMEMBER
13 PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

14

15

16 _____
17 Jamie Nagle
18 Mayor

Cassie Z. Brown, CMC
City Recorder

19
20 Date approved: _____



COUNCIL AGENDA

July 30, 2013

Agenda Item #3

Authorize Mayor to execute contract appointing Stephen Marshall as interim City Manager.

Factual Summation

- City Manager, Bob Rice, has accepted a position elsewhere. The City will proceed with the process and eventual selection of a new City Manager. It has been determined that Stephen Marshall is the best suited and qualified to assume this position during the interim.
- The pay increase associated with the additional responsibilities is consistent with the precedence set by previous employees assuming the role of Interim City Manager.



SYRACUSE
EST. CITY 1935

Syracuse City Corporation
CAREER MOBILITY CONTRACT AGREEMENT

Date: 7/30/13

Employee Information

Name: Stephen Marshall

Employee Number: 717

Career Mobility will begin on: 7/30/13

Career Mobility will end on: 9/30/13

Sending Department: Administration

Current Job Title: Finance Director

Current Salary Range: \$70,322 - \$101,967

Current Rate Per Hour: \$36.21

Receiving Department: Administration

New Job Title: City Manager

New Salary Range: \$85,479 - \$123,941

New Rate Per Hour: Additional \$3000 a month for acting as both City Manager and Finance Director.

Employee will report to: Mayor Jamie Nagle on 7/30/13.

Explanation for Proposed Changes: City Manager, Bob Rice, has accepted another position. The City will proceed with the process and eventual selection of a new City Manager. It has been determined that Stephen Marshall is the best suited and qualified to assume this position during the interim.

Conditions of the Career Mobility:

- This agreement is voluntary and mutually acceptable to all parties.
- It is agreed that employees shall retain all rights, privileges, entitlements, tenure, and benefits from their previous position.
- At the conclusion of this career mobility assignment, the employee shall return to their previous or similar position and shall receive the same salary rate had the career mobility assignment not existed, unless separate promotion and/or pay increase approved.
- Other conditions per the attached.
- This agreement can be terminated by either party upon 5 working days advance notice in writing.
- The undersigned agree to the above terms and conditions.

Mayor Signature: _____ Date: _____

Employee Signature: _____ Date: _____

Human Resources: _____ Date: _____



COUNCIL AGENDA

July 30, 2013

Agenda Item #4

Proposed Resolution R13-17, appointing a City Attorney for Syracuse City.

Factual Summation

- Any questions regarding this agenda item may be directed at Interim City Manager Stephen Marshall.
- Please see attached Resolution R13-17, appointing Clinton Drake as City Attorney with and annual salary of \$90,000.
- Please see Clinton Drake's application and resume.

RESOLUTION NO. R13-17

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING A CITY ATTORNEY FOR SYRACUSE CITY.

WHEREAS, the position of City Attorney was created by Section 2.06.050 of the Syracuse City; and

WHEREAS, Section 2.06.050 of the Syracuse City Code includes the Attorney position in the list of positions that must be appointed by the Mayor with advice and consent of the City Council; and

WHEREAS, Clinton Drake desires to work as the City Attorney of Syracuse City and the Administration, Mayor, and Council have found that he possesses the necessary skills, abilities and qualifications to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Appointment:

- The Syracuse City Mayor, with advice and consent of the Council, hereby appoints Clinton Drake to serve as the City Attorney with a starting salary of \$90,000 annually, pursuant to the City's Ordinances, Rules and Regulations.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30th DAY OF JULY, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



Employment Application

Syracuse City Corporation
 1979 West 1900 South • Syracuse, UT 84075
 Phone: (801) 825-1477 • Fax: (801) 825-3001

Syracuse City Corporation is an equal opportunity employer and affords equal opportunity to all applicants for all positions without regard to race, color, religion, gender, national origin, age, disability, veteran status, genetic status, or any other status protected under local, state or federal laws.

In order to be considered for available positions, **all** sections of this application must be completed and legibly filled in. Additional may be attached if necessary. Please print all responses in ink.

Personal Information:

Name: Drake Clinton R.
 Last First Middle Initial

Address: [REDACTED]
 Street City State Zip

Home Phone Number: [REDACTED]

Cell Phone Number: 801-830-5600

Email Address: clintondrake@gmail.com

Application Information:

Date of Application:	June 28, 2013
Position(s) Applied For:	City Attorney
Desired Schedule:	<input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary <input type="checkbox"/> Seasonal <input type="checkbox"/> Day <input type="checkbox"/> Swing <input type="checkbox"/> Grave <input type="checkbox"/> Rotating
Date Available:	Available immediately upon giving current employer proper notice.

- Are you over 18 years of age? Yes No
 *If "no", you may be required to provide work authorization documentation.
- Are you legally eligible for employment in the United States? Yes No
 *Successful candidates will be required to submit proof of employment eligibility.
- Can you, with or without reasonable accommodation, perform the essential functions of the position(s) for which you are applying? Yes No

Application Information (continued):

4. Have you ever applied for employment with Syracuse City before? Yes No

*If yes, please give date of application: _____

5. Are you a current or former employee of Syracuse City? Yes No

*If yes, please give dates of employment: _____

6. Is anyone related to you currently employed by Syracuse City? Yes No

*If yes, please list the name(s) of these relatives and their relationship to you: _____

Education

Please fill in and circle the appropriate information relative to your educational experience.

	High School	Technical School	College	Other
School Name, Location (including City, State)	North Ridge High Layton, Utah		Weber State Univ. Ogden, Utah	Drake Univ. Law Sch Des Moines, Iowa
Years Completed	<input checked="" type="checkbox"/> 12 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input checked="" type="checkbox"/> 12	<input type="checkbox"/> 1 <input type="checkbox"/> 2	<input checked="" type="checkbox"/> 4 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 3 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4
Graduated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Graduated
Major Course(s) of Study	General		CM/Public Relations	Muni Law / Pros.

Please summarize any educational training or honors not listed above Graduated with a B.A. cum laude.
Graduated from law school with a "public service certificate" which is only awarded to students who demonstrate regular
public service to the community while in law school. My legal education focused on state and local law and prosecution.

Please summarize any job-related skills, training, or professional honors not listed above: Member of the Utah
State Bar. Licensed to practice in Utah state and federal courts. Member of the Utah Municipal Attorney Association
and active in the Utah Prosecution Council.

References

Please list three people who are not related to you that can provide professional references on your behalf:

Name	Address	Phone Number
Gary Crane	437 North Wasatch Drive, Layton, Utah, 84041	801-336-3590
Garet Atkin	1751 South 2000 West, Syracuse, Utah, 84075	801-825-4400
Robert Hunter	2955 Harrison Boulevard #201, Ogden, Utah, 84403	801-399-5584 ext. 103

Employment Experience

If including a resume and information requested below is already on your resume, fill in only those items not listed on your resume (i.e., reason for leaving, salary, etc.)

Employer: Layton City	Dates Employed		Work Performed
Address: 437 North Wasatch Drive	From:	To:	
Telephone Number(s): 801-336-3590	Base Pay		
Job Title: Attorney	Start:	Final:	
Supervisor: Gary Crane			
Reason for leaving and explanation: Still working for Layton City.			
May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No Yes, you make contact. Please notify me before contacting.			
Employer: Law Office of Clinton R. Drake	Dates Employed		Work Performed
Address: Syracuse, Utah	From:	To:	
Telephone Number(s): 801-830-5600	Base Pay		
Job Title: Attorney	Start:	Final:	
Supervisor: N/A - Self-employed.			
Reason for leaving and explanation: Took a job with Layton City.			
May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A.			
Employer: Arnold & Wiggins, P.C.	Dates Employed		Work Performed
Address:	From:	To:	
Telephone Number(s): 801-868-4344	Base Pay		
Job Title: Law Clerk / Attorney	Start:	Final:	
Supervisor: Mark Arnold			
Reason for leaving and explanation: The partners at the firm split. I wanted to seek employment with a municipality.			
May we contact this employer? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Applicant Certification and Agreement

I certify that the answers given herein are true and complete to be best of my knowledge. I also authorize investigation of all statements contained in this application for employment as may be necessary in arriving at an employment decision.

I hereby understand and acknowledge that, unless otherwise defined by applicable law, any employment relationship with this organization is of an "at will" nature, which means that the Employee may resign at any time and the Employer (Syracuse City) may discharge an Employee at any time with or without cause. It is further understood that this "at will" employment relationship may not be changed by any written documentation or by conduct unless such change is specifically acknowledged in writing by an authorized executive of Syracuse City.

Syracuse City conducts pre-employment drug screens and background investigations, including a criminal history check, on all individuals to whom a conditional offer of employment is made. Pursuant to City policy, Syracuse City reserves the right to rescind a conditional offer of employment based on pre-employment testing results.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I also understand that I am required to abide by all rules and regulations of the employer.



Signature of Applicant

June 28, 2013

Date

Clinton R. Drake

Phone: (801) 830-5600, Email: clintondrake@gmail.com

June 28, 2013

Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

To Whom It May Concern:

Thank you for reviewing my application for the position of City Attorney and accompanying information. I sincerely hope that you will consider interviewing me for the position.

Throughout my professional career I have worked hard to gain a broad range of legal work experience in order to better prepare for a career as a municipal attorney. This experience makes me well suited to competently and effectively serve as City Attorney for Syracuse City. For several years I have been employed as both a civil and prosecuting attorney for Layton City. I understand the requirements of the position and the importance of working harmoniously with the public, staff and both elected and appointed officials. I regularly represent Layton City in public meetings such as planning commission and city council meetings and I enjoy doing so. I am also the lead property acquisition and real estate attorney for Layton City, which includes working closely with and advising the Layton City Community and Economic Development Department regarding land use and zoning issues. I also oversee all criminal and code enforcement in the City. As part of my duties I regularly draft and review resolutions and ordinances for the City. I also have considerable experience in contract drafting and negotiation. I thrive in stressful situations and have significant litigation experience. In addition to my civil responsibilities I am actively involved in criminal prosecution in Layton City and regularly represent the City in various hearings as well as numerous jury and bench trials. In short, I am passionate about municipal law and truly enjoy working as a municipal attorney.

I appreciate your time in considering me as an employee and co-worker. If I can provide you with any further information please let me know. I look forward to an interview in which I can further discuss my work experience and skills and how I can assist Syracuse City in accomplishing its goals and objectives.

Thank you for your time and consideration.

Sincerely,



Clinton R. Drake

Clinton R. Drake

Phone: (801) 830-5600 – Email: clintondrake@gmail.com

Education

Juris Doctorate, 2006: *Drake University Law School, Des Moines, Iowa*

Membership: Utah State Bar Association, Utah Municipal Attorneys Association, Utah Prosecution Council, Utah Municipal Prosecutor's Association

Honors: Public Service Certificate, Dean's List

Bachelor of Arts, 2002, Cum Laude: *Communication/Public Relations, Weber State University, Ogden, Utah*

Honors: High Honor Award; Honor Award

Work Experience

Layton City Corporation

Layton, Utah

Attorney / Property Acquisition Specialist

November 2007 to Present

- Representation of Layton City in civil and criminal matters including attending meetings and advising elected and appointed officials and City staff, resolution and ordinance drafting and/or review, contract drafting, review and negotiation, personnel issues, eminent domain, land use, appellate practice, drafting and researching legislation important to municipalities, and criminal case screening and prosecution, including jury and bench trials.

Law Office of Clinton R. Drake

Layton, Utah

Attorney

October 2006 to November 2007

- General practice with an emphasis in municipal, real estate, and land use planning and development law.

Arnold & Wiggins P.C.

Salt Lake City, Utah

Law Clerk

May 2004 to October 2006

- Participated in contract drafting and negotiation for the purchase and development of major commercial and residential land development projects in Utah. Assisted in trials and trial preparation. Researched and wrote appellate briefs.

Dallas County Attorney's Office

Adel, Iowa

Legal/Prosecutor Intern

May 2005 to September 2005

- Prosecuted entire Dallas County misdemeanor docket and assisted in felony prosecution. Researched various civil legal issues and advised County departments.

Accomplishments

- Publication-
 - *Layton City v. Barton*, Utah Court of Appeals,
 - *Layton City v. Spurgers*, Utah Court of Appeals
 - *Layton City v. Tatton*, Utah Court of Appeals
- Language-
 - Fluent in a second language (Cebuano)



COUNCIL AGENDA

July 30, 2013

Agenda Item #5-7 Planning Commission Appointments

Factual Summation

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

RESOLUTION R13-18

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING RALPH A. VAUGHAN TO THE SYRACUSE CITY
PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE
30, 2017.**

WHEREAS Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

WHEREAS Gary Pratt's term on the Planning Commission is scheduled to expire on the last day of June, 2013; and

WHEREAS Ralph A. Vaughan is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
SYRACUSE CITY, UTAH, AS FOLLOWS:**

Section 1. Appointment. Ralph A. Vaughan is hereby appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2017.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE
CITY, STATE OF UTAH, THIS 30th DAY OF JULY, 2013.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

May 30, 2013

Ralph A Vaughan
2270 West 1125 South
Syracuse UT 84075
619 992-7000

City of Syracuse
Syracuse UT 84075

Re: Planning Commission Appointment

Gentlemen;

I would like to submit my name for consideration for appointment to the Syracuse Planning Commission.

Although I have not been a resident of Syracuse for a number of years, I have spent considerable time reviewing your ordinances on-line and the minutes of past Planning Commission meetings.

I am homeowner at the above address and it is my wife's and my intention of making this home our "Sunset House" for the balance of our lives. Our health is excellent and we are quite active so this will be home for quite some time.

In our previous community I was quite active in local affairs some of which are listed below. In addition I was the campaign manager for a successful US House of Representative candidate from our district and, have received commendations and awards from many governmental officials from various states for public service.

QUALIFICATIONS AND SPECIAL INTERESTS:

Public Service:

City of Vista Planning Commission: member and chair, 12 years (3 years as Chair);
City of Vista Crime Prevention Commission: member and chair, 3 years (1 year as Chair);
City of Vista Traffic Commission: member, 2 years;
San Diego Blood Bank North County Advisory Board: member, 4 years;
San Diego Blood Bank Board Donor Committee: member, 3 years
San Diego Blood Bank Donor Fund: Chair, 14 years;
Palomar College Curriculum Advisory Board: member, 3 years;
Vista Unified School District Attendance Review Board: member, 1 year;
San Diego Genealogy Library Board: member, 3 years;
San Diego Sheriff's Department: Jail Chaplain, 18 years;
Vista High School Field Hockey team: sponsor, 7 years;
San Diego County Registrar of Voters: Precinct Inspector, 3 years.

Employment History:

- 1968-1979 Deputy Sheriff, San Diego County Sheriff's Department
Served in patrol, civil, crime prevention and narcotics divisions;
Taught classes at SDSA Academy at Miramar College, San Diego.
- 1977-1982 Instructor, Palomar College, San Marcos CA
Taught classes in the Criminal Justice Department at main campus,
and, Camp Pendleton and Pala Indian Reservation satellites.
- 1979-1993 Self-employed consultant
Assisted major corporations with liaison to government and law enforcement agencies;
lobby activities and testimony before several House and Senate committees;
courtroom testimony across the U.S.; and, training to federal, state and local
law enforcement agencies and associations from all 50 states and several countries on
four continents.
- 1993-2002 Owner of locally based specialty-food company
- 2000-2012 Land developer
Splitting lots and building new homes.

Other Qualifications & Special Interests:

Married to Gaea with 5 daughters (all married);

120+ gallon blood donor (currently the record holder), classical music and opera,
active in local church, non-smoker and non-drinker.

Lastly, I am firmly committed to following the law, not deviating from local ordinances
and not advancing my own person agenda.

Please feel free to contact me for a personal meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ralph A. Vaughan', with a long, sweeping underline that extends to the right.

Ralph A Vaughan



COUNCIL AGENDA

July 30, 2013

Agenda Item #5-7 Planning Commission Appointments

Factual Summation

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

RESOLUTION R13-19

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING ANNE GREESON TO THE SYRACUSE CITY
PLANNING COMMISSION WITH HER TERM EXPIRING JUNE
30, 2017.**

WHEREAS Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

WHEREAS Kenneth Hellewell's term on the Planning Commission is scheduled to expire on the last day of June, 2013; and

WHEREAS Anne Greeson is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:

Section 1. Appointment. Anne Greeson is hereby appointed to serve on the Syracuse City Planning Commission with his term expiring June 30, 2017.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30th DAY OF JULY, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

Anne Greeson
867 West 2400 South
Syracuse Utah 84075

801 776 5712
anne@agreeson.com

5/23/2013

To: Community Development Department
City of Syracuse, Utah
1979 West 1900 South
Syracuse UT 84075-8660

RE: Planning Commission Opening

Hello Syracuse Community Development Department,

Syracuse is going to experience enormous change in the next few years and decades. We have a good plan in place, but there will be many unexpected demands, opportunities and challenges that will require honoring the work the commission has already done and the wishes of the citizens. I would be delighted to participate in that process.

My husband and I have lived in and loved Syracuse for the last four years. I have a small home-based business, Restoration Photo.

In my career I have managed the budget, pricing and legal issues of a 750 employee training department that served the bulk of the employees and managers of what is now Century Link. Additionally, after retirement, I created a new training and instructional design company that supported various corporate clients including SAIC and Verizon.

My community involvement was in Long Beach CA where I was honored by the mayor and Code Enforcement for organizing and motivating the citizens of North Long Beach to clean up our neighborhood and drive out the criminals.

*I would love to be selected for Syracuse's Planning Commission.
Thank you,*



Anne Greeson

Anne Greeson

ISPI

ASTD

Mensa

PMA

NAPP

Professional Experience Summary:

- Thirty years successfully designing, developing, implementing and evaluating training systems, and deliverables
- Certified Master Trainer, Coach and Facilitator of Telecommunications technical, management and personal development classes
- Created and owned two successful training businesses in Colorado and California: Bogaty & Co and AGLS (Anne Greeson Learning Services). Currently the owner of Restoration Photo, a small photo restoration business in Syracuse.

Accomplishments:

Instructional Design

Multiple projects for technical Telecommunications and software applications including Microsoft WORD, PowerPoint, Adobe Photoshop Elements and Photoshop, local loop, loop assignment, circuit provisioning, analog and digital transmission, network concepts, trunking, traffic, circuit and packet switching, multiplexing, wireless networks, T1, ATM, ISDN, ADSL, SONET, CCS/SS7, ESS, ESS provisioning, Local Number Portability, Regulatory Issues, Next Generation Networks and Collocation PACT, Network Monitoring and Analysis (NMA), WORD documents, Convergent Billing (CB), COSMOS, SEATS and other legacy Telecommunications systems.

Multiple projects for management/personal development skills including Managing in a Team Environment, Cogent Women, Team Effectiveness, Communications Skills, Conflict Management, Competency Development Processes, Subpoenas and Emergency Action, and Instructor Evaluation and Observation.

Training Delivery

Certified Master Trainer, Coach and Facilitator. Certifying companies include US West, Wilson Learning, Blessing White, Inc., J. Howard & Associates, University of Arizona, Center for Management and Organizational Effectiveness, Harless Performance Guild, Inc. Tom Jackson, Inc., Time Warner Telecommunications, Telcordia Technologies, Inc., and Power Engineers.

Management

Managed team of 10 instructional designers and created a Competitive Local Exchange Carrier's start-up curriculum for six job titles. Designed Instructor Led (IL), coached lab, facilitated lab, web based and Learner Controlled Instruction (LCI) to maximize the knowledge, skills and judgment development for 900 agents in training.

President and Board Member of a 395 unit Home Owners Association. Developed 20 year maintenance and disaster plans and with appropriate dues increases to avoid emergency assessments.

Work History

2012 – 2013	Owner	Restoration Photo
2005 - 2006	Vice President, Training	Terry's Camera
2002 - 2007	Sole Proprietor	Anne Greeson Learning Services (AGLS) Long Beach CA
1992 – 2002	Sole Proprietor	Bogaty & Company Denver CO
1990 – 1992	Student	University of Denver Denver CO
1964 – 1990	US West Communications (Qwest)	
1988-1990	▪ Financial Manager	Learning Systems, Denver CO
1979-1988	▪ Management Trainer/ Curriculum Manager	Learning Systems, Denver CO and SLC, UT
1974-1979	▪ Technical Instructor	Learning Systems, SLC, UT
1972-1974	▪ PLAC Manager	Network, SLC, UT
1971-1972	▪ Plant Line Assigner	Network, SLC, UT
1970-1971	▪ ESS Recent Change Tech	Network, SLC, UT
1964-1970	▪ Service Representative – Res, Bus, Major Accounts	Customer Service, SLC, UT

Education

WESTMINSTER COLLEGE OF SALT LAKE CITY – Salt Lake City, UT

BS – Economics and Business Administration

UNIVERSITY OF DENVER, Denver CO

Two years in a Master's program – Creative Writing and English Literature

Addendum A – Instructional Design/Development Projects

Project	Media/Technology	Organization
Adobe Photoshop	IL – Workbooks and demos	AGLS
Adobe Photoshop Elements	IL Workbooks and demos	Terry's Camera
Advanced Telecommunications	Distance Learning – Workbooks and Video Tapes	AIMS Community College, Greeley CO
Advanced WORD	Instructor-Led (IL) – Guide and Exercises	MCI
Basic Leadership	IL Guide and Workbooks	Quantum Corporation
Basic Telecommunications	Learning Controlled Instruction (LCI) and Self-paced Tasks, Workbooks and Instructor Guide	GTE/Teletch Inc.,
Central Office Curriculum	IL – Guide, Workbooks and Power Points	US West Network Technical Education
Cogent Women	IL Guide and Workbooks	Bogaty & Company
Collocation for Central Office Engineers	IL Guide, Workbooks and Power Points	US West Network Technical Education
Communication Skills	IL Workbooks	Peace Officers Standards and Training (POST)
Competency Development Process	Facilitated group process Workbooks, Exercises and Facilitator Guide	Quantum Corporation
Conflict Management	IL Guide and Workbooks	US West Comptroller
Fraud	Web pages, Design Map and Links	US West Security
Fundamentals of the Network	IL – Guide and Workbooks	US West Network Training
Intro to Digital Photography	Training Design, IL Workbook and Power Points	Terry's Camera
Intro to Telecom	Self-paced Workbooks and Instructor Guide	Teletch/Regis College, Denver CO
Learner Controlled Task Development for Course Developers	LCI Tasks and Workbook	GTE
Local Interconnect Services (LIS) Trunking	IL Guides Workbooks and Power Points	US West Mass Markets
Managing in a Team Environment	IL Guide and Workbooks	US West Management Training and Education
Network Management and Analysis (NMA)	Needs Analysis, Training Design, IL Workbooks, Guides and Power Points	Qwest Network Technical Education
PACT	Web-based and IL Guide, Workbooks and Power Points	Anderson Consulting/US West Information Technologies
PhotoShop Elements II	Training Design, IL Workbook and Power Points	Terry's Camera
Statistical Process Control	IL Guide and Workbooks	Quantum Corporation
Subpoenas, Systems and Emergencies	Training Design, IL Workbooks, Guides, and Simulations	US West Security
Time Types	Training Evaluation and Design Reports	Time Type, Inc.
WORD Documents	IL Guide and Workbooks	US West Technical Education

Addendum B – Certifications

Certification	Certifying Organization
#1 Electronic Switching Systems (ESS)	US West Network
Advanced Course Design	Harless Performance Guild
Advanced Telecommunications	US West Learning Systems
Basic Electricity	US West Network
Career Transition Workshop	Tom Jackson, Inc.
Circuit Provisioning	US West Learning Systems
Coaching and Counseling for Managers	Center for Organizational Effectiveness
Competency Development	Quantum Corporation
Convergent Billing Systems	Saville, Inc.
Course Design	Harless Performance Guild
Efficacy Seminar for Women	J. Howard & Associates
Facilitation Skills Workshop	US West Learning Systems
Fundamentals of the Network	US West Learning Systems
Initial Trainer's Workshop	US West Learning Systems
Integrated Services Digital Network (ISDN) Concepts	US West Learning Systems
Intro to Digital Photography	Terry's Camera
Intro to Statistical Process Control (SPC)	Quantum Corporation
Job Aids Development	Harless Performance Guild
Learner Controlled Instructional Systems	Business Design Systems
Loop Assignment	US West Technical Education
Managing in a Team Environment	US West Learning Systems
Managing Interpersonal Relations	Wilson Learning
Managing Personal Growth	Blessing/White Inc.
Managing Risk	J. Howard & Associates
Master Trainer's Workshop	Tom Jackson, Inc.
Network Fundamentals	Telcordia Technologies, Inc
Next Generation Networks	Telcordia Technologies, Inc.
Orientation and Induction for Managers	US West Learning Systems
Photoshop Elements II	AGLS
Pluralism (Diversity)	US West Communications
Situational Leadership	Blanchard
Technical Course Development	Harless Performance Guild
Training Needs Analysis	Harless Performance Guild



COUNCIL AGENDA

July 30, 2013

Agenda Item #5-7 Planning Commission Appointments

Factual Summation

Please see the attached:

- a. Resume for Ralph A. Vaughan
- b. Resume for Anne Greeson
- c. Resume for Sean Dixon
- d. Resolutions R13-18; R13-19; & R13-20

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

The Mayor, Planning Commission Chair, Curt McCustion and I interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and I recommended to the Mayor the attached candidates for appointments. Each of the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. I am very excited to work with them and believe they will be an asset to the Planning Commission. Below I have given a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code for better function. I personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

RESOLUTION R13-19

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING SEAN DIXON TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2017.

WHEREAS Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

WHEREAS alternate Brandon Haddick has resigned from his term on the Planning Commission which is scheduled to expire on the last day of June, 2016; and

WHEREAS Sean Dixon is a Syracuse City resident and has expressed his desire and willingness to serve on the Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:

Section 1. Appointment. Sean Dixon is hereby appointed to serve as an alternated on the Syracuse City Planning Commission with his term expiring June 30, 2016.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 30th DAY OF JULY, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

Sean M. Dixon
1881 South 1485 West
Syracuse, UT 84075
(801) 636-7417

May 31, 2013

Jamie Nagle, Mayor
Sherrie Christensen, Community Development Director
Syracuse, Utah

Dear Mayor Nagle and Director Christensen,

I am writing in application for the opening position of Syracuse City Planning Commissioner. I moved my family to this terrific city in May, 2008. We moved here in hope of raising our family in safe neighborhoods, competent schools, reasonable and respectable property values, and the all the opportunities that a young and vibrant city, like Syracuse, could offer. I am proud of our decision to settle here. I truly believe the best is still to come for our town. I would like to be a part of our city's great future.

I have been awestruck at negativities that inundate our citizens lately. Politicized agendas and discouraging demonstrations of malcontent are staining the look that our city should not deserve, but is taking hold. I have decided that I can do more as an active participant than one who sits on the side lines. I am greatly concerned for the future of our city and it is time, again, for citizens like me to stand up for what is good and what is right. There is no stopping the future that is coming to us all who call Syracuse home. The greatest challenge is whether we are prepared for it. We *must* be prepared in our effective planning for every stage and embrace the changes that are coming with a deep respect of our rural roots, but a firm commitment to planning for future needs. That future need is what brought us and 15,000 other residents to Syracuse this last decade; safe neighborhoods, competent schools, property values that hold value, and opportunities to provide well for generations still to come.

My professional background is in Logistical and Production Management. I can not offer degrees or experience in urban planning or architectural engineering. I am offering a voice for competency, reasonability, and a deep-seeded respect for civil service. I am grateful for the opportunity to apply for this important position. It is a job that I will devote my time and attention to for the sake of my wife and children, my friends and neighbors, and the people that would choose to call Syracuse home now and in the future.

Thank you for your consideration.

Sincerely,

Sean Dixon

Sean M. Dixon
1881 S. 1485 W. Syracuse, UT 84075
(801) 636-7417
dixonfive@hotmail.com

Objective: **Operations Management: Warehouse, Logistical, Production Management**

Qualified By: Experienced **Operations Manager** with 20 years of increasing supervisory responsibilities in various manufacturing, transportation, and warehousing industries. Tested and proven abilities to lead people and manage complex processes effectively.

Experienced **Inventory and Warehouse Manager** of multi-million dollar raw materials and finished goods inventories.

Purchasing Manager experienced in vendor development, negotiation, and maintaining compliance in critical supply chain systems.

Competent **Logistics Manager** with extensive knowledge and application of commercial shipping protocol, D.O.T. regulations, and LTL / FTL industry standards; including scheduling, procurement, and brokerage of intermodal freight.

Decision maker in MRP / CRP, ISO 9000, JIT, and Lean Manufacturing operations.

Employment:

Logistics Manager
YESCO - Young Electric Sign Company – SLC, UT **Dec. 2012 to Present**

- Manager of all daily shipping, receiving, and warehousing operations.
- As Purchasing Director, developed and maintained strategic cost containment procedures; yielding enormous cost savings to support lean manufacturing objectives (5-S & Lean Mfg)
- Implemented traffic management operations between multi-state manufacturing divisions resulting in 40% cost reductions in outbound and inbound freight.
- Created and managed programs to dramatically increase accuracy in inventory controls. Accuracy levels were increased 60% by targeting materials management procedures.

Delivery Driver / Driver Trainer
RC Willey Intermountain Distribution Center –SLC, UT **Feb. 2011 to Dec. 2012**

- Responsible for the safe operation of commercial motor vehicles; primarily articulated semi-tractors and trailers used in the daily delivery of residential and commercial freight.
- Quickly obtained the position of Driver Trainer within 2 months of joining the company. Responsible for the effective training and evaluation of new hires and delivery associates.

Assistant Warehouse Manager
Mountain State Schoolbook Depository – Clearfield, UT **May 2008 to Feb. 2011**

- Assist the Warehouse Manager in all aspects of daily warehouse and logistical operations. To lead as Warehouse Manager, in such capacity, as required.
- Distribution of daily work assignments to warehouse staff for day-to-day operations, inventory control, order processing, and shipping & receiving activities.
- Supervision of received materials for warehouse inventory, returned goods processing and disposition of damaged product.
- Director of employee Forklift Safety, Training, and Certification programs.

Operations Manager (Purchasing, Shipping & Receiving, and Warehouse Manager)

National Vinyl Products - Nephi, UT

Oct. 2004 to Apr. 2008

- Management of all daily purchasing activities; including product sourcing, supplier selection, maintenance, compliance, and evaluation of vendor performance.
- Responsible for daily shipping & receiving operations. Scheduling of inbound and outbound freight consolidation; including local delivery, commercial brokerage, and intermodal finished goods delivery (air, ground, rail, and ocean in & out-bound shipments).
- Direct supervision of Yard, Warehouse, and Delivery personnel. Responsible for the safety, maintenance & repair, and licensing of commercial semi tractors, trailers, and lift truck vehicles. Director of employee safety, training, and certification programs.
- As Purchasing Manager, also responsible for Planning and Scheduling of raw materials utilizing MRP software for manufacturing operations and logistical distribution of materials to the production floor; per a Sales Forecast.

Shipping and Receiving Manager

Vinyl Industries – Lehi, UT

Feb. 2002 to Oct. 2004

- Management of all daily Shipping and Receiving activities. Responsible to ensure accuracy and efficiency in raw materials and finished goods distribution for all inbound and outbound freight.
- Responsible for the safety, maintenance & repair, and licensing of all fleet vehicles; including commercial (Class A) semi-tractors and trailers, (Class B) vans and flatbeds, 1-ton pickups, lift trucks, and other heavy construction equipment (backhoes, tractors, etc.).

Department Manager

Data Pad – Lindon, UT

Aug. 1999 to Feb. 2002

- Manager of staff and daily operations in the company's Off-Set Lithography and Sublimation Printing Department.
- Management of materials purchasing, production scheduling, inventory control, and delivery of finished goods.
- Developed a HAZMAT program by implementing procedures to bring compliance for handling of hazardous materials to meet OSHA and EPA requirements. The net result was cost savings of tens of thousands of dollars in pending fines and safety liabilities.

Production Manager

Anagraphica, Inc. – Salt Lake City, UT

Mar. 1987 to Aug. 1999

- Management of all daily production in the region's largest screen printing company.
- Direct management of 8 supervisory staff and 75 production employees.
- Responsible for daily coordination, scheduling and shipment of work on production floor.
- Managed development of company-wide certification of ISO 9000 standards and practices.

Education:

Bachelor's Degree, B.S. - Business Management

Western Governor's University – SLC, UT

2010 - Present

Associates Degree, A.A.S. - Production Management

Salt Lake Community College – SLC, UT

1995 – 1998

CPIM – Certified Production and Inventory Management, Certification

APICS – American Production and Inventory Control Society

2000 – 2001

- Experienced with management application of materials management software including: **SAP, Oracle, AS400, Excel, IQWIN, Alliance MRP / CRP, Profit Key, and JobScope.**
- **C.D.L., Class A** – Commercial Driver License; HAZMAT, doubles & triples endorsements.
- **D.O.T. Supervisor Certification** – Management of CDL Drivers & Fleet Operations.
- **OSHA Certified Forklift Trainer and Safety Administrator.**
- **US Marine Corps – N.C.O., Infantry & UT Army Nat'l Guard - Combat Engineer 1985-1993**



COUNCIL AGENDA

July 30, 2013

Agenda Item #8

Appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General Election to be held November 5, 2013.

Factual Summation

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.
- Please see the attached list of poll workers.
- According to Section 20A of the Utah State Code, the City Council is required to appoint poll workers that will be working for the City on Election Day, which is held August 13, 2013 for the Primary Election and November 5, 2013 for the General Election.

POLL_NAME	FIRST	LAST	PHONE	POSITION
Syracuse Community Center	Tammy	Brooke	(801)644-1860	Poll Book Clerk
Syracuse Community Center	Lori	Child	(801)628-5550	Technician
Syracuse Community Center	Alison	Duffy	(801)499-7361	Receiving Clerk
Syracuse Community Center	Cynthia	Gardner	(801)773-8018	Provisional Clerk
Syracuse Community Center	Kari	Hatch	(801)728-9009	Poll Manager
Syracuse Community Center	Marnie	Malan	(801)547-0234	Poll Book Clerk
Syracuse Community Center	Jayne	Snyder	(801)779-4298	Receiving Clerk



COUNCIL AGENDA

July 30, 2013

Agenda Item #9 General Plan Update and Discussion.

Factual Summation

Please see the attached exhibits:

- a. Requested General Plan Amendment-Ninigret
- b. Letters from Ninigret, withdrawal of Industrial Zone request
- c. Recommended General Plan Amendment-Planning Commission
- d. Letters from property owners

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

1. Ninigret Construction North LLC has requested a General Plan Amendments for property located at 1525 W 500 S. The property is currently designated on the General Plan as C-2 (Commercial) and Professional Office. Ninigret had filed 3 applications for these designations be changed to Industrial on 43.4 acres, PRD (Planned Residential) on 15.8 acres & R-3 (Residential) on 25 acres, as per the attached map. The Planning Commission held a public hearing on May 22, 2013 and recommended denial of the proposal with a 4 to 3 vote.

On June 27, 2013 (see attached) the Community & Economic Development Office received letters from Ninigret Construction North, L.C. to withdraw the application for the General Plan Rezone of the 43.4 acres to Industrial. The second letter asks for the Council to act on the other 2 application on the requests for PRD (15.8 acres) and R-3 (25 acres).

Staff met with Ivory Homes and Ninigret on Tuesday, July 16, 2013 and the attached map is the proposed compromise for the General Plan Amendment. Ivory Homes and Ninigret are suggesting developing the entire 40 acres as R-3 (5.44 d.u./acre) as it would be too complicated to blend the PRD and R-1 clusters. The minimum lot size in R-3 is 8,000 sq. ft. and does not allow multi-family dwellings.

2. Also on May 22, 2013 the Planning Commission initiated a General Plan Amendment that removes C-2 from the General Plan. The Planning Commission held a public hearing on May 21, 2013 and recommended approval of the proposal with a 5 to 2 vote.

Summary of changes:

District 1:

- C-2/PO zones on the Ninigret/PRI properties from C-2 to General Commercial, Business Park, and R-1.
- The C-2 zone at the corner of 700 S & 2000 W to Professional Office, General Commercial and Planned Residential Development.

District 2: C-2 Zone in Town Center to General Commercial

District 9: C-2 Zone at Bluff & Gentile to General Commercial

On June 19, 2013 staff meet with representatives of PRI regarding the proposed General Plan change on their property on the corner of 2000 West and 200 South from C-2 to General Commercial. Steve Romney, Director, Land Portfolio for PRI discussed the proposed change and the permitted uses that would be allowed under the General Commercial zone. He requested that the Council not act on the General Plan amendment on the PRI property, until they could analyze the effects on not only that property, but the other considerable holdings further west. A letter from PRI is attached.

3. Effects of Rescinding the C-2 and replacing it with Professional Office on the property at the corner of 2000 West & 700 South (South of the IHC). Health care facilities are allowed in the PO zone and thus IHC did not have an objection to the change in the General Plan designation. The parcel south of the IHC is owned by Lindquist Mortuary. The PO zone does not permit funeral homes, thus the Planning Commission has recommended an amendment to the PO zone to include funeral homes. A public hearing was held on June 18, 2013 and recommended approval of the amendment.
4. Municipal Code Section 10-4-060 provides the process for General Plan Amendments, the following subsections are pertinent to this item:
 2. *The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of Section 10-4-050. After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council. (Ord. 10-02)*
 3. *The City Council may schedule and hold a public hearing on the recommended General Plan amendment in accordance with the provisions of Section 10-4-050. (Ord. 10-02)*

(E) Approval Standards. A decision to amend the General Plan is a matter within the legislative discretion of the City Council. After the public hearing described in Subsection (d)(5) of this Section, the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action. (Ord. 10-02)

5. Upon consultation with acting City Attorney, Steve Garside, staff is recommending that in amending the General Plan the Council should have findings to support the amendment as to why “*the current General Plan designation for the area is no longer appropriate, desirable or feasible*”, in accordance with City Code Section 10-4-060(D)1(a)vi.

Staff Recommendation

All of these matters are inter-related and are extremely complex. General Plan changes should not be made hastily. The staff is requesting direction from the City Council on these matters so that we may draft appropriate ordinances for consideration at the next meeting of the City Council when the acting City Attorney has had time to review the proposed changes and draft ordinances.

ORDINANCE NO. 13-12

**AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN
ADOPTED IN 1976, AS AMENDED.**

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, and 2012 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has proposed amendments to the General Plan Map that provide development objectives with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density in the planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. General Plan Map. That the Syracuse City General Plan Map, attached and reflected hereto as Exhibit A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 30th DAY OF JULY, 2013.**

SYRACUSE CITY

ATTEST:

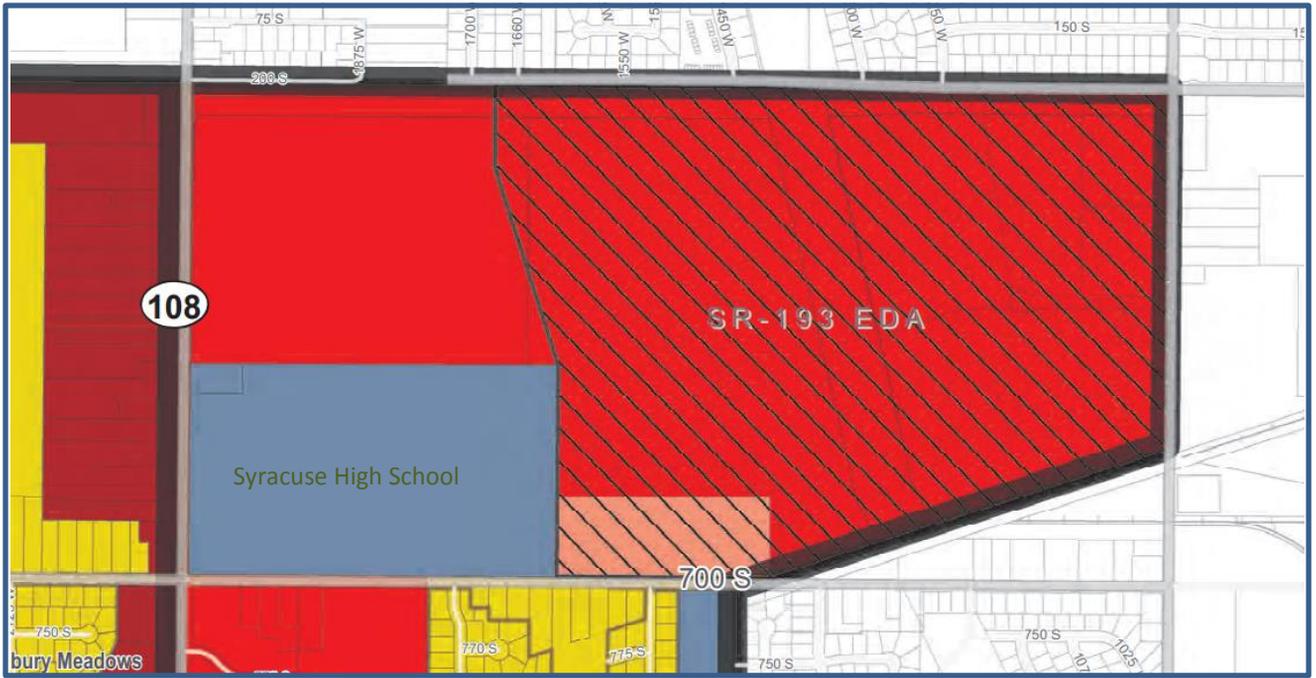
Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor

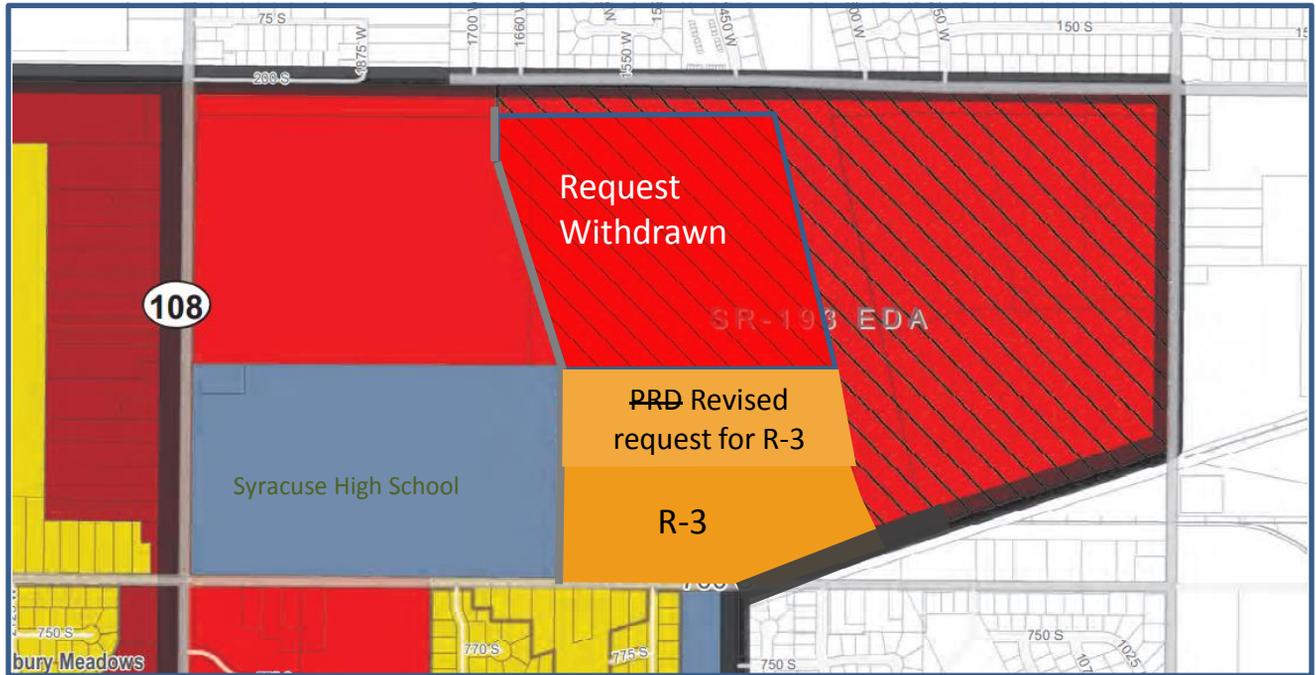
Voting by the City Council:

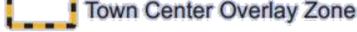
	“AYE”	“NAY”
Councilmember Peterson	_____	_____
Councilmember Lisonbee	_____	_____
Councilmember Duncan	_____	_____
Councilmember Johnson	_____	_____
Councilmember Shingleton	_____	_____

Current General Plan



Proposed General Plan

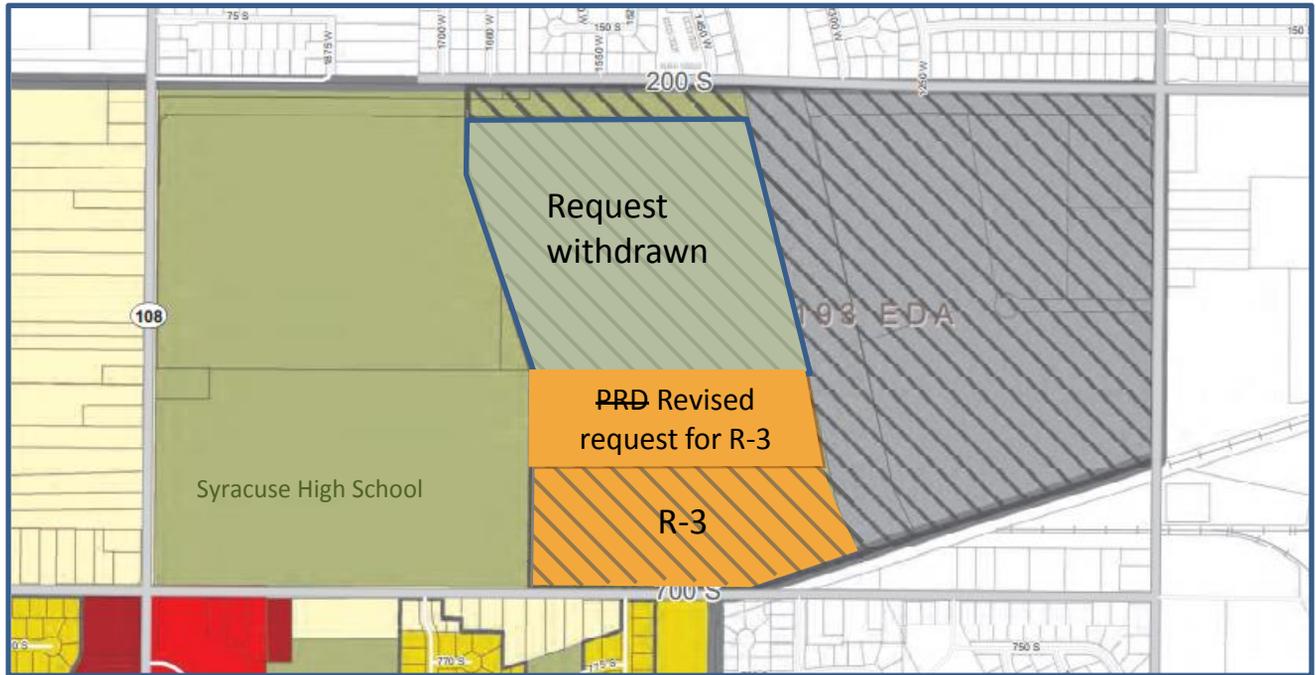


- | | | |
|---|---|---|
|  Open Space / Recreational |  Professional Office |  Planning Districts |
|  A-1 Agriculture |  Commercial II |  Town Center Overlay Zone |
|  R-1 (2.90 dwellings per net acre) |  Research Park |  Syracuse City Incorporated Boundry |
|  R-2 (3.79 dwellings per net acre) |  General Commercial |  Town Center Overlay Zone |
|  R-3 (5.44 dwellings per net acre) |  Institutional |  RDA & EDA Boundary |
|  PRD (8.0 dwellings per net acre) |  Industrial |  Sensitive Overlay Zone |
|  R-4 (14.52 dwellings per net acre) |  Proposed Trails | |
|  Neighborhood Services |  Existing Trails | |

Current Zoning



Proposed Zoning



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |

THE NINIGRET GROUP, L.C.

May 21, 2013



RE: PROPOSED GENERAL PLAN & MAP AMENDMENTS

Dear Planning Commissioners,

As you are aware, Ninigret at tonight's Planning Commission meeting is requesting a change to the General Plan and zoning in order to allow for the development of land west of Ninigret's Phase I and west of the power transmission lines. Ninigret's Phase 2 development proposal is a product of input from city officials inclusive of the planning commission and city council members.

The Ninigret parcel is contained within one of the areas that are proposed to be amended within the General Plan. We request that further discussions with regard to changes to the General Plan for the Ninigret parcel be placed on hold until our application can be thoroughly reviewed and considered by the planning commission.

While there are some underlying similarities between the two proposals there are also some noticeable differences.

- The current Planning Commission proposal for Ninigret's parcel is GC and R-1.
- Ninigret's proposal incorporates light Industrial and warehousing in conjunction with R-3 and PRD zoning.

We believe our plan is most compatible for the property and overwhelmingly provides the greatest benefit for the City of Syracuse and its citizens. Syracuse City already has an abundance of commercial zoning. Adding additional commercial zoning may hurt existing retailers. However, there is limited zoning for other business uses like light industrial and warehousing to meet the growing market demand.

In addition, Ninigret's proposal is consistent with, and conforms to, the underlying objectives the City's General Plan as it was originally envisioned and currently exists.

- "...industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and job for residents, but also while these industries contribute the tax base generally they require fewer public services than residential land uses. Industrial uses also further the concepts of sustainable communities and smart growth." P.15
- "The corridor along 200 South (SR193) in Syracuse between 1000 West and the future North Legacy parkway represents an area with the highest future potential for commercial development." P.13

- 1000 West between 200 South and 700 South “represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.” p.14

Ninigret’s proposed development located along SR 193 is perfect for industrial zoning for several reasons:

- When SR193 was funded, neighboring cities committed that SR 193 would be used to create jobs and economic growth. Meeting the expanding need for light industrial and warehouse space will allow the City of Syracuse to attract growing companies contributing new jobs and real estate tax revenue for the City of Syracuse.
- The site allows quick and easy access to I-15 with minimal truck traffic on local roads.
- The site allows for rail service which further reduces potential for additional truck traffic.
- The development is caddy-corner to the existing Freeport Center Industrial Center.

The Ninigret development plan also provides for a residential component to buffer against the existing residential neighborhoods along 700 South and the High School. Ninigret’s proposed PRD and R-3 Zoning would be more compatible next to light industrial warehousing development.

Therefore, Ninigret respectfully request that the Planning Commission refrain from any changes to the General Plan, as it pertains to the Ninigret parcel, until it has had an opportunity to review and consider the details of Ninigret’s application.

Sincerely,



Peter Corroon



The Ninigret Group, LC

801-597-7471 (Cell)

801-973-9090 (Ninigret)

fax: 801-973 -0070 (Ninigret Fax)

www.ninigret.com



Executive Department

55 South State Street
Clearfield, Utah 84015
Phone: 801.525.2710
Fax: 801.525.2869

Mayor and City Council
Syracuse City
1979 West 1900 South
Syracuse, Utah 84075

May 10, 2013

Dear Mayor Nagle and City Council,

I am writing this letter in support of Ninigret's proposal to create industrial zoning for 41 acres of its Phase 2 project along SR193.

When our local governments approached the State of Utah to fund SR193, the expectation from the administration was that our cities would develop job-creating businesses along the corridor to justify the expense of the road.

I believe that amending the current agricultural zoning to industrial along SR193 will help achieve that expectation, and help create jobs for both of our cities' residents. It is my understanding that Ninigret will build warehouse, distribution and other light industrial buildings on the property. This will fit in well with the adjacent Freeport Center.

Thank you for your consideration. Feel free to contact me if you would like to discuss the project further.

Sincerely,

Don Wood
Clearfield City Mayor

Jenny Schow

From: Phil Carnivale <thecarnivales@yahoo.com>
Sent: Friday, May 17, 2013 3:52 PM
To: Planning Department
Subject: Please send information about the proposed rezoning at 700 S 2000 W.

Greetings--

I recently received your letter dated May 9, 2013 regarding the notification of proposing the rezoning of property located at approximately 700 South 2000 West. I do not understand the ramifications of changing from C-2 Zone to C-G Zone. Any information you can send me would be greatly appreciated. E-mail or regular mail is fine. I look forward to receiving that from you soon.

For the record, I personally don't want to see any more changes with zoning in my neighborhood. After the entire Ninigret debacle with the plot of land east of the high school, I simply don't trust what's our city leaders' (and other's) "master plans" are. I didn't move to Syracuse because I was hoping it would become a "job hub," but it looks like I'll eventually be living right in the middle of one.

C-G Zoning to me sounds like a general commercial zone. If so, I don't want a Target, a Costco or a Home Depot within sight of my house. However, over the last few years I've unfortunately learned that many Syracuse residents' concerns about land use go unheeded by some of our local leaders.

Phil Carnivale
1668 West 770 South
Syracuse, UT 84075

Jenny Schow

From: Chase Rogers <CROGERS@dsdmail.net>
Sent: Wednesday, May 15, 2013 10:24 AM
To: Planning Department
Subject: Ninigret Construction Re-zone Hearings

I appreciate you providing the Davis School District with the opportunity to comment on the proposed adjustment to the General Plan and accompanying zoning.

Syracuse HS is the adjacent property on the southwest corner of the area in question. My comments and concern are the same as when we discussed this area a year or two ago. Industrial may be the highest and best use for that area.

We would ask that in the master planning of that area that there is some sort of buffer, green space and/or berm to provide a transition and screen for patrons on the play fields that are on our side of the fence. I imagine that your will be requiring this all along the south side bordering the PRD area.

Thanks,

Chase Rogers
Operations Planner
Davis School District
801.402.8357

Sherrie Christensen

From: Tom Uriona <Tom.Uriona@imail.org>
Sent: Tuesday, May 21, 2013 1:47 PM
To: Planning Department
Cc: Tim Hatch; Paul Van Wagenen; Clay Ashdown
Subject: Rezoning of Intermountain Healthcare Property, Syracuse, Utah
Attachments: IHC- Syracuse City Notice.pdf

Jenny:

Thank you for your time today; it was my pleasure getting acquainted.

I appreciate your explanation of the events that led to the attached notice indicating the Syracuse Planning Commission's desire to change the General Plan and rezone the Intermountain Healthcare property located at approximately 745 South 2000 West, Syracuse, Utah. Given that it is the desire of the Syracuse Planning Commission to rescind the C-2 zoning classification, Intermountain Healthcare would support a rezone of its property to a zoning classification that allows for the same general permitted and conditional uses that were found in the C-2 zone. After reviewing the GC-General Commercial zoning classification, the zoning classification proposed for the General Plan and new zoning classification for the Intermountain Healthcare property, Intermountain Healthcare cannot support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the GC zoning classification. The reason Intermountain Healthcare cannot support this proposed change is that it does not provide, as a permitted or conditional use, Medical and Other Health Facilities uses within the zoning classification, uses which are allowed as a condition use under the C-2 zoning classification. However, Intermountain Healthcare can support a change in the General Plan and a rezone of its property at approximately 745 South 2000 West to the NS-Neighborhood Services zoning classification, as this zoning classification provides for many of the permitted and conditional uses allowed in the C-2 zoning classification, and more specifically accommodates Medical and Other Health Facilities uses as a conditional use, the same entitlement that Intermountain Healthcare currently enjoys under the C-2 zoning classification.

I trust I have provided you with a clear understanding of Intermountain Healthcare's position relative to the proposed change in the General Plan and rezoning of the Intermountain Healthcare property in Syracuse, Utah. Again, thank for your time, thoughts and explanation relative to this land use initiative. You have been very courteous and thoughtful. We are grateful to be a member of the Syracuse community and look forward to a continued cooperative relationship with Syracuse City and to provide ongoing medical services to the community. Thank you for allowing us that opportunity. Please contact me if you have any questions or I can provide you with any further information. Please let me know the results of the Planning Commission hearing on this matter planned for this evening.

Best regards,

Tom

Tom Uriona, CRE, MAI, CCIM
Corporate Real Estate Director
Intermountain Healthcare

36 South State Street
23rd Floor
Salt Lake City, UT 84111
801-442-3987
801-442-3178 (fax)
tom.uriona@imail.org

Syracuse General Plan Revision Review May 21, 2013

I own property at 741 W 3700 S (12-111-0057 12-111-0060 12- 111- 0112)

The City is Requesting a Zone Change From C2 to CG with a suggestion from planning that NS was a more robust option. While both CG and NS are options for my Property Both seem like a taking from the C2 Zoning I already have..

Although CG Zoning is similar, ^{medical} Residential is not permitted.

And NS Neighborhood Service has a little broader range of uses (but conditional uses ie; Retail Trade and others scare me to death).

Request that zoning stay as is C2 or assurance that Retail Trade and other conditional uses be assured .

Regards

Brent Moss

Land owner 801.721.8516



Ninigret Construction North, L.C.

June 27, 2013

Ms. Sherrie Christensen
Community and Economic Development Director
1979 West 1900 South
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally request that Syracuse City proceed with Ninigret Construction North's General Plan and Rezone application for the 25 acres being proposed for R-3 zoning and the application for the 15.8 acres being proposed for PRD zoning for Ninigret's Phase 2 at SR193 and 1525 West.

In a separate letter, Ninigret has requested a withdrawal of its application for Industrial zoning for the northern portion of Phase 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light blue horizontal line.

Peter Corroon

cc: Steve Romney-PRI
Chris Gamvroulis-Ivory Development



Ninigret Construction North, L.C.

June 27, 2013

Ms. Sherrie Christensen
Community and Economic Development Director
1979 West 1900 South
Syracuse, Utah 84075

Re: Ninigret North Phase 2, General Plan and Zoning Amendment Requests

Dear Ms. Christensen:

This letter is written to formally withdraw Ninigret Construction North's General Plan and Rezone application dated May 7, 2013 for the 43.4 acres of the north portion of Ninigret's Phase 2 at SR193 and 1525 West. As noted in a separate letter, this will not affect our existing application for the remaining portion of Phase 2, consisting of approximately 40 acres, for which we are seeking R-3 and PRD zoning.

We would further request that Syracuse City refrain temporarily from making any general plan or zoning amendments to this North portion of Phase 2 and Phase 3 for the near future in order to allow Syracuse City and Ninigret to further evaluate the alternative potential zoning classifications for the North property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Corroon', is written over a light grey background.

Peter Corroon

cc: Steve Romney-PRI
Chris Gamvroulis-Ivory Development

Dear Members of the Syracuse City Council,

The Corporation of the Presiding Bishop is the owner of the approximately 35 acre parcel of land located in the City of Syracuse at the southeast corner of 2200 West and Hwy 193, adjacent to the High school. We understand there is a proposal to modify the General Plan as it relates to our property. We are a large landowner in Syracuse and own more than 500 acres in the vicinity of the subject parcel. It is our desire than the General Plan not be amended before we are given adequate opportunity to study the impact of any potential amendments on the subject parcel and our other acreage and to provide our input.

Sincerely,

Graham J Larson | Asset Manager | glarson@pripd.com | Property Reserve Inc. | Land
79 S. Main Street, Ste.700 | Salt Lake City | O-801.321.7529 | C-801.699.7904